

#24-27

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
July 16, 2024, County Commission meeting

July 3, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat008 with a unanimous vote of 9-ayes and 0-nays at their July 2, 2024, meeting.

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

2024plat008 – July 2, 2024

Prepared by Richard Haugen
Brookings County Development, Deputy Director

Applicant/Owners: James and Jeanie Ness, 19821 487B Ave, Hendricks, MN 56136

Legal Description: Plat “Lots 1 through 10 in Block 1, and Lots 1 through 9 in Block 2, all of Homesteads at the Marsh Addition in Government Lots 2 and 3 in Section 15, T112N, R47W of the 5th P.M., Brookings County, South Dakota.”

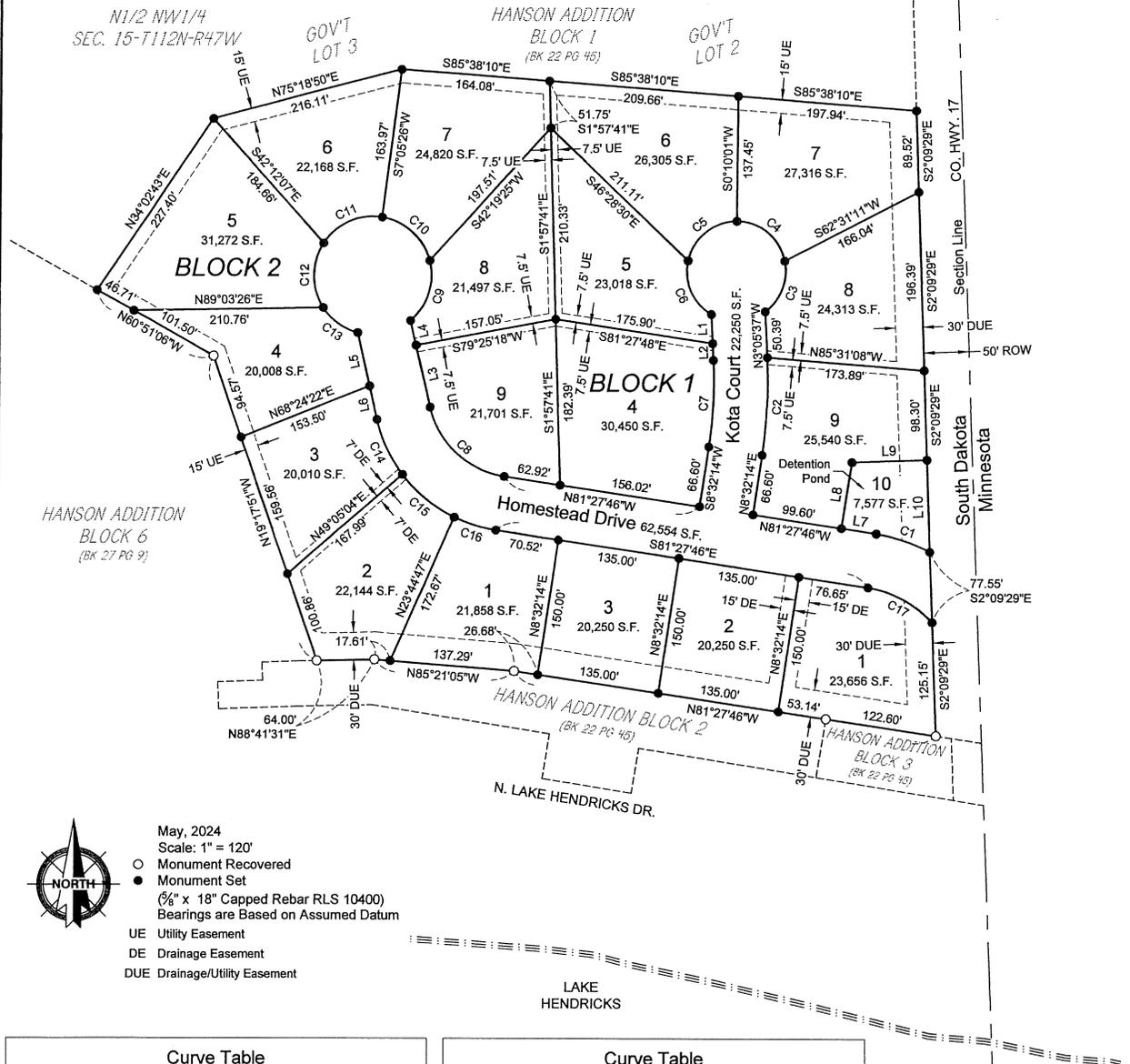
2024plat001: James and Jeanie Ness have submitted a plat for 18 non-lake front lots and 1 non-lake front non-buildable lot that will be used as a detention pond on the north side of Lake Hendricks on property they own. The property is Zoned “Lake-Park”. The preliminary plat was approved by this board on February 2, 2024. The detention pond was noted on Lot 9 in Block 1 but had no legal description. They have now identified the detention pond as being Lot 10, so it has its own legal description, separate from the other lots. Lot 10 cannot be built on as it does not meet the size requirement for the Lake Park District. Nothing else on the plat has changed.

The plat meets the requirements of the Brookings County Subdivision Ordinance, Lake Park Zoning Ordinance and 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

2024plat008
Staff Report
July 2, 2024

PLAT OF
LOTS 1 THROUGH 10 IN BLOCK 1, AND LOTS 1 THROUGH 9 IN BLOCK 2, ALL
OF HOMESTEADS AT THE MARSH ADDITION IN GOVERNMENT LOTS 2 AND 3
IN SECTION 15-T112N-R47W, OF BROOKINGS COUNTY, SOUTH DAKOTA

THIS PLAT TO VACATE AND REPLAT A PORTION OF BLOCK 1 OF HANSON ADDITION AS PLATTED IN "PLAT OF BLOCKS 1, 2 AND 3 HANSON ADDITION, LOCATED IN THE N1/2 NW1/4 AND IN GOVERNMENT LOTS 1, 2 AND 3 AND IN LOTS 9a AND 10a OF CAMARA BEACH ADDITION, SECTION 15, T112N, R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON NOVEMBER 14TH, 2000 AT 2:45 P.M. IN PLAT BOOK 22, PAGE 45.



May, 2024
 Scale: 1" = 120'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 10400)
 Bearings are Based on Assumed Datum
 UE Utility Easement
 DE Drainage Easement
 DUE Drainage/Utility Easement

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	62.74	180.00	N71°28'41"W	62.42
C2	107.59	530.00	N2°43'18"E	107.40
C3	63.10	55.00	N20°59'09"E	59.69
C4	75.00	55.00	N50°56'40"W	69.32
C5	75.00	55.00	S50°55'30"W	69.32
C6	69.02	55.00	S24°05'21"E	64.58
C7	95.41	470.00	S2°43'18"W	95.24
C8	119.24	100.00	N47°18'06"W	112.30
C9	72.87	65.00	N17°15'22"E	69.11
C10	75.00	65.00	N47°54'57"W	70.91
C11	75.00	65.00	S65°58'25"W	70.91

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C12	75.00	65.00	S0°08'13"E	70.91
C13	48.17	65.00	S54°25'24"E	47.08
C14	67.22	160.00	S25°10'35"E	66.73
C15	75.00	160.00	S50°38'26"E	74.32
C16	48.57	160.00	S72°45'58"E	48.39
C17	82.13	120.00	S61°51'21"E	80.54

Parcel Line Table		
Line #	Length	Direction
L1	32.03	S3°05'37"E
L2	18.36	S3°05'37"E
L3	69.78	N13°08'27"W
L4	27.73	N13°08'27"W
L5	59.85	S13°08'27"E
L6	37.66	S13°08'27"E
L7	38.62	N81°27'46"W
L8	73.83	N8°32'14"E
L9	82.64	N87°50'31"E
L10	101.75	S2°09'29"E

Prepared By:

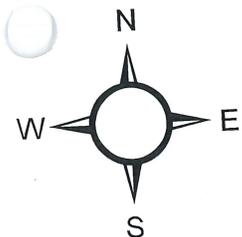
CIVIL DESIGN INC.
 Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200

REGISTERED PROFESSIONAL ENGINEER
 REG. NO. 524-2024
 ANDREW E. KANGAS
 KANGAS
 SOUTH DAKOTA
 LAND SURVEYOR



Marsh Addition

Lots 1-10 in Block 1 and Lots 1-9 in Block 2



- Block 1 Lots
- Block 2 Lots



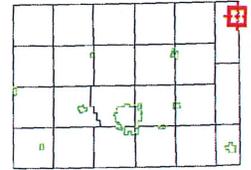


Beacon™

2024 preplat 001
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	092051124715201	Alternate ID	n/a	Owner Address	NESS, JEANIE LIVING TRUST
Sec/Twp/Rng	15-112-47	Class	AGA		19821 487B AVE
Property Address	19821 487B AVE	Acres	60.44		HENDRICKS MN 56136
	HENDRICKS				
District	091025				
Brief Tax Description	HANSON ADD BLK 1 LOCATED IN N 1/2 NW 1/4 SEC 15-112-47 60.44 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/18/2024

Last Data Uploaded: 1/18/2024 4:39:40 AM

Developed by Schneider GEOSPATIAL