

Resolution #ZZ-60

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
December 20, 2022, County Commission meeting.

December 7, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat030 with a unanimous vote of 9-ayes and 0-nays, at their December 6, 2022, meeting.

Brookings County Planning Commission
December 6, 2022 – 7:00 PM meeting

2022plat030 – December 6, 2022

Prepared by Richard Haugen

Applicant/Owner: Patrick Lockwood, 272 Indian Hills Rd, Brookings, SD 57006
Site: 46482 204th St. Bruce, SD 57220

Legal Description: Plat of "LOCKWOOD'S CONSERVATION EASEMENT TRACT 1 IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA."

2022plat030: Patrick Lockwood is platting off 138.29 acres from the 160 acres they own for a conservation easement. The balance of 21.71 acres is grassland and farm buildings.

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 LOCKWOOD'S CONSERVATION EASEMENT TRACT 1

IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA. CONTAINING 6,023,892 S.F. (138.29 ACRES MORE OR LESS)

METES AND BOUNDS DESCRIPTION FOR LOCKWOOD'S CONSERVATION EASEMENT TRACT 1

WHEREAS the several parcels of land in the Southeast Quarter of Section 11, Township 111 North, Range 51 West of the 5th Principal Meridian, Brookings County, South Dakota, are more particularly described as follows:

SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 51 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA, BEING THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 7°00'11"W 653.41' L1 50.00' N01°48'39"W L2 89.70' S88°44'38"W L3 260.43' S02°50'27"E L4 174.31' S46°56'02"W L5 121.43' S37°08'40"W L6 74.50' S23°15'06"W L7 124.39' S04°29'27"W L8 127.25' S88°03'44"W L9 6.00' N01°55'16"W L10 16.00' S88°03'44"W L11 6.00' S01°56'16"E

GENERAL NOTES

1. This plat is subject to the following:
2. The plat is subject to the following:
3. The plat is subject to the following:
4. The plat is subject to the following:
5. The plat is subject to the following:
6. The plat is subject to the following:
7. The plat is subject to the following:
8. The plat is subject to the following:



LINE TABLE

LINE #	LENGTH	BEARING
L1	50.00'	N01°48'39"W
L2	89.70'	S88°44'38"W
L3	260.43'	S02°50'27"E
L4	174.31'	S46°56'02"W
L5	121.43'	S37°08'40"W
L6	74.50'	S23°15'06"W
L7	124.39'	S04°29'27"W
L8	127.25'	S88°03'44"W
L9	6.00'	N01°55'16"W
L10	16.00'	S88°03'44"W
L11	6.00'	S01°56'16"E

LOCKWOOD'S CONSERVATION EASEMENT TRACT 1

CONTAINING ±138.29 ACRES

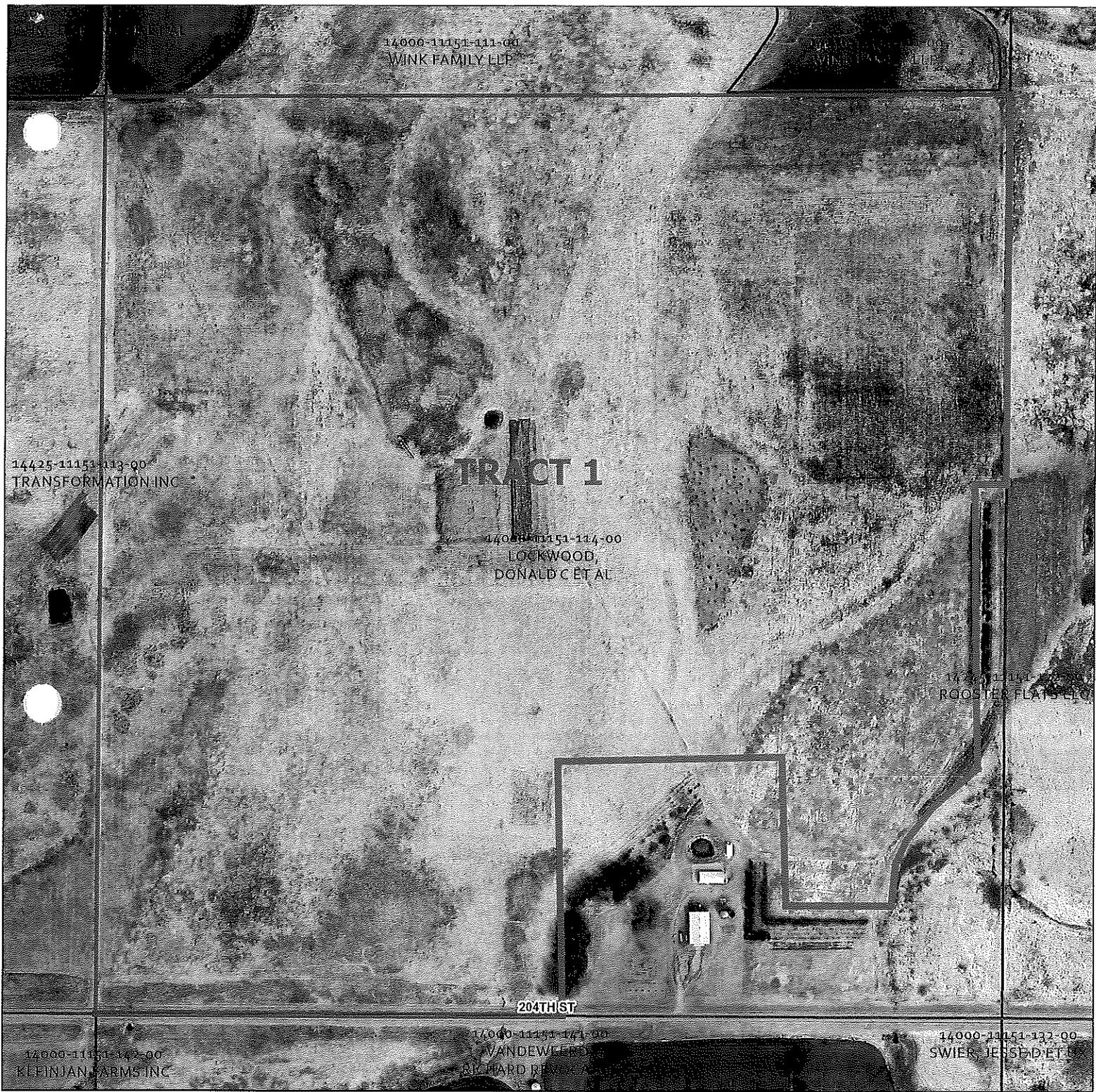
SURVEYOR'S NOTE:

THIS IS TO CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE REGISTER OF DEEDS FOR RECORDATION AND THAT THE SURVEYOR HAS REVIEWED THE SAME AND IS SATISFIED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE REGISTER OF DEEDS FOR RECORDATION.

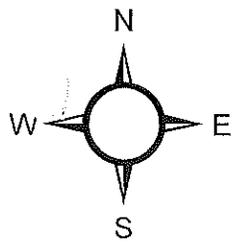


USDA/NRCS

LOCKWOOD'S CONSERVATION EASE. TR 1
WETLAND RESERVE EASEMENT
BROOKINGS COUNTY, SOUTH DAKOTA



Tract 1 Lockwood's Conservation Easement



 Tract 1



2022 plat 030

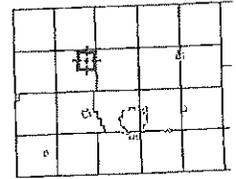


Beacon™

Brookings County, SD



Overview



Legend

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

Parcel ID	14000111511400	Alternate ID n/a	Owner Address	LOCKWOOD, PATRICK B ET UX
Sec/Twp/Rng	11-111-51	Class	AGA	272 INDIAN HILLS RD
Property Address	46482 204TH ST	Acreage	160	BROOKINGS SD 57006
	BRUCE			
District	14058			
Brief Tax Description	SE 1/4 SEC 11-111-51 160.0 AC			
	(Note: Not to be used on legal documents)			

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Developed by  Schneider
 GEOSPATIAL