

#2349

**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  
November 21, 2023, County Commission meeting.

November 8, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat020 with a unanimous vote of 9-ayes and 0-nays at their November 7, 2023, meeting.

November 7, 2023 – 7:00 PM meeting

## 2023plat020– November 7, 2023

Prepared by Richard Haugen

Applicant/Owners: Arlo Berkland, 21991 465<sup>th</sup> Ave, Volga, SD 57071

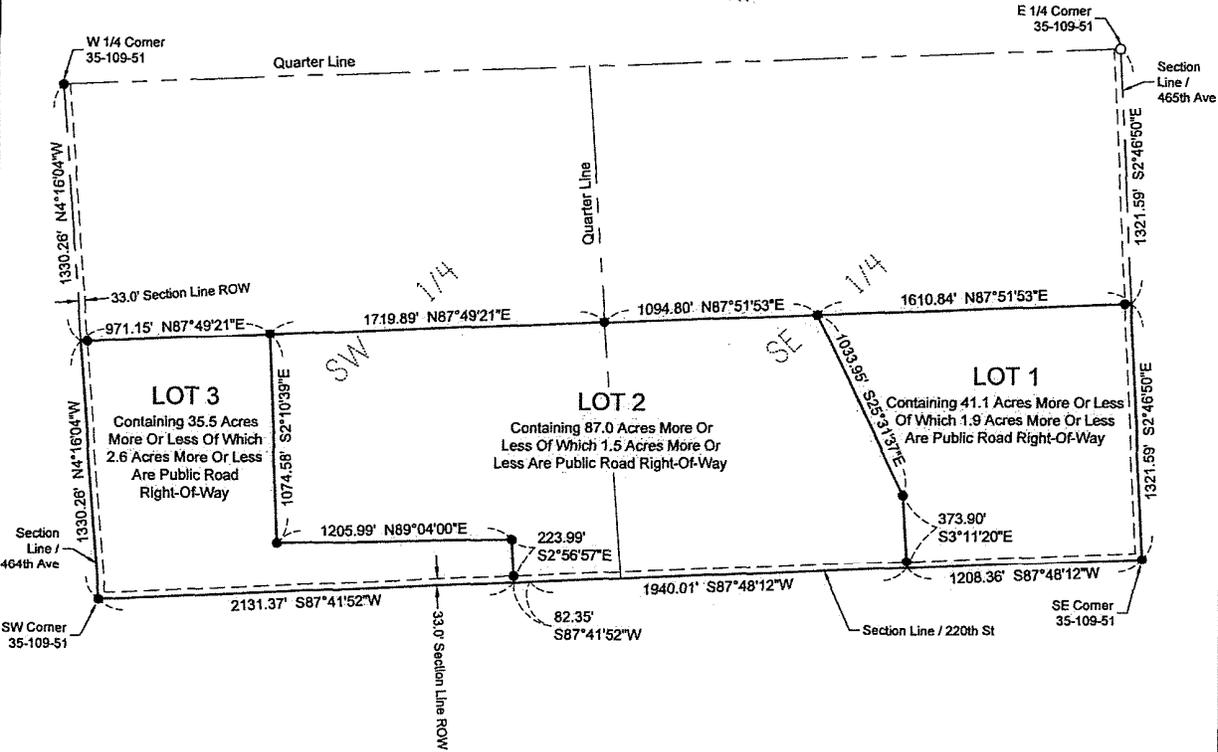
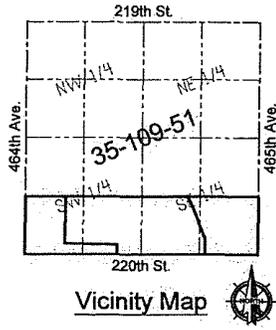
Legal Description: Plat of "Lots 1, 2, & 3 of Berkland Addition in the S1/2 of the S 1/2 of Section 35, T109N, R51W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2023plat020: Arlo Berkland is platting off an existing homestead, farm ground and pasture/grassland with trees into three separate parcels. Lot 1 is the existing farmstead with 41.1 acres, Lot 2 is 87 acres of farm ground and Lot 3 is 35.5 acres of pasture/grassland with some trees. Lots 2 & 3 could be used for future building sites as they contain more than the required 35 acres to build a new residence on.

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

2023plat020  
Staff Report  
November 7, 2023

**PLAT OF  
 LOTS 1, 2, & 3 OF BERKLAND ADDITION IN THE S 1/2 OF THE S 1/2 OF SECTION 35,  
 T109N, R51W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**



October, 2023  
 Scale: 1" = 600'  
 ○ Monument Recovered  
 ● Monument Set  
 (3/8" x 18" Capped Rebar RLS 15743)  
 Bearings are Based on Assumed Datum

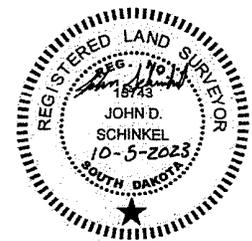
**SURVEYOR'S CERTIFICATE**

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 the S 1/2 of the S 1/2 of Section 35, Township 109 North, Range 51 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 OF BERKLAND ADDITION IN THE S 1/2 OF THE S 1/2 OF SECTION 35, T109N, R51W OF THE 5<sup>TH</sup> P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

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

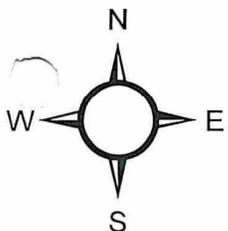
Prepared By:  
**CIVIL DESIGN INC**

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





# LOTS 1-3 BERKLAND ADDITION



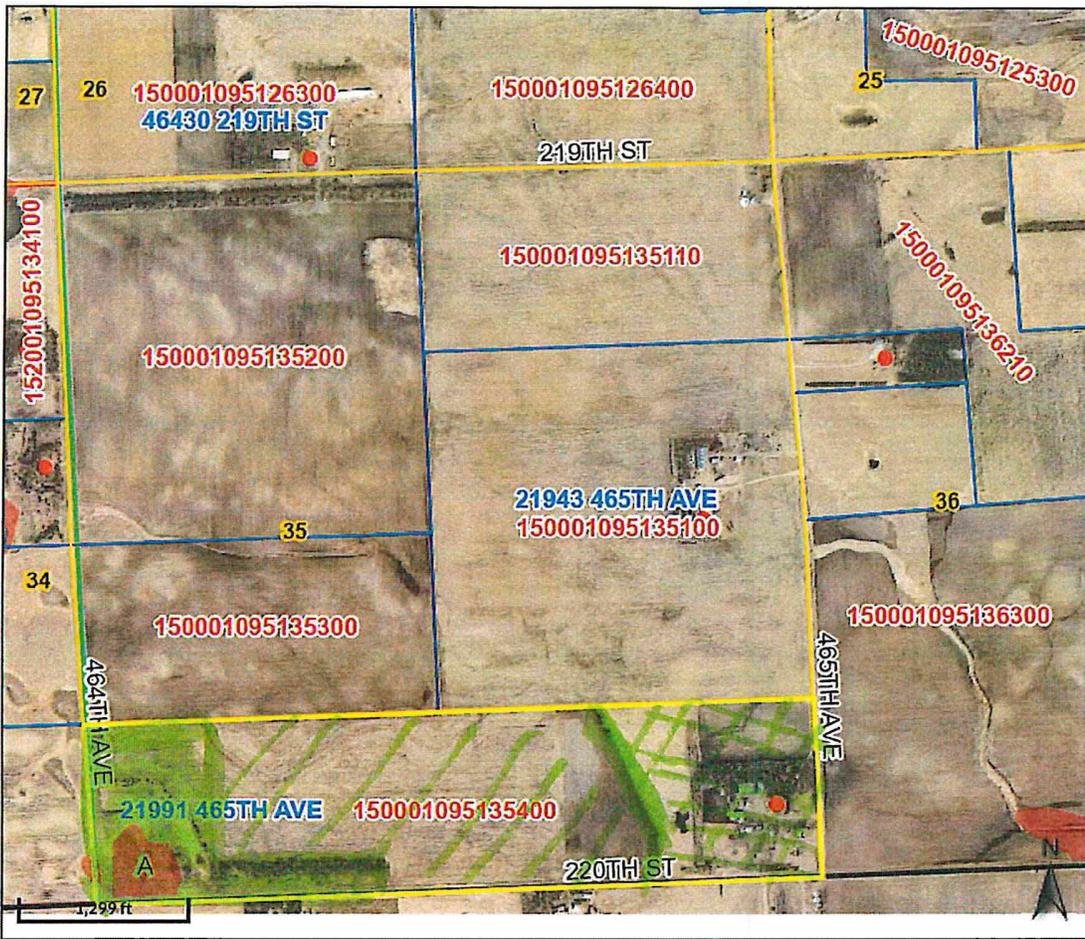
 LOTS 1-3



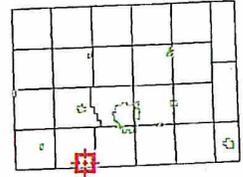


Beacon™

2023 plat 020  
Brookings County, SD



Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- County Roads
- Gravel Roads
- Paved Roads
- Floodplain 2008
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	150001095135400	Alternate ID	n/a	Owner Address	BERKLAND, ARLO D
Sec/Twp/Rng	35-109-51	Class	AGA		21991 465TH AVE
Property Address	21991 465TH AVE	Acreage	160.0		VOLGA SD 57071
	VOLGA				
District	1501 - OSLO TWP/BROOKINGS SCH				
Brief Tax Description	S 1/2 S 1/2 SEC 35-190-51 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 10/10/2023  
 Last Data Uploaded: 10/10/2023 1:02:48 AM

Developed by Schneider  
 GEOSPATIAL