

#21-34

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: countydevelopment@brookingscountysd.gov

Brookings County Commission

August 17, 2021 meeting.

August 4, 2021: The Brookings County Planning and Zoning Commission recommends approval of plat 2021plat010 with a unanimous vote of 9-ayes and 0-nays, at their August 3, 2021 meeting.

Brookings County Planning and Zoning Commission

August 3, 2021 – 8:00 PM meeting

2021plat010 – August 3, 2021

Prepared by Richard Haugen

Applicant/Owners: Steven Goodfellow Trust, PO Box 134, Brookings, SD 57006.

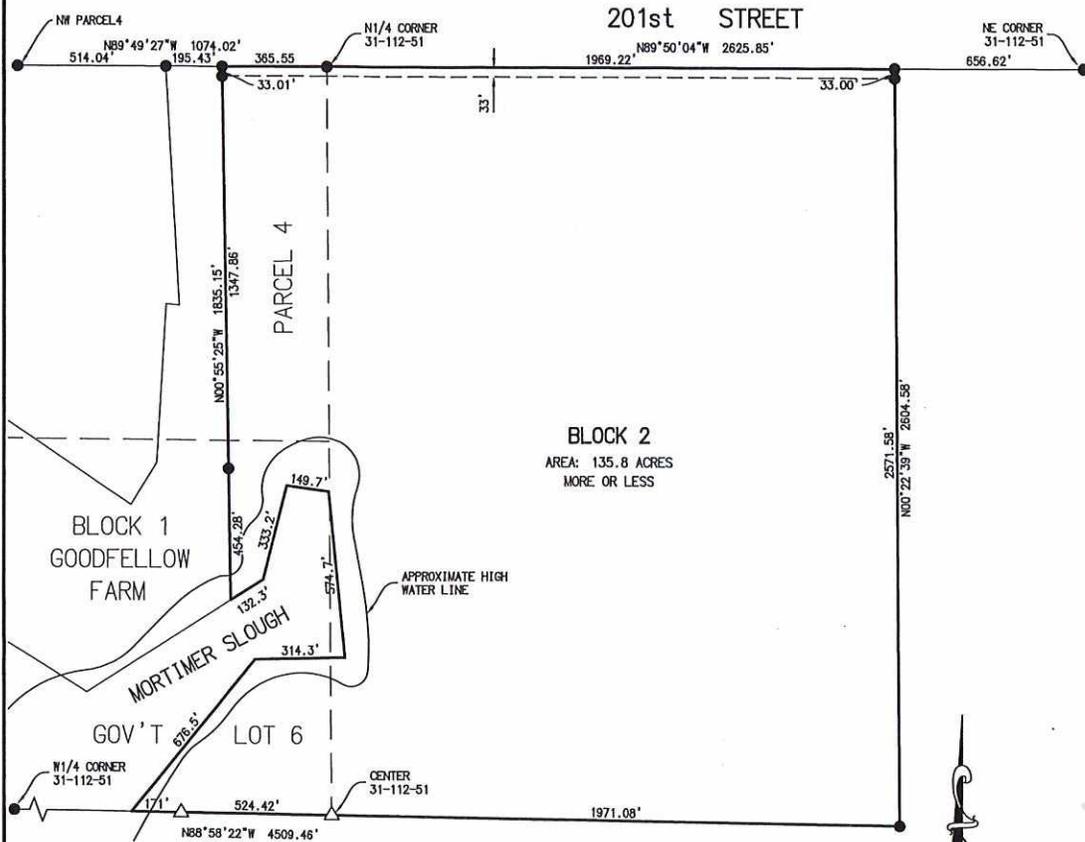
Legal Description: "Plat of Block 2, Goodfellow Acres Addition in Parcel 4 of Plat of Government Lot 1 and in Government Lot 6 and in the West ½ of the Northeast ¼ and the West ½ of the East ½ of the Northeast 1/4, all in Section 31, T112N, R51W, of the 5th P.M., Brookings County, South Dakota."

2021plat010: The Steven Goodfellow Trust is platting off 135.8 acres of grassland/pasture/trees. The property is irregular shaped on the west side and the only describe it for a legal description is to plat the property. A residence could be built on the parcel as it exceeds the 35 acre size requirement. The southwest portion of the parcel that borders Mortimer Slough is zoned "Natural Resources" with a 300 feet setback, the balance of the land is zoned "Agriculture".

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

PLAT OF BLOCK 2, GOODFELLOW ACRES ADDITION

IN PARCEL 4 OF THE PLAT OF GOVERNMENT LOT 1 AND IN GOVERNMENT LOT 6 AND IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, T112N, R51W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



BLOCK 2
AREA: 135.8 ACRES
MORE OR LESS

BLOCK 1
GOODFELLOW
FARM

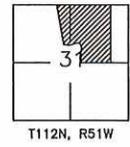
MORTIMER
SLOUGH

GOV'T
LOT 6

APPROXIMATE HIGH
WATER LINE



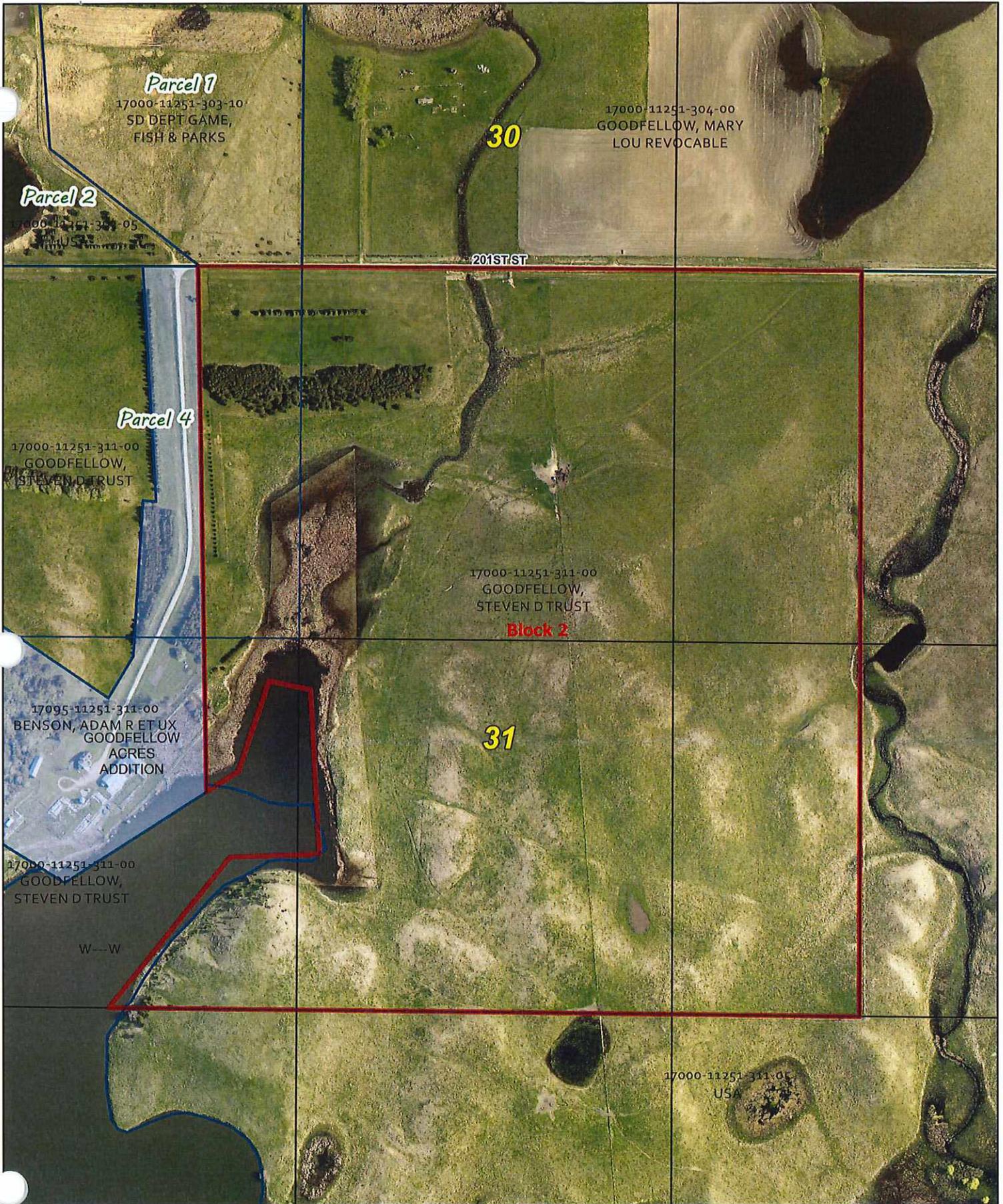
SCALE: 1" = 400'
0 400'
JUNE 15, 2021



NOTES:
BASIS OF BEARINGS ARE ASSUMED.
THIS PLAT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.
PREPARED BY:

FORESIGHT
LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57006
PHONE: 605.695.6442 Foresight@brookings.net

- LEGEND**
- FOUND MONUMENTATION
 - △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"



Parcel 1

17000-11251-303-10
SD DEPT GAME,
FISH & PARKS

17000-11251-304-00
GOODFELLOW, MARY
LOU REVOCABLE

30

201ST ST

Parcel 2

17000-11251-303-05
USA

Parcel 4

17000-11251-311-00
GOODFELLOW,
STEVEN D TRUST

17000-11251-311-00
GOODFELLOW,
STEVEN D TRUST

Block 2

31

17095-11251-311-00
BENSON, ADAM R ET UX
GOODFELLOW
ACRES
ADDITION

17000-11251-311-00
GOODFELLOW,
STEVEN D TRUST

W--W

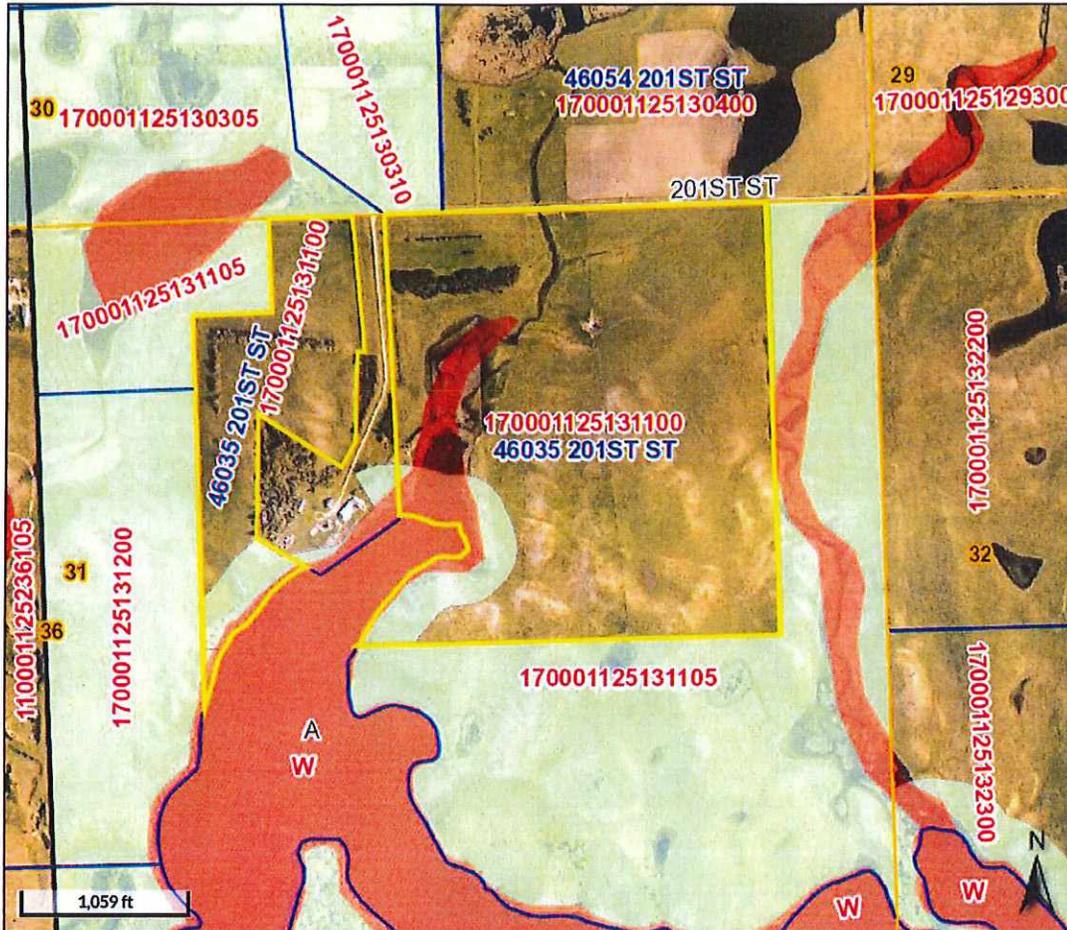
17000-11251-311-05
USA



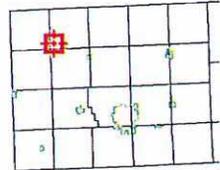
Block 2, Goodfellow Acres Addition



2021 plat 010+011 Floodplain & Zoning District Map
Beacon™ Brookings County, SD



Overview



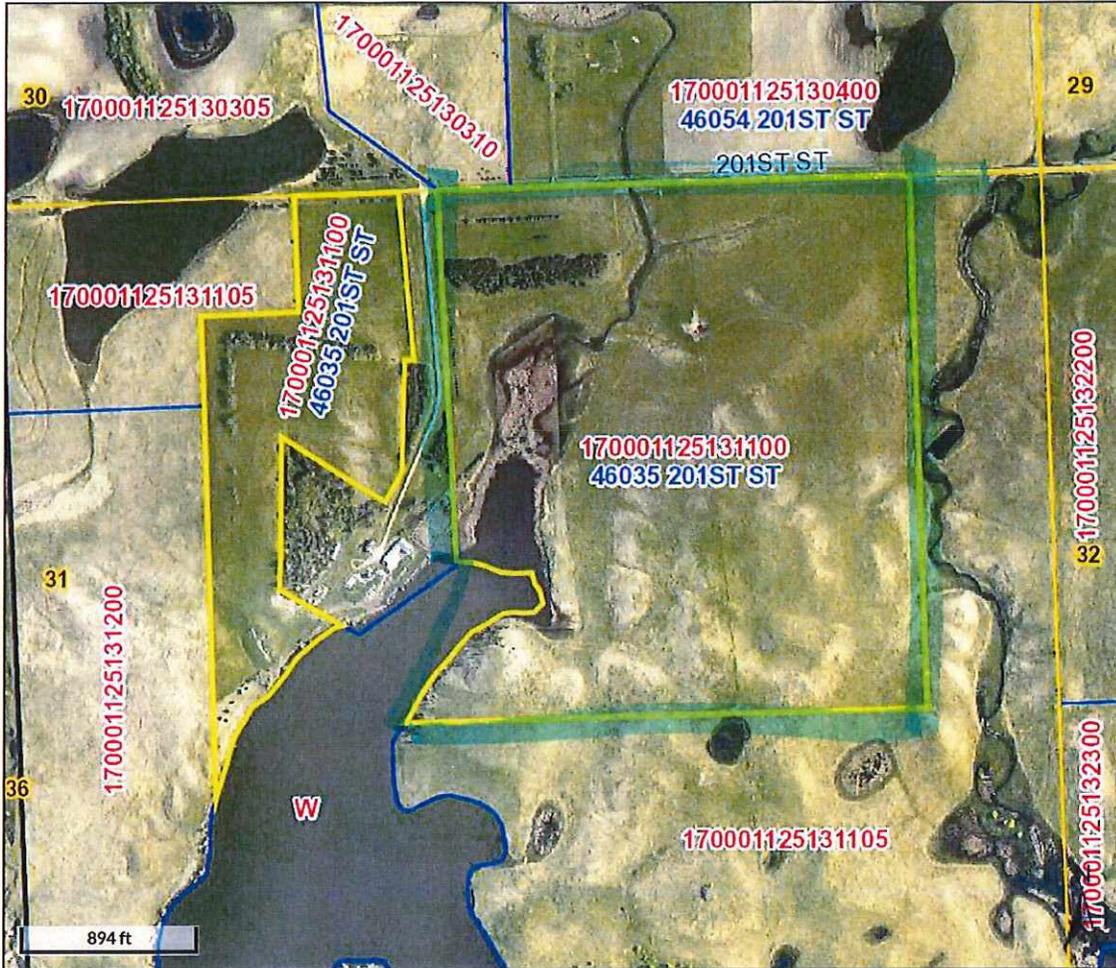
Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Zoning Districts**
- Commercial/Indus
- Lake/Park District
- Natural Resource District
- Parcels
- Roads**
- County Roads**
- Gravel Roads
- Paved Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

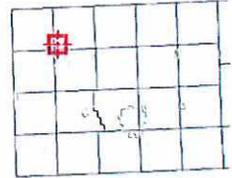
Parcel ID	170001125131100	Alternate ID	n/a	Owner Address	GOODFELLOW, STEVEN D TRUST
Sec/Twp/Rng	31-112-51	Class	AGA		PO BOX 134
Property Address		Acreage	175.56		BROOKINGS SD 57006
District	1705				
Brief Tax Description	W 1/2 NE 1/4, W 1/2 E 1/2 NE 1/4, PARCEL 4 EXC. W 967.27', GOVT LOTS 2-3 EXC. W 967.27', & EXC GOODFELLOW ADDN IN GOVT. LOT 6 SEC				
	(Note: Not to be used on legal documents)				

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 GEOSPATIAL



Overview



Legend

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

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