

# 20-69

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
Brookings, SD 57006  
(605) 696-8350  
E-Mail: zoning@brookingscountysd.gov

Brookings County Commission  
December 22, 2020 meeting.

December 2, 2020: The Brookings County Planning and Zoning Commission recommends approval of plat 2020plat028 with a unanimous vote of 8-ayes and 0-nays, at their December 1, 2020 meeting.

Brookings County Planning and Zoning Commission  
December 1, 2020 – 7:00 PM meeting

## 2020plat028 – December 1, 2020

Prepared by Richard Haugen

Applicant/Owner: Cook Family Revocable Living Trust, 20518 265<sup>th</sup> Avenue, Bruce, SD 57220.

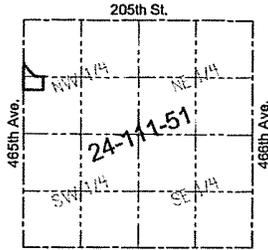
Legal Description: "Plat of Lot 1 of Cook Addition in the Northwest 1/4 of Section 24, Township 111 North, Range 51 West of the 5<sup>th</sup> Principal Meridian, Brookings County, South Dakota."

2020plat028: Cook Family Revocable Living Trust, are purchasing additional footage from the adjoining property owned by Terry and Tracey Cunningham. Lot 1 will contain 4.1 acres of which 0.4 are public ROW. The building site is approximately 3.30 acres and consists of a residence, detached garage, pole shed, silo and other outbuildings. They will continue to use the existing driveway on 465<sup>th</sup> Avenue for access.

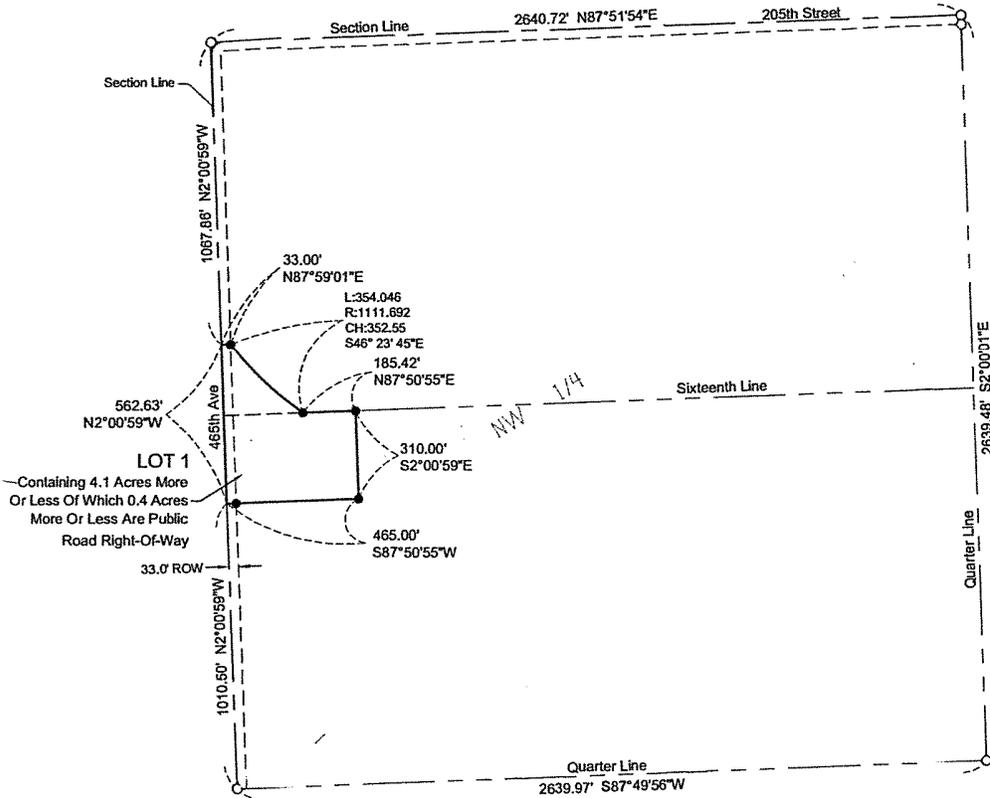
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2020plat028  
Staff Report  
December 1, 2020

**PLAT OF  
LOT 1 OF COOK ADDITION IN THE NW 1/4 OF SECTION 24, T111N, R51W OF  
THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**



Vicinity Map



November, 2020  
Scale: 1" = 400'  
○ Monument Recovered  
● Monument Set  
(3/8" x 18" Capped Rebar RLS 10400)  
Bearings are Based on Assumed Datum

**SURVEYOR'S CERTIFICATE**

I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 13th day of November, 2020 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the NW 1/4 of Section 24, Township 111 North, Range 51 West of the 5th P.M. Brookings County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOT 1 OF COOK ADDITION IN THE NW 1/4 OF SECTION 24, T111N, R51W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 13th day of November, 2020.

Prepared By:



Civil Engineers & Land Surveyors  
Brookings, South Dakota  
Ph. 605-696-3200





14000-11151-242-00  
CUNNINGHAM,  
TERRY ET UX

14000-11151-231-00  
VANDERWAL YARDS, INC

23

24

Cook Addition

14980-11151-242-00  
COOK, MICHAEL R ET UX

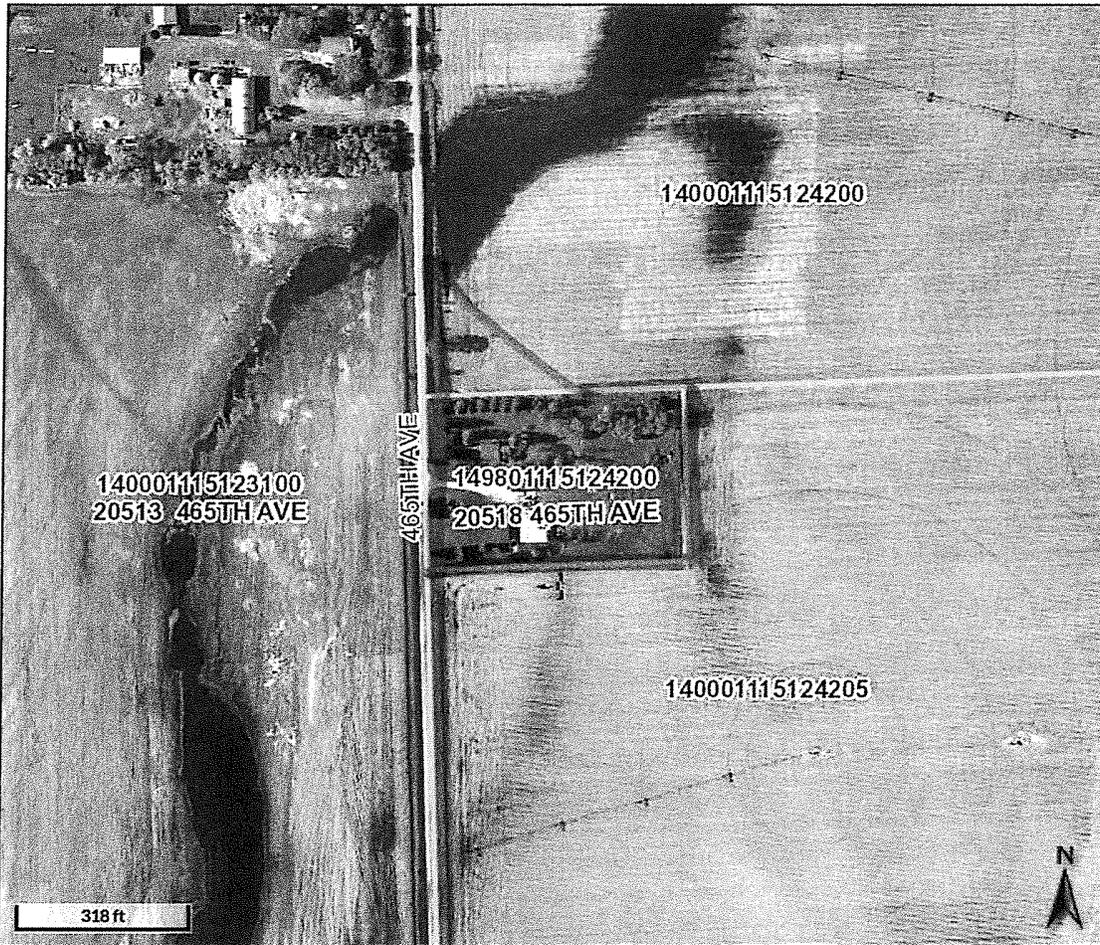
14000-11151-242-05  
CUNNINGHAM,  
HARVEY LIV TRUST

# Lot 1 - Cook Addition

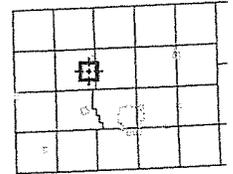


2020 plat 028

# Beacon™ Brookings County, SD



### Overview



### Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	149801115124200	Alternate ID	n/a	Owner Address	COOK FAMILY REVOCABLE LIVING TRUST
Sec/Twp/Rng	24-111-51	Class	NACS		
Property Address	20518 465TH AVE BRUCE	Acreage	n/a		20518 465TH AVE BRUCE SD 57220
District	14058				
Brief Tax Description	N 310' OF W 465' OF S 1/2 NW 1/4 SEC. 24-111-51 3.30 AC (Note: Not to be used on legal documents)				

Date created: 11/16/2020  
 Last Data Uploaded: 11/16/2020 8:08:15 AM

Developed by Schneider  
 GEOSPATIAL