

#23-10

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
February 21, 2023, County Commission meeting.

February 8, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat001 with a unanimous vote of 9-ayes and 0-nays, at their February 7, 2023, meeting.

Brookings County Planning Commission
February 7, 2023 – 7:00 PM meeting

2023plat001– February 7, 2023

Prepared by Richard Haugen

Applicants/Owners: Larry Diedrich, 1990 Country Club Dr, Brookings, SD 57006 and LD Farms Inc., 1990 Country Club Dr., Brookings, SD 57006

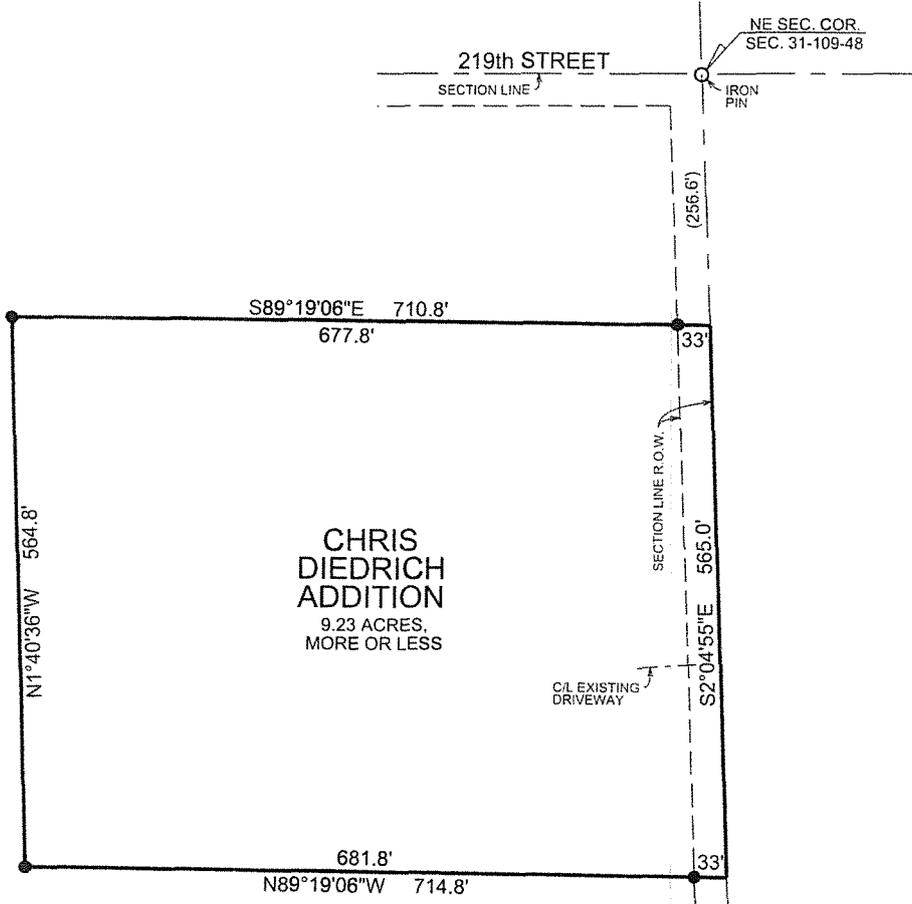
Legal Description: Plat of “Chris Diedrich Addition in the County of Brookings, South Dakota located in the Northeast Quarter (NE1/4) of Section 31, T109N, R48W of the 5th P.M., Brookings County, South Dakota.”

2023plat001: Larry Diedrich and LD Farms Inc. are platting off an existing 12.73 building site that was originally described with a footage description. He is making a property line adjustments to the building site by moving the north and west property lines to the outside of the shelter belt. The south property line is being moved to the north. The building site will be 9.23 acres. The building site and the farmland each have their own separate driveway access off 479th Ave.

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

2023plat001
Staff Report
February 7, 2023

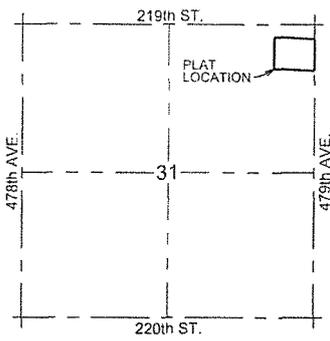
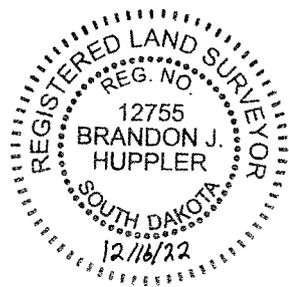
PLAT OF:
CHRIS DIEDRICH ADDITION
 IN THE COUNTY OF BROOKINGS, SOUTH DAKOTA
 LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 31, T109N,
 R48W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA
 -Containing 9.23 Acres, More or Less, of which 0.43 Acre is Section Line R.O.W.
 Sheet 1 of 4



NE 1/4

SURVEYED & PREPARED BY:

Brandon J. Huppler
 REGISTERED LAND SURVEYOR



VACINITY MAP
 SEC. 31-109-48
 NOT TO SCALE



SCALE 1"=150'
 DECEMBER 2022

- CAPPED IRON PIN SET (LS 12755)
 - EXISTING MONUMENT AS NOTED
- *SUBJECT TO EASEMENTS OF RECORD

BRINKMAN
 LAND SURVEYING

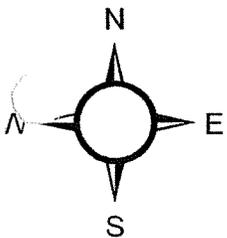
17275 449th Ave.
 Watertown, S.D. 57201
 Brandon Huppler Darwin Brinkman
 Cell: (605) 520-5528 Cell: (605) 881-7259
 Email: Brandon.Huppler@outlook.com

Project Number: 22-715 Date: 12/5/2022



Chris Diedrich Addition

2023 plat 001



 Platted Area



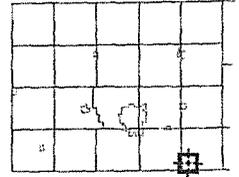


Beacon™

2023 plat 001
Brookings County, SD



Overview



Legend

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

Parcel ID	169801094831100	Alternate ID	n/a	Owner Address	LD FARMS INC
Sec/Twp/Rng	31-109-48	Class	AGC		1990 COUNTRY CLUB DR
Property Address	21913 479TH AVE	Acreage	12.73		BROOKINGS SD 57006
	ELKTON				
District	1603				
Brief Tax Description	S 840' OF N 1170' OF E 660' OF NE 1/4 SEC 31-109-48 12.73 AC (Note: Not to be used on legal documents)				

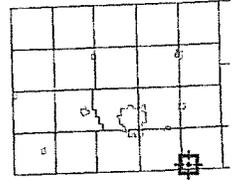
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Developed by Schneider
 GEOSPATIAL

2023 plat 001 - Farm 9 Round



Overview



Legend

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

Parcel ID	160001094831100	Alternate ID	n/a	Owner Address	DIEDRICH, LARRY
Sec/Twp/Rng	31-109-48	Class	AGA		1990 COUNTRY CLUB DR
Property Address		Acreage	147.27		BROOKINGS SD 57006
District	1603				
Brief Tax Description	NE 1/4 EXC S 840' OF N 1170' OF E 660' SEC 31-109-48 142.27 AC				
	(Note: Not to be used on legal documents)				

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