

#21-36

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 2021plat012 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

2021plat012 – August 3, 2021

Prepared by Richard Haugen

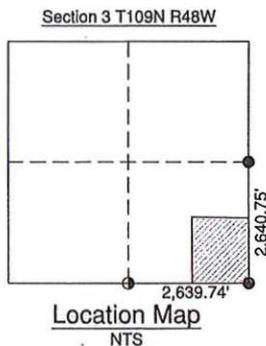
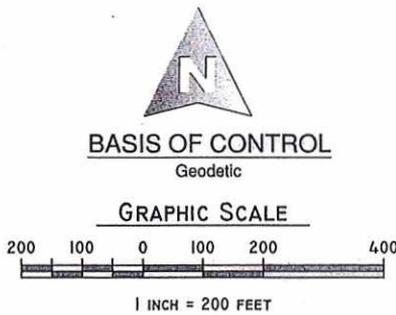
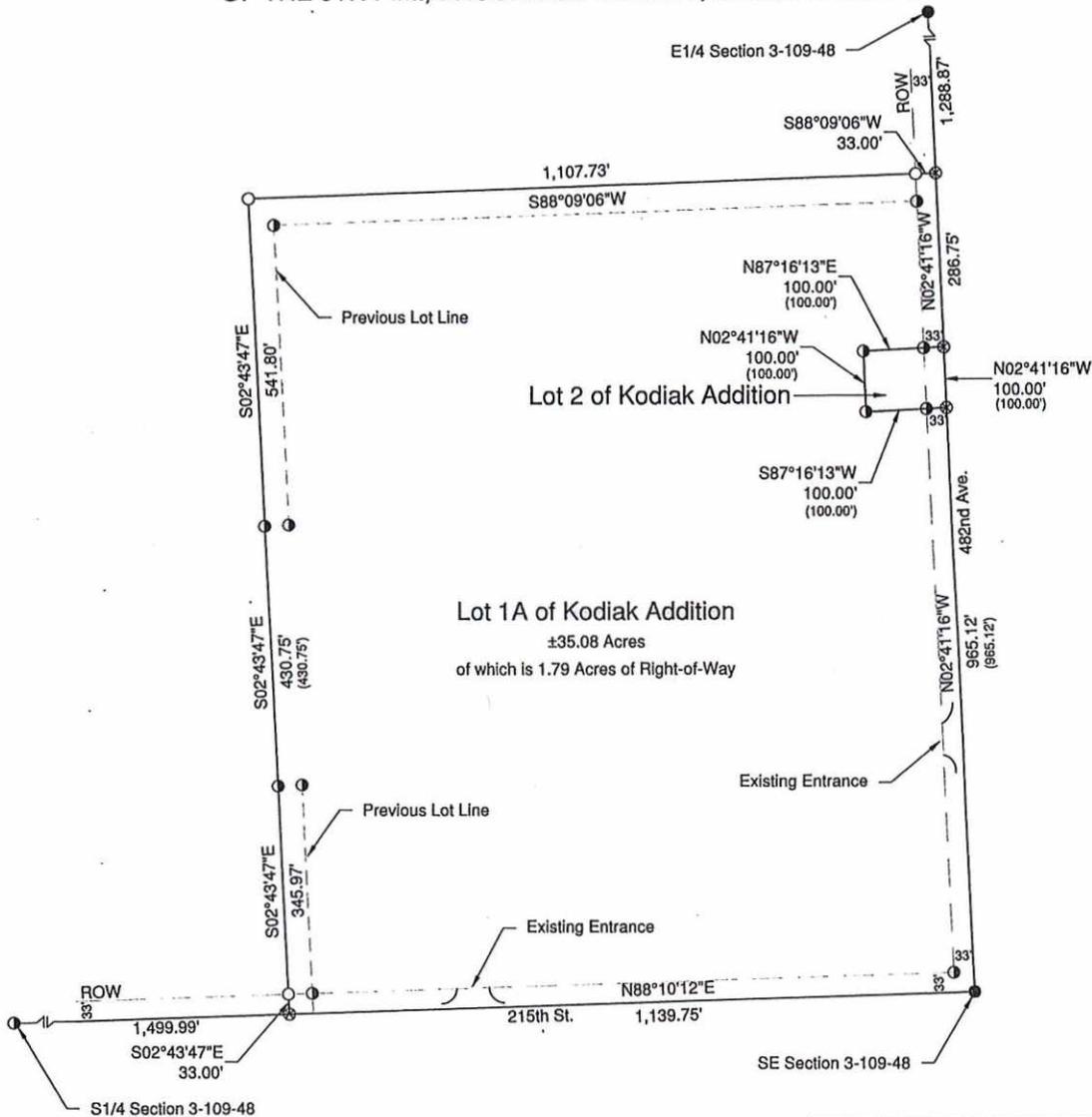
Applicant/Owners: Kodiak Pork LLC, 1300 S Hwy 75, Pipestone, MN 56164
Owner: Dave and Sandra Diedrich, 7345 Valley View Rd, Brookings, SD 57006

Legal Description: "Plat of Lot 1A of Kodiak Addition in the SE ¼ of Section 3, T109N, R48W, of the 5th P.M., Brookings County, South Dakota."

2021plat012: Kodiak Pork is platting off an additional land located on the north and west sides of their property. They are enlarging the foot print of the property to meet the setback requirements for future building additions. The additional land purchase will make the west property line straight, as it is now offset.

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

A PLAT OF LOT 1A OF KODIAK ADDITION IN THE SE 1/4 OF SECTION 3, T 109 N, R 48 W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



VACATION NOTICE
This plat hereby vacates Lot 1 of Kodiak Addition in the SE 1/4 of Section 3, T109N, R48W of the 5th P.M., Brookings County, South Dakota recorded in Book 34 of Plats on Page 24.

- Legend**
- Set 5/8" x 18" Rebar W/ Cap Stamped "KENNEDY LS 5350"
 - Found GOBEL LS 12491
 - Found 1/2" Rebar
 - ⊗ Computed Corner
 - (100.00) Record Distance

SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Licensed Land Surveyor in the State of South Dakota, do hereby certify that at the request of David Alan Diedrich, Sandra Michelle Diedrich and Kodiak Pork RE, LLC, as owners, and under their direction, did on or prior to June 25, 2021 survey the land described as follows:

A PLAT OF LOT 1A OF KODIAK ADDITION IN THE SE 1/4 OF SECTION 3, T 109 N, R 48 W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property. I have executed this document this 25th day of June, 2021.

Brett R. Kennedy
Brett R. Kennedy, LS 4350



| | |
|-------------------------------|------------|
| PROJECT NUMBER: | 21092 |
| CREW CHIEF: | DVOGE |
| DRAFTED BY: | BKENNEDY |
| REVIEWED BY: | CGADEKEN |
| DRAWING: | 21092-PLAT |
| LAYOUT: | Plat |
| SHEET NO. 1 OF 2 TOTAL SHEETS | |

Prepared By:

STOCKWELL

STOCKWELL ENGINEERS, INC.
201 WALNUT STREET
YANKTON, SD 57078
PH: 605.665.8092
FAX: 605.665.0523

16000-10948-034-00
DIEDRICH,
DAVID A ET UX

16000-10948-023-00
NEWDALE HUTTERIAN
BRETHREN

2
16140-10948-034-02
OTTER TAIL POWER CO

03

02

Lot 1A 7
16140-10948-034-01
KODIAK PORK RE LLC
KODIAK
ADDITION

482ND AVE

215TH ST

16000-10948-117-00
VASKE FARMS LLC

10

16000-10948-101-00
DEPUMA, VICTORIA

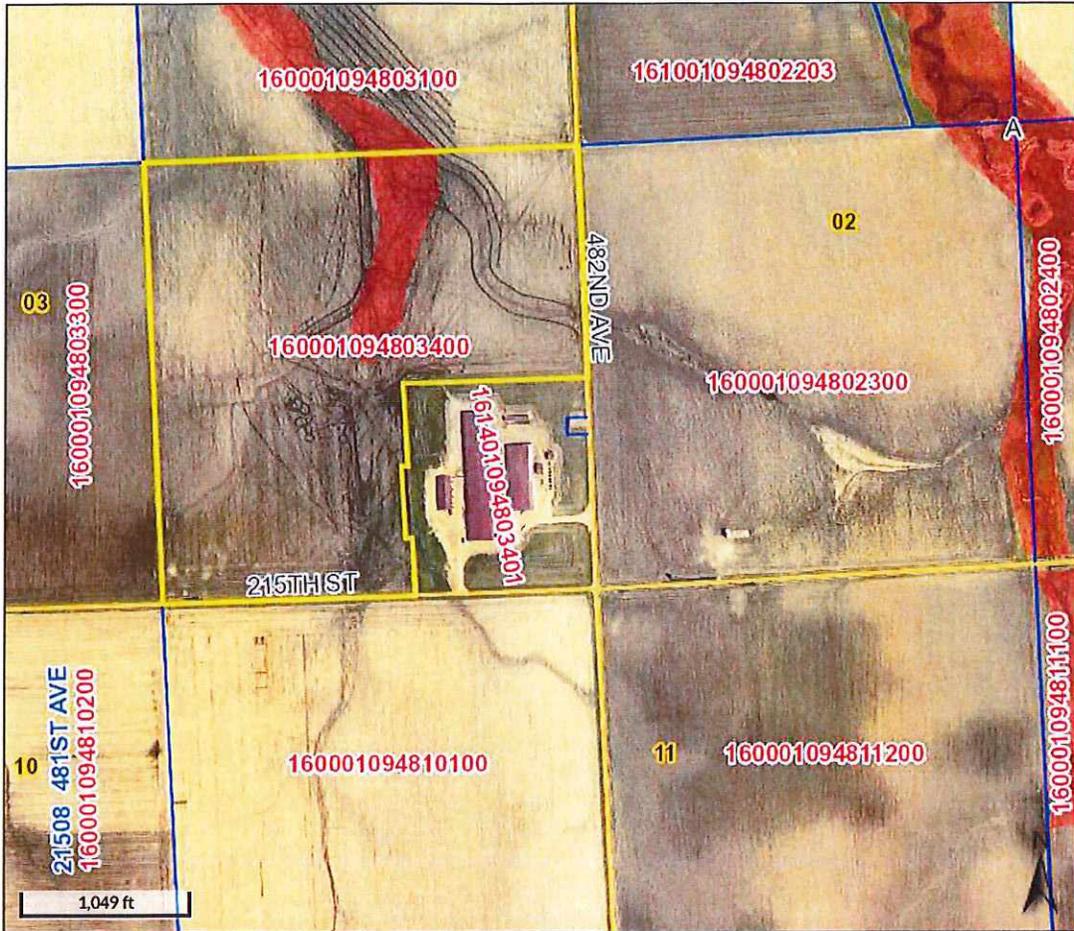
11



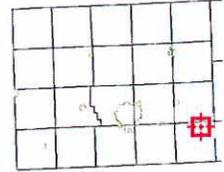
Lot 1A - Kodiak Addition



2021 plat 012



Overview



Legend

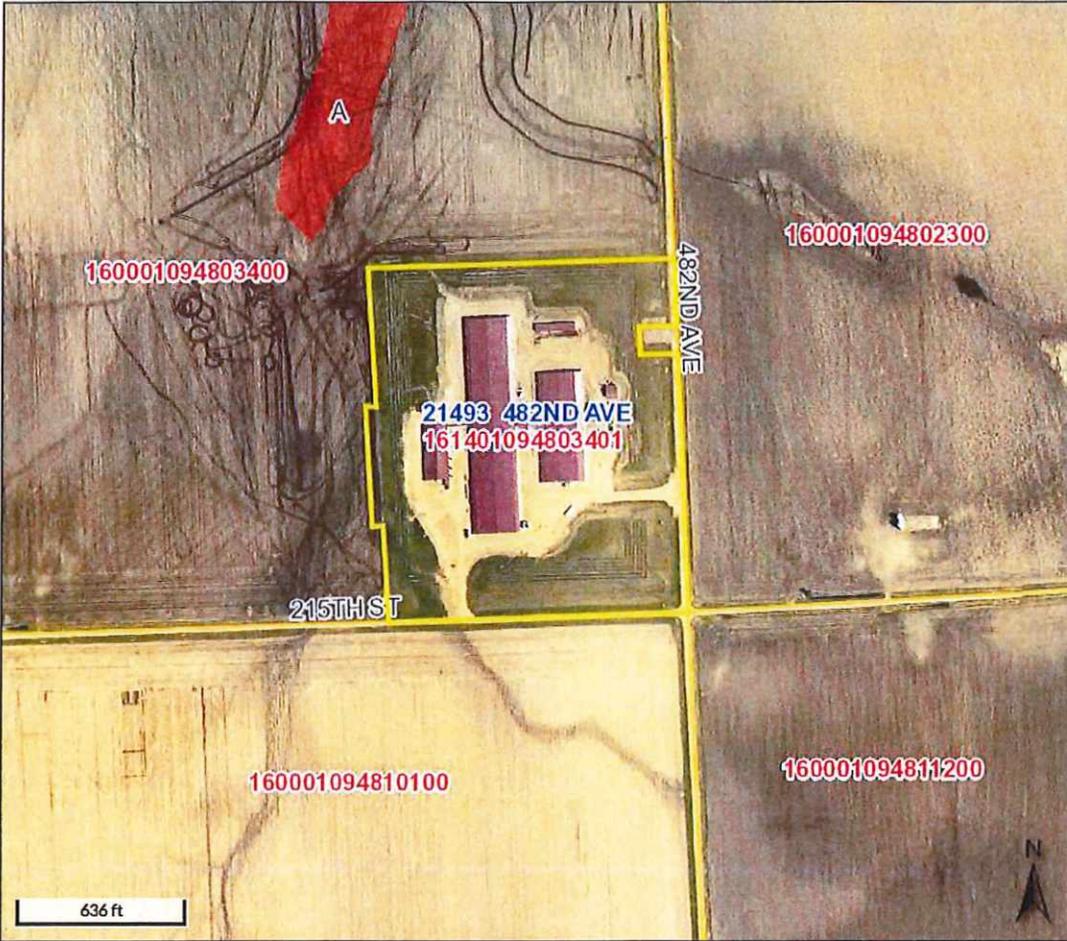
-  Brookings City Limits
-  City Limits
-  Township Boundar
-  Sections
-  Parcels
-  Roads
- Floodplain 2008**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A
-  AE
-  X

| | | | | | |
|-----------------------|---|--------------|--------|---------------|-------------------------|
| Parcel ID | 160001094803400 | Alternate ID | n/a | Owner Address | DIEDRICH, DAVID A ET UX |
| Sec/Twp/Rng | 3-109-48 | Class | AGA | | 7345 VALLEY VIEW RD |
| Property Address | | Acreage | 126.61 | | BROOKINGS SD 57006 |
| District | 1603 | | | | |
| Brief Tax Description | SE 1/4 EXC LOT 1 & LOT 2 KODIAK ADDN SEC 3-109-48 126.61 AC | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

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 GEOSPATIAL

2021 plat 012



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 | 161401094803401 | Alternate ID | n/a | Owner Address | KODIAK PORK RE LLC |
| Sec/Twp/Rng | 3-109-48 | Class | AGC | | 1300 S HWY 75 |
| Property Address | 21493 482ND AVE | Acreage | 33.08 | | PIPESTONE MN 56164 |
| | ELKTON | | | | |
| District | 1603 | | | | |
| Brief Tax Description | KODIAK ADDN LOT 1 IN SE 1/4 SEC 3-109-48 33.08 ACRES | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

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