

#2344

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
October 10, 2023, County Commission meeting.

October 4, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat016 with a unanimous vote of 7-ayes and 0-nays at their October 3, 2023, meeting.

Brookings County Planning Commission
October 3, 2023 – 8:00 PM meeting

2023plat016– October 3, 2023

Prepared by Richard Haugen

Applicant/Owner: Robert Lynn, 1925 Windermere Way, Brookings, SD 57006
Property address: 48294 219th St, Elkton, SD 57026

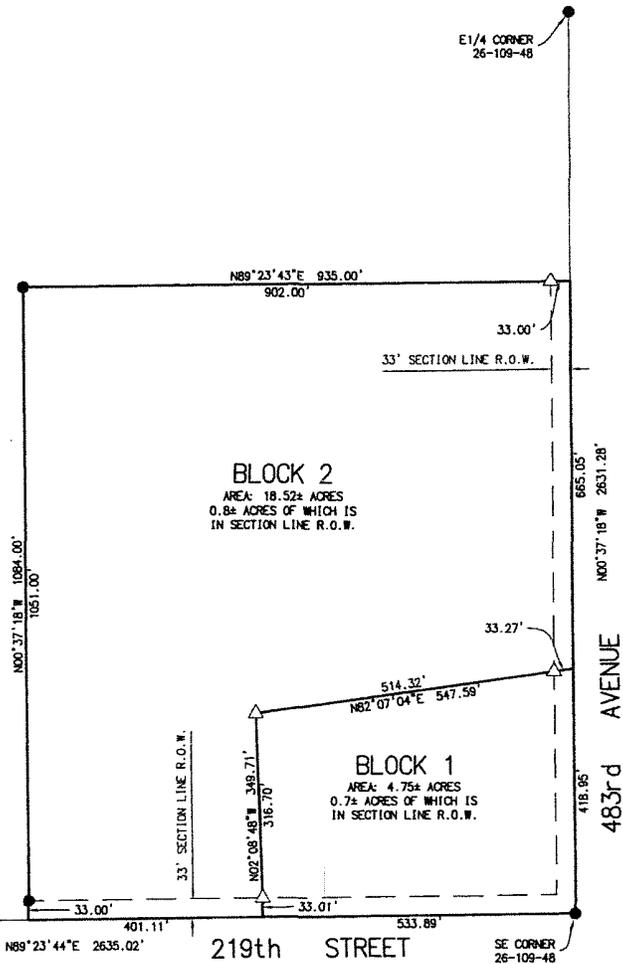
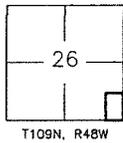
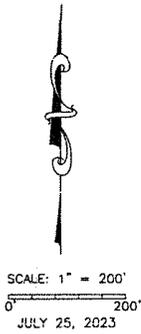
Legal Description: Plat of "Blocks 1 & 2, Lexy Lynn Addition in the Southeast 1/4 of Section 26, T109N, R48W of the 5th P.M., Brookings County, South Dakota."

2023plat016: Robert Lynn is platting off an existing 23.27-acre homestead that was originally deeded off in March of 1997 with a footage description. Block 1 contains 4.75 acres with the house, which was built in 1998 and Block 2 contains 18.52 acres with the outbuildings, shelterbelt and farm ground. The owner is selling the property to a family member. The platting of the property and smaller parcel with the house was a requirement for financial purposes. The two parcels will be tied together, a house cannot be built on Block 2 as it does not meet the 35-acre requirement. The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2023plat016
Staff Report
October 3, 2023

PLAT OF BLOCKS 1 & 2, LEXY LYNN ADDITION

IN THE SOUTHEAST 1/4 OF SECTION 26, T109N, R48W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

- FOUND MONUMENTATION
- △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"
- () INDICATES RECORD DISTANCE

SURVEYOR'S CERTIFICATE

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 25th day of July, 2023, at the request of the owner, survey and plat in the Southeast 1/4 of Section 26, T109N, R48W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

BLOCKS 1 & 2, LEXY LYNN ADDITION, in the Southeast 1/4 of Section 26, T109N, R48W of the 5th P.M., Brookings County, South Dakota.

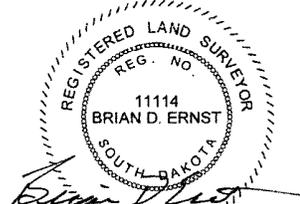
This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of July, 2023.

NOTES:

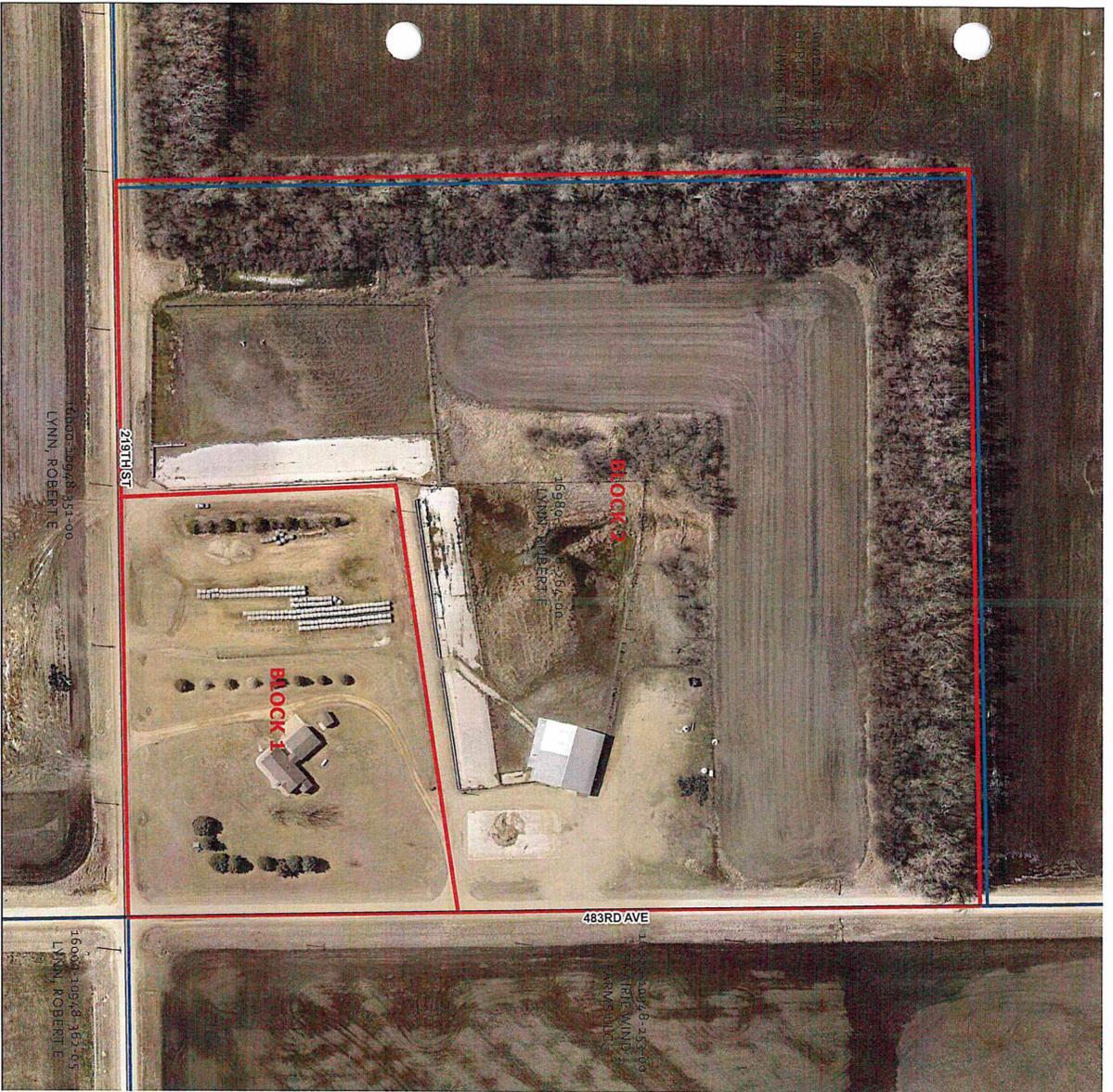
BASIS OF BEARINGS ARE ASSUMED.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PREPARED BY:

FORESIGHT
LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57005
PHONE: 605.695.6442 Foresight@brookings.net

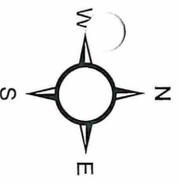


Brian D. Ernst
Registered Land Surveyor No. 11114



BLOCKS 1 AND 2 LEXY LYNN ADDITION

 BLOCK 1 AND 2



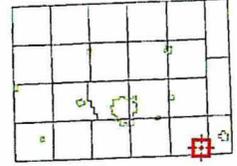


Beacon™

2023 plat 016
Brookings County, SD



Overview



Legend

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

Parcel ID	169801094826400	Alternate ID	n/a	Owner Address	LYNN, ROBERT E
Sec/Twp/Rng	26-109-48	Class	AGC		1925 WINDERMERE WAY
Property Address	48294 219TH ST ELKTON	Acreage	23.27		BROOKINGS SD 57006
District	1603				
Brief Tax Description	S 1084' OF E 935' OF SE 1/4 SECTION 26-109-48 23.27 AC (Note: Not to be used on legal documents)				

Date created: 8/23/2023
 Last Data Uploaded: 8/23/2023 1:06:36 AM

Developed by Schneider
 GEOSPATIAL