

#24-21

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

Brookings County Commission  
June 18, 2024, County Commission meeting.

June 7, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat006 with a unanimous vote of 9-ayes and 0-nays at their June 6, 2024, meeting.

Brookings County Planning Commission  
June 6, 2024 – 8:00 PM meeting

## 2024plat006 – June 6, 2024

Prepared by Richard Haugen

Applicant/Owners: Mark Berkland, 46711 218<sup>th</sup> St, Volga, SD 57071

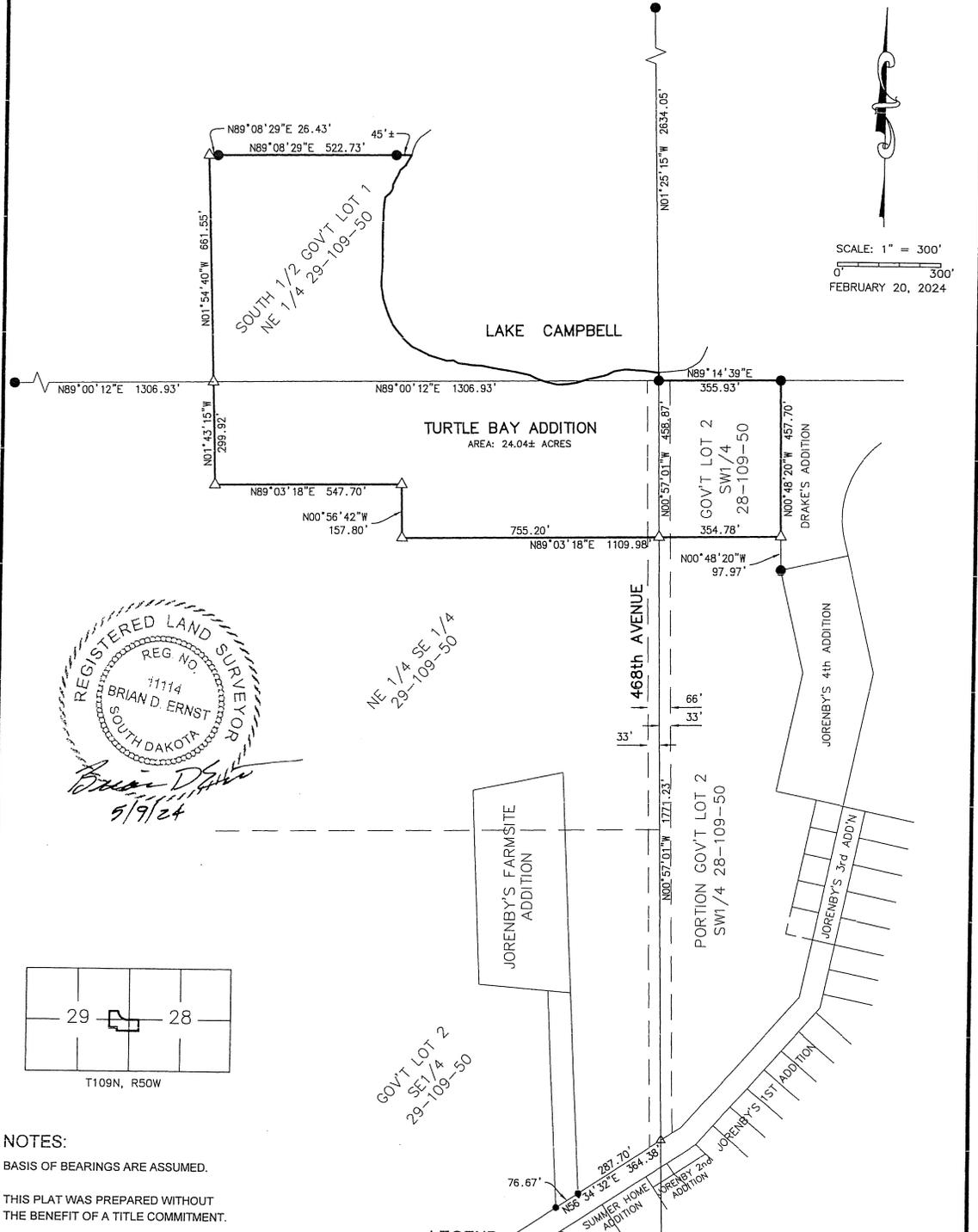
Legal Description: Plat of "Turtle Bay Addition located in the South ½ of Gov't Lot 1 in the Northeast ¼ of Section 29, T109N, R50W of the 5<sup>th</sup> P.M., and a portion of the Northeast ¼ of the Southeast ¼ of Section 29, T109N, R50W of the 5<sup>th</sup> P.M., and a Portion of Govt Lots 2 in the Southwest ¼ of Section 28, T109N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2024plat006: Mark Berkland has submitted a final plat for a 24-acre parcel on the west side of Lake Campbell. The property is in the "Lake Park" zoning district. The preliminary plat was named "Cedar Bay" and was approved on April 2, 2024, by this board. The name was changed to "Turtle Bay" on the final plat, everything else on the final plat stayed the same, only the name changed. There is a developer's agreement in process at the time of this report for the construction of the road to ensure the property will have access and that the road will be built. The road would be built to township specifications and maintained by the landowner until an agreement as determined by the township and landowner's for the maintenance of the road would take effect.

2024plat006  
Staff Report for CC  
June 18, 2024

# PLAT OF TURTLE BAY ADDITION

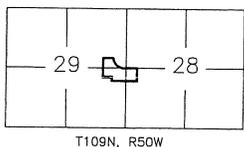
LOCATED IN THE SOUTH 1/2 OF GOV'T LOT 1 IN THE NORTHEAST 1/4 OF SECTION 29,  
T109N, R50W OF THE 5th P.M., AND IN A PORTION OF THE NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5th P.M. AND A PORTION OF  
GOV'T LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 28, T109N, R50W OF THE 5th P.M.,  
ALL IN BROOKINGS COUNTY, SOUTH DAKOTA.



SCALE: 1" = 300'  
0 300'  
FEBRUARY 20, 2024



*Brian D. Ernst*  
5/9/24



**NOTES:**  
BASIS OF BEARINGS ARE ASSUMED.  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PREPARED BY:  
**FORESIGHT**  
LAND SURVEYORS  
1311 MAIN AVE. S, BROOKINGS, SD 57006  
PHONE: 605.695.6442 Foresight@brookings.net

- LEGEND**
- FOUND MONUMENTATION
  - SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"



12000-10950-291-00  
BORTNEM,  
RICKARD G ET UX

12417-10950-291-00  
BORTNEM LIVING TRUST

12030-10950-282-10  
WILLIS, MICHAELA  
LET VIR

12030-10950-282-11  
12405-10950-282-05 MILLER,  
CEDAR POINTE LLC JOE ET UX

12064-10950-283-04  
ERICKSON, ROGER  
A FAMILY TRUST

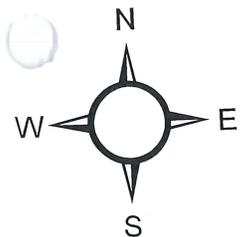
12000-10950-294-00  
BERKLAND, MARK E

12000-10950-283-00  
BERKLAND, MARK E

12078-10950-283-00  
F & P PROPERTY  
MANAGEMENT LLC

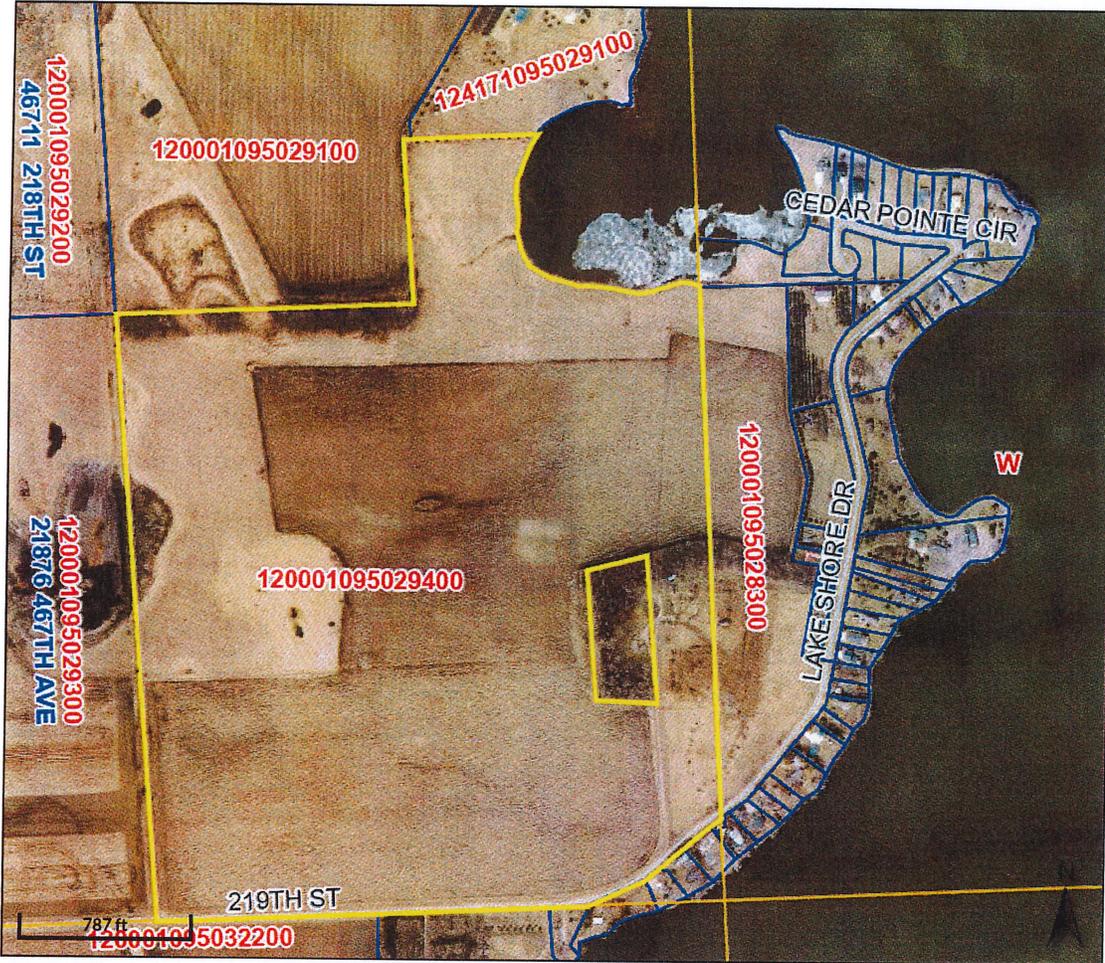
**Turtle Bay  
Addition**

## Turtle Bay Addition

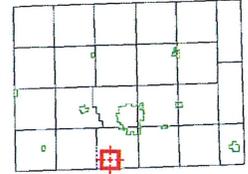


 Turtle Bay Addition





Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- County Roads
- Gravel Roads
- Paved Roads

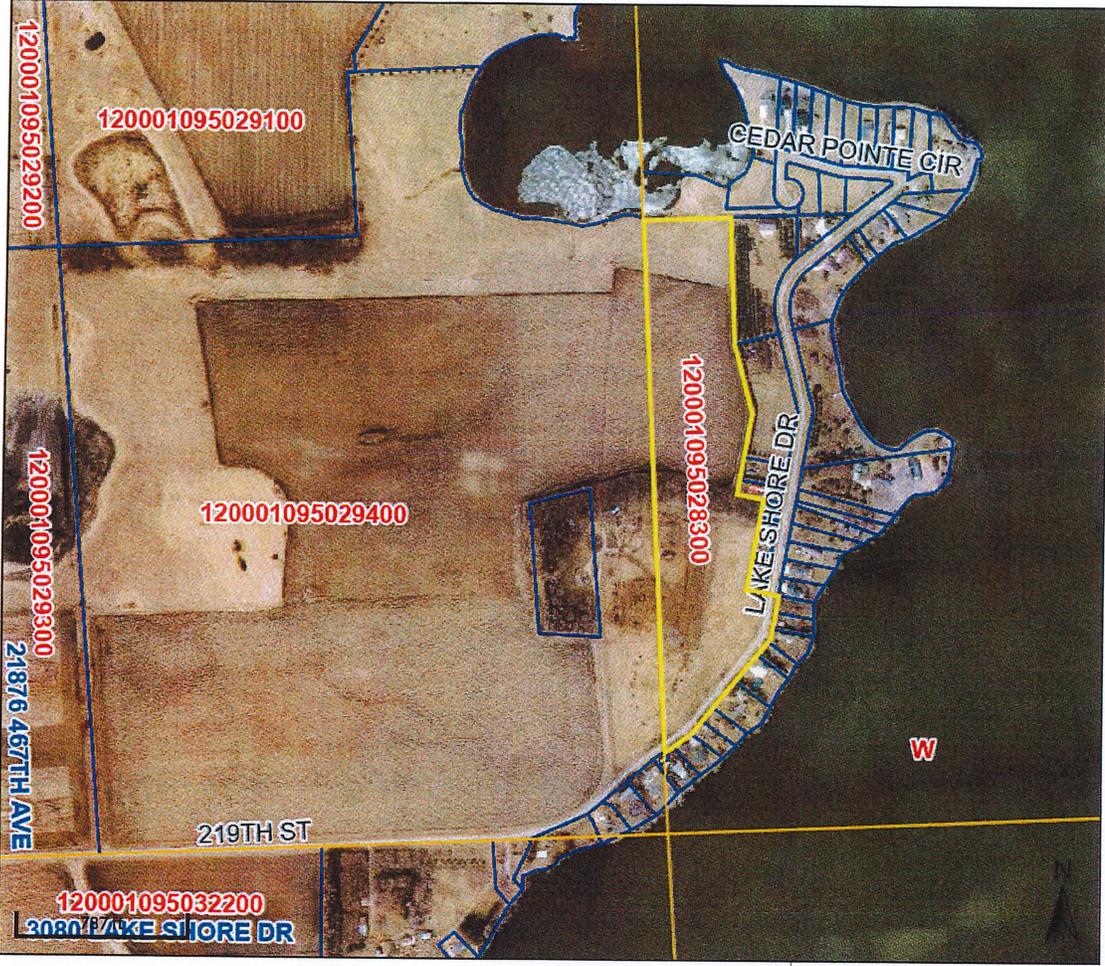
Parcel ID	120001095029400	Alternate ID	n/a	Owner Address	BERKLAND, MARK E
Sec/Twp/Rng	29-109-50	Class	AGA		46711 218TH ST
Property Address		Acreage	168.24		VOLGA SD 57071
District	12054				
Brief Tax Description	SE 1/4 EXC LOT 1 JORNEBY FARMSITE ADDN, S 1/2 LOT 1 OF NE 1/4 EXC JORNEBY'S 2ND AND 3RD ADDN SEC 29-190-50 168.24 AC				
	(Note: Not to be used on legal documents)				

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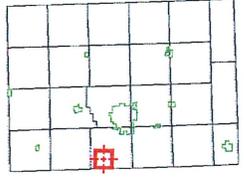
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 GEOSPATIAL

2024preplat005 ± 2024plat006 plat 2 of 2

**Beacon**<sup>TM</sup> Brookings County, SD



Overview



Legend

- Brookings City Limits
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Parcel ID	120001095028300	Alternate ID	n/a	Owner Address	BERKLAND, MARK E
Sec/Twp/Rng	28-109-50	Class	AGC		46711 218TH ST
Property Address		Acreage	20.55		VOLGA SD 57071
District	12054				
Brief Tax Description	LOT 1 EXC OL 1 & JORENBYS FIRST & THIRD ADDN, & 4TH ADDN, LOT 2 EXC DRAKE ADDN SEC 28-109-50 20.55 AC				
	(Note: Not to be used on legal documents)				

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