

22-55

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
November 15, 2022, County Commission meeting.

November 2, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat027 with a unanimous vote of 9-eyes and 0-nays, at their November 1, 2022, meeting.

Brookings County Planning Commission
November 1, 2022 – 7:00 PM meeting

2022plat027 – November 1, 2022

Prepared by Richard Haugen

Applicant/Owner: Aaron Dale, 621 E lake Hendricks Dr, Hendricks, MN 56136
Owner: Blair Masonry Inc. 9000 E 41st St, Sioux Falls, SD 57110

Legal Description: Plat of "LOTS 2B, 3B AND 4B, BLOCK 2, SUNSET POINT ADDITION IN GOVERNMENT LOTS 3 & 4 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

2022plat027: Aaron Dale is purchasing additional land from this adjoining landowner, Blair Masonry, who owns Lots 3A and 4A. The three lots were resurveyed to reflect that change in the property lines and will be known as Lots 2B, 3B and 4B. All lots still contain a minimum of 20,000 square feet as required for the Lake Park District. This is a property line adjustment for these 3 lots.

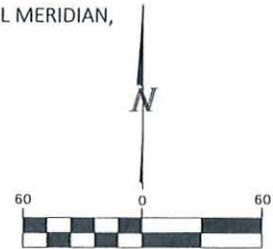
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

2022plat027
Staff Report
November 1, 2022

PLAT OF
LOTS 2B, 3B AND 4B, 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



NOTES:
 1.) DRAINFIELD EASEMENT RECORDED IN MISC. BOOK 138 ON PAGES 133-134
 LOCATION OF EASEMENT SOUTHWESTERLY FROM LOT 1 OF WEST LAWDELL BAY ADDITION AND LOT H-1, THE ACCESS ROAD (EXACT LOCATION UNKNOWN)



○ = FOUND IRON PIN
 ● = SET 5/8" REBAR W/CAP #8295
 UE = UTILITY EASEMENT

VICINITY MAP
 SEC 22, T112N, R47W



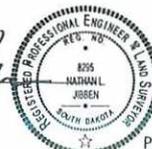
SURVEYOR'S CERTIFICATE

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 AUGUST 30, 2022, SURVEY ALL OF LOTS 2A, 3A AND 4A, 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 AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 2B, 3B AND 4B, 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 1.44 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 6TH DAY OF October, 2022.

NATHAN L. JIBBEN, R/S 8295





Lots 2B, 3B, 4B Sunset Point Addition



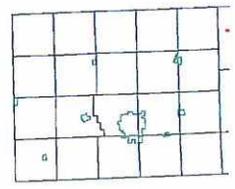
 Lot 2B, 3B, 4B



2022plat027



Overview



Legend

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

Parcel ID	094021124722304	Alternate ID	n/a	Owner Address	DALE, AARON D ET UX
Sec/Twp/Rng	22-112-47	Class	NAC		621 E LAKE HENDRICKS DR
Property Address	621 E LAKE HENDRICKS DR HENDRICKS	Acreage	n/a		HENDRICKS MN 56136
District	0910A - LAKE HENDRICKS ROAD DIST				
Brief Tax Description	SUNSET POINT ADDN LOT 4A BLK 2 IN GOVT LOTS 3 & 4 SEC 22-112-47 21,163 SF				
	<i>(Note: Not to be used on legal documents)</i>				

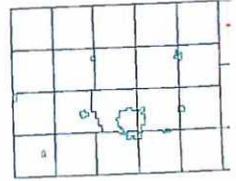
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 GEOSPATIAL

2022 plat 027



Overview



Legend

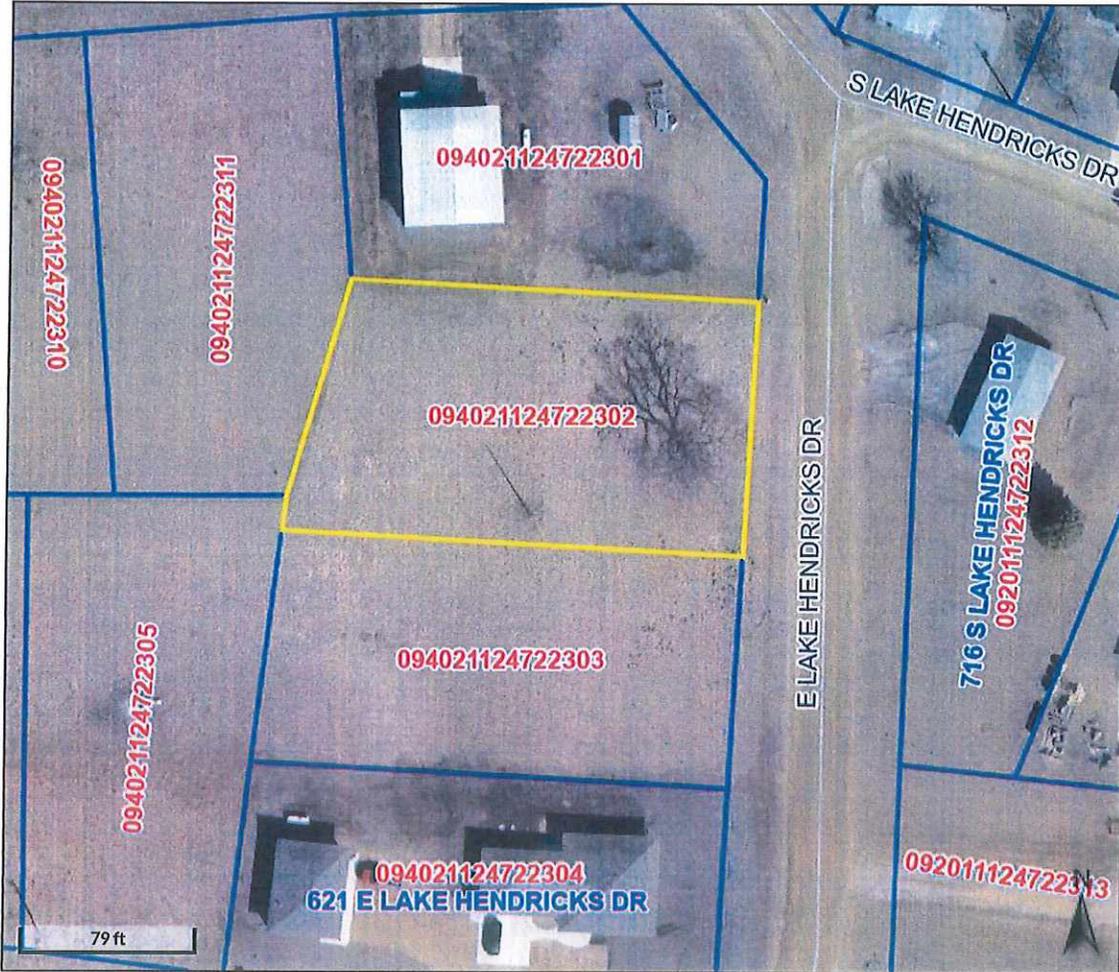
- Brookings City Limits
- City Limits
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Parcel ID	094021124722303	Alternate ID	n/a	Owner Address	BLAIR MASONRY INC
Sec/Twp/Rng	22-112-47	Class	NAC		9000 E 41ST ST
Property Address		Acreage	n/a		SIOUX FALLS SD 57110
District	0910A - LAKE HENDRICKS ROAD DIST				
Brief Tax Description	SUNSET POINT ADDN LOT 3A BLK 2 20,792 SF				
	(Note: Not to be used on legal documents)				

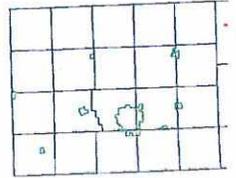
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Overview



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Parcel ID	094021124722302	Alternate ID	n/a	Owner Address	BLAIR MASONRY INC
Sec/Twp/Rng	22-112-47	Class	NAC		9000 E 41ST ST
Property Address		Acreage	n/a		SIOUX FALLS SD 57110
District	0910A - LAKE HENDRICKS ROAD DIST				
Brief Tax Description	SUNSET POINT ADDN LOT 2A BLK 2 20,857 SF				
	(Note: Not to be used on legal documents)				

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