

#23-38

**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](mailto:countydevelopment@brookingscountysd.gov)

Brookings County Commission  
September 19, 2023, County Commission meeting

September 6, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat014 with a unanimous vote of 7-ayes and 0-nays at their September 5, 2023, meeting.

Brookings County Planning Commission  
September 5, 2023 – 8:00 PM meeting

## 2023plat014– September 5, 2023

Prepared by Richard Haugen

Applicant/Owner: Elliott and Susan Filler, 21804 468<sup>th</sup> Ave, Volga, SD 57071

Legal Description: Plat of "Lots 1A and 2A of Highland Addition, in Government Lot 4 of Section 28, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2023plat014: Elliott and Susan Filler are re platting Lots 1 and Lot 2 of Highland Addition to Lots 1A and 2A of Highland Addition for a lot line adjustment. Lot 1A contains 17.89 acres and Lot 2 A contains 2.18 acres. The original plat of Lot 1 was platted on May 11, 1994, and Lot 2 was platted on February 10, 1999. The plat meets the plating requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

PLAT OF  
**LOTS 1A AND 2A OF HIGHLAND ADDITION,**  
 IN GOVERNMENT LOT 4 OF SECTION 28, TOWNSHIP 109 NORTH, RANGE 50 WEST OF  
 THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA

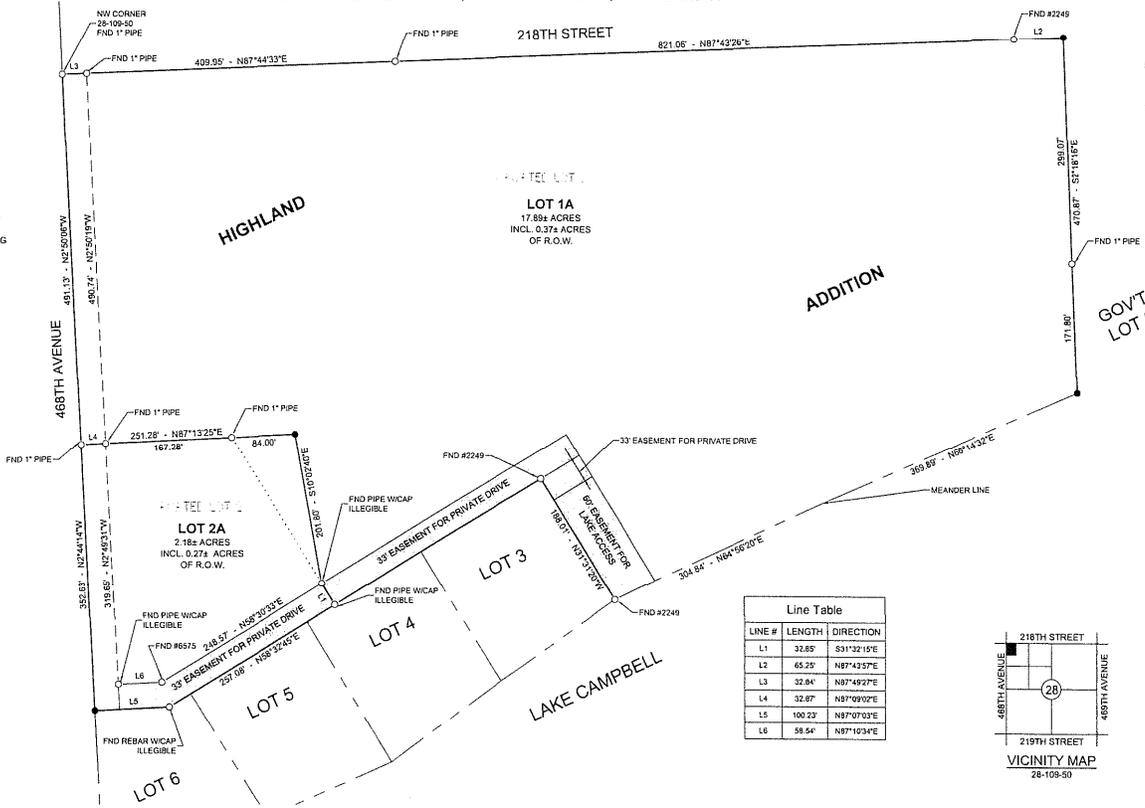
**VACATION NOTICE:**  
 THIS PLAT WILL VACATE LOT 1 OF HIGHLAND ADDITION IN GOVERNMENT LOT 4 OF SECTION 28, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA FILED IN BOOK 19 ON PAGE 4 AND THEREOF.

THIS PLAT WILL VACATE LOT 2 OF HIGHLAND ADDITION IN GOVERNMENT LOT 2 OF SECTION 28, TOWNSHIP 109 NORTH, RANGE 50 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA FILED IN BOOK 21 ON PAGE 70 AND THEREOF.

**SURVEYORS NOTE:**  
 MEANDER LINE SHOWN TO SHOW CLOSURE ON LOT 1A. LINE SHOWN DOES NOT REPRESENT THE TRUE BOUNDARY. TRUE BOUNDARY ALONG SHORELINE IS PER SDCL CHAPTER 17.



- LEGEND**
- MONUMENT FOUND
  - SET 5/8" REBAR W/ CAP #9924
  - 50.0'(M) MEASURED DISTANCE
  - 50.0'(R) RECORDED DISTANCE
  - ..... VACATED LOT LINE
  - R.O.W. LINE
  - EXISTING EASEMENT AS NOTED



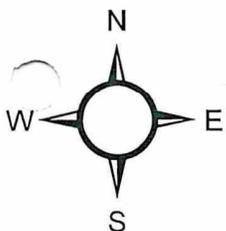
LINE #	LENGTH	DIRECTION
L1	32.85	S31°32'15"E
L2	65.25	N87°43'57"E
L3	32.84	N87°43'27"E
L4	32.87	N87°09'02"E
L5	100.23	N87°07'03"E
L6	58.54	N87°10'34"E



PREPARED BY:  
 BANNER ASSOCIATES, INC.  
 409 22nd AVE. S.  
 BROOKINGS, SD 57006  
 (605) 692-6342

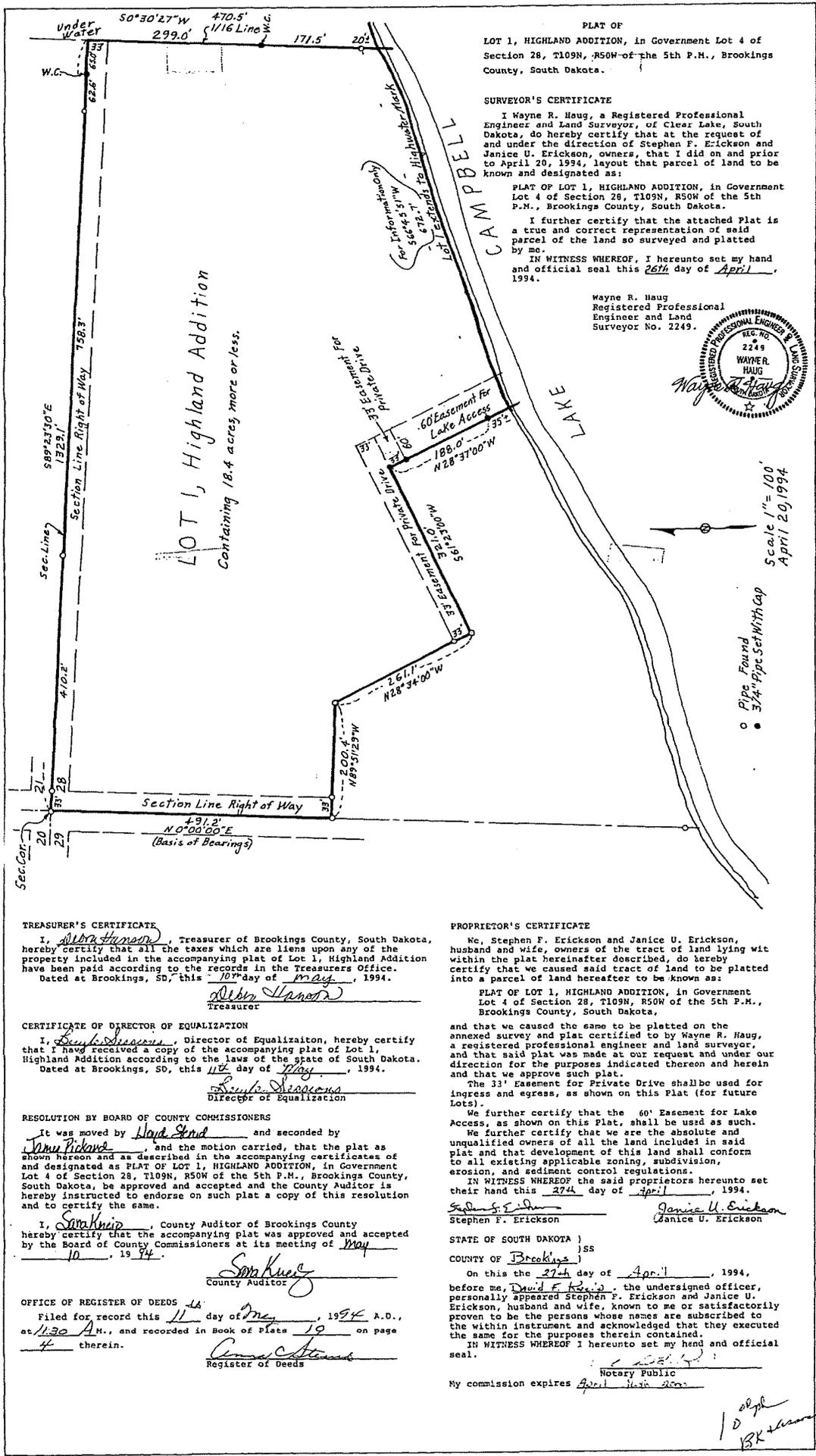


# LOTS 1A AND 2A HIGHLAND ADDITION



LOT 1A AND 2A





PLAT OF  
LOT 1, HIGHLAND ADDITION, in Government Lot 4 of  
Section 28, T109N, R50W of the 5th P.M., Brookings  
County, South Dakota.

**SURVEYOR'S CERTIFICATE**  
I Wayne R. Haug, a Registered Professional  
Engineer and Land Surveyor, of Clear Lake, South  
Dakota, do hereby certify that at the request of  
and under the direction of Stephen F. Erickson and  
Janice U. Erickson, owners, that I did on and prior  
to April 20, 1994, layout that parcel of land to be  
known and designated as:  
PLAT OF LOT 1, HIGHLAND ADDITION, in Government  
Lot 4 of Section 28, T109N, R50W of the 5th  
P.M., Brookings County, South Dakota.  
I further certify that the attached Plat is  
a true and correct representation of said  
parcel of the land so surveyed and platted  
by me.  
IN WITNESS WHEREOF, I hereunto set my hand  
and official seal this 20th day of April,  
1994.

Wayne R. Haug  
Registered Professional  
Engineer and Land  
Surveyor No. 2249.

**TREASURER'S CERTIFICATE**  
I, Alma Hanson, Treasurer of Brookings County, South Dakota,  
herby certify that all the taxes which are liens upon any of the  
property included in the accompanying plat of Lot 1, Highland Addition  
have been paid according to the records in the Treasurers Office.  
Dated at Brookings, SD, this 10th day of May, 1994.  
Alma Hanson  
Treasurer

**CERTIFICATE OF DIRECTOR OF EQUALIZATION**  
I, Frankie Anderson, Director of Equalization, hereby certify  
that I have received a copy of the accompanying plat of Lot 1,  
Highland Addition according to the laws of the state of South Dakota.  
Dated at Brookings, SD, this 11th day of May, 1994.  
Frankie Anderson  
Director of Equalization

**RESOLUTION BY BOARD OF COUNTY COMMISSIONERS**  
It was moved by Wayne Stend and seconded by  
Wm. Pickens, and the motion carried, that the plat as  
shown hereon and as described in the accompanying certificates of  
and designated as PLAT OF LOT 1, HIGHLAND ADDITION, in Government  
Lot 4 of Section 28, T109N, R50W of the 5th P.M., Brookings County,  
South Dakota, be approved and accepted and the County Auditor is  
hereby instructed to endorse on such plat a copy of this resolution  
and to certify the same.

I, Sam Knapp, County Auditor of Brookings County  
herby certify that the accompanying plat was approved and accepted  
by the Board of County Commissioners at its meeting of May  
10, 1994.  
Sam Knapp  
County Auditor

**OFFICE OF REGISTER OF DEEDS**  
Filed for record this 11 day of May, 1994 A.D.,  
at 1:30 A.M., and recorded in Book of Plats 19 on page  
4 therein.  
Anna Catherine  
Register of Deeds

**PROPRIETOR'S CERTIFICATE**  
We, Stephen F. Erickson and Janice U. Erickson,  
husband and wife, owners of the tract of land lying wit  
within the plat hereinafter described, do hereby  
certify that we caused said tract of land to be platted  
into a parcel of land hereafter to be known as:

PLAT OF LOT 1, HIGHLAND ADDITION, in Government  
Lot 4 of Section 28, T109N, R50W of the 5th P.M.,  
Brookings County, South Dakota,  
and that we caused the same to be platted on the  
annexed survey and plat certified to by Wayne R. Haug,  
a registered professional engineer and land surveyor,  
and that said plat was made at our request and under our  
direction for the purposes indicated thereon and herein  
and that we approve such plat.

The 33' Easement for Private Drive shall be used for  
ingress and egress, as shown on this Plat (for future  
lots).

We further certify that the 60' Easement for Lake  
Access, as shown on this Plat, shall be used as such.  
We further certify that we are the absolute and  
unqualified owners of all the land included in said  
plat and that development of this land shall conform  
to all existing applicable zoning, subdivision,  
erosion, and sediment control regulations.

IN WITNESS WHEREOF the said proprietors hereunto set  
their hand this 20th day of April, 1994.  
Stephen F. Erickson Janice U. Erickson  
Stephen F. Erickson Janice U. Erickson

STATE OF SOUTH DAKOTA )  
) SS  
COUNTY OF Brookings )

On this the 27th day of April, 1994,  
before me, David F. Hays, the undersigned officer,  
personally appeared Stephen F. Erickson and Janice U.  
Erickson, husband and wife, known to me or satisfactorily  
proven to be the persons whose names are subscribed to  
the within instrument and acknowledged that they executed  
the same for the purposes therein contained.  
IN WITNESS WHEREOF I hereunto set my hand and official  
seal.

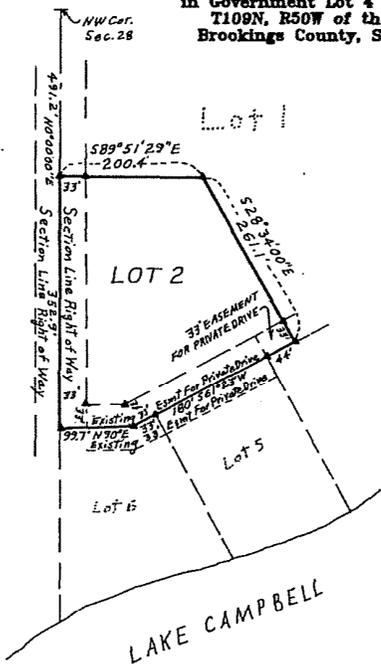
David F. Hays  
Notary Public  
My commission expires April 1994

10  
B.K. Hanson

DRAWING NUMBER  
**21-70**

DRAWING NUMBER

**PLAT OF  
LOT 2, HIGHLAND ADDITION  
in Government Lot 4 of Section 28,  
T109N, R50W of the 5th P.M.,  
Brookings County, South Dakota**



SCALE: 1" = 100'  
January 14, 1999

- LEGEND**
- ▲ FOUND MONUMENTATION
  - SET 3/4" PIPE WITH PLASTIC CAP #2249

**PREPARED BY:**  
Haug Engineering and Surveying  
252 17th Avenue South  
Brookings, SD 57008

**SURVEYOR'S CERTIFICATE**  
I, Wayne R. Haug, a Registered Professional Engineer and Land Surveyor of the State of South Dakota, did an and before the 14th day of January, 1999, at the request of the owners, survey and plot a parcel of land located in Government Lot 4, Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel as platted being that shown on the accompanying plat as:  
**PLAT OF LOT 2, HIGHLAND ADDITION, located in Government Lot 4, Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota.**  
This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of January, 1999.

*Wayne R. Haug*  
Wayne R. Haug  
Registered Land Surveyor No. 2249

**OWNER'S CERTIFICATE**  
This is to certify that we, Stephen F. Erickson and Janice U. Erickson, husband and wife, are the owners of the tract of land described as a part of Government Lot 4, Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance. We further certify that we requested Wayne R. Haug to plot this tract and that we hereby approve this survey and plat as:  
**PLAT OF LOT 2, HIGHLAND ADDITION, located in Government Lot 4, Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota.**  
The 33' BASEMENT FOR PRIVATE DRIVE shall be used for ingress and egress, as shown on this Plat.  
We further certify that the development of this land shall conform to all existing applicable zoning, subdivision erosion, and sediment control regulations.

IN WITNESS WHEREOF we have hereunto set our hands this 26 day of JANUARY, 1999.  
*Stephen F. Erickson*  
Stephen F. Erickson  
State of South Dakota  
County of Brookings

*Janice U. Erickson*  
Janice U. Erickson

On this the 26 day of JANUARY, 1999, before me, Sharon A. McArthur, the undersigned officer, personally appeared Stephen F. Erickson and Janice U. Erickson, husband and wife, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

*Sharon A. McArthur*  
Sharon A. McArthur  
Notary Public

IN WITNESS WHEREOF I hereunto set my hand and official seal.  
My commission expires SHARON A. MCARTHUR  
NOTARY PUBLIC  
BROOKINGS COUNTY, SOUTH DAKOTA

**RESOLUTION BY BOARD OF COUNTY COMMISSIONERS #99-6**  
It was moved by Ray Savelle and seconded by Don Larson and the motion carried, that the plat as shown hereon and as described in the accompanying certificates of and designated as **PLAT OF LOT 2, HIGHLAND ADDITION, LOCATED IN GOVERNMENT LOT 4, SECTION 28, T109N, R50W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA**, be approved and accepted, and the County Auditor is hereby instructed to endorse on each plat a copy of this resolution and to certify the same.  
I, James K. W. Bennett, County Auditor of Brookings County hereby certify that the accompanying plat was approved and accepted by the board of County Commissioners at its meeting of JANUARY 19, 1999.

*James K. W. Bennett*  
James K. W. Bennett  
County Auditor

**DIRECTOR OF EQUALIZATION**  
I, Samuel J. Jensen, Director of Equalization, Brookings County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.  
Dated this 4th day of February, 1999.

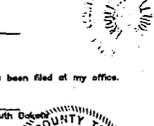
*Samuel J. Jensen*  
Samuel J. Jensen  
Director of Equalization, Brookings County, South Dakota

**COUNTY TREASURER'S CERTIFICATE**  
I, Ang Schultz, Treasurer of Brookings County, South Dakota, do hereby certify that all taxes which are liens upon the land shown on the above plat as shown by the records in my office, have been paid in full.  
Dated this 25 day of JANUARY, 1999.

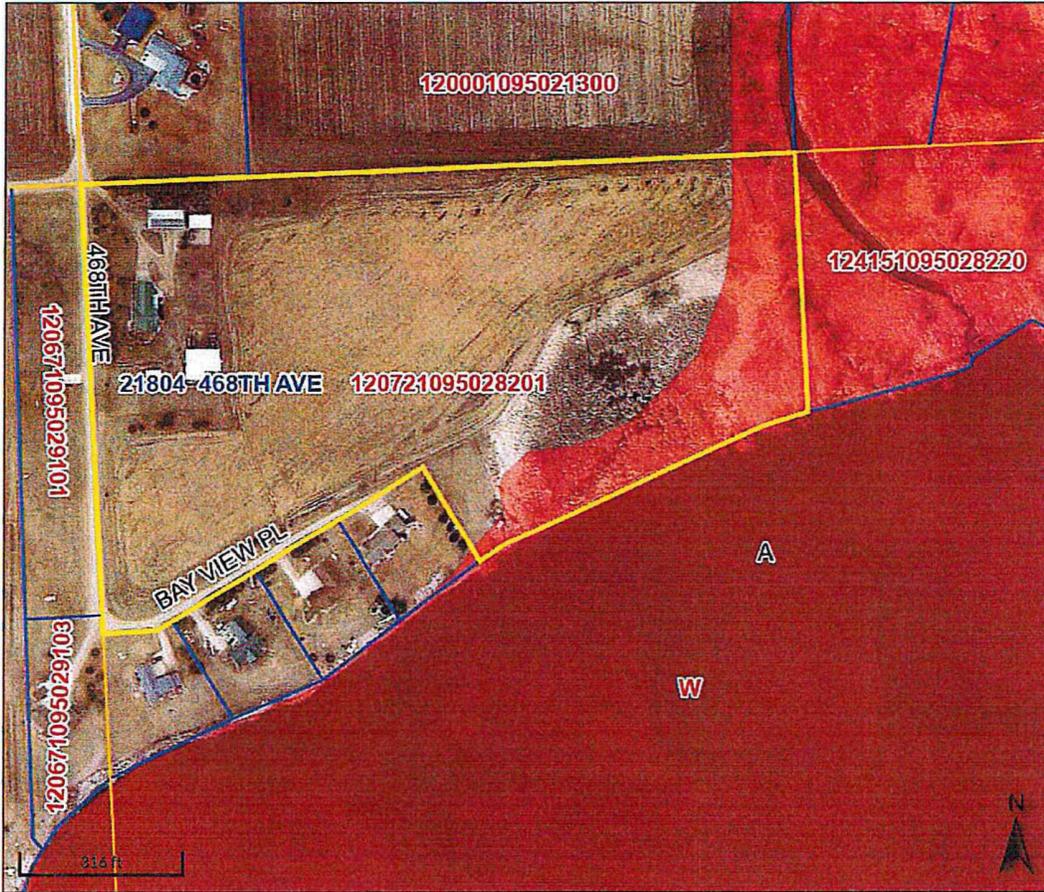
*Ang Schultz*  
Ang Schultz  
Treasurer, Brookings County, South Dakota

**REGISTER OF DEEDS**  
Filed for record this 16th day of February, A.D. 1999 at 8:10  
A.M. and recorded in Book of Plats 81 on Page 70 therein.

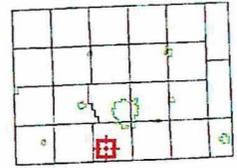
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Quinn  
Register of Deeds, Brookings County, South Dakota



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Overview



Legend

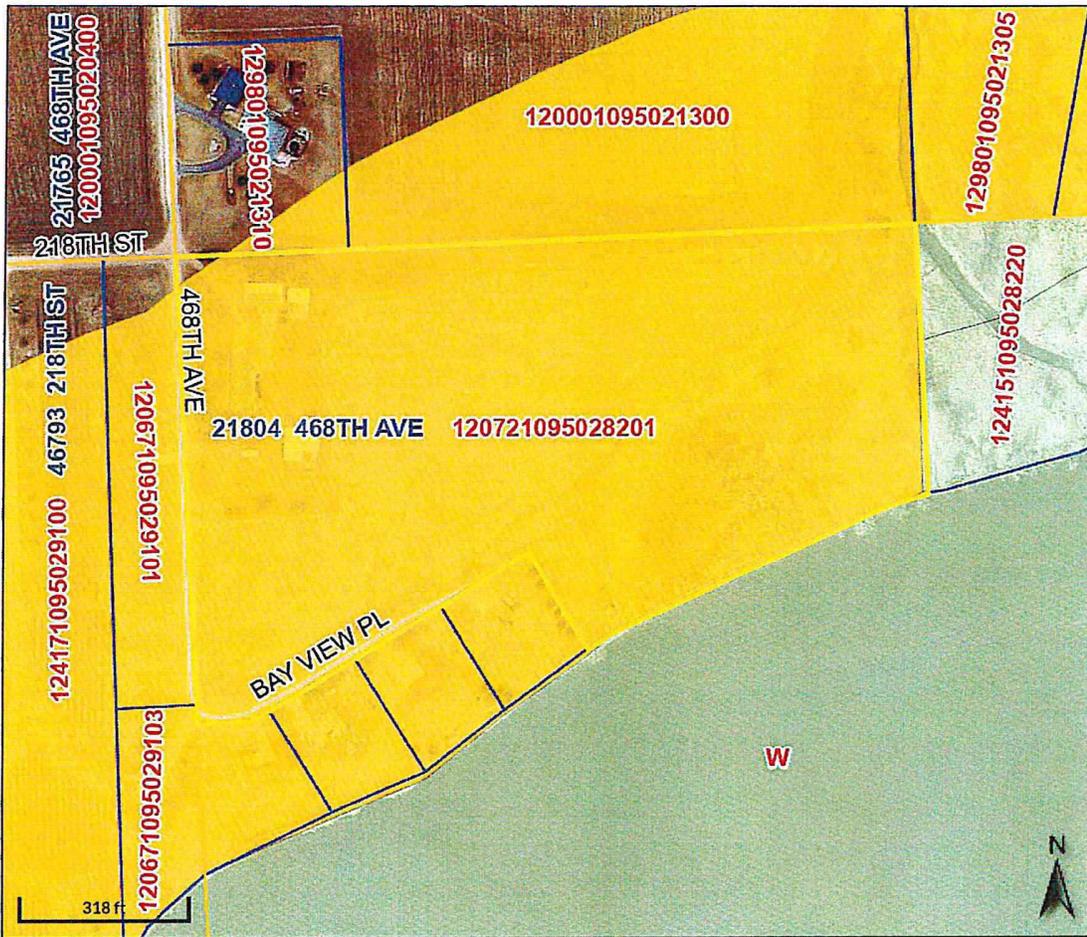
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	120721095028201	Alternate ID	n/a	Owner Address	FILLER, ELLIOTT W ET UX
Sec/Twp/Rng	28-109-50	Class	AGC		21804 468TH AVE
Property Address	21804 468TH AVE	Acreeage	20.4		VOLGA SD 57071
	VOLGA				
District	12014				
Brief Tax Description	HIGHLAND ADDITION, LOTS 1 & 2 IN SEC 28-109-50 20.40 AC				
	<i>(Note: Not to be used on legal documents)</i>				

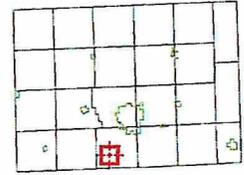
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Developed by **Schneider**  
 GEOSPATIAL

2023 plat 014



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Zoning Districts**
- Commercial/Industrial
- Lake/Park District
- Natural Resource District
- Parcels
- Roads

Parcel ID	120721095028201	Alternate ID	n/a	Owner Address	FILLER, ELLIOTT W ET UX
Sec/Twp/Rng	28-109-50	Class	AGC		21804 468TH AVE
Property Address	21804 468TH AVE	Acreage	20.4		VOLGA SD 57071
	VOLGA				
District	12014				
Brief Tax Description	HIGHLAND ADDITION, LOTS 1 & 2 IN SEC 28-109-50 20.40 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/25/2023  
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Developed by Schneider  
 GEOSPATIAL