

#21-42

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

September 21, 2021 meeting.

September 8, 2021: The Brookings County Planning and Zoning Commission recommends approval of plat 2021plat014 with a unanimous vote of 9-ayes and 0-nays, at their September 7, 2021 meeting.

Brookings County Planning and Zoning Commission

September 7, 2021 – 8:00 PM meeting

2021plat014 – September 7, 2021

Prepared by Richard Haugen

Applicant/Owner: Charles and Nancy Zink, 46885 Country Club Lane, Brookings, SD 57006

Legal Description: "Plat of Lot 2A of Block 1 in Country Club Estates in the SE1/4 of the NE1/4 of Section 28, T109N, R50W of the 5th P. M., Brookings County, South Dakota."

2021plat014: Charles and Nancy Zink are vacating Lots 2 and 3, along with the access easement and are combining them into Lot 2A. The adjoining landowner's and the developer of the subdivision have no objections to vacating the access easement. Lot 2A is 42,612 sq. feet with a buildable area of 28,068 sq. The Lots 2 and 3 were originally platted on November 12, 2006. The lot exceeds our 20,000 sq. feet lot size requirement for the Lake-Park District. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

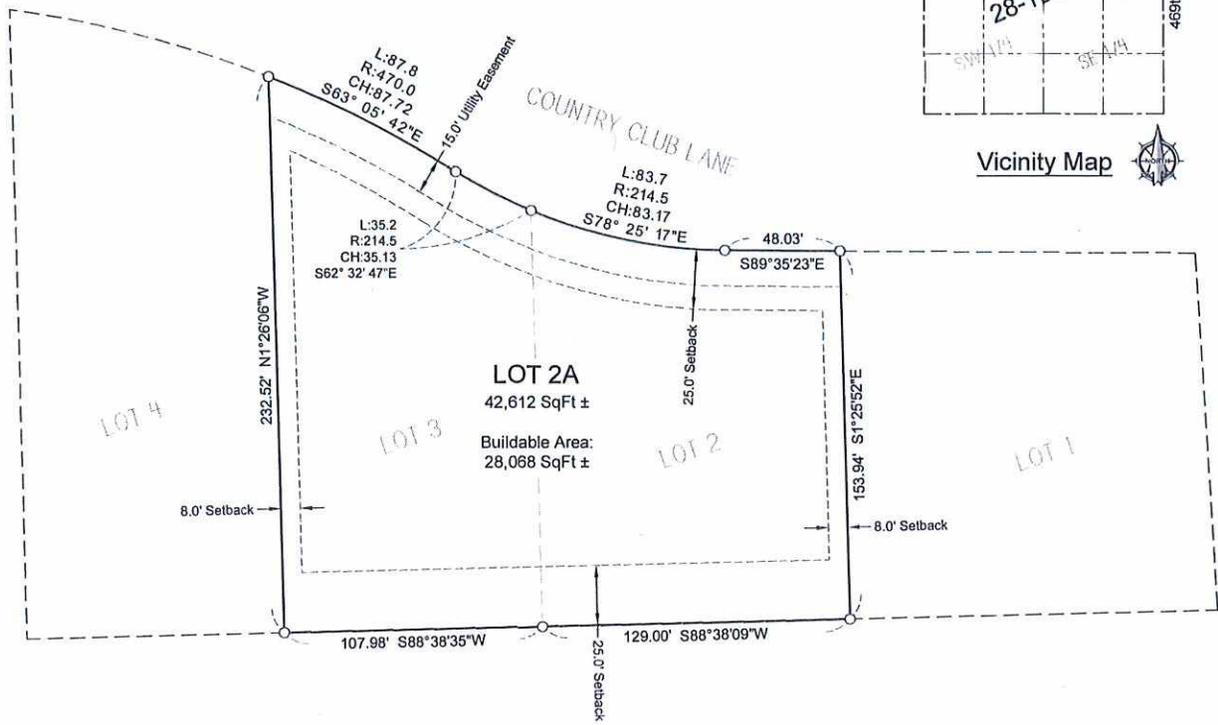
PLAT OF

LOT 2A OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT LOTS 2 AND 3, ALONG WITH THEIR EASEMENTS, OF "PLAT OF LOTS 1 THROUGH 9 AND LOT 17 OF BLOCK 1 AND COUNTRY CLUB LANE R.O.W. ALL IN COUNTRY CLUB ESTATES IN THE SE 1/4 NE 1/4 SEC. 28-T109N-R50W OF THE 5TH P.M. IN BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON NOVEMBER 14TH, 2006 AT 3:30 P.M. IN PLAT BOOK 24, PAGE 145.



Vicinity Map



August, 2021
 Scale: 1" = 50'
 ○ Monument Recovered
 ● Monument Set
 (5/8" x 18" Capped Rebar RLS 10400)
 Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

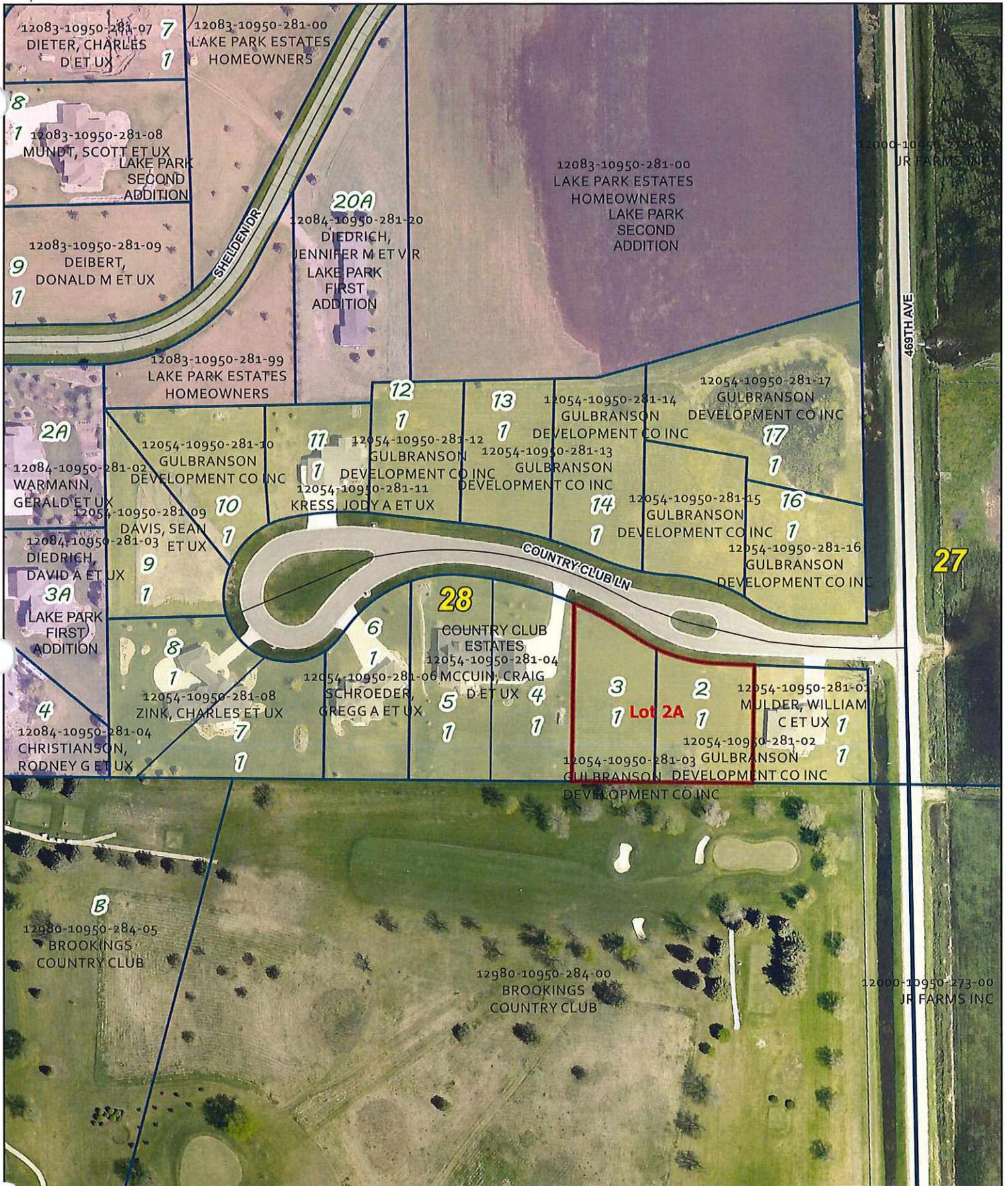
I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 19th day of August, 2021 and at the request of the owner of the real property hereinafter described, surveyed and replatted a portion of the SE 1/4 of the NE 1/4 of Section 28, Township 109 North, Range 50 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 2A OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 19th day of August, 2021.



Prepared By:

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



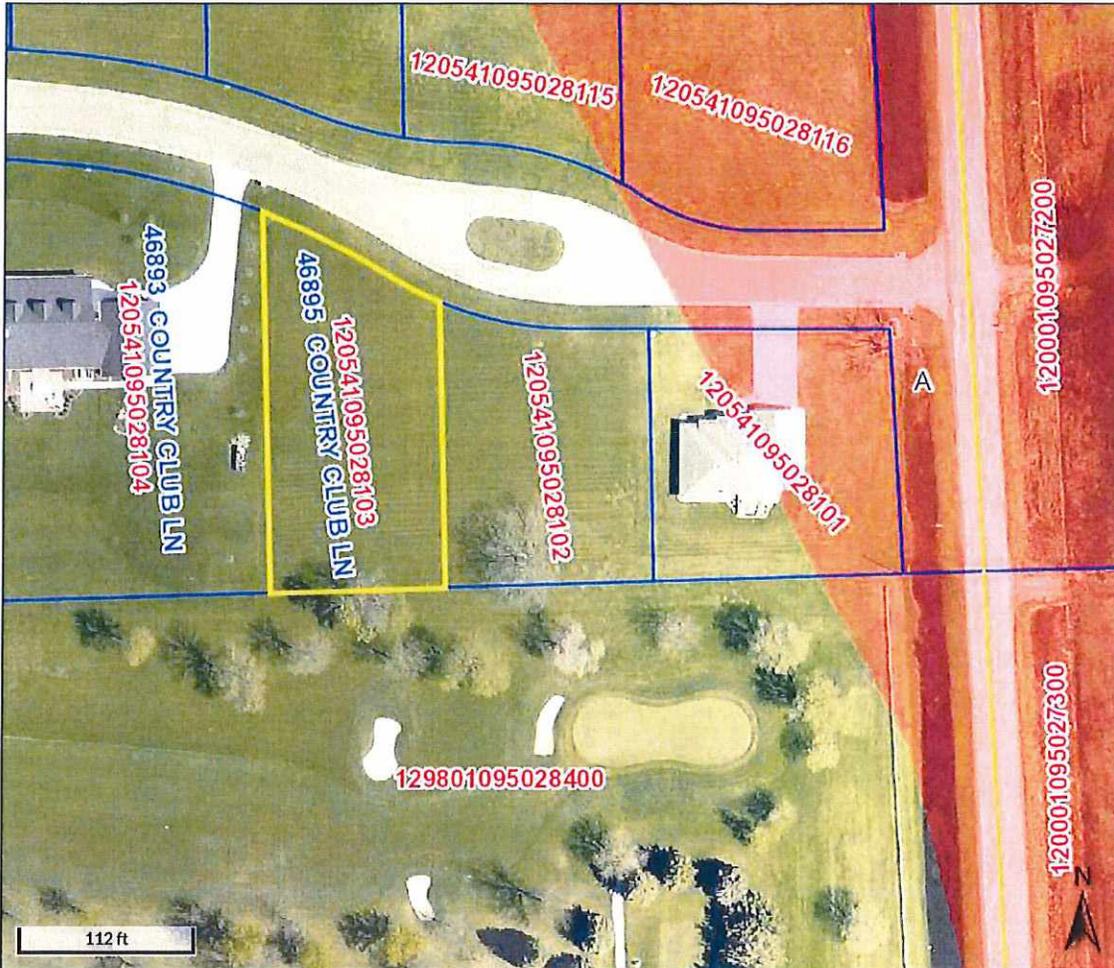
Lot 2A - Country Club Estates



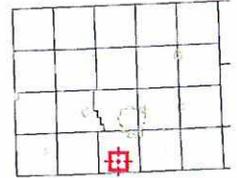
2021 plot 014



Brookings County, SD



Overview



Legend

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

Parcel ID	120541095028103	Alternate ID	n/a	Owner Address	ZINK, CHARLES F ET UX
Sec/Twp/Rng	28-109-50	Class	NAC		46885 COUNTRY CLUB LN
Property Address	46895 COUNTRY CLUB LN	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014				
Brief Tax Description	COUNTRY CLUB ESTATES LOT 3 BLK 1 IN SE 1/4 NE 1/4 SEC 28-109-50 22,081 SQ FT				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/19/2021
 Last Data Uploaded: 8/19/2021 8:06:10 AM

Developed by Schneider GEOSPATIAL

2021 plat 014
Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	120541095028102	Alternate ID	n/a	Owner Address	ZINK, CHARLES F ET UX
Sec/Twp/Rng	28-109-50	Class	NAC		46885 COUNTRY CLUB LN
Property Address	46897 COUNTRY CLUB LN BROOKINGS	Acreage	n/a		BROOKINGS SD 57006
District	12014				
Brief Tax Description	COUNTRY CLUB ESTATES LOT 2 BLK 1 IN SE 1/4 NE 1/4 SEC 28-109-50 20,554 SQ FT (Note: Not to be used on legal documents)				

Date created: 8/19/2021
 Last Data Uploaded: 8/19/2021 8:06:10 AM

Developed by Schneider
 GEOSPATIAL

Original Plat

2202086 Filed: Nov 14, 2006 at 3:30 P.M., Recorded in Book 24 of Plats, page 145, 20518-00-01

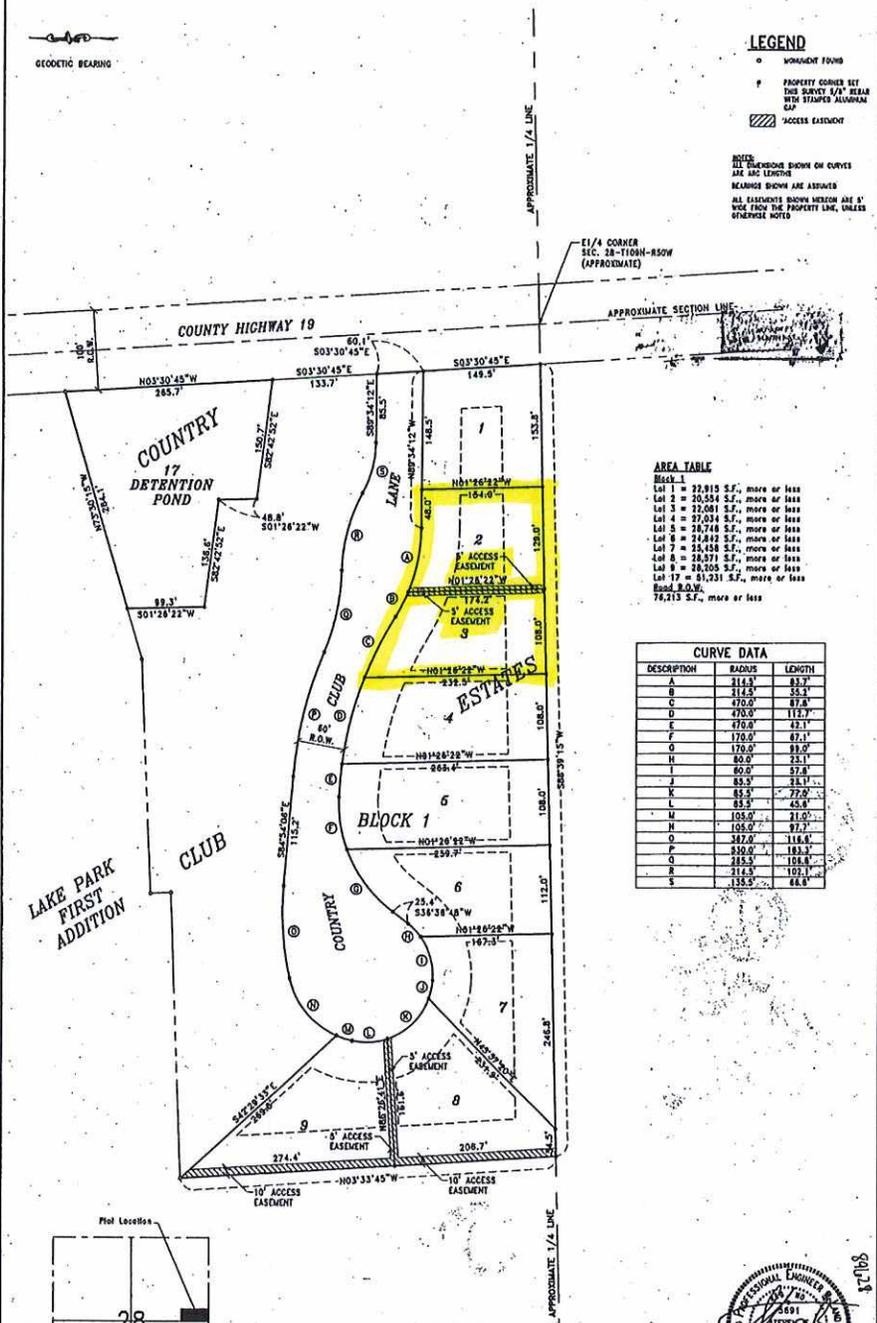
PLAT OF
 LOTS 1 THROUGH 9 AND LOT 17 OF BLOCK 1 AND COUNTRY CLUB LANE R.O.W. ALL IN COUNTRY CLUB ESTATES
 IN THE SE 1/4 NE 1/4 SEC. 28-T109N-R50W OF THE 5TH P.M. IN BROOKINGS COUNTY, SOUTH DAKOTA

GEODETIC BEARING

LEGEND

- MONUMENT FOUND
- PROPERTY CORNER SET THIS SURVEY 5/8" BEAR NEW STAINLESS ALUMINUM CAP
- ▨ ACCESS EASEMENT

NOTES
 ALL DIMENSIONS SHOWN ON CURVES ARE ARC LENGTHS
 BEARINGS SHOWN ARE ASSUMED
 ALL DIMENSIONS SHOWN HEREON ARE 5' WIDE FROM THE PROPERTY LINE, UNLESS OTHERWISE NOTED



AREA TABLE

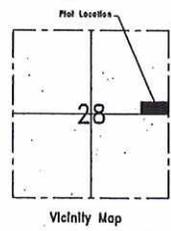
Block 1

Lot 1	22,815 S.F., more or less
Lot 2	20,554 S.F., more or less
Lot 3	22,081 S.F., more or less
Lot 4	27,054 S.F., more or less
Lot 5	28,748 S.F., more or less
Lot 6	24,842 S.F., more or less
Lot 7	25,158 S.F., more or less
Lot 8	28,271 S.F., more or less
Lot 9	28,505 S.F., more or less
Lot 17	81,231 S.F., more or less
Block R.O.W.	76,213 S.F., more or less

CURVE DATA

DESCRIPTION	RADIUS	LENGTH
A	214.3'	83.7'
B	211.5'	55.3'
C	470.0'	87.8'
D	470.0'	113.7'
E	170.0'	123.1'
F	170.0'	87.3'
G	170.0'	89.0'
H	80.0'	23.1'
I	80.0'	57.4'
J	83.3'	28.1'
K	85.5'	77.0'
L	85.5'	45.8'
M	105.0'	21.0'
N	105.0'	87.7'
O	387.0'	116.6'
P	330.0'	183.7'
Q	385.5'	108.8'
R	214.3'	107.1'
S	135.5'	68.6'

LAKE PARK FIRST ADDITION



ZONING DESIGNATION

LAKE PARK (NON-LAKE FRONT)

SETBACK REQUIREMENTS:

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
SINGLE FAMILY DWELLING	20,000	20,000	60'	50'	8'	50'
OTHER ALLOWABLE USES	20,000	20,000	60'	50'	8'	50'

Notes:
 1. This Survey was performed without the benefit of a complete Title Report and does not purport to show Encumbrances of Record, if any.



PREPARED BY:
 BANDER ASSOCIATES, INC.
 CONSULTING ENGINEERS
 BROOKINGS, SOUTH DAKOTA
 (605) 692-8542
 OCTOBER 2008