

Resolution #24-34

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
August 20, 2024, County Commission meeting

August 7, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat012 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

2024plat012 – August 6, 2024

Prepared by Richard Haugen
Brookings County Development, Deputy Director,

Applicant/Owners: Val Rae Black and Cheryl Duin, 47898 US Hwy 14, White, SD 57276

Legal Description: Plat of "Lot 1 of Black Addition in the E1/2 of the SE1/4 of Section 19, T110N, R48W of the 5th Principal Meridian, Brookings County, South Dakota."

2024plat012: Val Rae Black and Cheryl Duin are platting off an existing 2.8 building site from 77.8 acres they own. The 77.8 acres has a building site with the existing residence, outbuildings and a manufactured home for a family member. The manufactured home has been on the property since the 1970's prior zoning. The parents lived in the house and a family member lived in the manufactured home. They are splitting off the existing building site with the house on the 2.8 acres. The manufactured home will be on the remaining 75 acres. The 2.8 building site has an access easement on the shared driveway for access.

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

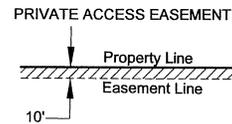
2024plat012
Staff Report
August 6, 2024

PLAT OF

LOT 1 OF BLACK ADDITION IN THE E 1/2 OF THE SE 1/4 OF SECTION 19, T110N,
R48W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



June, 2024
Scale: 1" = 100'
○ Monument Recovered
● Monument Set
(5/8" x 18" Capped Rebar RLS 15743)
Bearings are Based on Assumed Datum



SURVEYOR'S CERTIFICATE

I, John D. Schinkel, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 28th day of June, 2024 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the E 1/2 of the SE 1/4 of Section 19, Township 110 North, Range 48 West of the 5th P.M. Brookings County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOT 1 OF BLACK ADDITION IN THE E 1/2 OF THE SE 1/4 OF SECTION 19, T110N, R48W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 28th day of June, 2024.



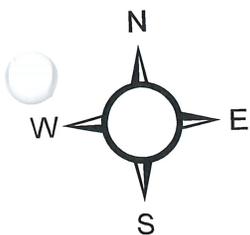
Prepared By:



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



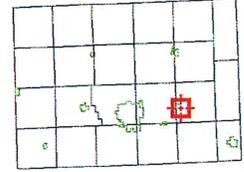
Black Addition Lot 1



2024 plat 012
Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	020001104819410	Alternate ID	n/a	Owner Address	DUIN, CHERYLET AL
Sec/Twp/Rng	19-110-48	Class	AGA		47898 US HWY 14
Property Address	47898 US HWY 14	Acreage	77.8		WHITE SD 57276
	WHITE				
District	0201				
Brief Tax Description	E 1/2 SE 1/4 EXC HWY SEC 19-110-48 MH 02995-00202-006-00 SITS ON THIS PARCEL				
	(Note: Not to be used on legal documents)				

Date created: 7/1/2024
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Developed by **Schneider**
 GEOSPATIAL