

#20-08

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management

Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Commission

March 10, 2020 meeting.

January 8, 2020: The Brookings County Planning and Zoning Commission recommends approval of plat 2020plat001 with a unanimous vote of 9-ayes and 0-nays at their January 7, 2020 meeting.

Brookings County Planning and Zoning Commission

January 7, 2020 – 7:00 PM meeting

2020plat001 – January 7, 2020

Prepared by Richard Haugen

Applicant/Owner: Keith Rounds Living Trust, PO Box 458, Brookings, SD 57006

Legal Description: "Plat of Lot 11A in Cedar Pointe Addition in Government Lot 3 of the NW1/4 of Section 28-T109N-R50W of the 5th P. M., Brookings County, South Dakota."

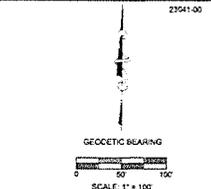
2020plat001: Keith Rounds is vacating Lot 11 in Cedar Point Addition and platting off Lot 11A for a property line adjustment. The lot is located on the northwest side of Lake Campbell. Lot 11 was originally approved by this board on October 1, 2019, which is included with this report. Lot 11 was originally 44,529 square feet and has been reduced to 36,041 square feet. The property line adjustment will give the adjoining un-platted future lot more square feet. The lot exceeds our 20,000 sq. feet lot size requirement for the Lake-Park. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

**PLAT OF
LOT 11A IN CEDAR POINTE ADDITION**
IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

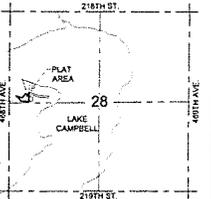
25041-00

VACATION NOTICE:
THIS PLAT WILL VACATE LOT 11 AS SHOWN IN THE PLAT OF LOTS 8, 9, 10 AND 11 AND CEDAR POINTE CIRCLE RIGHT-OF-WAY, ALL IN CEDAR POINTE ADDITION IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, FILED OCTOBER 8TH, 2019, FILED IN BOOK 37 ON PAGE 43 THEREOF

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH, CHORD BEARING
C1	66.64'	65.00'	65.49' S37°49'48"E



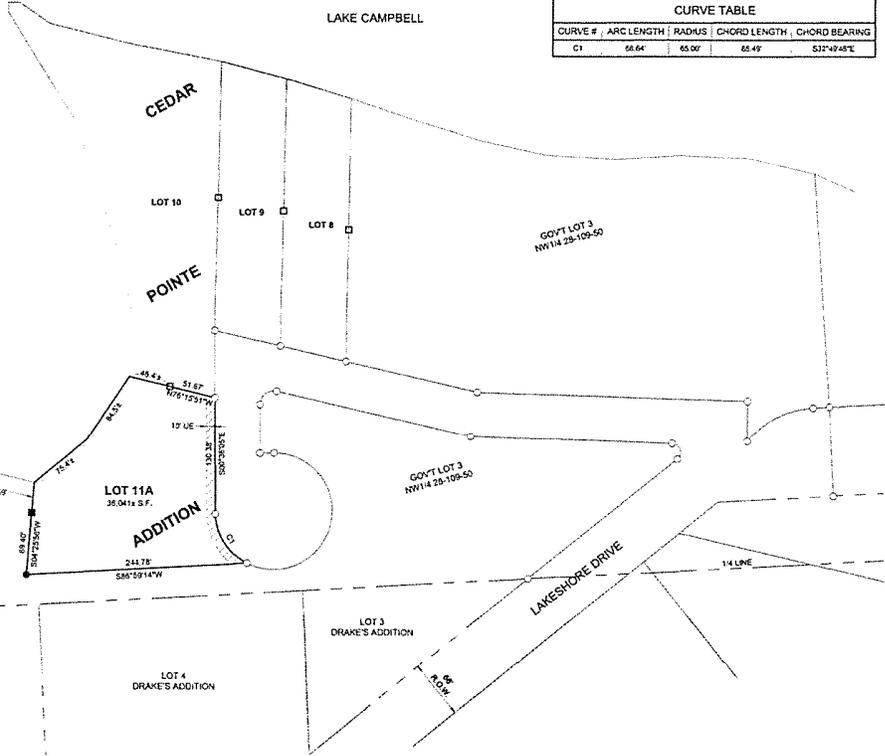
- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET THIS SURVEY (LOT REBAR WITH STAMPED PLASTIC CAP)
 - WITNESS CORNER SET THIS SURVEY (LOT REBAR WITH STAMPED PLASTIC CAP)
 - UTILITY EASEMENT (UE)



VICINITY MAP
SECTION 28-109-50

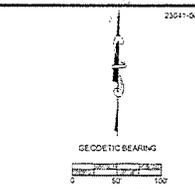


PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
NOVEMBER 2019

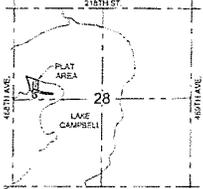


PLAT OF
LOTS 8, 9, 10 AND 11; AND CEDAR POINTE CIRCLE RIGHT OF WAY; ALL IN CEDAR POINTE ADDITION
 IN GOVERNMENT LOT 3 OF THE NW1/4 OF SECTION 28-T109N-R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING
C1	98.61'	45.00'	53°19'48"E
C2	234.74'	45.00'	71°37'23"E
C3	27.21'	15.00'	N61°22'03"E
C4	24.20'	10.00'	S16°42'27"E



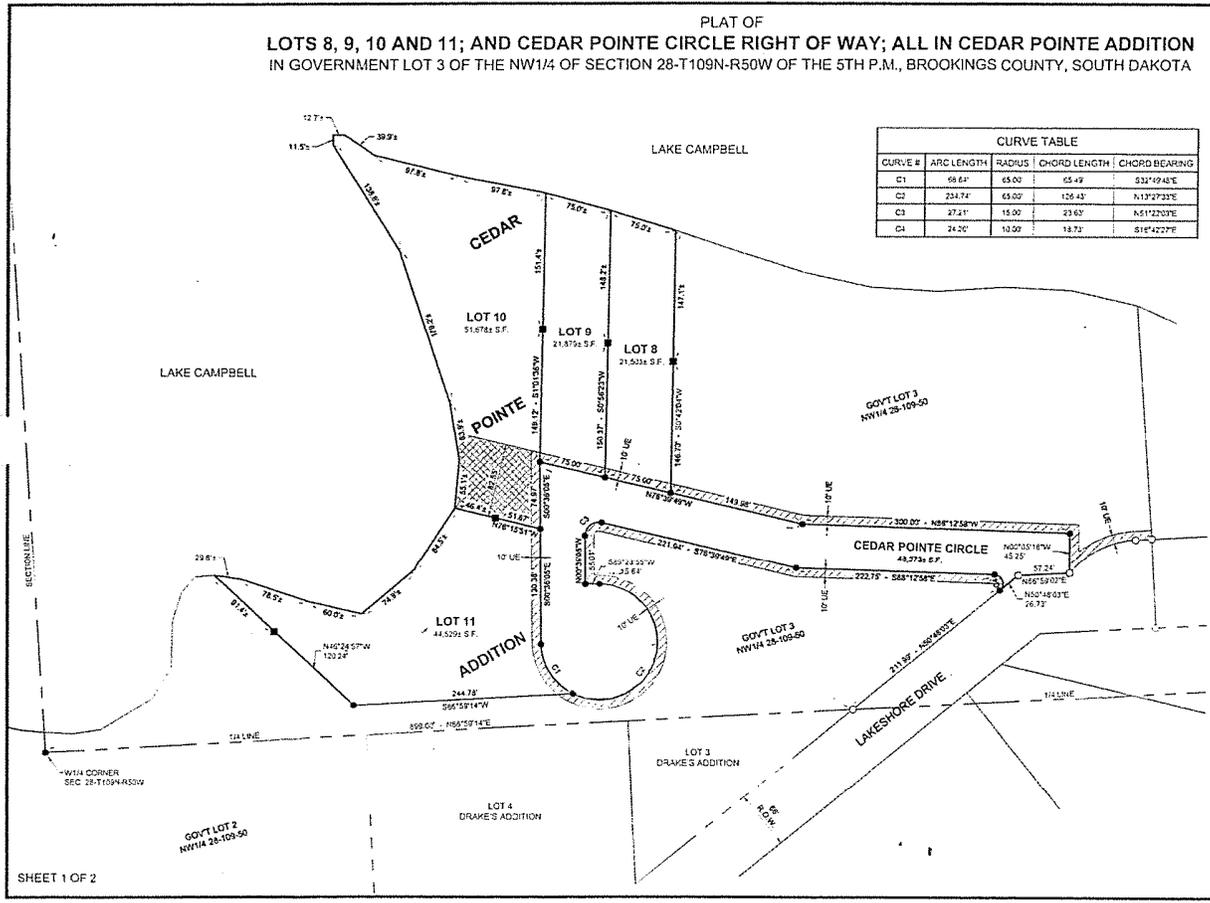
- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET THIS SURVEY (5" REBAR WITH STAMPED PLASTIC CAP)
 - WITNESS CORNER SET THIS SURVEY (5" REBAR WITH STAMPED PLASTIC CAP)
 - ▨ UTILITY EASEMENT (UE)
 - ▧ DRAINAGE EASEMENT



VICINITY MAP
 SECTION 28-T109-S0



PREPARED BY:
 BANNER ASSOCIATES, INC.
 409 22nd AVE. S.
 BROOKINGS, SD 57006
 (605) 692-6342
 SEPTEMBER 2019





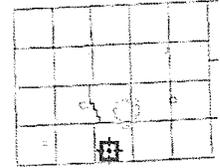
Lot 11A - Cedar Pointe Addition



2020 plat 001



Overview



Legend

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

Parcel ID	124051095028205	Alternate ID	n/a	Owner Address	CEDAR POINTE LLC
Sec/Twp/Rng	28-109-50	Class	NAC		1119 COPPER MT RD
Property Address		Acreage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	LOT 3 EXC. E 260' OF W 1503' & EXC LOT 1 BISHMAN ADDN (LOT 1 BISHMANS - REPLATTED IN 2009 TO BIRD'S ADDITION & EXC LOTS 8-9-10-11 CEDAR (Note: Not to be used on legal documents)				

Date created: 12/12/2019
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Developed by  **Schneider**
 GEOSPATIAL