

#24-08

BROOKINGS COUNTY DEVELOPMENT
Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 110
Brookings, SD 57006
(605) 696-8350
E-Mail: countydevelopment@brookingscountysd.gov

Brookings County Commission
February 2, 2024, County Commission meeting.

January 3, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat018 with a unanimous vote of 9-ayes and 0-nays at their January 2, 2024, meeting.

Brookings County Planning Commission
January 2, 2024 – 7:00 PM meeting

2024plat001 – January 2, 2024

Prepared by Richard Haugen

Applicant/Owners: Koster's Inc., 1002 CO Hwy 13, Elkton, SD 57026

Legal Description: Plat of "Tract 1 of Koster Addition, an addition in Government Lot 4 of Section 22, Township 110 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota."

2024plat001: Koster's Inc. is platting off existing farm building and building site. The existing building site on the South Dakota-Minnesota, with a residence and other farm buildings in Minnesota. The parcel on South Dakota side is 94 acres with the existing farm building being built in both South Dakota and Minnesota. The property owner is platting off 6.30 acres from the 94 acre parcel that contains a portion of an existing building that is on the South Dakota side. The owner will be platting off the rest of the building site in Minnesota also, as it is being sold to a family member. No house can be built on the 6.30 acre as it does not meet the acreage requirement. The main driveway to the building site is in Minnesota, but there is a section line right of way that can be used to access the 6.30 acre parcel on the South Dakota side.

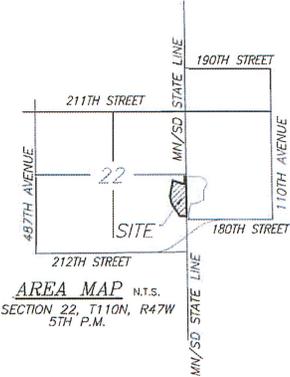
The plat meets the plating requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2024plat001
Staff Report
January 2, 2024

PLAT OF TRACT 1 OF KOSTER ADDITION

AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22 TOWNSHIP 110 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	739.00'	254.50'	253.25'	S 09°21'21" W	19°43'56"
C2	570.00'	197.98'	196.99'	S 09°16'17" W	19°54'02"
C3	50.00'	55.28'	52.50'	S 32°20'52" E	63°20'26"
C4	67.70'	78.72'	74.36'	N 30°42'31" W	66°37'18"
C5	88.50'	47.98'	47.39'	N 12°55'42" W	31°03'39"
C6	58.00'	30.13'	29.79'	S 13°34'35" E	29°45'52"



AREA MAP N.T.S.
SECTION 22, T110N, R47W
5TH P.M.

LEGEND:

- SET 5/8" REBAR W/CAP #9592
- SET 5/8" REBAR W/CAP #48998
- △ SECTION CORNER (AS NOTED)
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- EASEMENT LINE
- PREVIOUSLY PLATTED PROPERTY LINE
- SECTION LINE
- PLATTED PARCEL

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

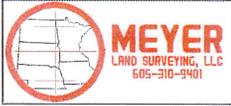
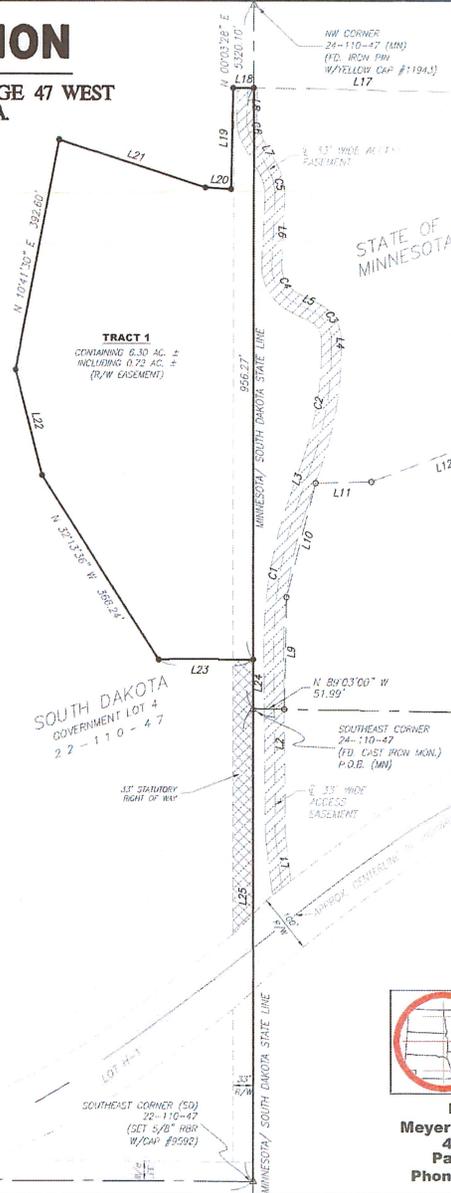
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

THE MINNESOTA SIDE IS JUST FOR REFERENCE.

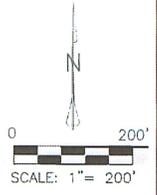
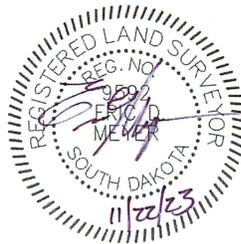
SOUTHWEST CORNER (SD)
22-110-47
(T.D. CH.#5349)

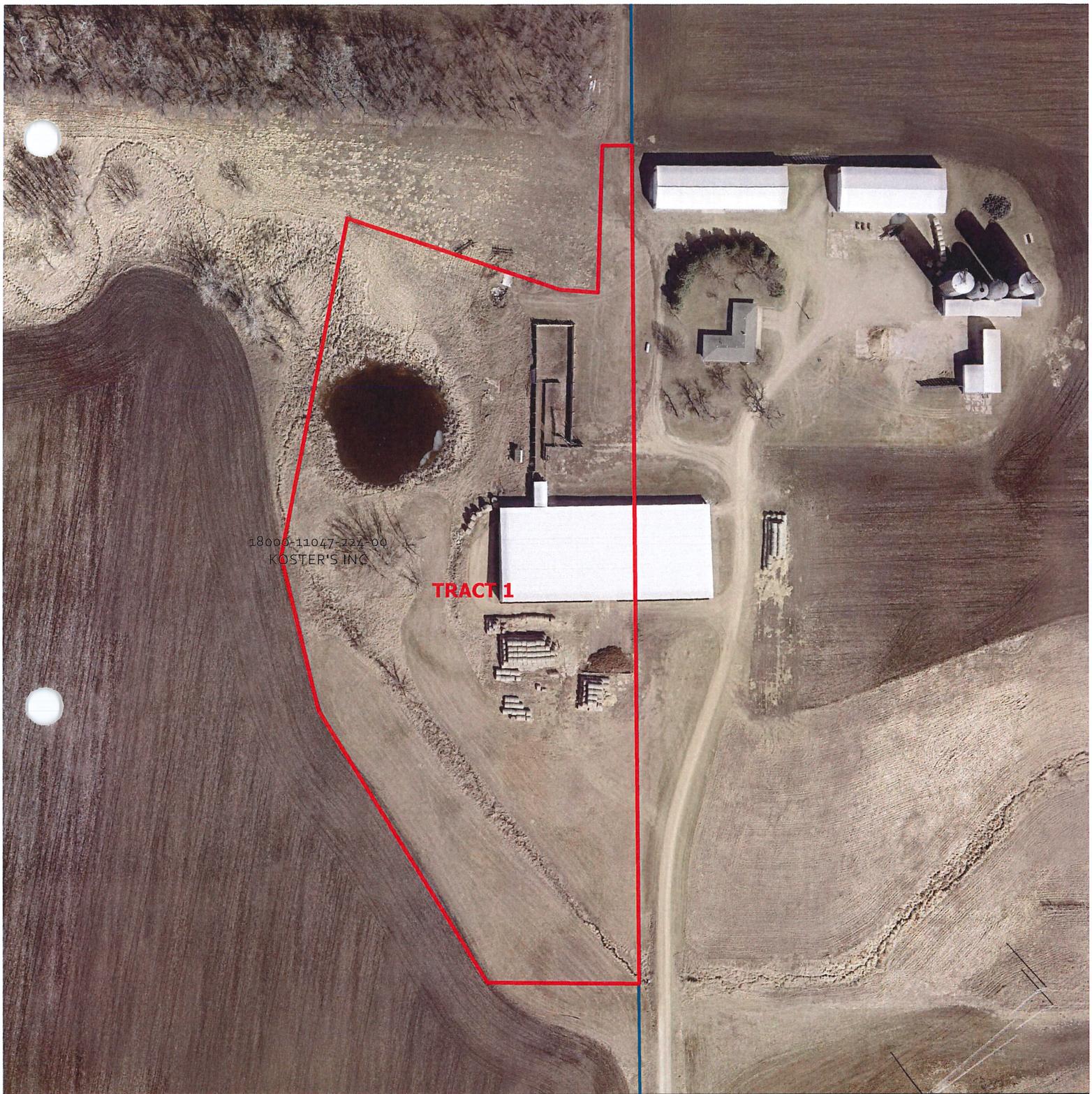
SOUTHWEST CORNER (SD)
22-110-47
(SET 5/8" REBAR W/CAP #9592)

LINE	BEARING	DISTANCE
L1	S 06°40'57" E	88.10'
L2	S 00°30'37" E	309.13'
L3	S 19°13'19" W	70.11'
L4	N 00°40'44" W	12.72'
L5	N 64°01'10" W	37.02'
L6	N 02°36'08" E	112.05'
L7	N 28°27'31" W	60.91'
L8	S 01°18'21" W	53.60'
L9	S 01°12'37" W	187.50'
L10	S 14°12'04" W	197.97'
L11	S 88°35'02" W	92.87'
L12	S 69°30'51" W	239.19'
L13	S 01°20'06" W	237.28'
L14	S 26°52'55" W	181.81'
L15	S 22°34'51" E	102.10'
L16	S 56°28'07" E	130.74'
L17	S 88°44'22" E	360.01'
L18	N 89°56'32" W	34.26'
L19	N 01°10'07" E	168.07'
L20	S 86°10'57" E	42.92'
L21	S 71°52'07" E	257.82'
L22	S 14°00'34" E	180.97'
L23	N 89°56'32" W	158.29'
L24	N 00°03'28" E	82.03'
L25	S 00°03'28" W	790.89'

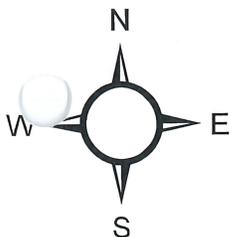


PREPARED BY:
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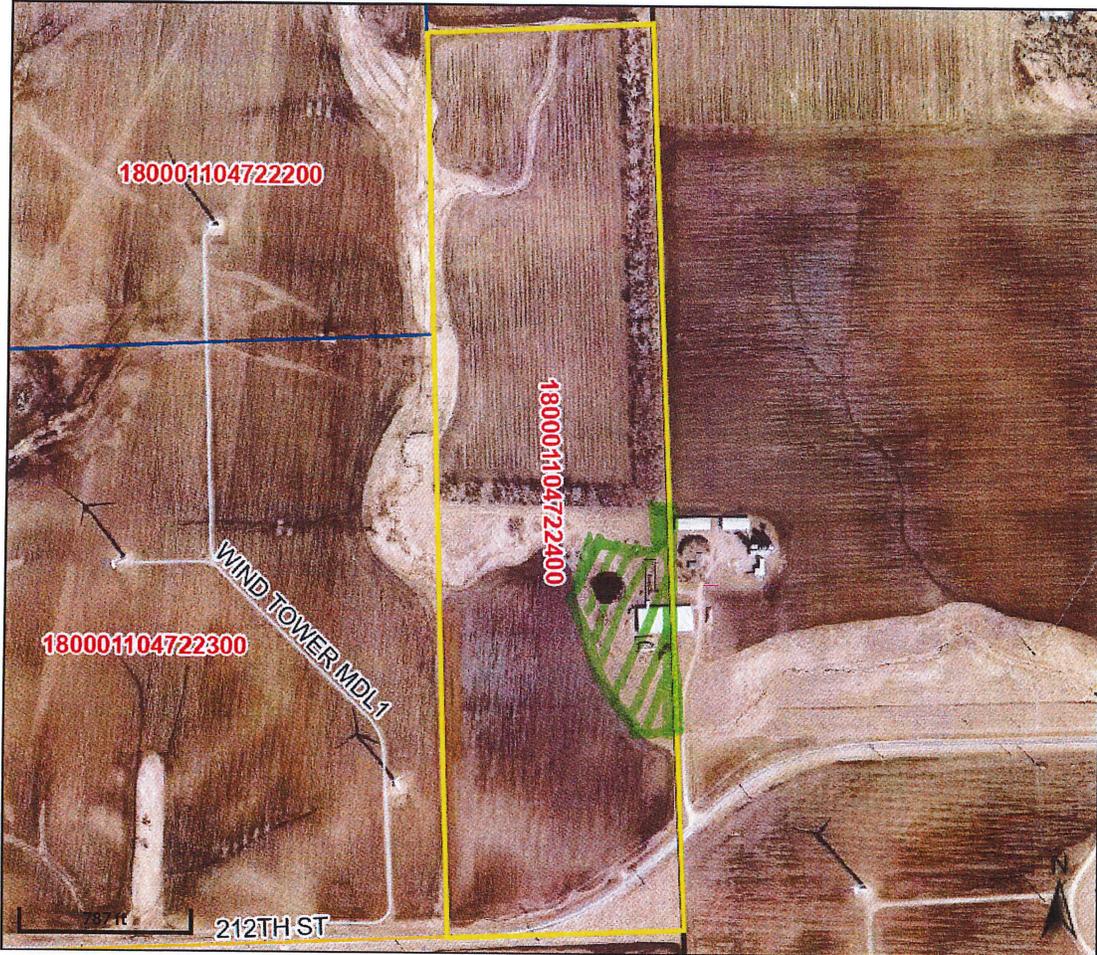
TRACT 1 KOSTER ADDITION



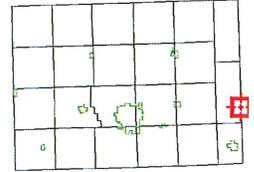


Beacon™

2024 plat 001
Brookings County, SD



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	180001104722400	Alternate ID	n/a	Owner Address	KOSTER'S INC
Sec/Twp/Rng	22-110-47	Class	AGA		1002 CO HWY 13
Property Address		Acreage	94.0		ELKTON SD 57026
District	1803 - RICHLAND TWP/ELKTON SCH				
Brief Tax Description	LOTS 2-3-4 SEC 22-110-47 94.0 AC				
	(Note: Not to be used on legal documents)				

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