

#24-42

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
September 24, 2024, County Commission meeting

September 4, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat016 with a unanimous vote of 9-ayes and 0-nays at their September 3, 2024, meeting.

Brookings County Planning Commission
September 3, 2024 – 8:00 PM meeting

2024plat016 – September 3, 2024

Prepared by Richard Haugen
Brookings County Development, Deputy Director,

Applicant/Owners: Brian Lynn, 21585 487th Ave, Elkton, SD 57026

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."

2024plat016: Brian Lynn is platting of an existing building site in to 3 lots from rest of the 39.5 acres he owns. Lot 1 is 5.87 acres with the building site and driveway, Lot 2 is 2.91 acres of farmland, Lot 3 is 2.36 acres farmland. There is an access easement on Lot 1 for access to Lots 2 and 3. Lots 2 and 3 cannot be used to build a house on as they do not meet the acreage requirements, but could be used to build a pole shed or grain bin on. The existing farmstead is being subdivided into 3 parcels for financing purposes.

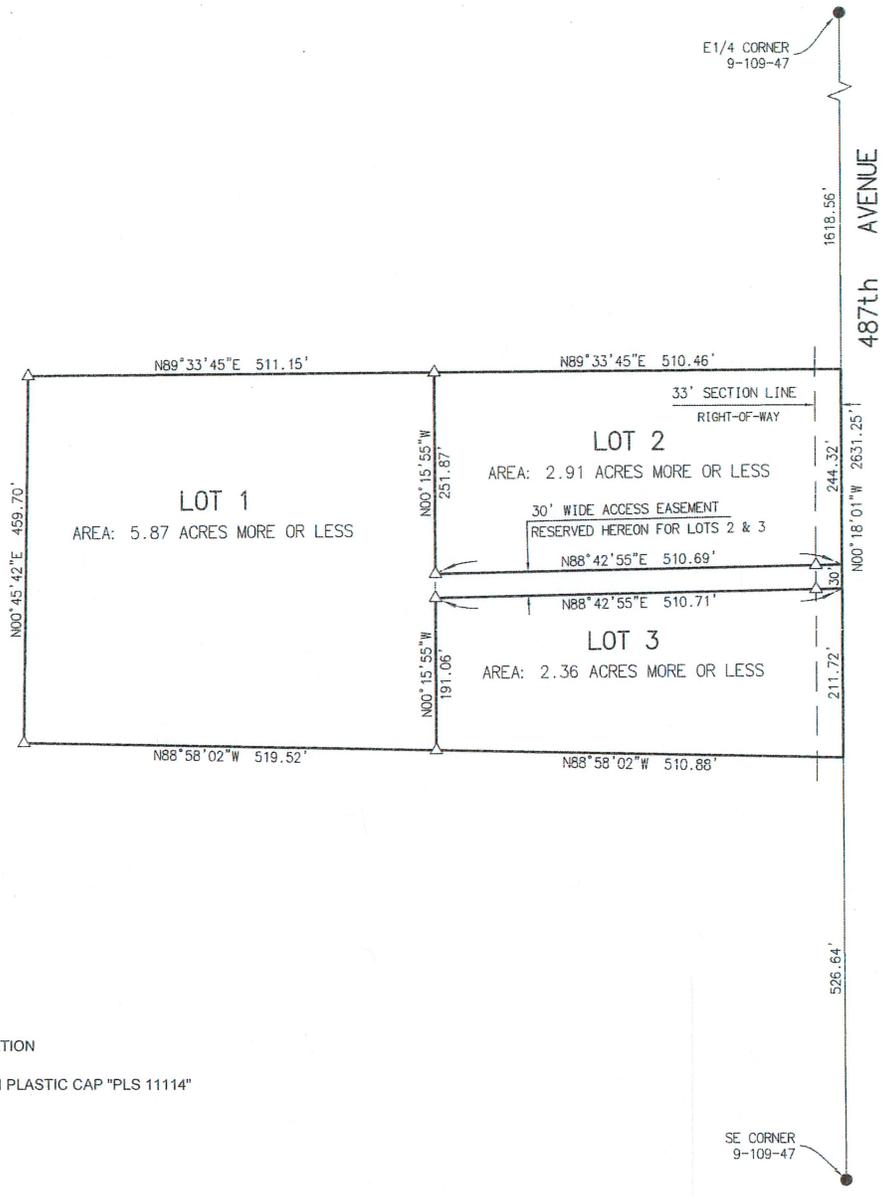
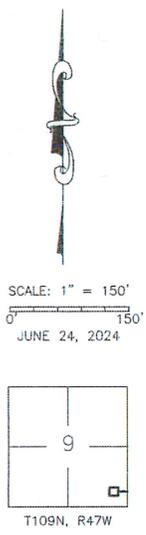
The plat meets the plating requirements for the 2016 Comprehensive Plan- Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2024plat016
Staff Report
September 3, 2024

PLAT OF

LOTS 1, 2 & 3 OF LYNN SECOND ADDITION

IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, T109N, R47W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



LEGEND

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

SURVEYOR'S CERTIFICATE

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 24th day of June, 2024, at the request of the owner, survey and plat in the Southeast 1/4 of the Southeast 1/4 of Section 9, T109N, R47W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

LOTS 1, 2 & 3 OF LYNN SECOND ADDITION, in the Southeast 1/4 of the Southeast 1/4 of Section 9, T109N, R47W of the 5th P.M., Brookings County, South Dakota.

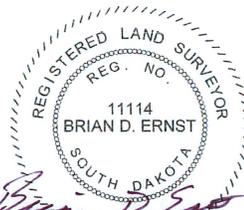
This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of June, 2024.

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

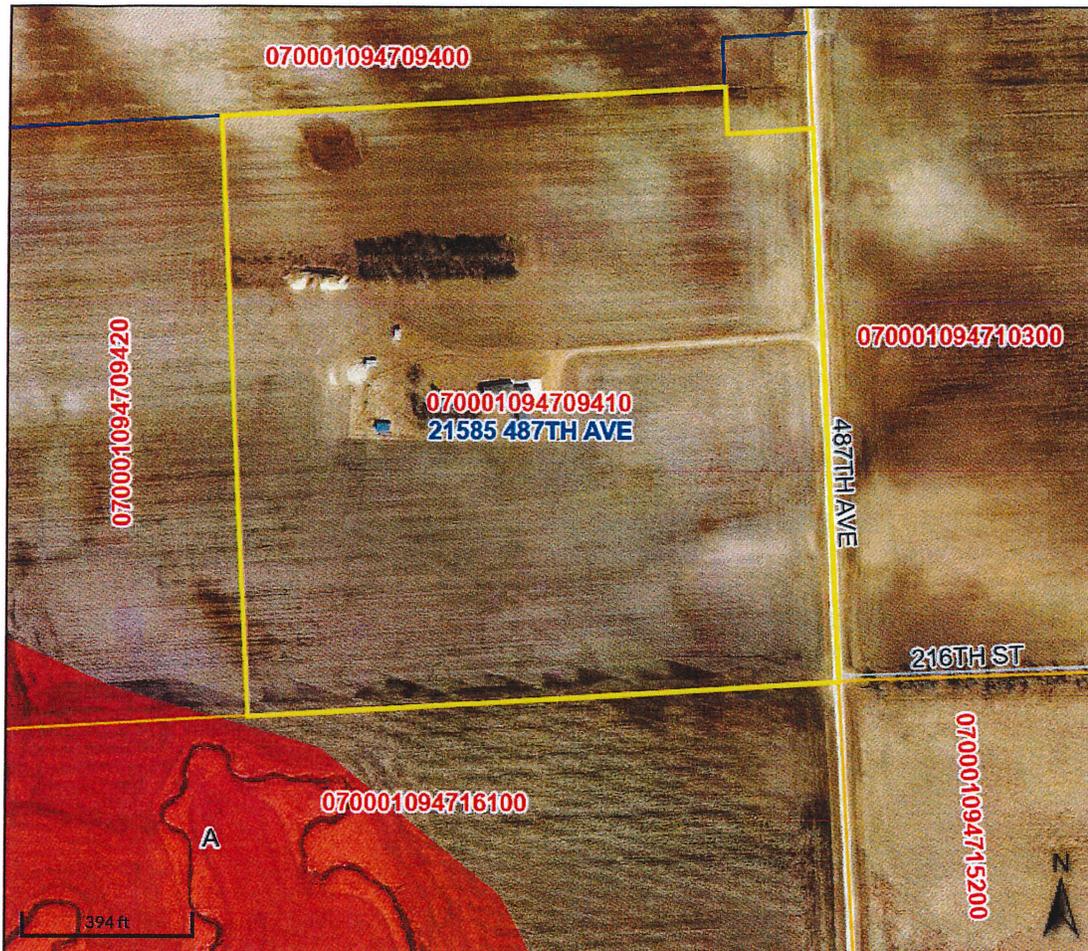


Brian D. Ernst
Registered Land Surveyor No. 11114

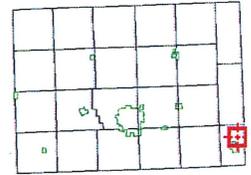


Beacon™

2024 plat 016
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Well Head
- Zoning Districts**
- Commercial/Industrial
- Lake/Park District
- Natural Resource District
- Joint Jurisdiction Area
- Parcels
- Roads**
- Gravel Roads
- Paved Roads
- Floodplain 2008**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID 070001094709410
 Sec/Twp/Rng 9-109-47
 Property Address 21585 487TH AVE
 ELKTON

Alternate ID n/a
 Class AGA
 Acreage 39.5

Owner Address LYNN, BRIAN J
 21585 487TH AVE
 ELKTON SD 57026

District 0703
 Brief Tax Description SE 1/4 SE 1/4 EXC S 1/2 WELL ADDN SEC 9-109-47 39.5 AC
 (Note: Not to be used on legal documents)

Date created: 8/8/2024
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Developed by Schneider
 GEOSPATIAL