

## Resolution #24-33

**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  
August 20, 2024, County Commission meeting

August 7, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat011 with a unanimous vote of 9-ayes and 0-nays at their August 6, 2024, meeting.

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

## 2024plat011 – August 6, 2024

Prepared by Richard Haugen  
Brookings County Development, Deputy Director,

Applicant/Owners: East River Power Cooperative, 211 Harth Ave S, Madison, SD 57042  
Jerry Brown Life Estate, 20406 450<sup>th</sup> Ave, Arlington, SD 57212

Legal Description: Plat of "Tract 1, Arlington Substation Addition in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 13, Township 112 North, Range 52 West of the 5<sup>th</sup> P. M., Brookings County, South Dakota."

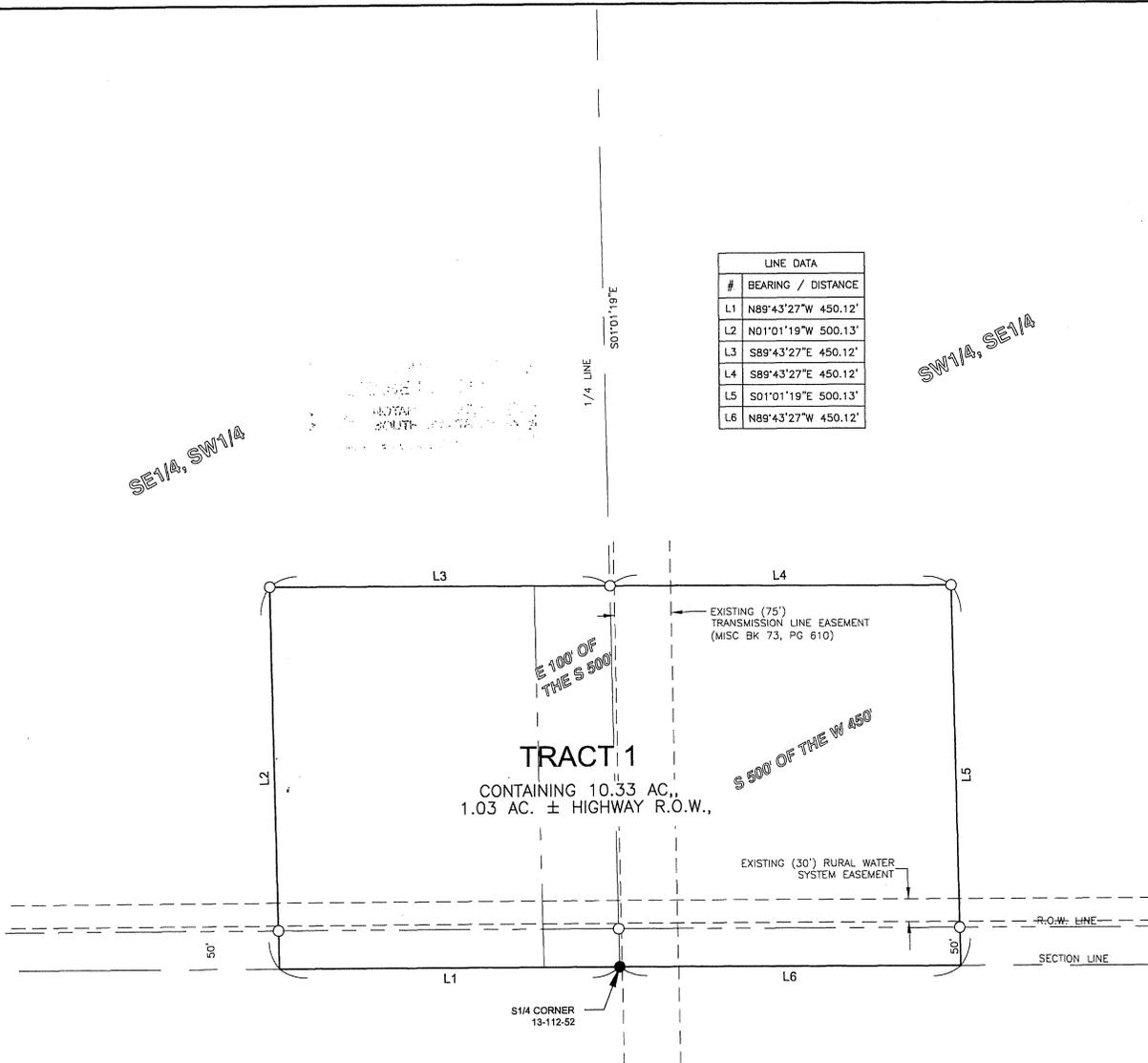
2024plat011: East River Power Cooperative is platting off a 10.33-acre parcel for an electrical substation expansion. The existing electrical substation is on a 6.30-acre parcel that is currently described with two separate legal footage descriptions. The substation was approved on February 20, 1979, by the Planning and Zoning Commission. The applicant is adding 4.03 acres of the addition, to be located on the west of the existing substation, with the existing parcels described with footage descriptions, into one plat.

The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2024plat011  
Staff Report  
August 6, 2024

PLAT OF  
**TRACT 1, ARLINGTON SUBSTATION ADDITION**  
 IN THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 112 NORTH, RANGE 52 WEST  
 OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

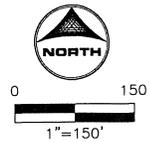
LINE DATA	
#	BEARING / DISTANCE
L1	N89°43'27"W 450.12'
L2	N01°01'19"W 500.13'
L3	S89°43'27"E 450.12'
L4	S89°43'27"E 450.12'
L5	S01°01'19"E 500.13'
L6	N89°43'27"W 450.12'



**LEGEND**

- ( ) - RECORD DATA GROUND DIST.
- - SET 5/8" REBAR WITH CAP #8014
- - FOUND MONUMENT

**NOTE:**  
 THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE UTM COORDINATE SYSTEM, ZONE 14 NORTH. SF = 0.9999802363 (GROUND DIST. X SF = GRID DIST.)



**HR** 101 SOUTH PHILLIPS AVENUE  
 SUITE 401  
 SIOUX FALLS, SD 57104  
 PHONE: 605-977-7740, FAX: 605-977-7747

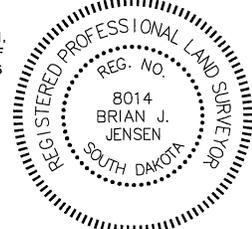
**SURVEYOR'S CERTIFICATE**

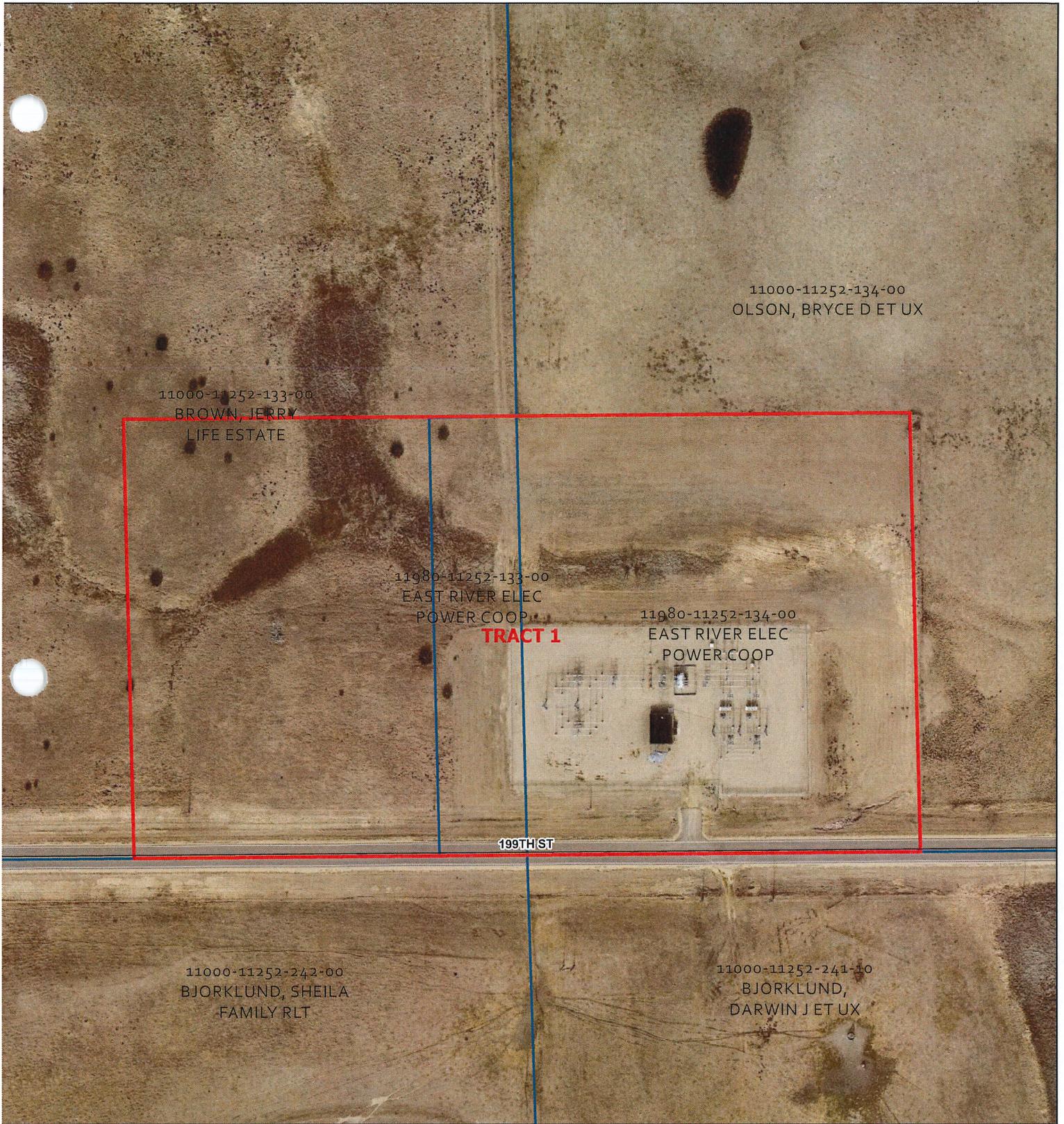
I, BRIAN J. JENSEN, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT I DID ON OR BEFORE APRIL 1, 2024, SURVEY AND PLAT THE S 500 FEET OF THE W 450 FEET OF THE SW1/4 AND THE E 100 FEET OF THE S 500' OF THE SE1/4 AND A PORTION OF THE E1/2 OF THE SW1/4, ALL IN SECTION 13, TOWNSHIP 112 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA AS SHOWN IN THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS: TRACT 1, ARLINGTON SUBSTATION ADDITION IN THE SE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 13, TOWNSHIP 112 NORTH, RANGE 52 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 10.33± ACRES.

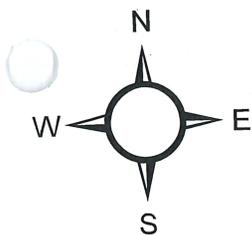
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

DATED THIS 29 DAY OF MAY, 2024. *Brian J. Jensen*  
 REGISTERED LAND SURVEYOR





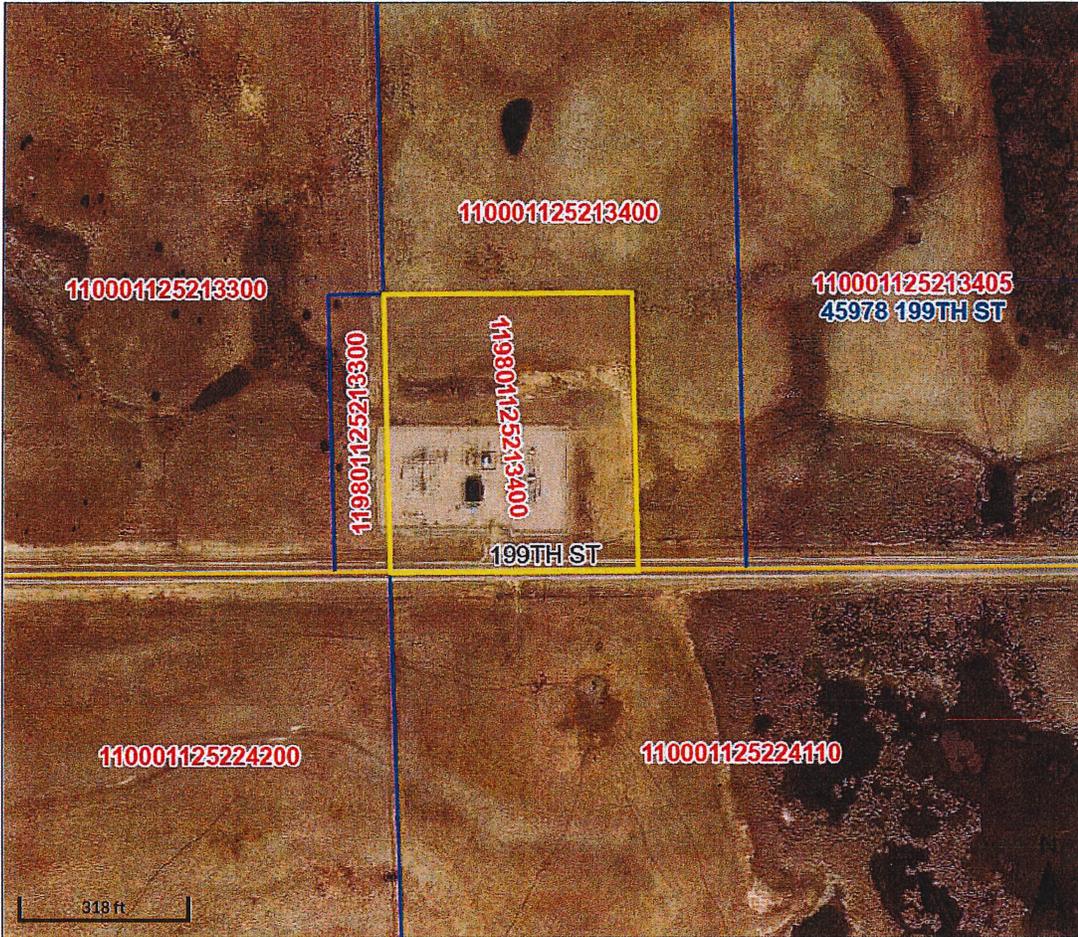
# Arlington Substation Addition Tract 1



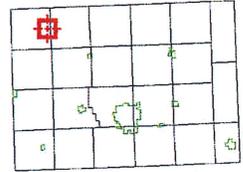
 Tract 1



2024 plat 011



Overview



Legend

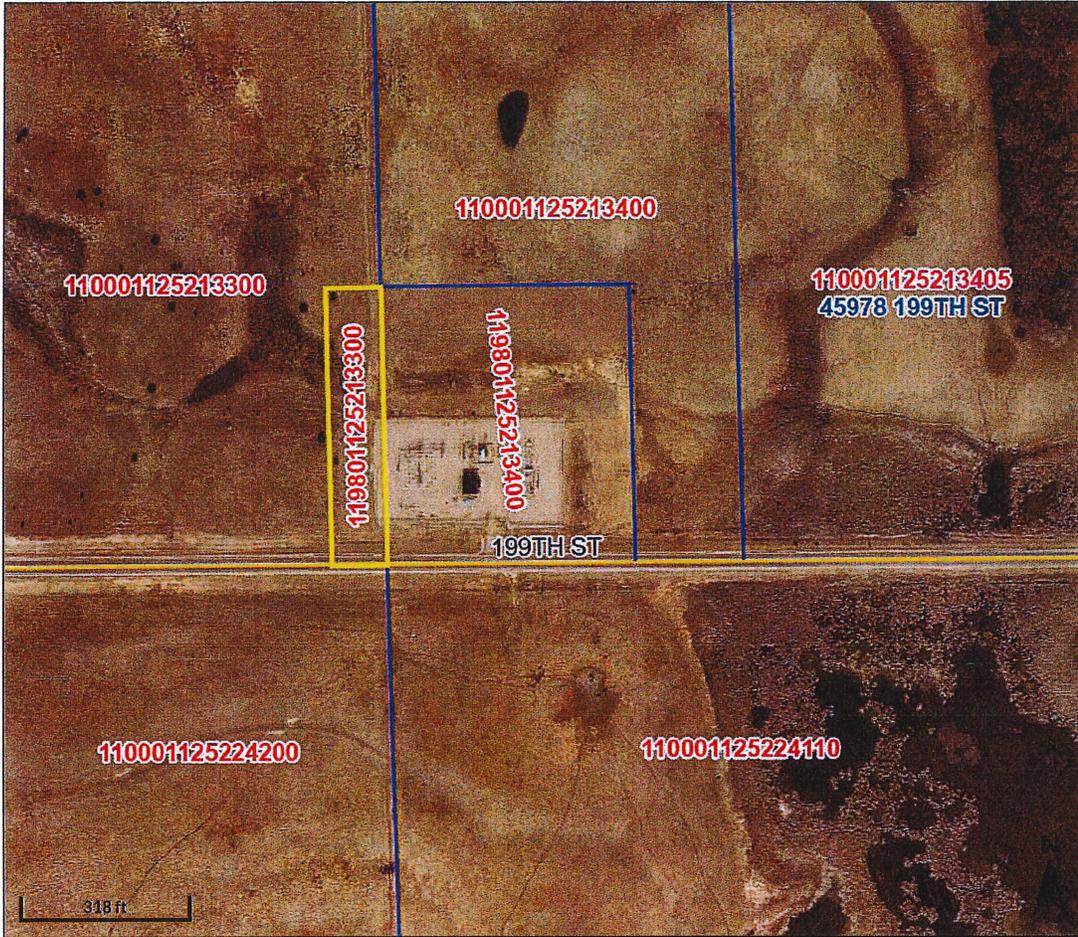
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads

Parcel ID	119801125213400	Alternate ID	n/a	Owner Address	EAST RIVER ELEC POWER COOP
Sec/Twp/Rng	13-112-52	Class	NACC		ATTN: ACCOUNTING DEPT
Property Address	45952 199TH ST	Acreeage	n/a		211 HARTH AVE S
	BRUCE				MADISON SD 57042
District	1108				
Brief Tax Description	S 500' OF W 450' OF SE 1/4 OF SEC 13-112-52 5.16 AC				
	(Note: Not to be used on legal documents)				

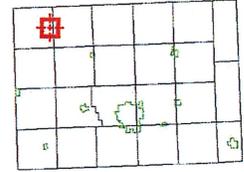
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Developed by Schneider  
 GEOSPATIAL

2024 plat 011



Overview



Legend

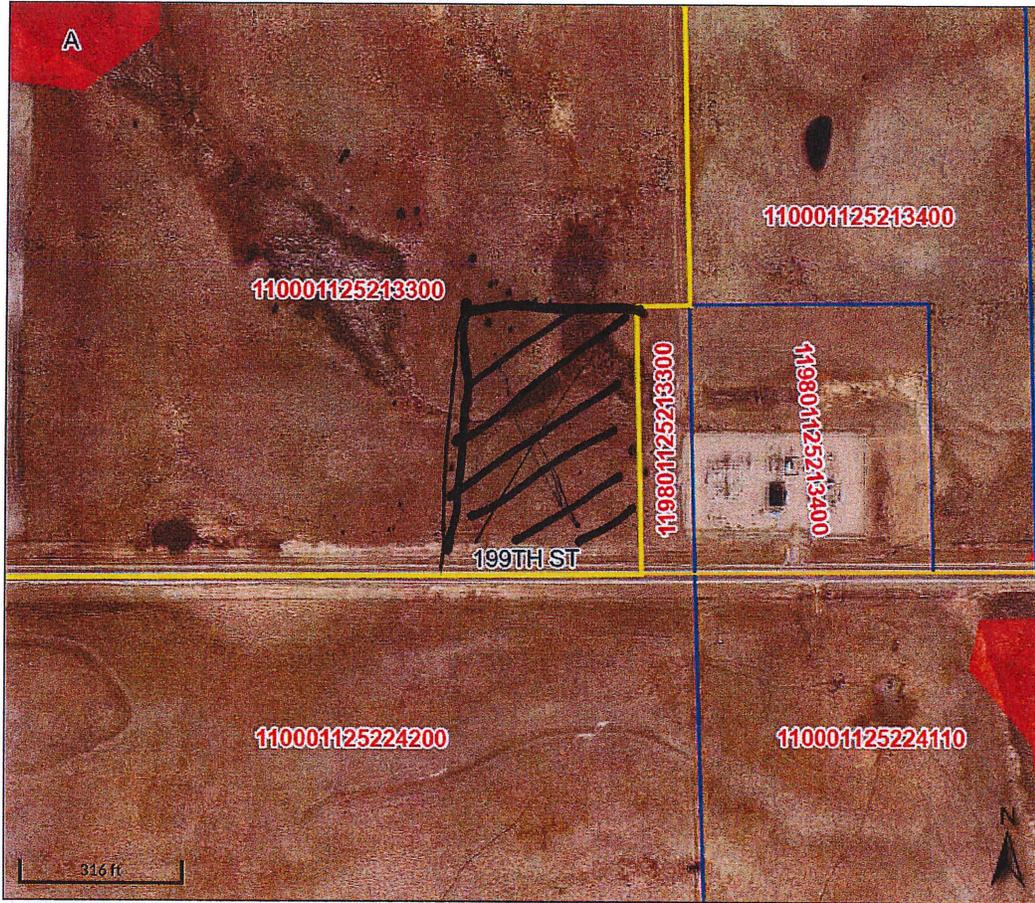
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads

Parcel ID	119801125213300	Alternate ID	n/a	Owner Address	EAST RIVER ELEC POWER COOP
Sec/Twp/Rng	13-112-52	Class	NACC		ATTN: ACCOUNTING DEPT
Property Address		Acreage	n/a		211 HARTH AVE S
					MADISON SD 57042
District	1109				
Brief Tax Description	E 100' OF S 500' OF SW 1/4 SEC 13-112-52 1.14 AC				
	(Note: Not to be used on legal documents)				

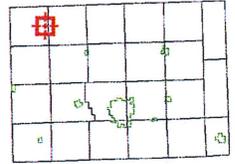
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 GEOSPATIAL

2024 plat 011



Overview



Legend

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

Parcel ID	110001125213300	Alternate ID	n/a	Owner Address	BROWN, JERRY LIFE ESTATE
Sec/Twp/Rng	13-112-52	Class	AGA		20406 450TH AVE
Property Address		Acreage	78.93		ARLINGTON SD 57212
District	1109				
Brief Tax Description	E 1/2 SW 1/4 EXC E 100' OF S 500' SEC 13-112-52 78.93 AC				
	(Note: Not to be used on legal documents)				

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