

#22-23

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
June 21, 2022, County Commission meeting.

June 8, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat010 with a unanimous vote of 7-ayes and 0-nays, at their June 7, 2022, meeting.

Brookings County Planning Commission
June 7, 2022 – 8:00 PM meeting

2022plat010 – June 7, 2022

Prepared by Richard Haugen

Applicant/Owner: RS Maatilaan LLC, PO Box 17, Lake Norden, SD 57248
Site: 21552 461B Ave, Volga, SD 57071

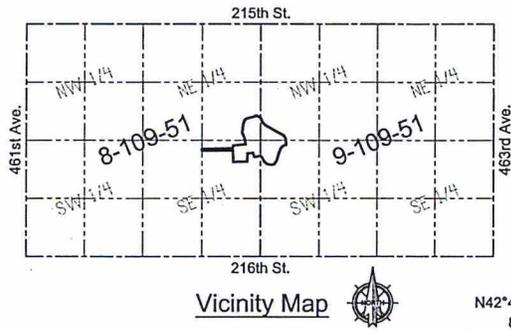
Legal Description: Plat of "Lot 1 of GTK Addition in the E1/2 of Section 8 and the W1/2 of Section 9-T109N-R51W of the 5th P.M., Brookings County, South Dakota."

2022plat010: RS Maatilaan LLC is platting off an existing 18.7 acre building site from the 160 acres they own. The building site has existing access off 461B Ave, an Oslo Township minimum maintenance gravel road. The building site has a rural 911 address and equalization records show a residence was built on the property.

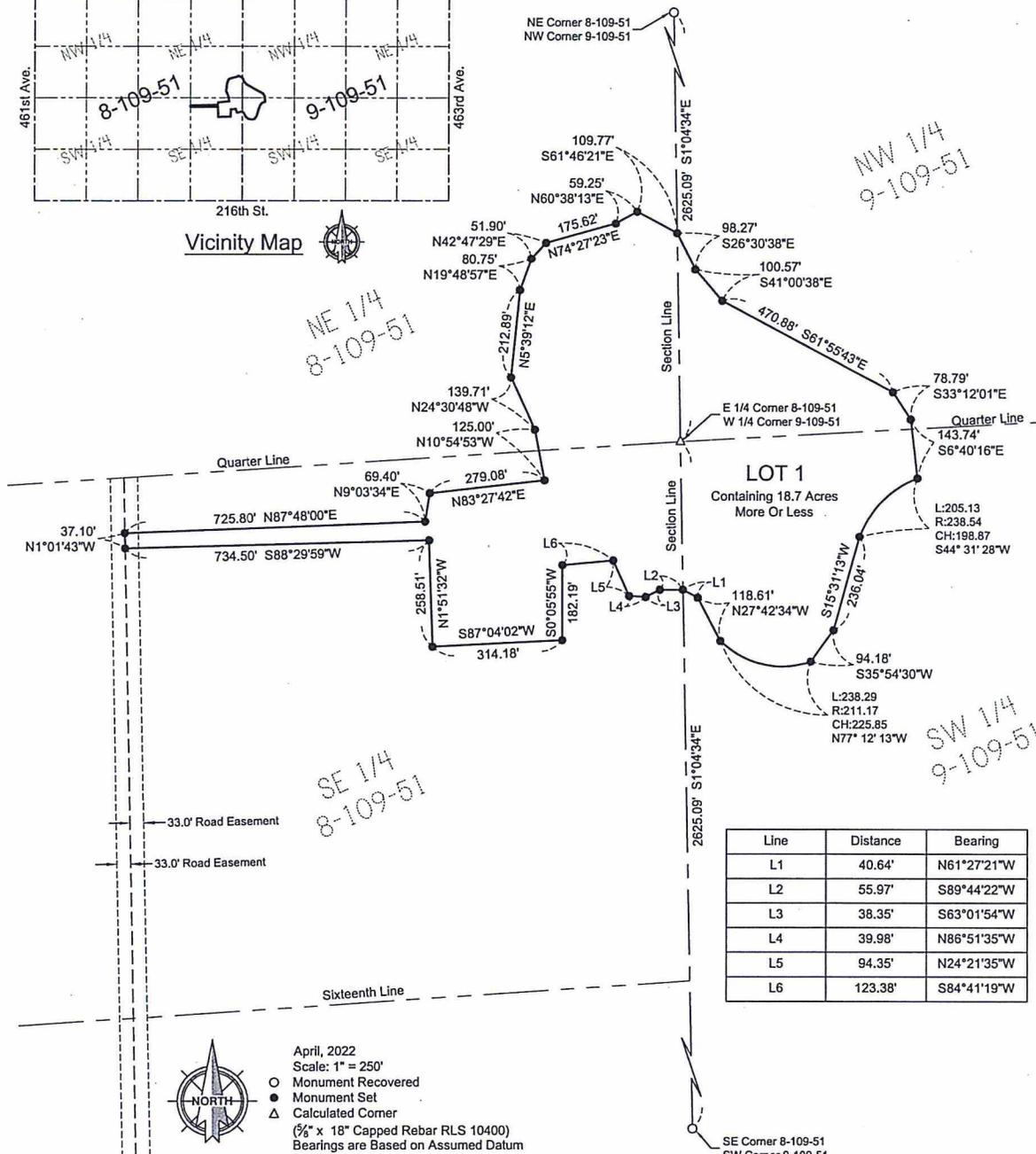
The plat meets the platting requirements for the 2016 Comprehensive Plan- Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF

LOT 1 OF GTK ADDITION IN THE E 1/2 OF SECTION 8 AND THE W 1/2 OF SECTION 9,
T109N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



Vicinity Map



Line	Distance	Bearing
L1	40.64'	N61°27'21"W
L2	55.97'	S89°44'22"W
L3	38.35'	S63°01'54"W
L4	39.98'	N86°51'35"W
L5	94.35'	N24°21'35"W
L6	123.38'	S84°41'19"W



April, 2022
Scale: 1" = 250'
○ Monument Recovered
● Monument Set
△ Calculated Corner
(5/8)" x 18" Capped Rebar RLS 10400
Bearings are Based on Assumed Datum

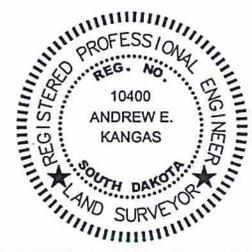
SURVEYOR'S CERTIFICATE

I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 28th day of April, 2022 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the E 1/2 of Section 8 and the W 1/2 of Section 9, Township 109 North, Range 51 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 1 OF GTK ADDITION IN THE E 1/2 OF SECTION 8 AND THE W 1/2 OF SECTION 9, T109N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 28th day of April, 2022.

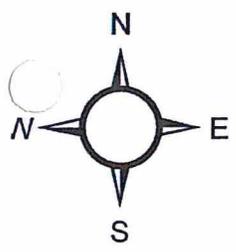
Prepared By:

CD CIVIL DESIGN INC
Civil Engineers & Land Surveyors
Brookings, South Dakota
Ph. 605-696-3200





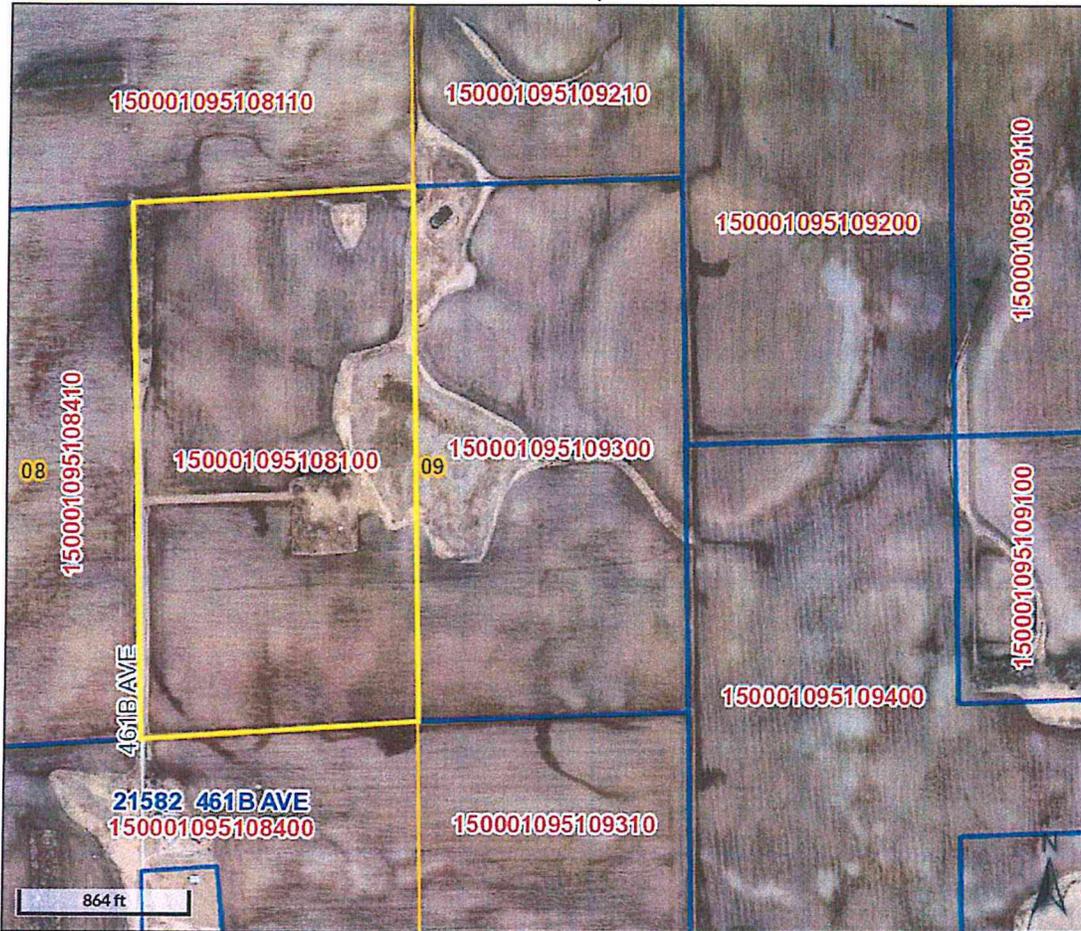
Lot 1 GTK Addition



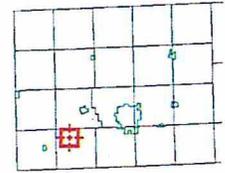
 Lot 1



2022 plat 010



Overview



Legend

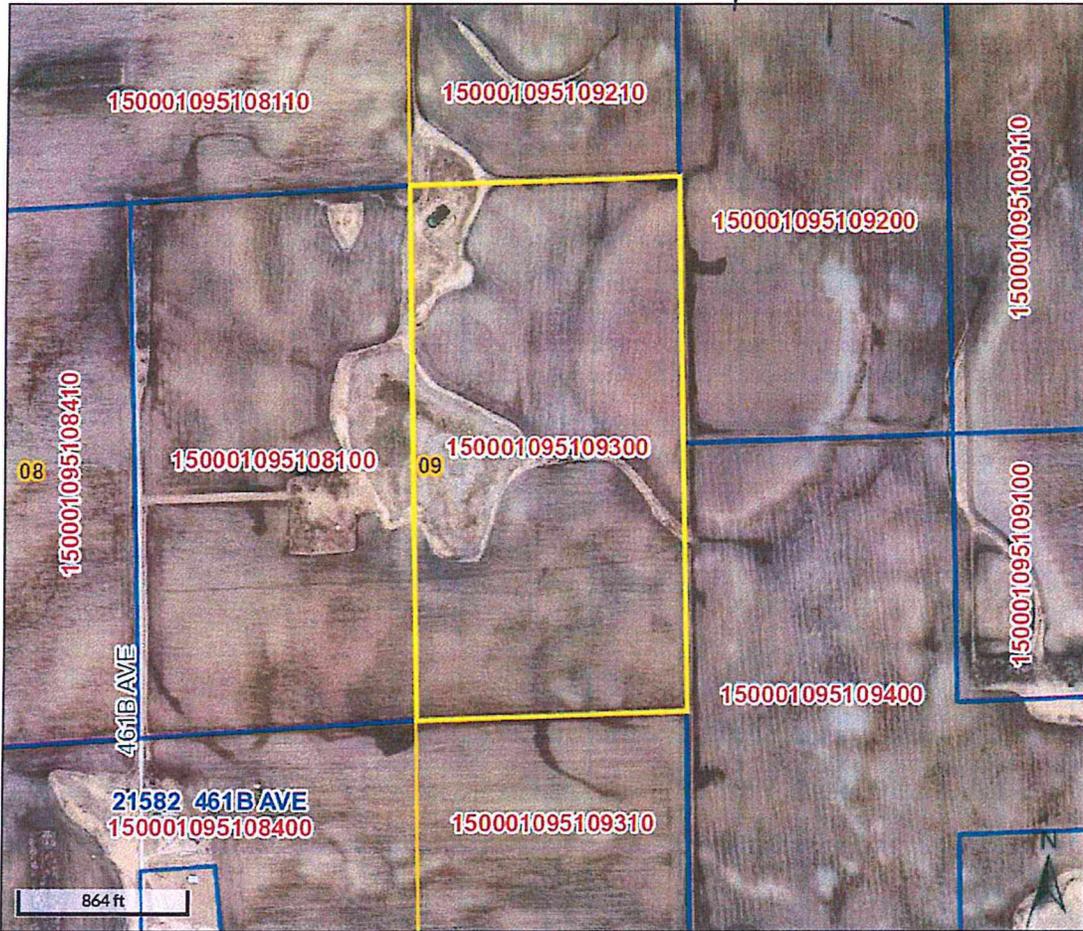
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	150001095108100	Alternate ID	n/a	Owner Address	RS MAATILAN LLC
Sec/Twp/Rng	8-109-51	Class	AGA		PO BOX 17
Property Address		Acreage	80		LAKE NORDEN SD 57248
District	1505				
Brief Tax Description	SE 1/4 NE 1/4, NE 1/4 SE 1/4 SEC 8-109-51 80.0 AC				
	<i>(Note: Not to be used on legal documents)</i>				

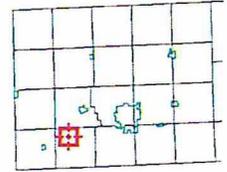
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Developed by Schneider
 GEOSPATIAL

2022 plat 010



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
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Parcel ID	150001095109300	Alternate ID	n/a	Owner Address	RS MAATILAN LLC
Sec/Twp/Rng	9-109-51	Class	AGA		PO BOX 17
Property Address		Acreage	80		LAKE NORDEN SD 57248
District	1505				
Brief Tax Description	SW 1/4 NW 1/4, NW 1/4 SW 1/4 SEC 9-109-51.80.0 AC				
	(Note: Not to be used on legal documents)				

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