

23-47

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
November 21, 2023, County Commission meeting.

November 8, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat018 with a unanimous vote of 9-ayes and 0-nays at their November 7, 2023, meeting.

Brookings County Planning Commission
November 7, 2023 – 7:00 PM meeting

2023plat018– November 7, 2023

Prepared by Richard Haugen

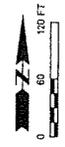
Applicant/Owner: Emily Trias, 20285 478th Ave, White, SD 57276

Legal Description: Plat of "Lot 1A Grorud Santema Addition, in the Southeast Quarter SE 1/4 of Section 1, T111N, R49W of the 5th P.M., Brookings County, South Dakota."

2023plat018: Emily Trias is platting off 3.6-acre parcel with access to 478th Ave (aka: Brookings County blacktop road # 25). The parcel is currently grassland and trees and is currently being used as part of the Six-Mile Creek Golf Course with a grain bin gazebo and a deck. There was an agreement between the previous owner and the golf course on the use of the land with the gazebo, but no definite property line boundary. The property has been sold and area with the grain bin gazebo is now being platted. The City of White will also need to sign the plat, per SDCL 11-3-6, as the platted parcel adjoins the City limits of White. Six Mile Creek Golf Course is in the White City limits. The 3.6-acre plat may be annexed into the City of White. The parcel could not be used to build a house on, as it does not contain the required 35 acres and is not an existing farmstead. The plat meets the plating requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2023plat018
Staff Report
November 7, 2023

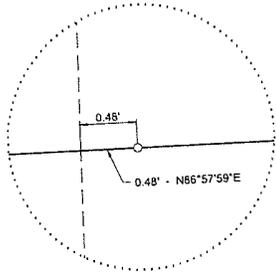
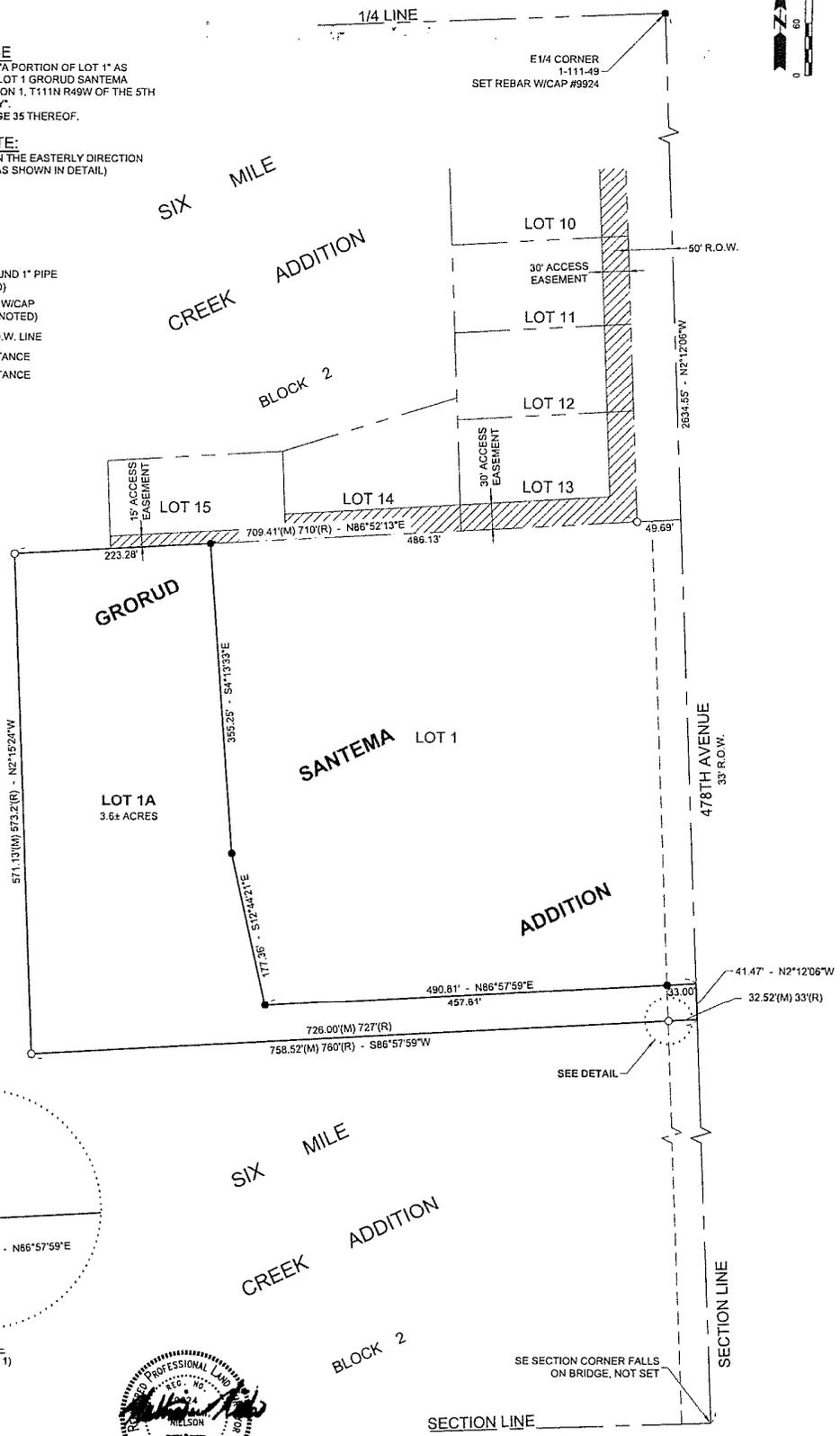
PLAT OF
LOT 1A GRORUD SANTEMA ADDITION,
IN THE SOUTHEAST QUARTER SE1/4 OF SECTION 1, TOWNSHIP 111 NORTH, RANGE
49 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



VACATION NOTICE
THIS PLAT WILL VACATE "A PORTION OF LOT 1" AS SHOWN IN THE PLAT OF "LOT 1 GRORUD SANTEMA ADDITION SE1/4 OF SECTION 1, T111N R49W OF THE 5TH P.M., BROOKINGS COUNTY". FILED IN BOOK 11 ON PAGE 35 THEREOF.

SURVEYORS NOTE:
1. FOUND PIN IS 0.48' IN THE EASTERLY DIRECTION FROM R.O.W. LINE (AS SHOWN IN DETAIL)

- LEGEND**
- MONUMENT FOUND 1" PIPE (UNLESS NOTED)
 - SET 5/8" REBAR W/CAP #9924 (UNLESS NOTED)
 - - - STATUTORY R.O.W. LINE
 - 50.0'(M) MEASURED DISTANCE
 - 50.0'(R) RECORDED DISTANCE



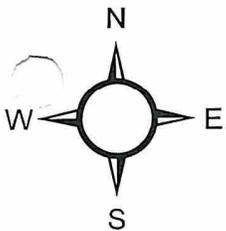
DETAIL
(SEE NOTE 1)



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



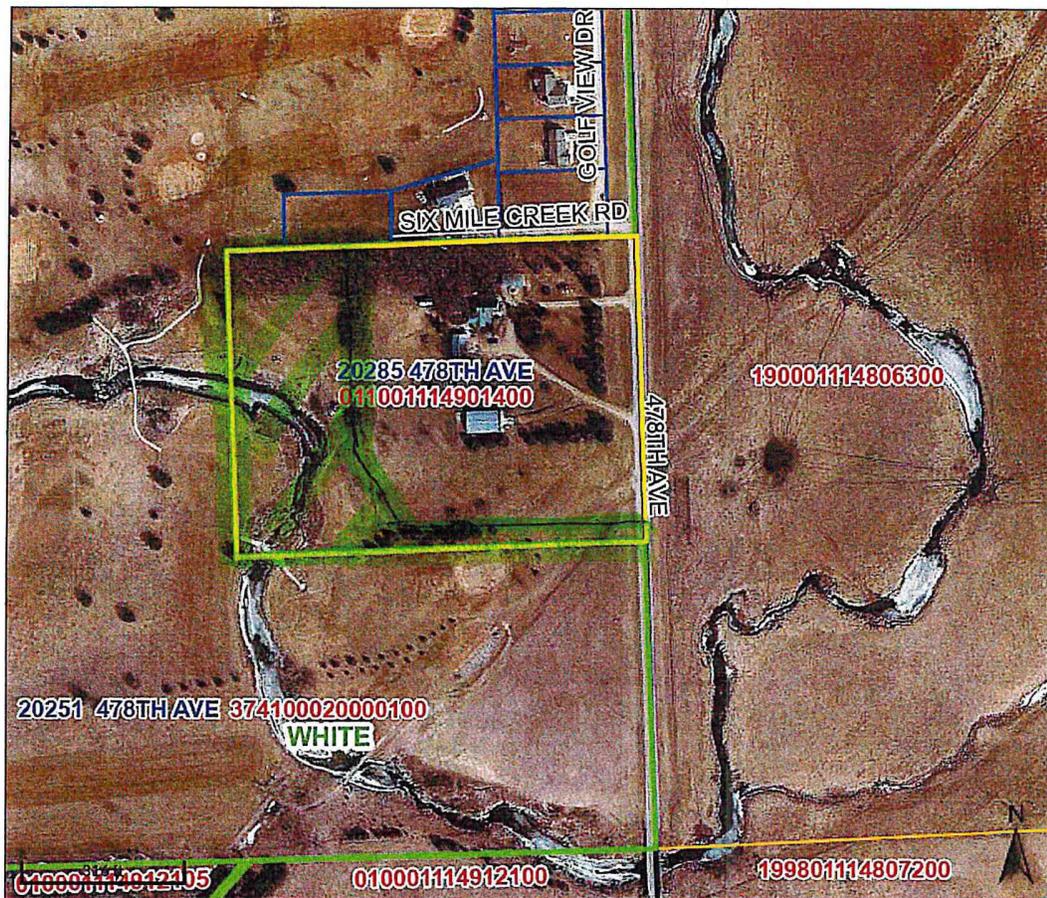
LOT 1A GRORUD SANTEMA ADDITION



 LOT 1A



2023plat018



Overview



Legend

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

Parcel ID	011001114901400	Alternate ID	n/a	Owner Address	TRIAS, EMILY
Sec/Twp/Rng	1-111-49	Class	NACS		20285 478TH AVE
Property Address	20285 478TH AVE	Acreage	n/a		WHITE SD 57276
	WHITE				

District 0110 - AFTON TWP/DEUBROOK SCH
 Brief Tax Description LOT 1 GRORUD-SANTEMA ADDN IN SE 1/4 SEC 1-111-49 10.00 ACRES
 (Note: Not to be used on legal documents)

Date created: 9/21/2023
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Developed by Schneider
 GEOSPATIAL