

#24-28

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 2024plat009 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

2024plat009 – July 2, 2024

Prepared by Richard Haugen
Brookings County Development, Deputy Director

Applicant/Owners: Mark Berkland, 46711 218th St, Volga, SD 57071
Calvin Christianson, 2672 Lake Shore Dr, Volga, SD 57071

Legal Description: Plat of “Blocks 1, 2, 3, 4 & 5, Berkland Addition located in a portion of Gov’t Lot 2 in the Southwest ¼ of Section 28, T109N, R50W of the 5th P.M., all in Brookings County, South Dakota.”

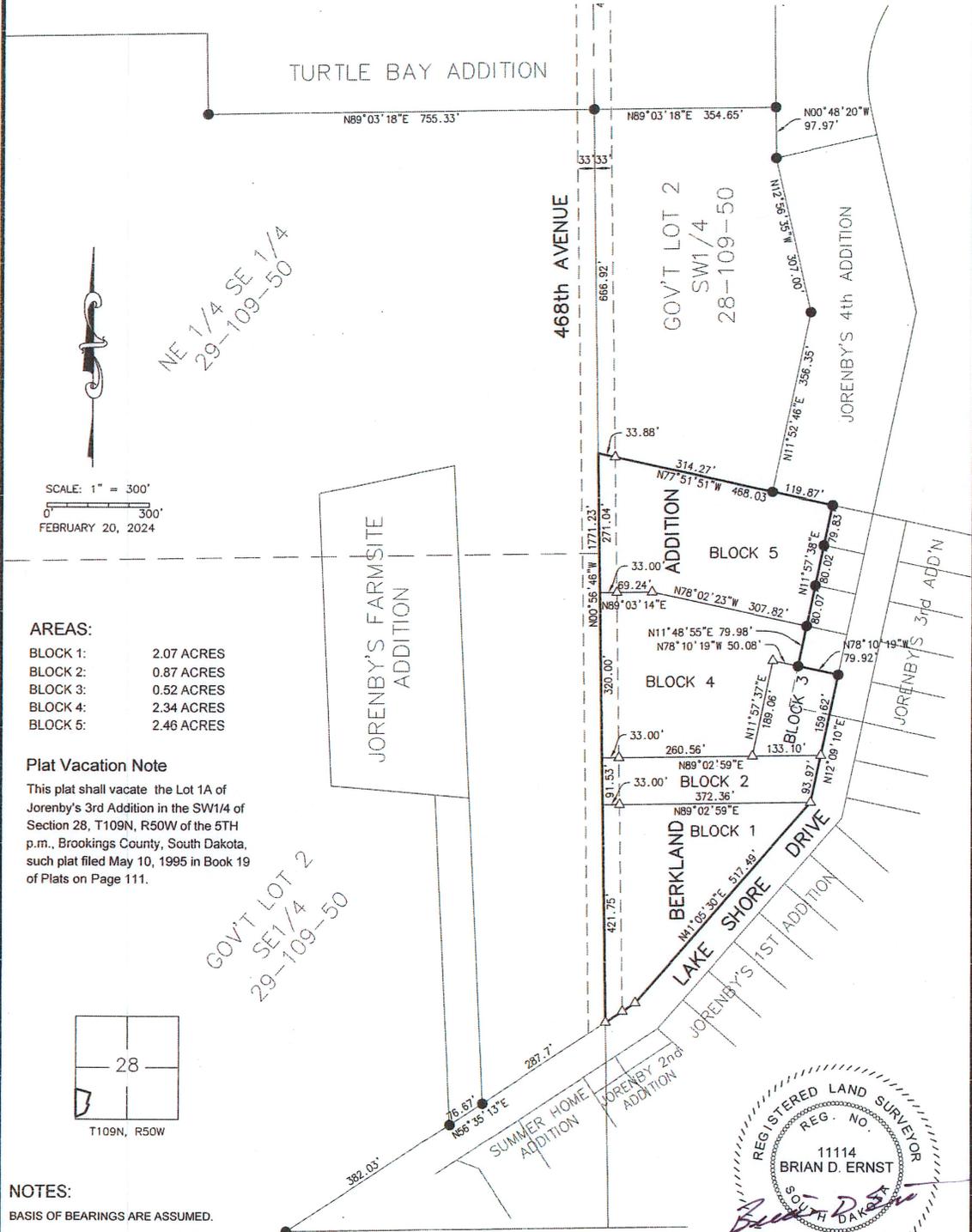
2024plat009: Mark Berkland has submitted a plat for “Blocks 1, 2, 3, 4 & 5 of Berkland Addition” on the west side of Lake Campbell. The property is in the “Lake Park” zoning district. The preliminary plat is on the July 2, 2024, meeting agenda. If approved by the commission, this is the plat for final approval. The “Blocks all meet or exceed the 20,000 square feet for the Lake Park District. Blocks 1 and 2 meet up to Lake Shore Drive and Blocks 3, 4 and 5 adjoin existing lots along Lake Shore Drive. Calvin Christianson is purchasing “Block 3”, and this plat will be vacating his existing lot (Lot 1A of Jorenby’s 3rd Addition) and combining it with property from Mr. Berkland to form “Block 3”.

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.

2024plat009
Staff Report
July 2, 2024

PLAT OF BLOCKS 1, 2, 3, 4 & 5, BERKLAND ADDITION

LOCATED IN A PORTION OF GOV'T LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 28,
T.109N, R.50W OF THE 5th P.M., ALL IN BROOKINGS COUNTY, SOUTH DAKOTA.



TURTLE BAY ADDITION

468th AVENUE

GOV'T LOT 2
SW 1/4
28-109-50

JORENBY'S 4th ADDITION

JORENBY'S 3rd ADDITION

JORENBY'S 2nd ADDITION

JORENBY'S 1st ADDITION

BERKLAND BLOCK 1

BERKLAND BLOCK 2

BERKLAND BLOCK 3

BERKLAND BLOCK 4

BERKLAND BLOCK 5

LAKE SHORE DRIVE

SUMMER HOME ADDITION

JORENBY'S FARMSITE ADDITION

NE 1/4 SE 1/4
29-109-50

GOV'T LOT 2
SE 1/4
29-109-50

T109N, R50W

AREAS:

BLOCK 1:	2.07 ACRES
BLOCK 2:	0.87 ACRES
BLOCK 3:	0.52 ACRES
BLOCK 4:	2.34 ACRES
BLOCK 5:	2.46 ACRES

Plat Vacation Note

This plat shall vacate the Lot 1A of Jorenby's 3rd Addition in the SW1/4 of Section 28, T109N, R50W of the 5th p.m., Brookings County, South Dakota, such plat filed May 10, 1995 in Book 19 of Plats on Page 111.

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

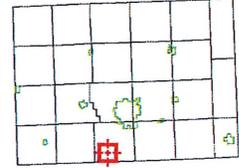
- LEGEND**
- FOUND MONUMENTATION
 - △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"

REGISTERED LAND SURVEYOR
REG. NO.
11114
BRIAN D. ERNST
SOUTH DAKOTA
6/7/24

2024 preplat 006 + 2024 plat 009



Overview



Legend

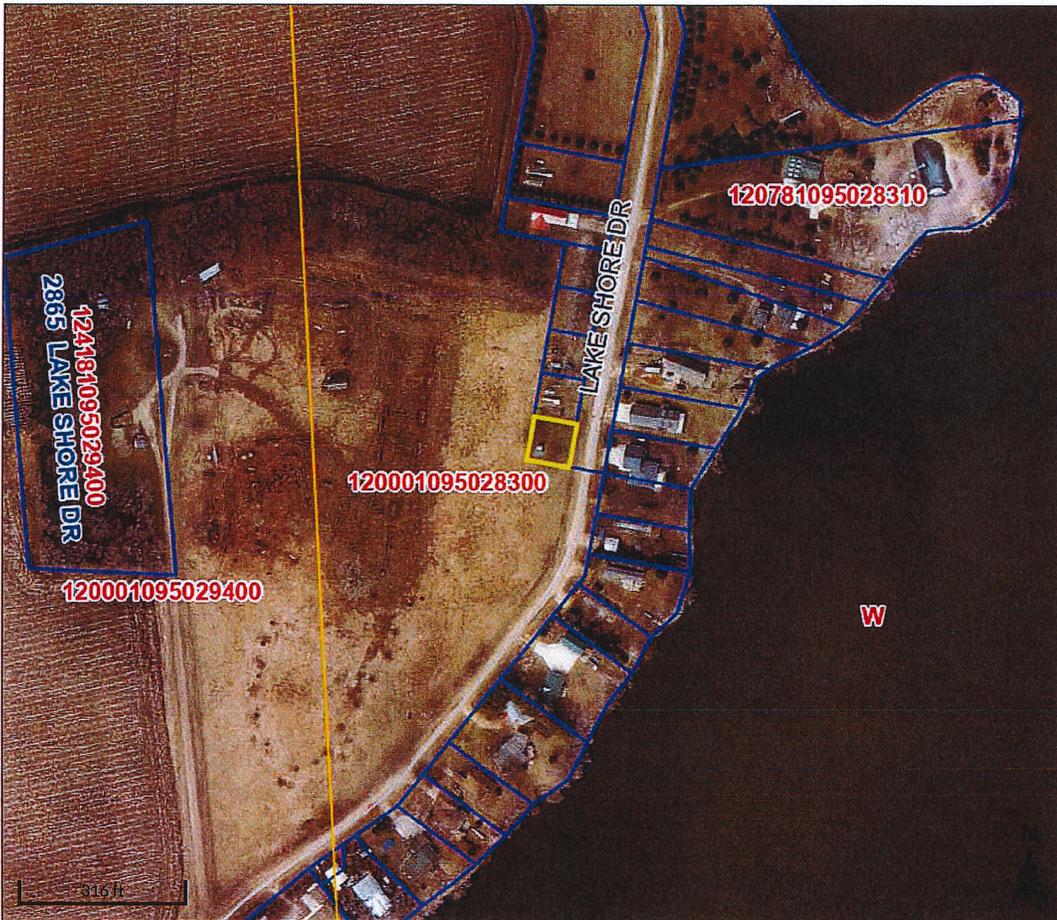
-  Brookings City Limits
-  City Limits
-  Township Boundary
-  Sections
-  Well Head
-  Parcels
-  Roads
- County Roads**
-  Gravel Roads
-  Paved Roads

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)				

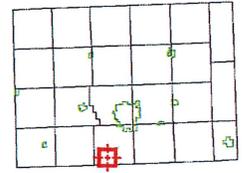
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Developed by  **Schneider**
GEO SPATIAL

2024preplat006 + 2024pkat009



Overview



Legend

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

Parcel ID	120751095028330	Alternate ID	n/a	Owner Address	CHRISTIANSON, CALVIN ET UX
Sec/Twp/Rng	28-109-50	Class	NACS		2672 LAKE SHORE DR
Property Address		Acreage	n/a		VOLGA SD 57071
District	12054				
Brief Tax Description	JORENBY'S THIRD ADDN LOT 1A IN SW 1/4 SEC 28-109-50 80' X 80'				
	<i>(Note: Not to be used on legal documents)</i>				

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Developed by 