

#21-20

**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: [countydevelopment@brookingscountysd.gov](mailto:countydevelopment@brookingscountysd.gov)

Brookings County Commission

April 20, 2021 meeting.

April 7, 2021: The Brookings County Planning and Zoning Commission recommends approval of plat 2021plat005 with a unanimous vote of 9-ayes and 0-nays, at their April 6, 2021 meeting.

## 2021plat005 – April 6, 2021

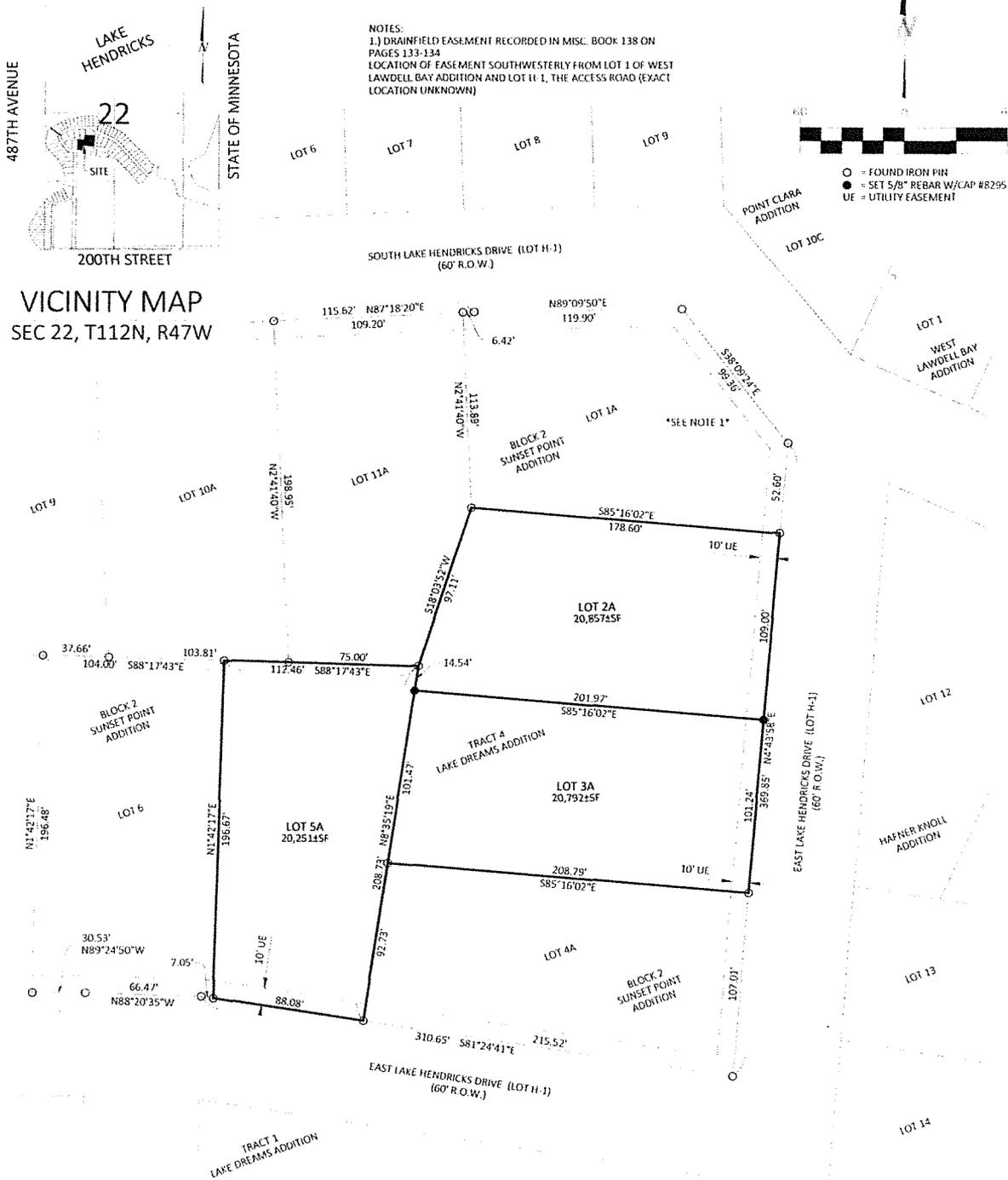
Prepared by Richard Haugen,

Applicant/Owner: Lake Dreams LLC, Preston Mettler & Jim Breckenridge 2809 E 51<sup>st</sup> St, Sioux Falls, SD 57103

Legal Description: "Plat of Lot 2A, 3A and 5A, Block 2 of Sunset Point Addition in Govt Lots 3 & 4 of Section 22, T112N, R47W of the 5<sup>th</sup> Principal Meridian, Brookings County, South Dakota."

2021plat005: This is a plat of "Lot 2A, 3A and 5A in Block 2 of Sunset Point Addition." Sunset Point Addition is located at Lake Hendricks, it was originally platted and approved by the Zoning Commission on November 1<sup>st</sup>, 2005, into lake lots meeting the 20,000 sq. ft. requirement. On October 2<sup>nd</sup>, 2012 all the lots that were platted in 2005 that were not sold were re-platted into larger lots for tax purposes. They have sold a lot and it is being re-platted into an individual lake lot, like it was originally platted.

PLAT OF  
**LOTS 2A, 3A AND 5A, BLOCK 2, SUNSET POINT ADDITION**  
 IN GOVERNMENT LOTS 3 & 4  
 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
 BROOKINGS COUNTY, SOUTH DAKOTA



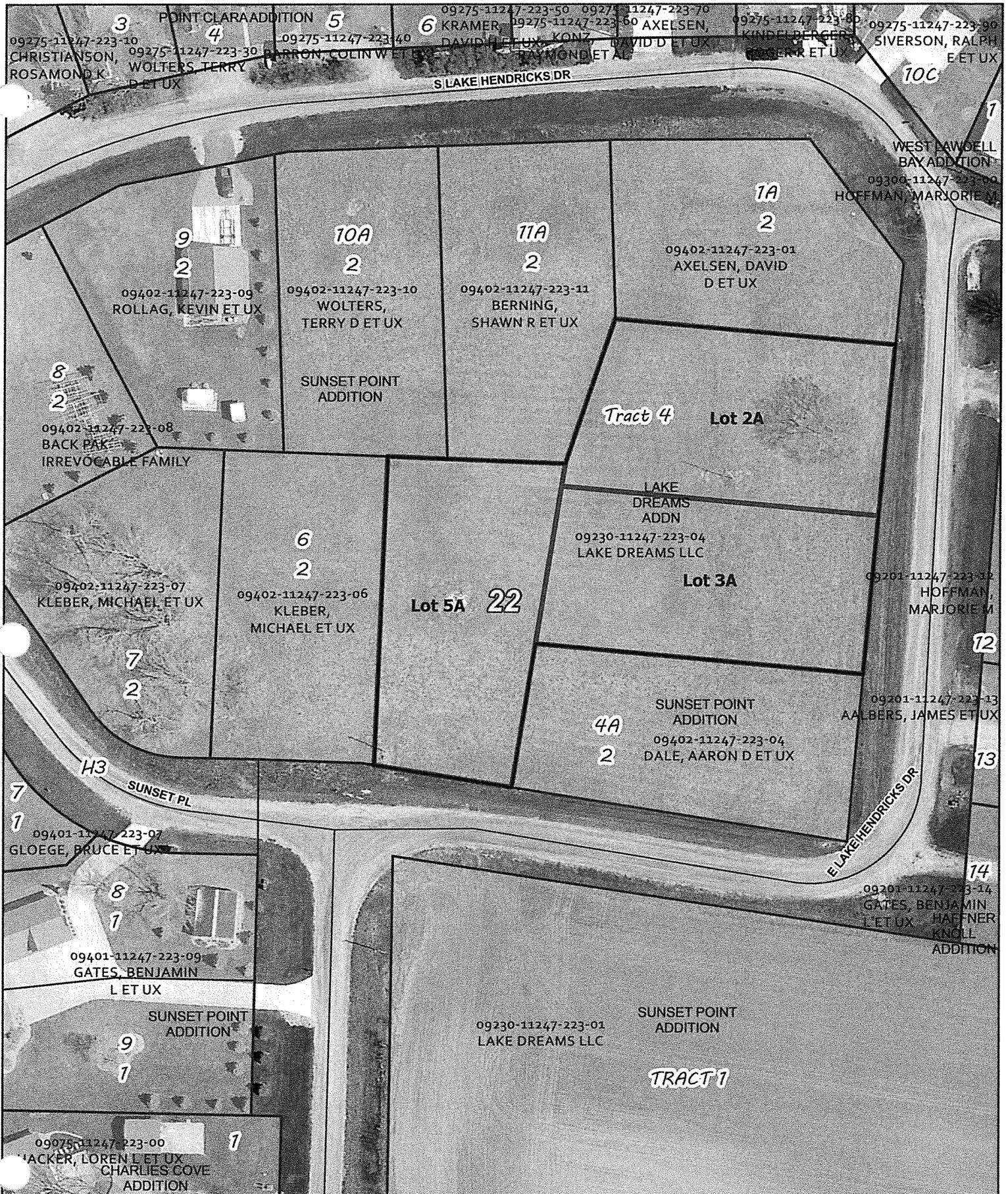
**SURVEYOR'S CERTIFICATE**

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MARCH 2, 2021, SURVEY THE REMAINING PORTION OF TRACT 4 OF LAKE DREAMS ADDITION IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 2A, 3A AND 5A, BLOCK 2, SUNSET POINT ADDITION IN GOVERNMENT LOTS 3 & 4 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 1.42 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 5<sup>TH</sup> DAY OF March, 2021.

NATHAN L. JIBBEN, RLS #295



Sunset Point Addition - Lots 2A, 3A, & 5A Block 2

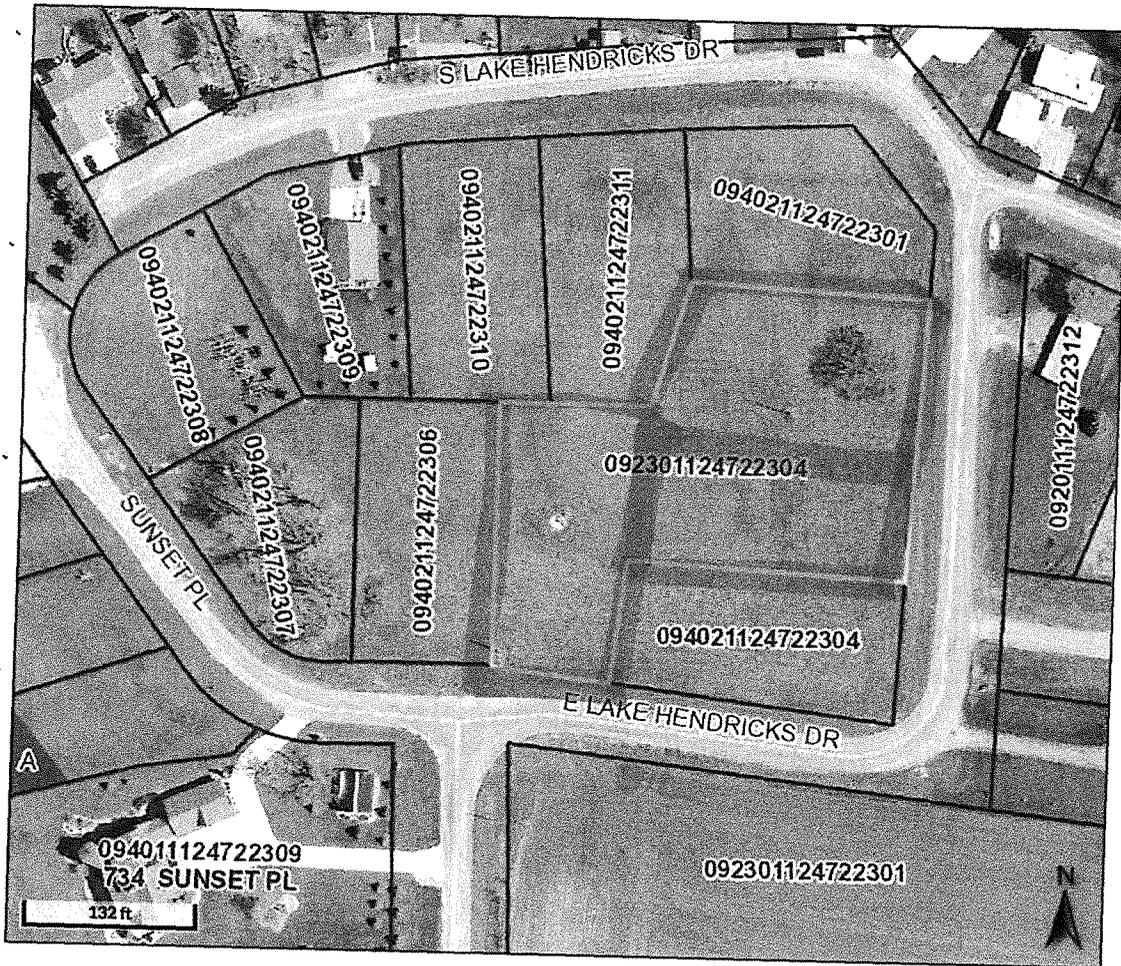




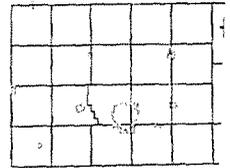
Beacon™

Brookings County, SD

2021 plat 005



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
  - A
  - AE
  - X

Parcel ID 092301124722304  
 Sec/Twp/Rng 22-112-47  
 Property Address  
 District 0910A

Alternate ID n/a  
 Class AGC  
 Acreage 1.43

Owner Address LAKE DREAMS LLC  
 2809 E 51ST ST  
 SIOUX FALLS SD 57103

Brief Tax Description LAKE DREAMS ADDN TRACT 4 EXC LOT 1A,4A,10A & 11A BLK 2 SEC 22-112-47 1.43 ACRES  
 (Note: Not to be used on legal documents)

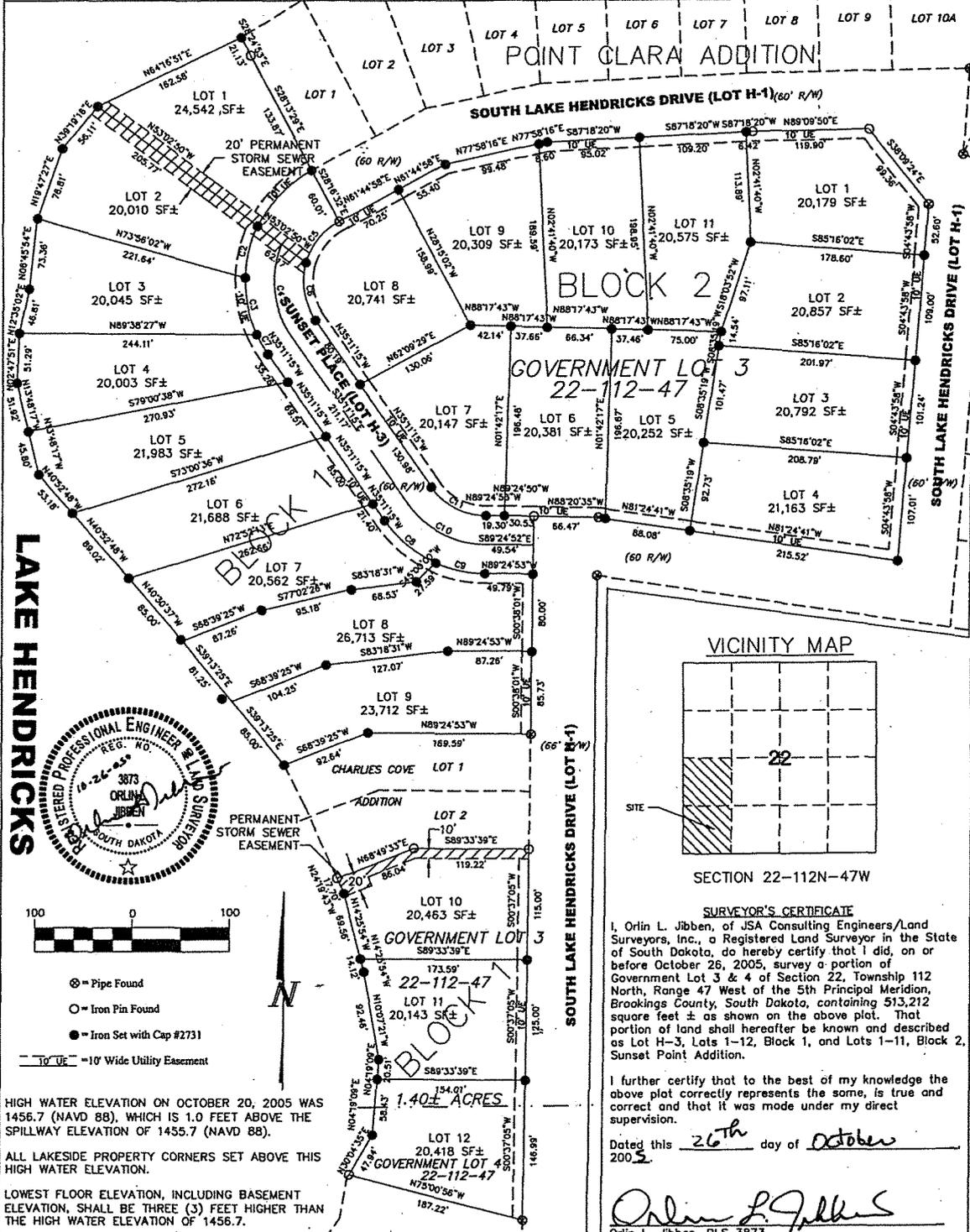
Date created: 3/12/2021  
 Last Data Uploaded: 3/12/2021 8:05:34 AM

Developed by Schneider GEOSPATIAL

**PLAT OF  
LOT H-3; AND LOTS 1-12, BLOCK 1;  
AND LOTS 1-11, BLOCK 2;  
IN SUNSET POINT ADDITION**

IN GOVERNMENT LOT 3 & 4  
OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
BROOKINGS COUNTY, SOUTH DAKOTA

#195901 Filed: Decmber 14, 2005 at 9:30 A.M., recorded in Book 24 of Plats, page 77.



**LAKE HENDRICKS**

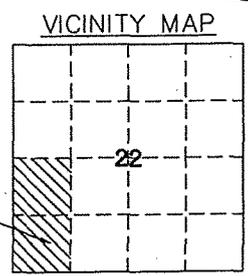


- ⊗ = Pipe Found
- = Iron Pin Found
- = Iron Set with Cap #2731
- 10' UE --- = 10' Wide Utility Easement

HIGH WATER ELEVATION ON OCTOBER 20, 2005 WAS 1456.7 (NAVD 88), WHICH IS 1.0 FEET ABOVE THE SPILLWAY ELEVATION OF 1455.7 (NAVD 88).

ALL LAKESIDE PROPERTY CORNERS SET ABOVE THIS HIGH WATER ELEVATION.

LOWEST FLOOR ELEVATION, INCLUDING BASEMENT ELEVATION, SHALL BE THREE (3) FEET HIGHER THAN THE HIGH WATER ELEVATION OF 1456.7.



SECTION 22-112N-47W

**SURVEYOR'S CERTIFICATE**  
I, Orin L. Jibben, of JSA Consulting Engineers/Land Surveyors, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before October 26, 2005, survey a portion of Government Lot 3 & 4 of Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota, containing 513,212 square feet ± as shown on the above plat. That portion of land shall hereafter be known and described as Lot H-3, Lots 1-12, Block 1, and Lots 1-11, Block 2, Sunset Point Addition.

I further certify that to the best of my knowledge the above plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated this 26<sup>th</sup> day of October 2005.

*Orin L. Jibben*  
Orin L. Jibben, RLS 3873

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