

Resolution # 23-21

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 20, 2023, County Commission meeting.

June 7, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat006 with a unanimous vote of 9-ayes and 0-nays, at their June 6, 2023, meeting.

Brookings County Planning Commission
June 6, 2023 – 8:00 PM meeting

2023plat006– June 6, 2023

Prepared by Richard Haugen

Applicants/Owners: Mark and Sharon Stime, 1311 Trail Ridge Circle, Brookings, SD 57006
Site: 45672 216th St, Arlington, SD 57212

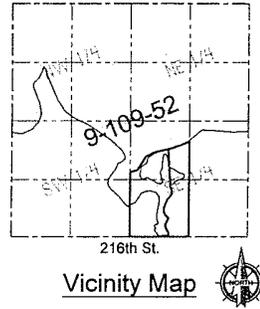
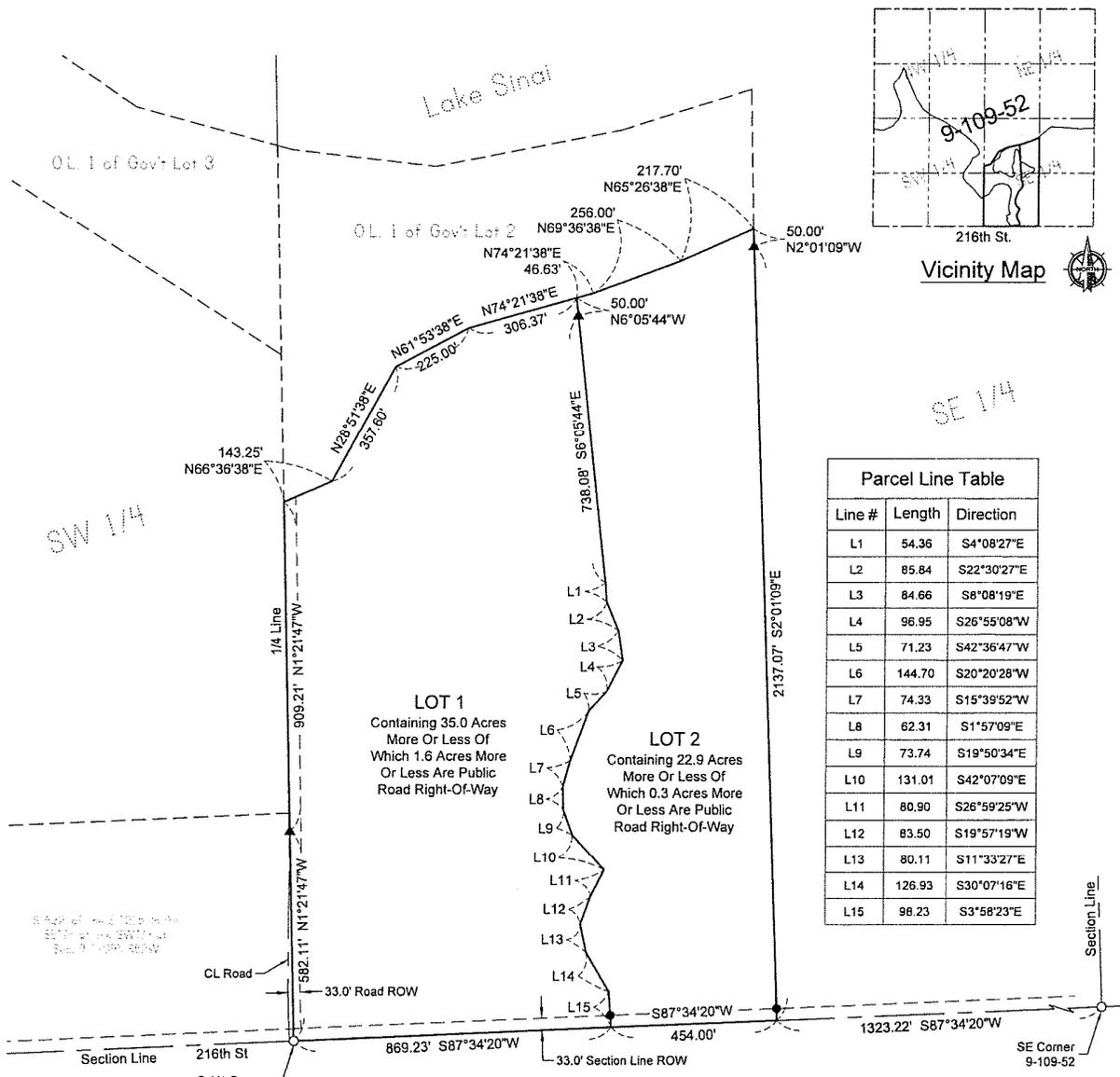
Legal Description: Plat of "Lot 1 and 2 of Stime Addition in the SW1/4 of the SE1/4 of Section 9, T109N, R52W of the 5th P.M., Brookings County, South Dakota."

2023plat006: Mark and Sharon Stime are subdividing a 53.75-acre parcel into two parcels, Lot 1 containing 35.0 acres and Lot 2 containing 22.9 acres. Lot 1 meets the 35-acre size requirements to build a residence on. Lot 2 with 22.9 acres has a 60' x 80' shed that was built in 2011. The shed is partially finished with a bathroom and small living quarters. The shed as it is now does not meet code requirements for fire separation as the living quarters were added after the fact. If the shed was modified to meet code requirements, it would then qualify as residence. Until that is done, the shed not considered a residence, and a new residence cannot be built on Lot 2. Portions of each lot are in the "Floodplain" and will need to meet the floodplain building requirements if any new structures are built.

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

2023plat006
Staff Report
June 6, 2023

PLAT OF
LOTS 1 AND 2 OF STIME ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 9,
T109N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



Parcel Line Table

Line #	Length	Direction
L1	54.36	S4°08'27"E
L2	85.84	S22°30'27"E
L3	84.66	S8°08'19"E
L4	96.95	S26°55'08"W
L5	71.23	S42°36'47"W
L6	144.70	S20°20'28"W
L7	74.33	S15°39'52"W
L8	62.31	S1°57'09"E
L9	73.74	S19°50'34"E
L10	131.01	S42°07'09"E
L11	80.90	S26°59'25"W
L12	83.50	S19°57'19"W
L13	80.11	S11°33'27"E
L14	126.93	S30°07'16"E
L15	98.23	S3°58'23"E


 May, 2023
 Scale: 1" = 300'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 15743)
 Bearings are Based on Assumed Datum
 ▲ Witness Corner Set
 (3/4" x 18" Capped Rebar RLS 15743)
 Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

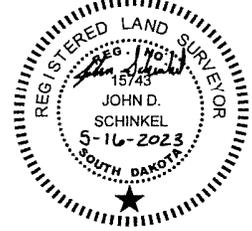
I, John D. Schinkel, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 16th day of May, 2023 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SW 1/4 of the SE 1/4 of Section 5, Township 109 North, Range 52 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 LOTS 1 AND 2 OF STIME ADDITION IN THE SW 1/4 OF THE SE 1/4 OF SECTION 9, T109N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

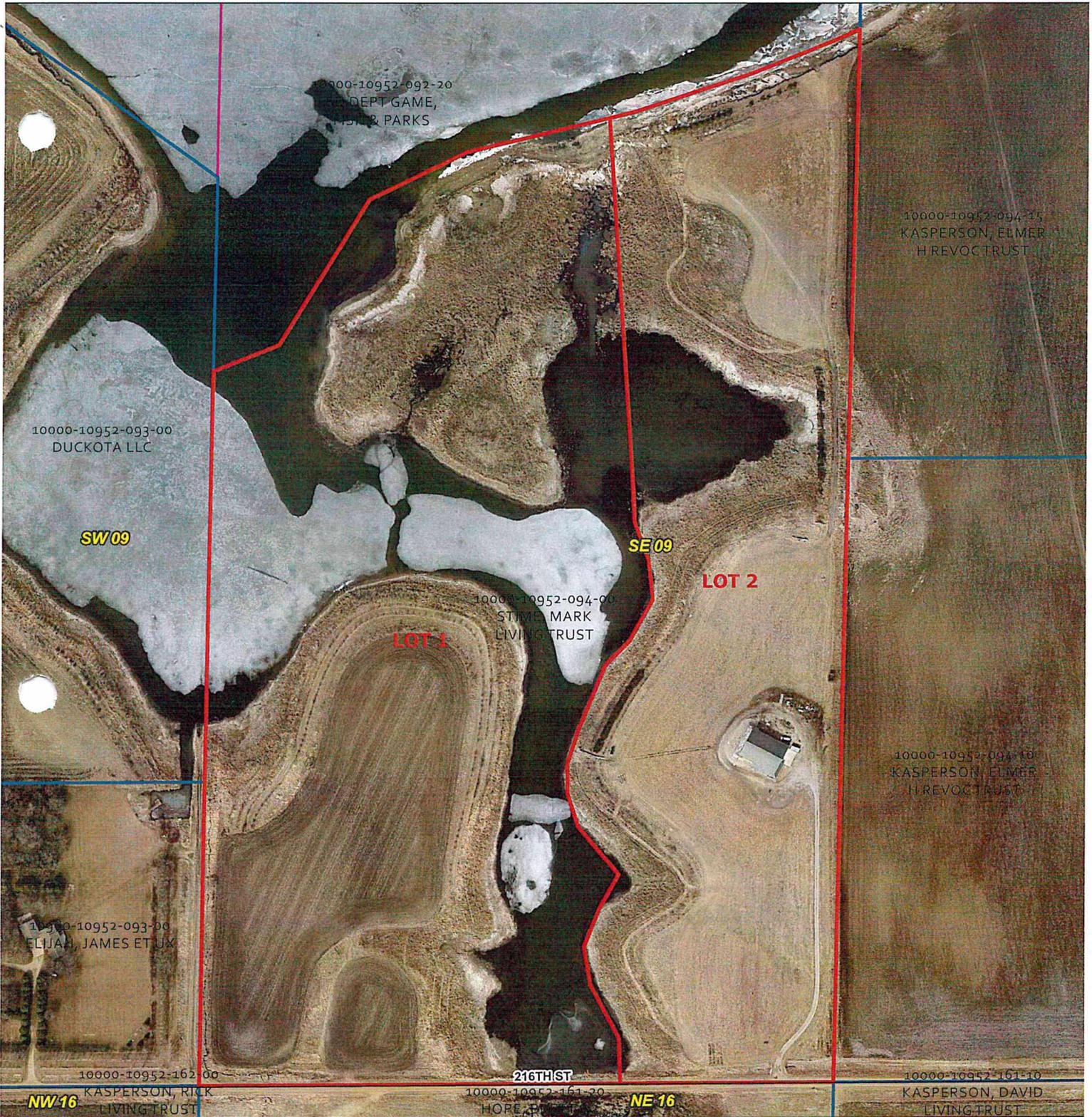
IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 16th day of May, 2023.

Prepared By:

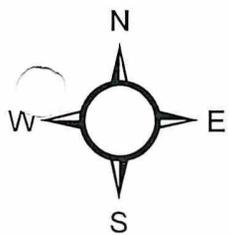


CIVIL DESIGN INC
 Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200





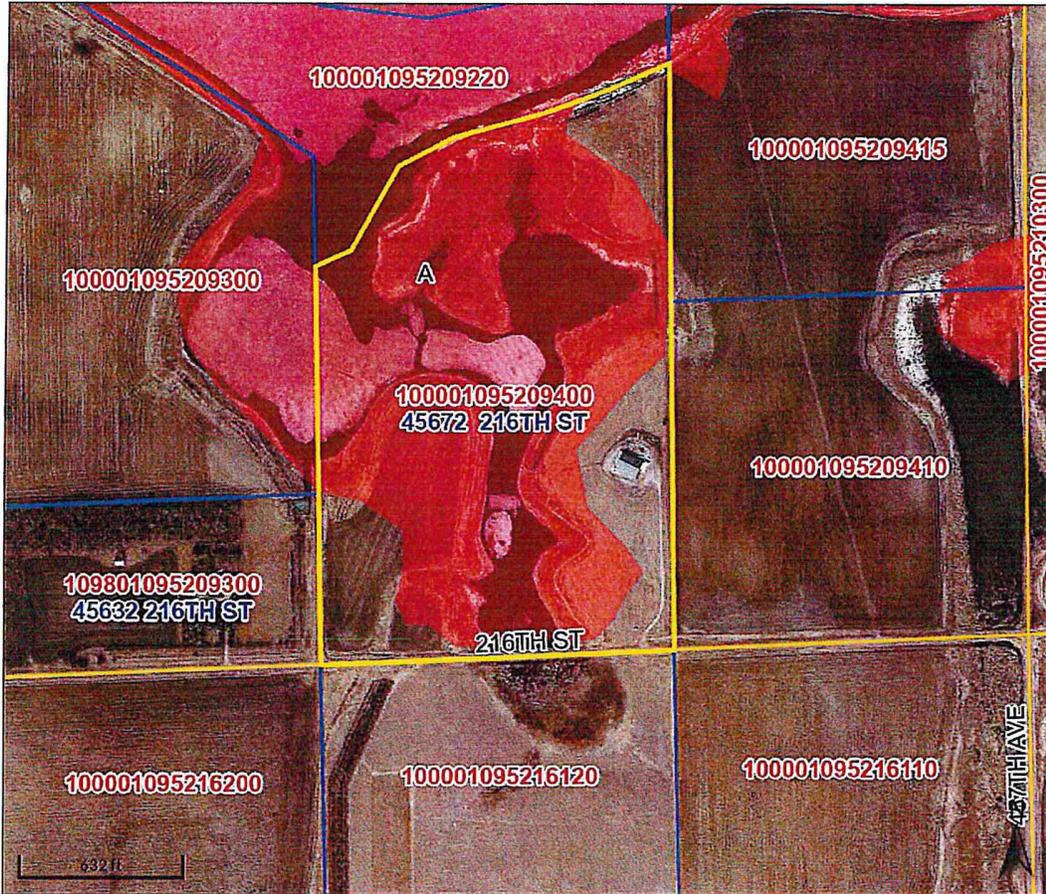
Lot 1 and 2 Stime Addition



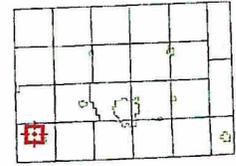
Lot 1 and Lot 2



2023 plat 006 Floodplain Map
BeaconTM Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

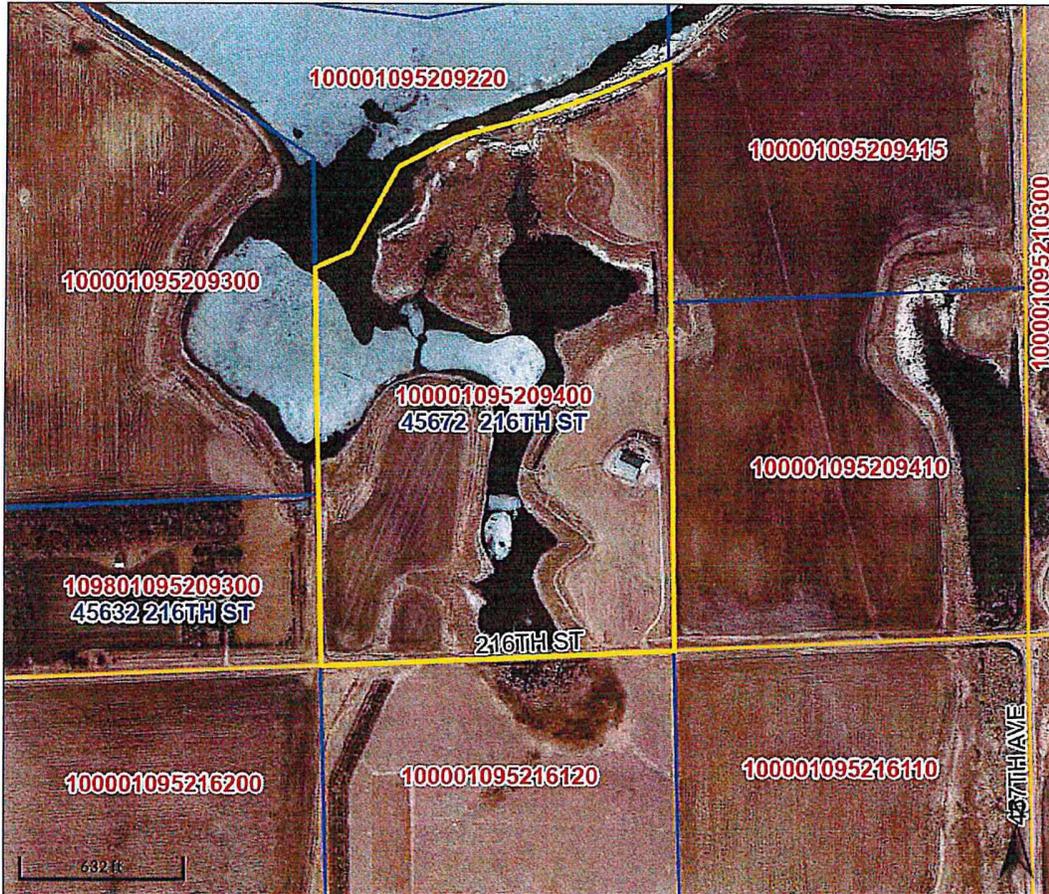
Parcel ID	100001095209400	Alternate ID	n/a	Owner Address	STIME, MARK LIVING TRUST
Sec/Twp/Rng	9-109-52	Class	AGA		1311 TRAIL RIDGE CIR
Property Address	45672 216TH ST	Acreage	53.75		BROOKINGS SD 57006
	ARLINGTON				
District	1009				
Brief Tax Description	SW 1/4 SE 1/4, LOT 2 EXC. OL 1 SEC 9-109-52 53.75 AC				
	(Note: Not to be used on legal documents)				

Date created: 5/16/2023
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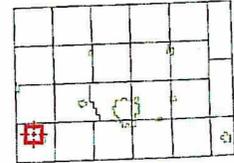
Developed by **Schneider**
 GEOSPATIAL

2023 plat 006

Beacon™ Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
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- Sections
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