

#24-16

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
April 16, 2024, County Commission meeting.

April 3, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat004 with a unanimous vote of 9-ayes and 0-nays at their April 2, 2024, meeting.

Brookings County Planning Commission
April 2, 2024 – 8:00 PM meeting

2024plat004 – April 2, 2024

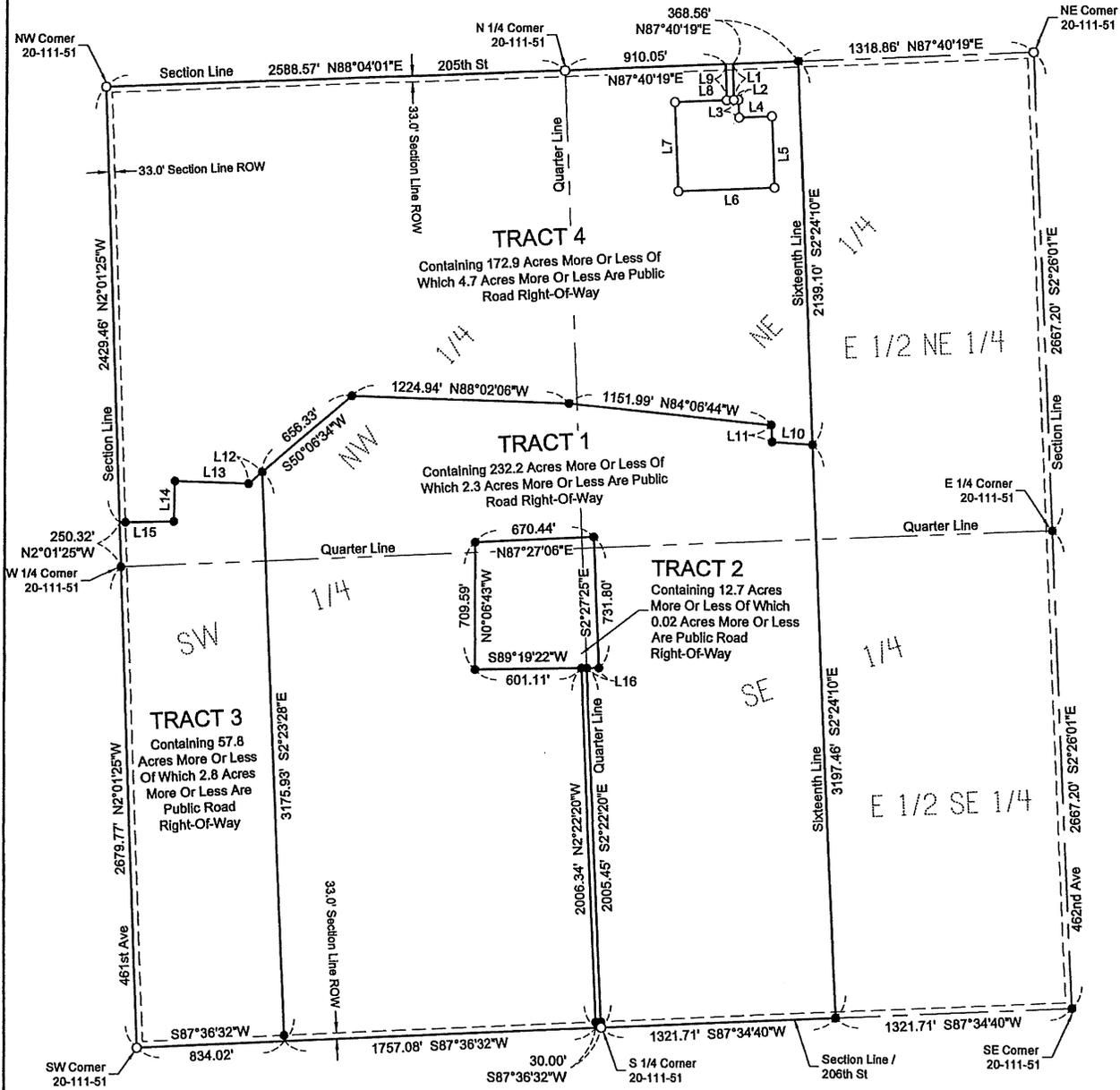
Prepared by Richard Haugen

Applicant/Owner: Frances Olson Estate, 22792 469th Ave, Colman, SD 57017
Property address: 46148 206th St, Bruce, SD 57220

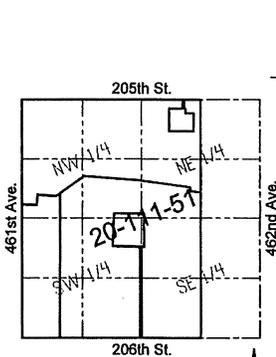
Legal Description: Plat of "Tracts 1, 2, 3, and 4 of Olson Addition in Section 20, T111N, R51W of the 5th P.M., Brookings County, South Dakota."

2024plat004: Frances Olson Estate is platting off 4 separate tracts from the 475.6 acres they own. Tract 1 is 232.2 acres, Tract 2 is 12.7 acres (existing building site), Tract 3 is 57.8 acres, and Tract 4 is 172.9 acres. The original parcels were in 3–80-acre parcels, 1–75-acre parcel and 160 acres parcel. The plat is marked preliminary as the official plat is waiting for the landowners signatures on the plat, as they are in two different locations and it was not back at the time of this report. The plat meets the plating requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF
TRACTS 1, 2, 3 AND 4 OF OLSON ADDITION IN SECTION 20, T111N, R51W OF
THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



Line #	Length	Direction	Line #	Length	Direction
L1	199.81	S2°22'20"E	L9	199.92	N2°22'20"W
L2	26.50	N87°42'52"E	L10	225.47	N86°08'54"W
L3	100.10	S2°26'58"E	L11	93.87	N3°34'03"W
L4	183.99	S87°39'51"W	L12	102.00	S50°06'34"W
L5	400.82	S2°21'11"E	L13	414.76	N88°01'15"W
L6	543.89	S87°45'59"W	L14	224.69	S1°35'20"W
L7	500.03	N2°23'03"W	L15	305.27	S89°14'54"W
L8	293.25	N87°41'41"E	L16	68.69	N89°19'22"E

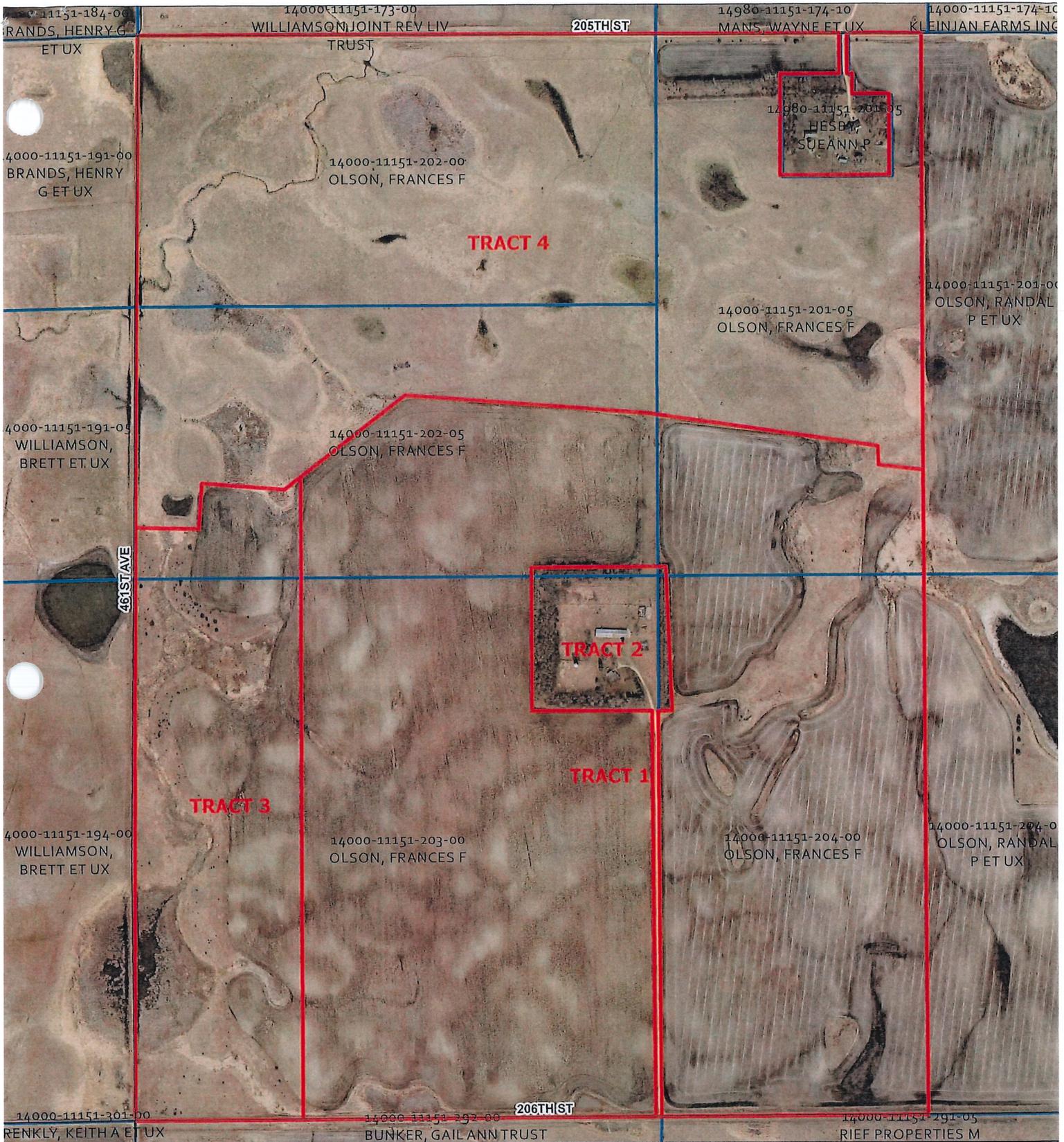


March, 2023
 Scale: 1" = 600'
 ○ Monument Recovered
 ● Monument Set
 (3/8)" x 18" Capped Rebar RLS 15743)
 Bearings are Based on Assumed Datum

Prepared By:
CIVIL DESIGN INC

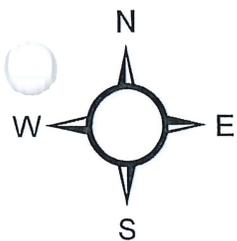
Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200





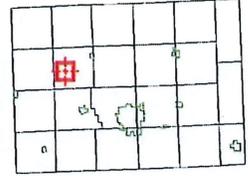
TRACTS 1-4 OLSON ADDITION

 TRACTS 1-4





Overview



Legend

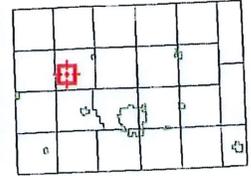
-  Brookings City Limits
-  City Limits
-  Township Boundary
-  Sections
-  Parcels
-  Roads

Parcel ID	140001115120105	Alternate ID	n/a	Owner Address	OLSON, FRANCES F
Sec/Twp/Rng	20-111-51	Class	AGA		22792 469TH AVE
Property Address		Acreage	74.0		COLMAN SD 57017
District	1405				
Brief Tax Description	W 1/2 NE 1/4 EXC E 360' OF W 977' OF S 500' OF N 700' & E 184' OF W 1161' OF S 400' OF N 700' & E 40' OF W 950' OF N 200' SEC 20-111-51				
	(Note: Not to be used on legal documents)				

Date created: 3/12/2024
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Overview



Legend

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

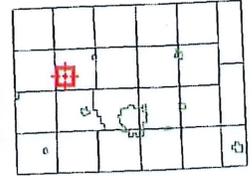
Parcel ID	140001115120400	Alternate ID	n/a	Owner Address	OLSON, FRANCES F
Sec/Twp/Rng	20-111-51	Class	AGA		22792 469TH AVE
Property Address		Acreage	80.0		COLMAN SD 57017
District	1405				
Brief Tax Description	W 1/2 SE 1/4 SEC 20-111-51 80.0 AC				
	(Note: Not to be used on legal documents)				

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Overview



Legend

-  Brookings City Limits
-  City Limits
-  Township Boundary
-  Sections
-  Parcels
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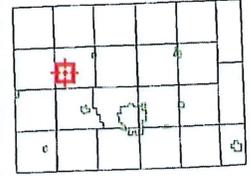
Parcel ID	140001115120300	Alternate ID	n/a	Owner Address	OLSON, FRANCES F
Sec/Twp/Rng	20-111-51	Class	AGA		22792 469TH AVE
Property Address	46148 206TH ST	Acres	160.0		COLMAN SD 57017
	BRUCE				
District	1405				
Brief Tax Description	SW 1/4 SEC 20-111-51 160.0 AC				
	(Note: Not to be used on legal documents)				

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Overview



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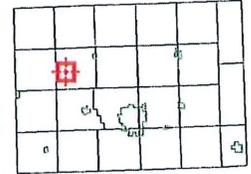
-  Brookings City Limits
-  City Limits
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-  Sections
-  Parcels
-  Roads

Parcel ID	140001115120205	Alternate ID	n/a	Owner Address	OLSON, FRANCES F
Sec/Twp/Rng	20-111-51	Class	AGA		22792 469TH AVE
Property Address		Acreage	80.0		COLMAN SD 57017
District	1405				
Brief Tax Description	S 1/2 NW 1/4 SEC 20-111-51 80.0 AC				
	(Note: Not to be used on legal documents)				

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Overview



Legend

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Parcel ID	14000115120200	Alternate ID	n/a	Owner Address	OLSON, FRANCES F
Sec/Twp/Rng	20-111-51	Class	AGA		22792 469TH AVE
Property Address		Acres	80.0		COLMAN SD 57017
District	1405				
Brief Tax Description	N 1/2 NW 1/4 SEC 20-111-51 80.0 AC				
	(Note: Not to be used on legal documents)				

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