

#23-48

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 2023plat019 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

2023plat019– November 7, 2023

Prepared by Richard Haugen

Applicant/Owners: Kyle Rausch, 3801 16th Ave W, Brookings, SD 57006
-Donovan R. Peterson, 3705 16th Ave W, Brookings, SD 57006
- Joel Telkamp, 3735 16th Ave W, Brookings, SD 57006

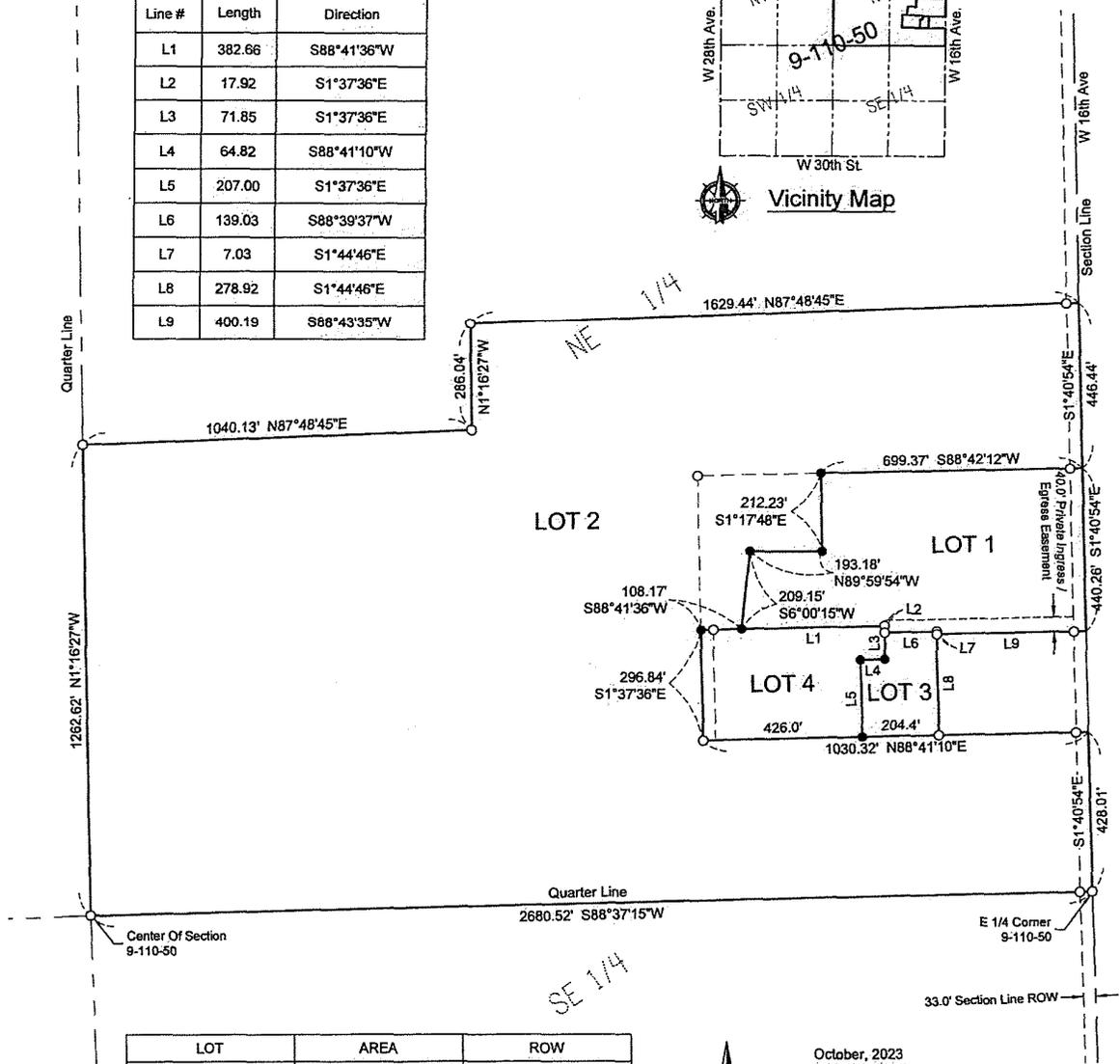
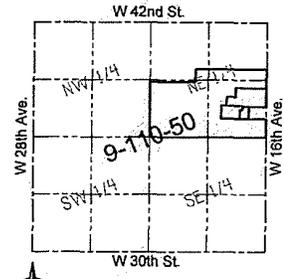
Legal Description: Plat of "Lots 1, 2, 3, & 4 of Copper Ridge Addition in the NE 1/4 of Section 9, T110N, R50W of the 5th P.M., Brookings County, South Dakota."

2023plat019: Kyle Rausch, Donovan R. Peterson and Joel Telkamp are platting their existing properties that are described with footage descriptions. One of the landowners is purchasing some additional property from the other landowner and platting the property is the only way to describe the property due to the irregular shapes. The property is in the Brookings City/Brookings County Joint Jurisdiction Area and is zoned Agricultural.

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

**PLAT OF
 LOTS 1, 2, 3, & 4 OF COPPER RIDGE ADDITION IN THE NE 1/4 OF SECTION 9,
 T110N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**

Line #	Length	Direction
L1	382.66	S88°41'36"W
L2	17.92	S1°37'36"E
L3	71.85	S1°37'36"E
L4	64.82	S88°41'10"W
L5	207.00	S1°37'36"E
L6	139.03	S88°39'37"W
L7	7.03	S1°44'46"E
L8	278.92	S1°44'46"E
L9	400.19	S88°43'35"W



LOT	AREA	ROW
1	7.9 Acres	0.3 Acres
2	74.8 Acres	0.7 Acres
3	1.2 Acres	0.0 Acres
4	3.0 Acres	0.0 Acres

October, 2023
 Scale: 1" = 300'
 ○ Monument Recovered
 ● Monument 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 5th day of October, 2023 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the NE 1/4 of Section 9, Township 110 North, Range 50 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, 2, 3, & 4 OF COPPER RIDGE ADDITION IN THE NE 1/4 OF SECTION 9, T110N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 5th day of October, 2023.

Prepared By:
CIVIL DESIGN INC

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





06000-11050-091-05
VANDEWEERD,
HARVEY ET AL

06990-11050-091-15
TELKAMP, JOEL ET AL

LOT 2
06000-11050-091-00
RAUSCH, KYLE ET AL

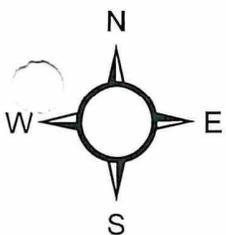
LOT 4
06000-11050-091-00
PETERSON,
DONOVAN R ET UX

LOT 3
06000-11050-091-00
PETERSON,
DONOVAN R ET UX

06000-11050-094-00
DUNN, BARRY ET UX

06000-11050-094-05
DUNN, BARRY ET UX

LOTS 1-4 COPPER RIDGE ADDITION



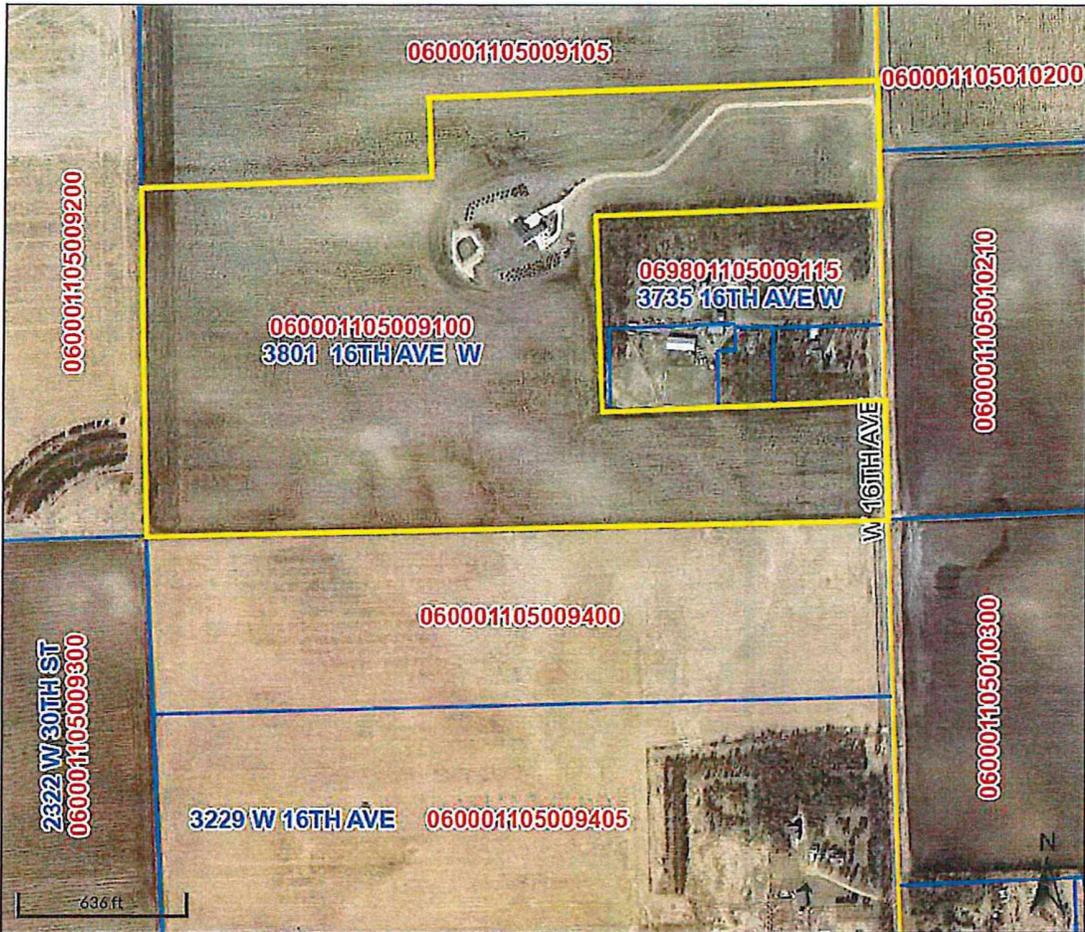
 LOTS 1-4



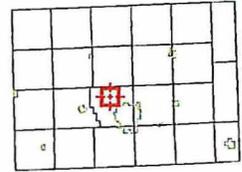


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2023 plot 019
Brookings County, SD



Overview



Legend

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

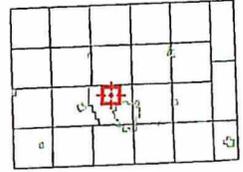
Parcel ID	060001105009100	Alternate ID	n/a	Owner Address	RAUSCH, KYLE ET AL
Sec/Twp/Rng	9-110-50	Class	AGA		3801 16TH AVE W
Property Address	3801 16TH AVE W	Acreage	72.6		BROOKINGS SD 57006
	BROOKINGS				
District	0601 - BROOKINGS TWP/BROOKINGS SCH				
Brief Tax Description	NE 1/4 EXC N 1074' OF NE 1/4 & EXC S 286' OF N 1360' OF W 1040' & EXC N 712' OF S 1140' OF E 1030' THEREOF SEC 09-110-50 72.6 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

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Overview



Legend

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Parcel ID	069801105009105	Alternate ID	n/a	Owner Address	PETERSON, DONOVAN R ET UX
Sec/Twp/Rng	9-110-50	Class	NACS		3705 16TH AVE W
Property Address	3705 16TH AVE W	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0601 - BROOKINGS TWP/BROOKINGS SCH				
Brief Tax Description	N 279' OF S 707' OF W 204' OF E 604' EXC N 72' OF S 707' OF W 65' OF E 604' OF NE 1/4 SEC 9-110-50 1.20 AC				
	<i>(Note: Not to be used on legal documents)</i>				

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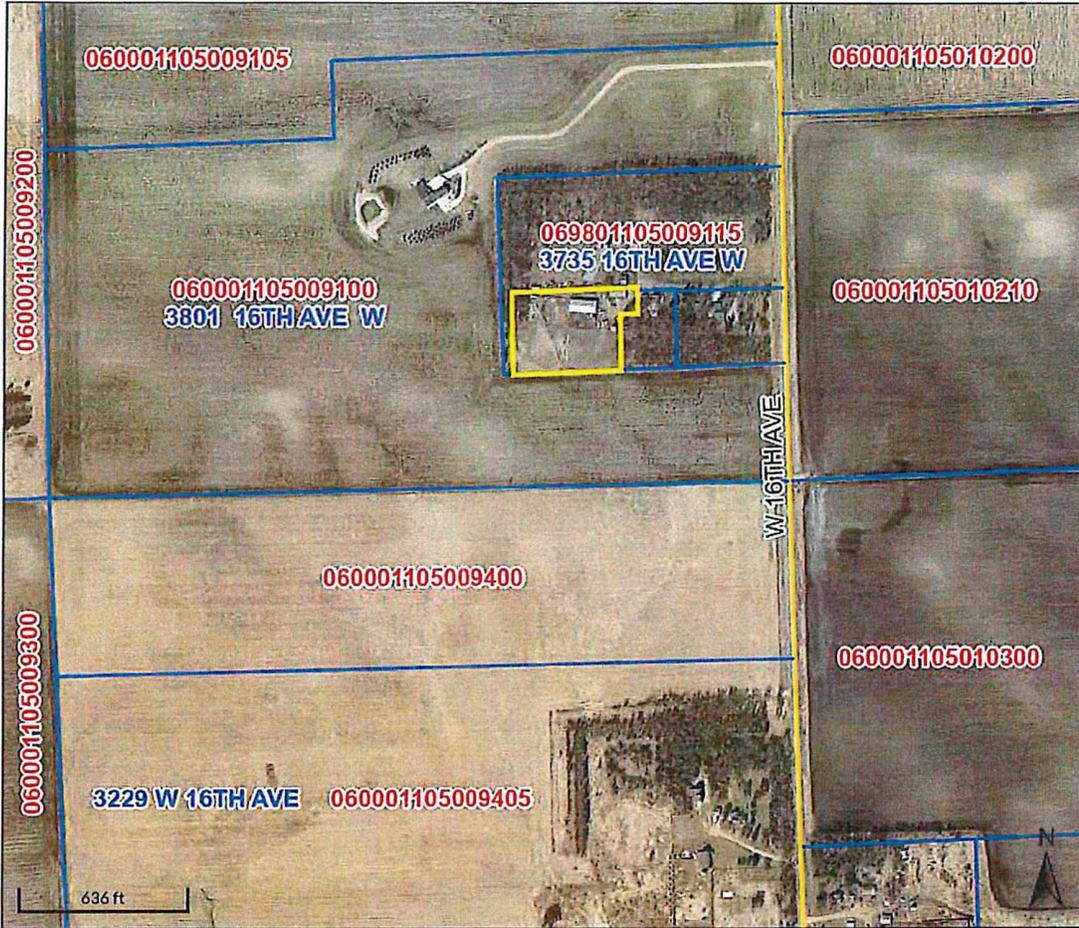
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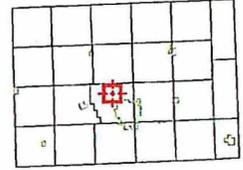
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Brookings County, SD

2023 plat 019



Overview



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Parcel ID	069801105009110	Alternate ID	n/a	Owner Address	PETERSON, DONOVAN RET UX
Sec/Twp/Rng	9-110-50	Class	NACS		3705 16TH AVE W
Property Address	3705 16TH AVE W	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0601 - BROOKINGS TWP/BROOKINGS SCH				
Brief Tax Description	N 297' OF S 725' OF W 393' OF E 997' AND N 90' OF S 725' OF W 65' OF E 604' OF NE 1/4 SEC 9-110-50 2.81 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

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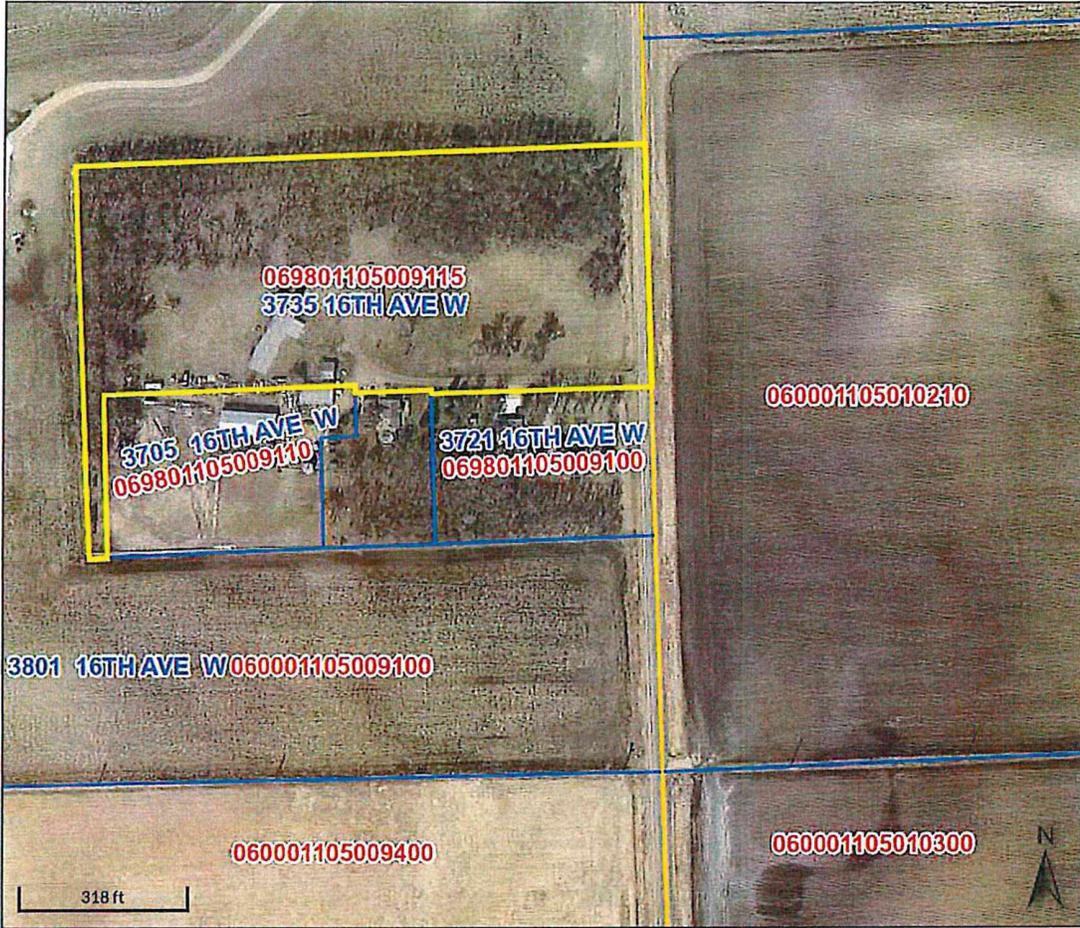
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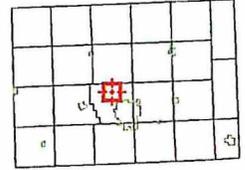
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Brookings County, SD

2023 plat 019



Overview



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Parcel ID	069801105009115	Alternate ID	n/a	Owner Address	TELKAMP, JOEL ET AL
Sec/Twp/Rng	9-110-50	Class	NACS		3735 16TH AVE W
Property Address	3735 16TH AVE W	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	0601 - BROOKINGS TWP/BROOKINGS SCH				
Brief Tax Description	N 440' OF S 1140' OF E 1030' IN NE 1/4 EXC N 7' OF S 707' OF W 139' OF E 539' & EXC N 25' OF S 725' OF W 458' OF E 997' & INC N 272' OF				
	(Note: Not to be used on legal documents)				

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