

Resolution #23-24

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 2023plat009 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

2023plat009 – June 6, 2023

Prepared by Richard Haugen

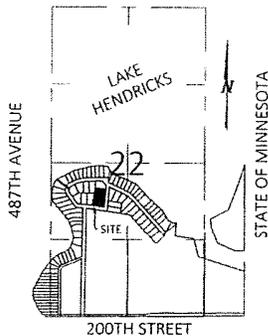
Applicant/Owner: Aaron Dale, 621 E lake Hendricks Dr, Hendricks, MN 56136
Owner: Blair Masonry Inc. 9000 E 41st St, Sioux Falls, SD 57110

Legal Description: Plat of "LOTS 2C AND 4C, 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."

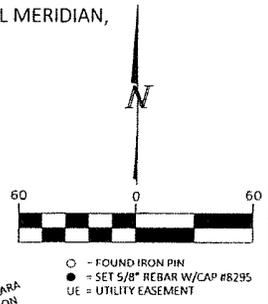
2023plat009: Aaron Dale is purchasing additional land from this adjoining landowner, Blair Masonry, who owns Lots 2B and 3B. The three lots were resurveyed to reflect that change in the property lines and will be known as Lots 2C and 4C. Lots 2C and 4C exceed the minimum of 20,000 square feet as required for the Lake Park District. This is a property line adjustment from 3 lots to 2 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.

PLAT OF
LOTS 2C AND 4C, 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]



VICINITY MAP
 SEC 22, T112N, R47W



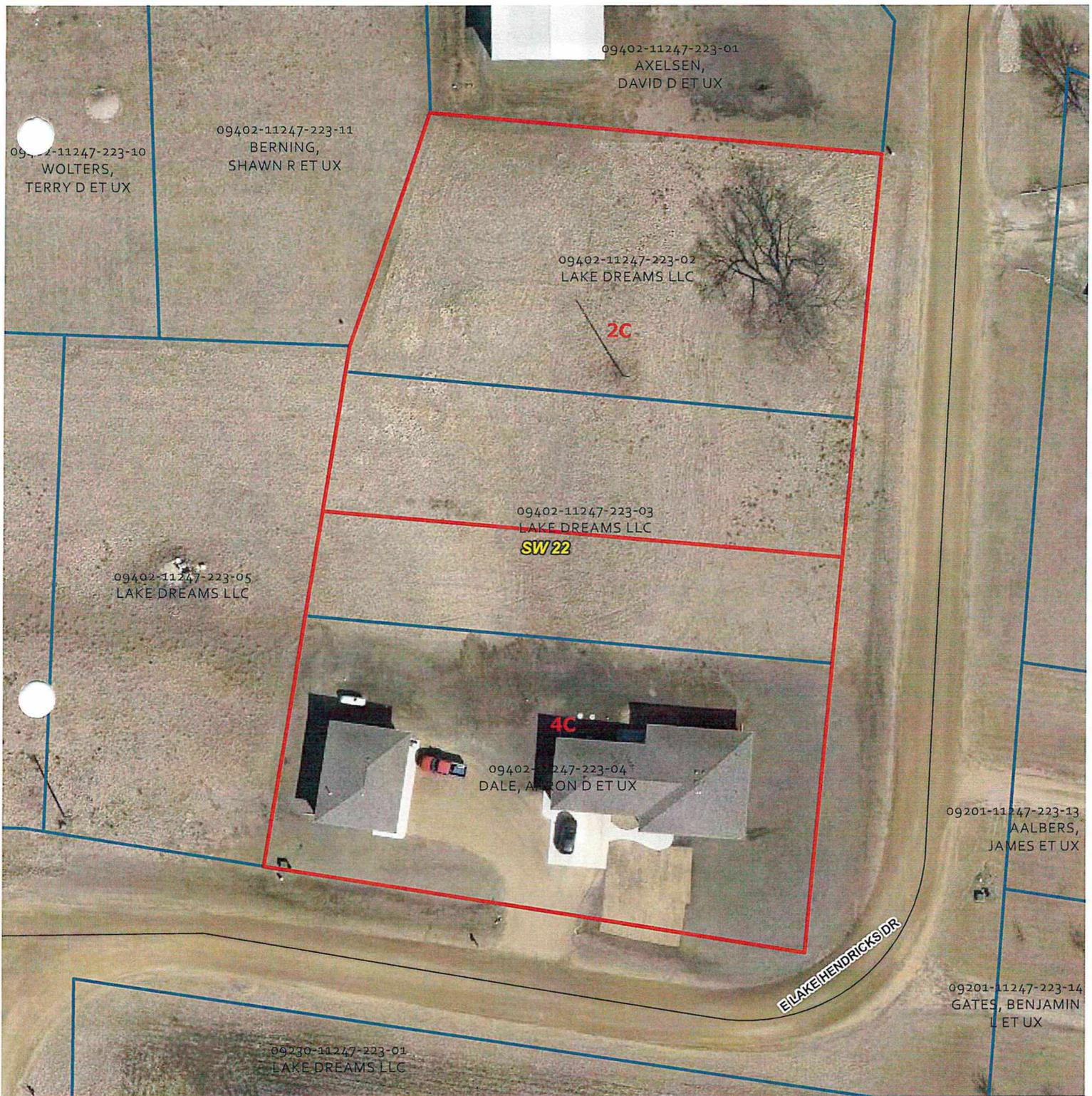
SURVEYOR'S CERTIFICATE

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 APRIL 26, 2023, SURVEY ALL 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 AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 2C AND 4C, 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±.

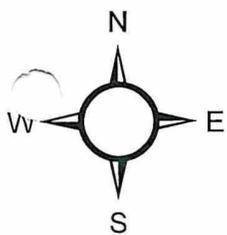
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 17TH DAY OF May, 2023.

NATHAN L. JIBBEN, RLS #8295



Lot 2C and 4C Block 2 Sunset Point Addition



Lot 2C and 4C



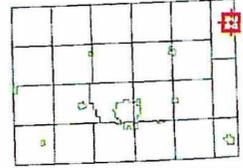


Beacon™

2023 plot 009
Brookings County, SD

1062

Overview



Legend

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

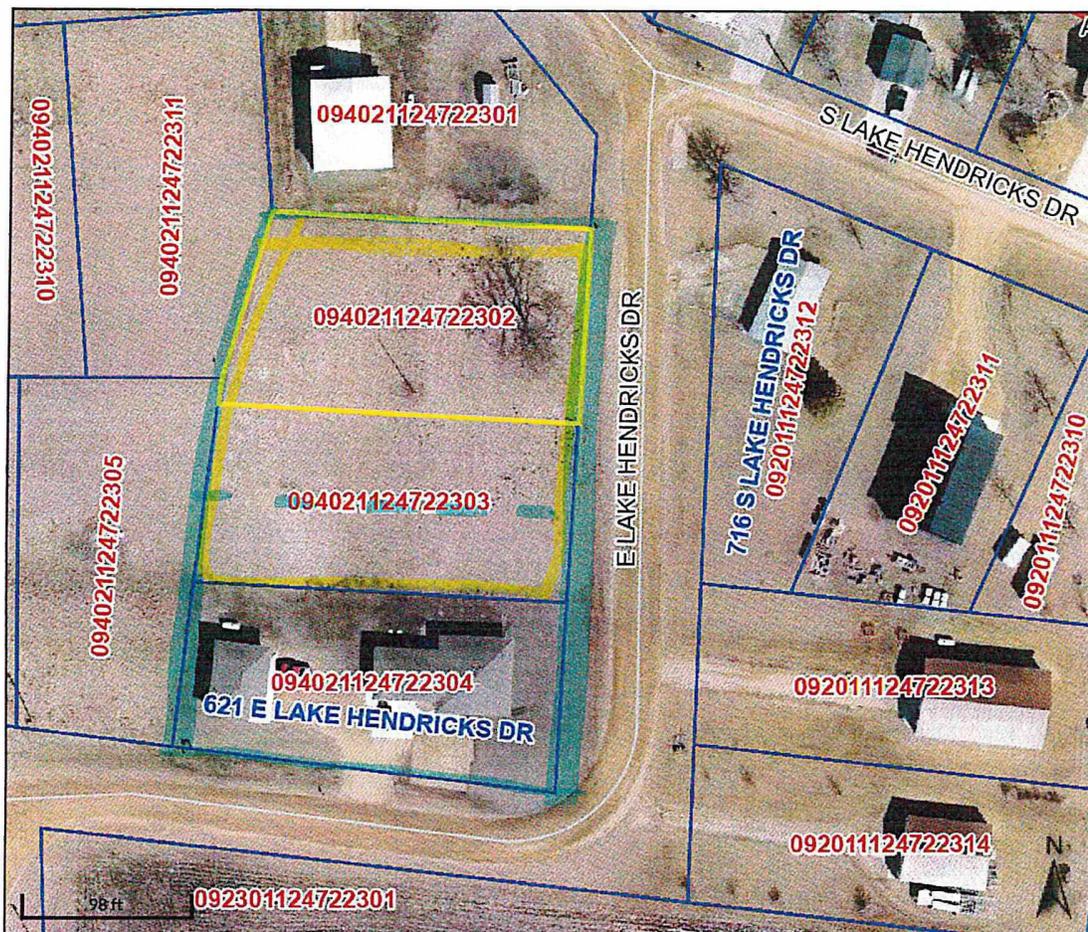
Parcel ID	094021124722304	Alternate ID	n/a	Owner Address	DALE, AARON D ET UX
Sec/Twp/Rng	22-112-47	Class	NACS		621 E LAKE HENDRICKS DR
Property Address	621 E LAKE HENDRICKS DR	Acres	n/a		HENDRICKS MN 56136
	HENDRICKS				
District	0910A				
Brief Tax Description	SUNSET POINT ADDN LOT 4A BLK 2 IN GOVT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

Date created: 5/22/2023
 Last Data Uploaded: 5/22/2023 1:02:24 AM

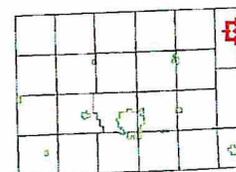
Developed by Schneider
 GEOSPATIAL

2023 plat 009

2062



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	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				
Brief Tax Description	SUNSET POINT ADDN LOT 2A BLK 2 20,857 SF (Note: Not to be used on legal documents)				

Date created: 5/22/2023
Last Data Uploaded: 5/22/2023 1:02:24 AM

Developed by  **Schneider**
GEOSPATIAL