

#24-11

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
March 19, 2024, County Commission meeting.

March 6, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat002 with a unanimous vote of 9-ayes and 0-nays at their March 5, 2024, meeting.

Brookings County Planning Commission
March 5, 2024 – 7:00 PM meeting

2024plat002– March 5, 2024

Prepared by Richard Haugen

Applicant/Owners: Terry Cunningham, 20474 465th Ave, Bruce, SD 57220
Harvey & Liane Cunningham Living Trust, 2409 10th St, Apt 309, Brookings, SD 57006

Legal Description: Plat of “Lots 1A and 2A of Cunningham Addition in the N1/2 of the SW1/4 of Section 13, T111N, R51W of the 5th P.M., Brookings County, South Dakota.”

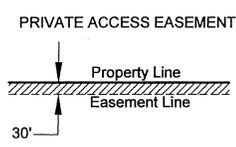
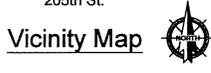
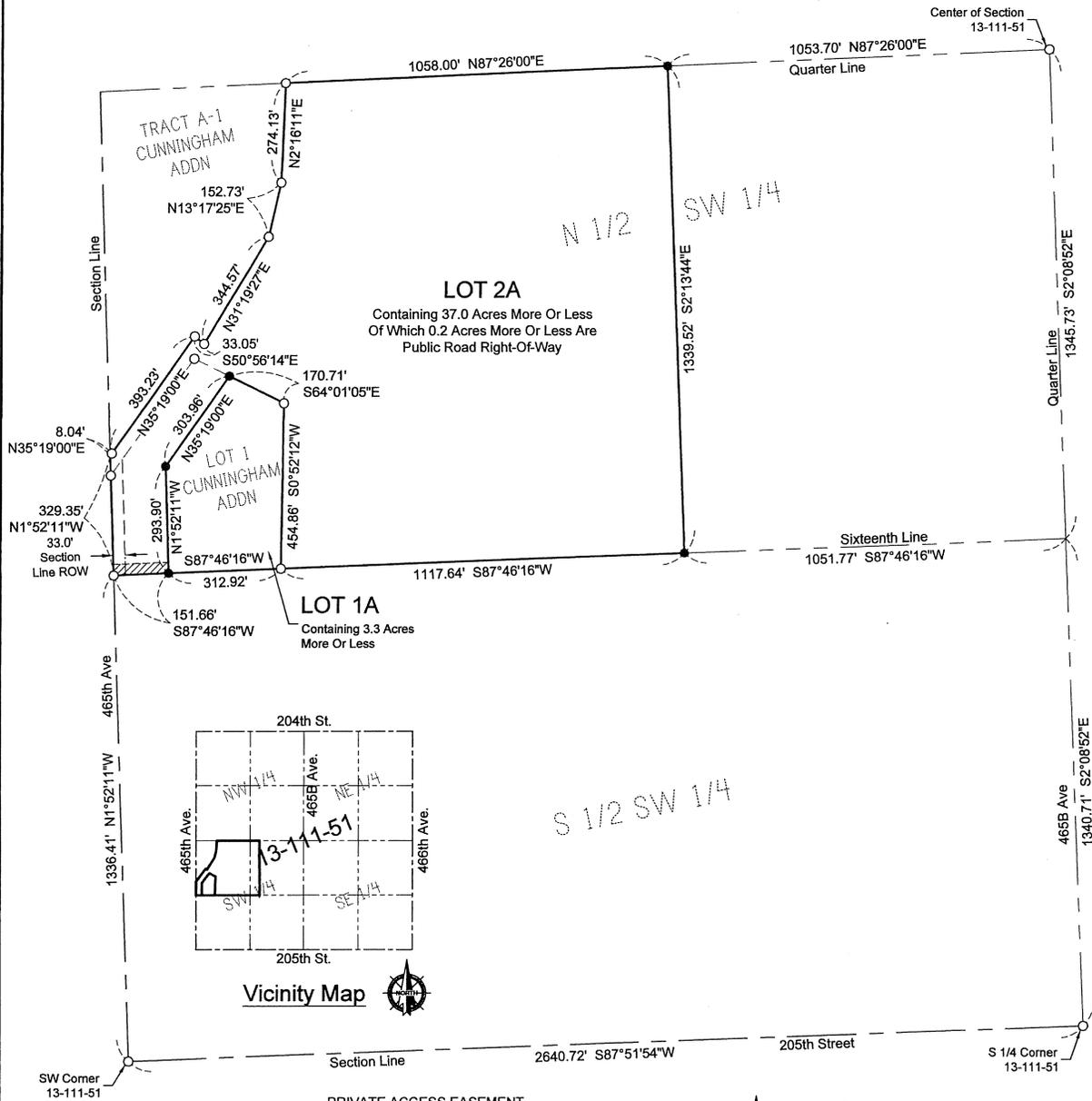
2024plat002: Terry Cunningham is replating a portion of his existing farmstead and combining it with farm ground for a 37-acre parcel. The balance of the farm ground has access off 465B Ave and is owned by a family member. The 37-acre parcel meets the size requirement for a new residence to be built on. There is an access easement noted on Lot 2A for access to Lot 1A, the 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.

2024plat002
Staff Report
March 5, 2024

**PLAT OF
LOTS 1A AND 2A OF CUNNINGHAM ADDITION IN THE N 1/2 OF THE SW 1/4 OF
SECTION 13, T111N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**

THIS PLAT TO VACATE AND REPLAT LOT 1 OF "PLAT OF LOT 1 CUNNINGHAM ADDITION IN N 1/2 OF SW 1/4 OF
S13-T111N-R51W OF 5TH PM, BROOKINGS COUNTY, SD", FILED FOR RECORD ON JANUARY 13TH, 1999 AT 8:00 A.M. IN PLAT
BOOK 21, PAGE 68.



February, 2024
Scale: 1" = 300'
○ Monument Recovered
● Monument Set
3/8" x 18" Capped Rebar RLS 15743
Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

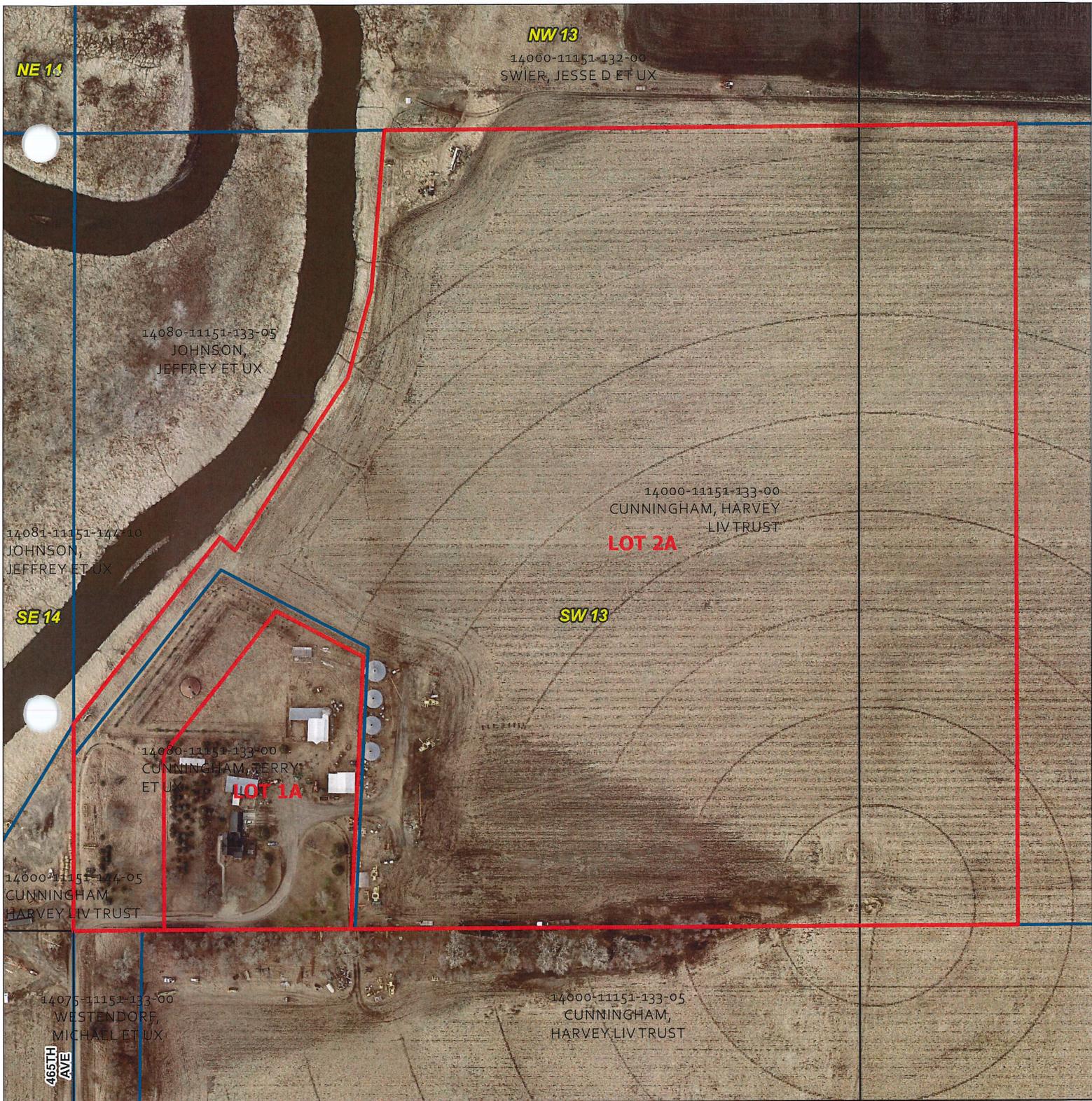
I, John D. Schinkel, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 6th day of February, 2024 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the N 1/2 of the SW 1/4 of Section 13, Township 111 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 1A AND 2A OF CUNNINGHAM ADDITION IN THE N 1/2 OF THE SW 1/4 OF SECTION 13, T111N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 6th day of February, 2024.

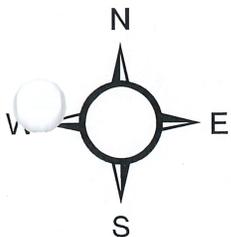
Prepared By:

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





LOTS 1A AND 2A CUNNINGHAM ADDITION



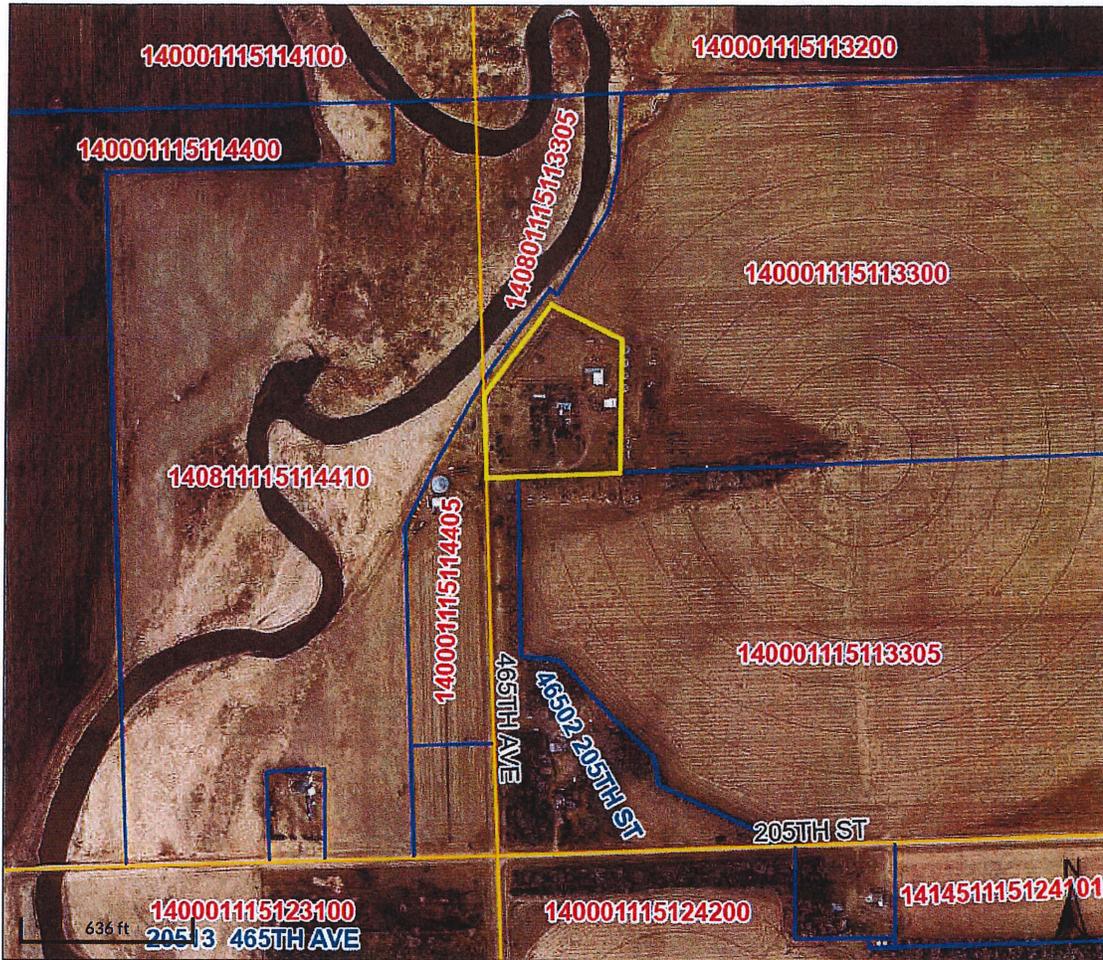
 LOTS 1A AND 2A



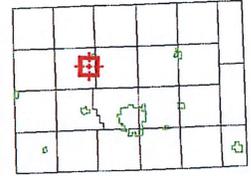


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2024 plat 002
Brookings County, SD



Overview



Legend

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

Parcel ID	140801115113300	Alternate ID	n/a	Owner Address	CUNNINGHAM, TERRY ET UX
Sec/Twp/Rng	13-111-51	Class	AGC		20474 465TH AVE
Property Address	20474 465TH AVE	Acreage	5.2		BRUCE SD 57220
	BRUCE				

District 14058
 Brief Tax Description CUNNINGHAM ADDN LOT 1 IN N 1/2 SW 1/4 SEC 13-111-51 5.20 AC
 (Note: Not to be used on legal documents)

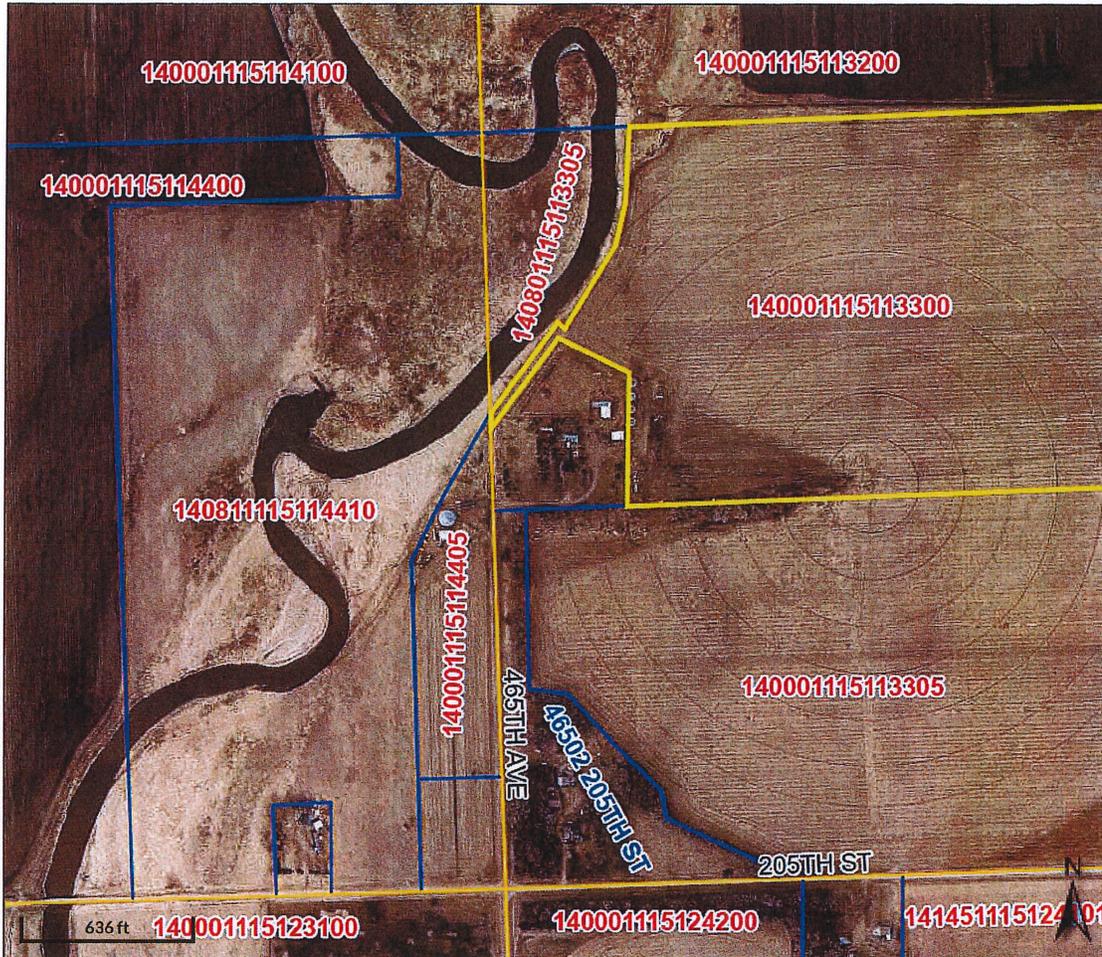
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 GEOSPATIAL

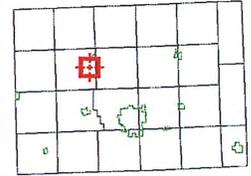


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2024 plot 002
Brookings County, SD



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Parcel ID	140001115113300	Alternate ID	n/a	Owner Address	CUNNINGHAM, HARVEY LIV TRUST
Sec/Twp/Rng	13-111-51	Class	AGA		232 42ND ST
Property Address		Acreage	66.84		BROOKINGS SD 57006
District	14058				
Brief Tax Description	N 1/2 SW 1/4 EXC LOT 1 OF CUNNINGHAM ADDN & EXC TRACT A-1 CUNNINGHAM ADDN SEC 13-111-51 66.84 AC				

(Note: Not to be used on legal documents)

Date created: 2/6/2024

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