

#23-11

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> 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 2023plat002 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

## 2023plat002– February 7, 2023

Prepared by Richard Haugen

Applicants/Owners: Allison Farms Inc., 4313 34<sup>th</sup> Ave S, Brookings, SD 57006  
Property address: 4025 44<sup>th</sup> St S, Brookings, SD 57006

Legal Description: Plat of "Lot 1 Wells Addition in the SE ¼ of Section 8, Township 109 North, Range 49 West of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

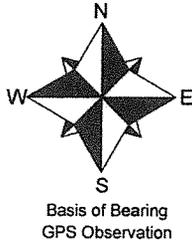
2023plat002: Allison Farms Inc., is platting off an existing 1.1 acre homestead/building site for a family member from the 160 acres they own. The balance of the farm ground will remain in the family as will the building site as they are actively farming. There is an access easement noted on the plat for ingress and egress to the property on the existing driveway to 44<sup>th</sup> Street South, a Trenton Township gravel road.

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

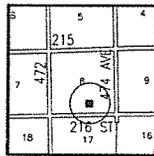
2023plat002  
Staff Report  
February 7, 2023

# A PLAT OF LOT 1 OF WELLS ADDITION

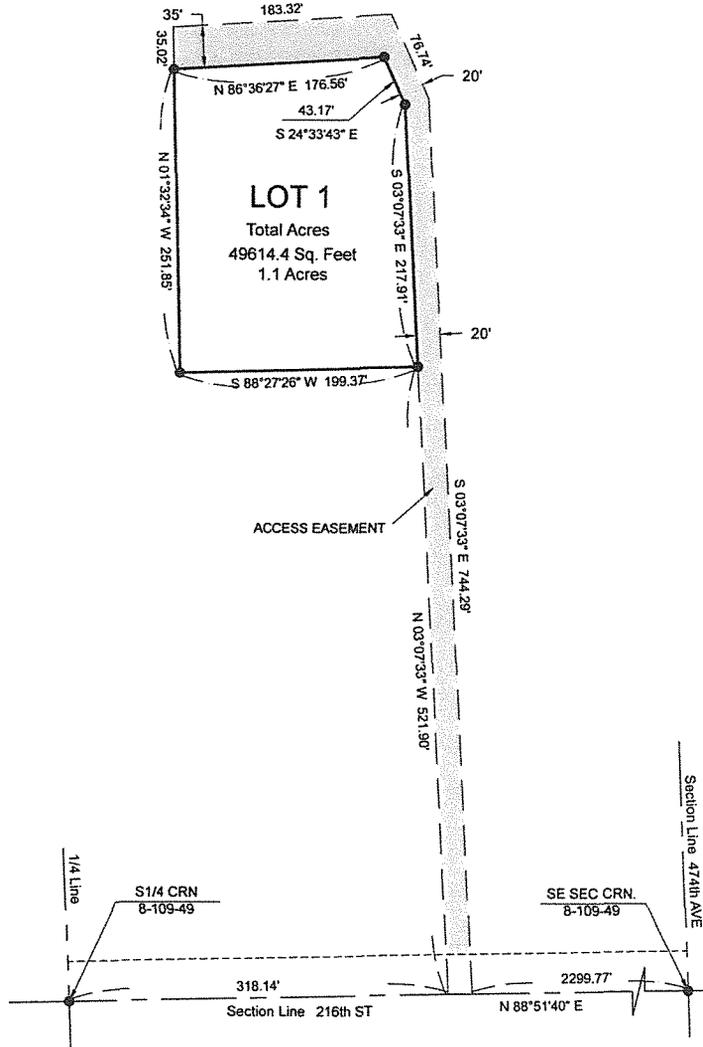
IN THE SE1/4 OF SECTION 8, TOWNSHIP 109 NORTH, RANGE 49 WEST OF THE 5TH P.M. IN  
BROOKINGS COUNTY, SOUTH DAKOTA.



SCALE: 1" = 100'



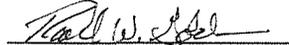
VICINITY MAP  
8-109-49

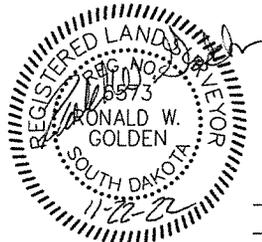


### SURVEYOR'S CERTIFICATE

I, Ronald W. Golden, a Registered Land Surveyor in the State of South Dakota, do hereby certify that on or before November 15th, 2022 and at the request of the owner(s) of real property hereinafter described, surveyed and platted a parcel of land located in the Southeast Quarter (SE1/4) of Section Eight (8), Township One Hundred Nine (109) North, Range Forty-Nine (49) 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 the location and dimensions of which are represented on said plat.

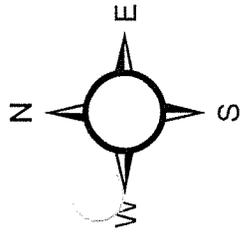
November 22, 2022  
Date

  
Ronald W. Golden, RLS  
Registration No. 6573

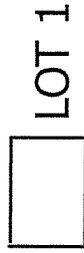


### LEGEND

- SET 5/8" REBAR w/ CAP
- FOUND IRON MONUMENTATION
- SECTION LINE
- - - 1/4 LINE
- ==== PROPERTY LINE
- - - - - PUBLIC RIGHT OF WAY



LOT 1  
WELLS ADDITION



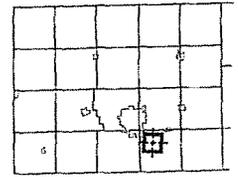


Beacon™

2023 plat 03 111  
Brookings County, SD



Overview



Legend

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

Parcel ID	210001094908400	Alternate ID	n/a	Owner Address	ALLISON FARMS INC
Sec/Twp/Rng	8-109-49	Class	AGA		4313 34TH AVE S
Property Address	4025 44TH ST S	Acreage	160		BROOKINGS SD 57006
	BROOKINGS				
District	2101				
Brief Tax Description	SE 1/4 SEC 8-109-49 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 12/29/2022  
 Last Data Uploaded: 12/29/2022 8:13:41 AM

Developed by  Schneider  
 GEOSPATIAL