

24-48

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
November 19, 2024, County Commission meeting

November 8, 2024: The Brookings County Planning and Zoning Commission recommends approval of plat 2024plat022 with a unanimous vote of 9-ayes and 0-nays at their November 7, 2024, meeting.

Brookings County Planning Commission
November 7, 2024 – 7:00 PM meeting

2024plat022– November 7, 2024

Prepared by Richard Haugen

Applicant/Owners: Lake Dreams LLC, 2809 E 51st St, Sioux Falls, SD 57103

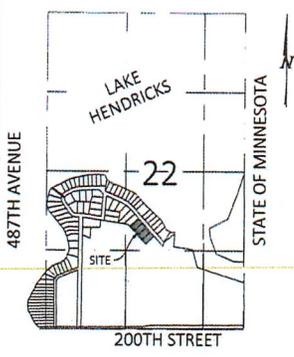
Legal Description: Plat of *“Lots 3A, 4A, 5A, and 6A of Haffner Knoll Addition in Government Lots 3 Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian., Brookings County, South Dakota.”*

2024plat022: Lake Dreams LLC by Preston Mettler has submitted a plat of Lots 3A, 4A, 5A and 6A meeting the minimum size requirement of 20,000 square feet. The lots were originally platted on April 9, 2004, and the vacated on October 11, 2006. The plat is platting the lots back to their original size. The lots are non-lake front lots. 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.

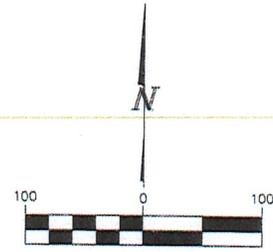
2024plat022
Staff Report
November 7, 2024

PLAT OF
LOTS 3A, 4A, 5A, AND 6A OF HAFFNER KNOLL ADDITION

IN GOVERNMENT LOT 3 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA

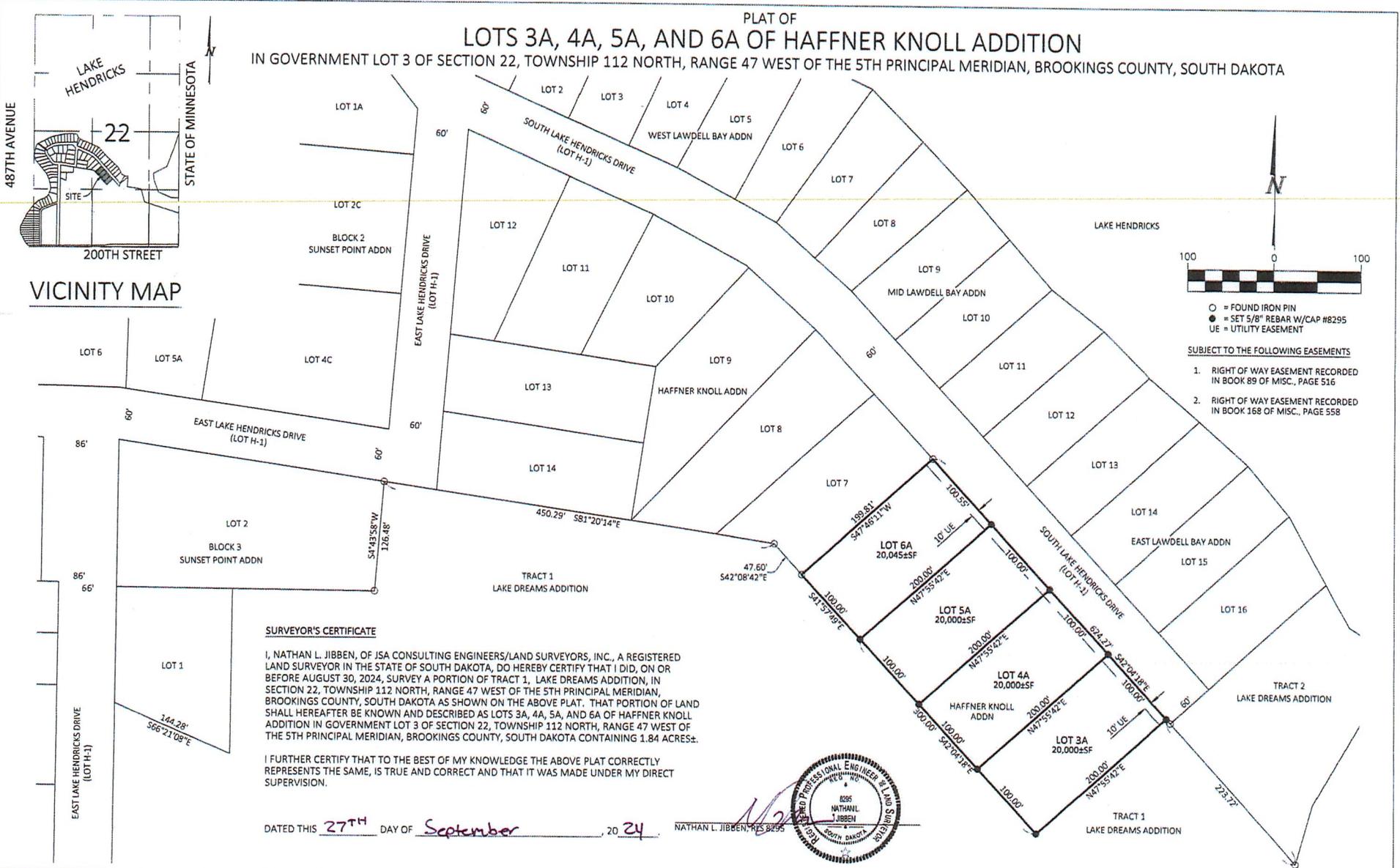


VICINITY MAP



○ = FOUND IRON PIN
 ● = SET 5/8" REBAR W/CAP #8295
 UE = UTILITY EASEMENT

- SUBJECT TO THE FOLLOWING EASEMENTS
1. RIGHT OF WAY EASEMENT RECORDED IN BOOK 89 OF MISC., PAGE 516
 2. RIGHT OF WAY EASEMENT RECORDED IN BOOK 168 OF MISC., PAGE 558



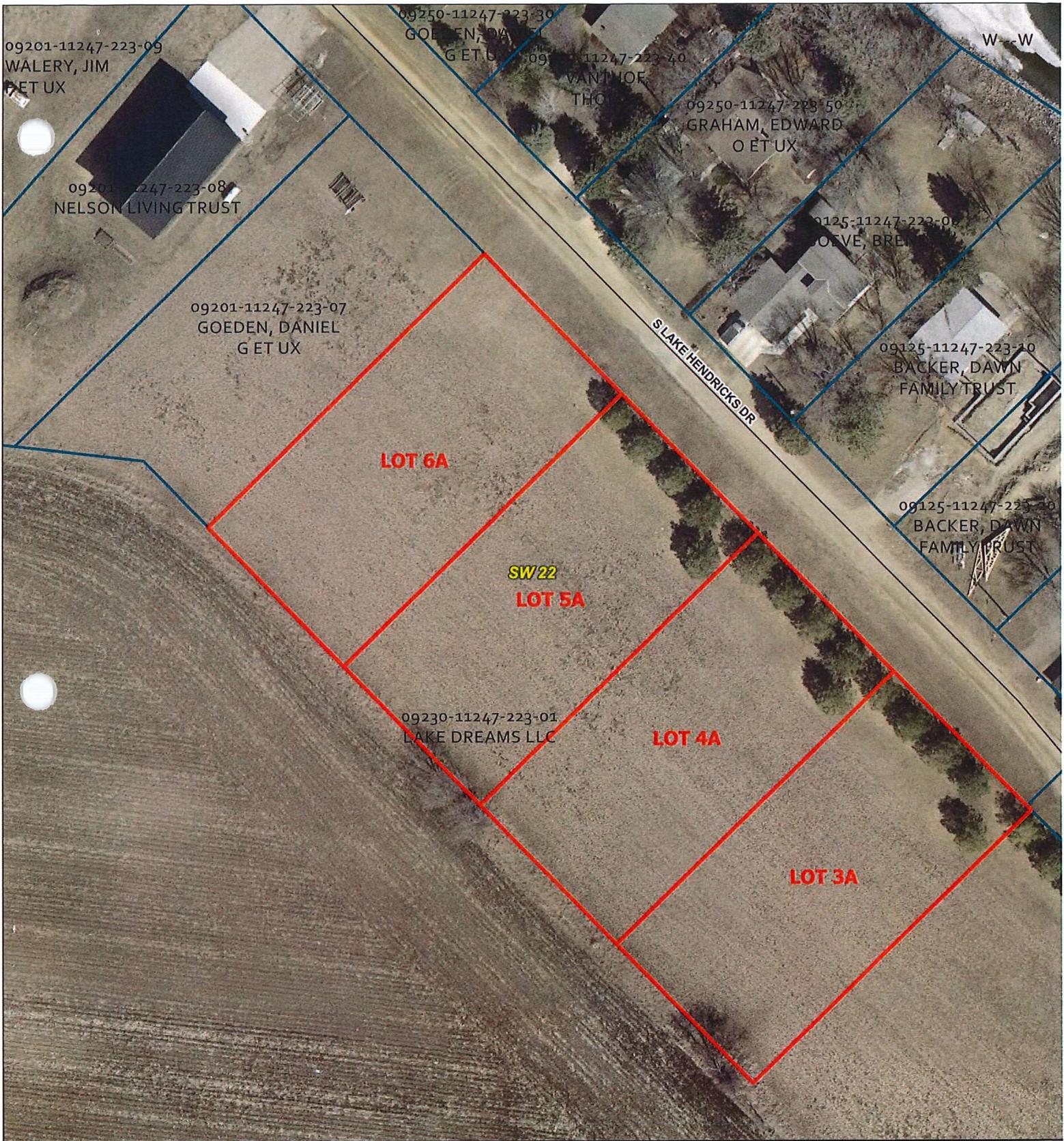
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE AUGUST 30, 2024, SURVEY A PORTION OF TRACT 1, LAKE DREAMS ADDITION, IN SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 3A, 4A, 5A, AND 6A OF HAFFNER KNOLL ADDITION IN GOVERNMENT LOT 3 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 1.84 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

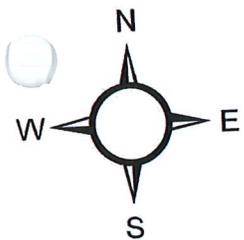
DATED THIS 27TH DAY OF September, 2024.

NATHAN L. JIBBEN, PLS 8295



Haffner Knoll Addition Lots 3A, 4A, 5A, 6A

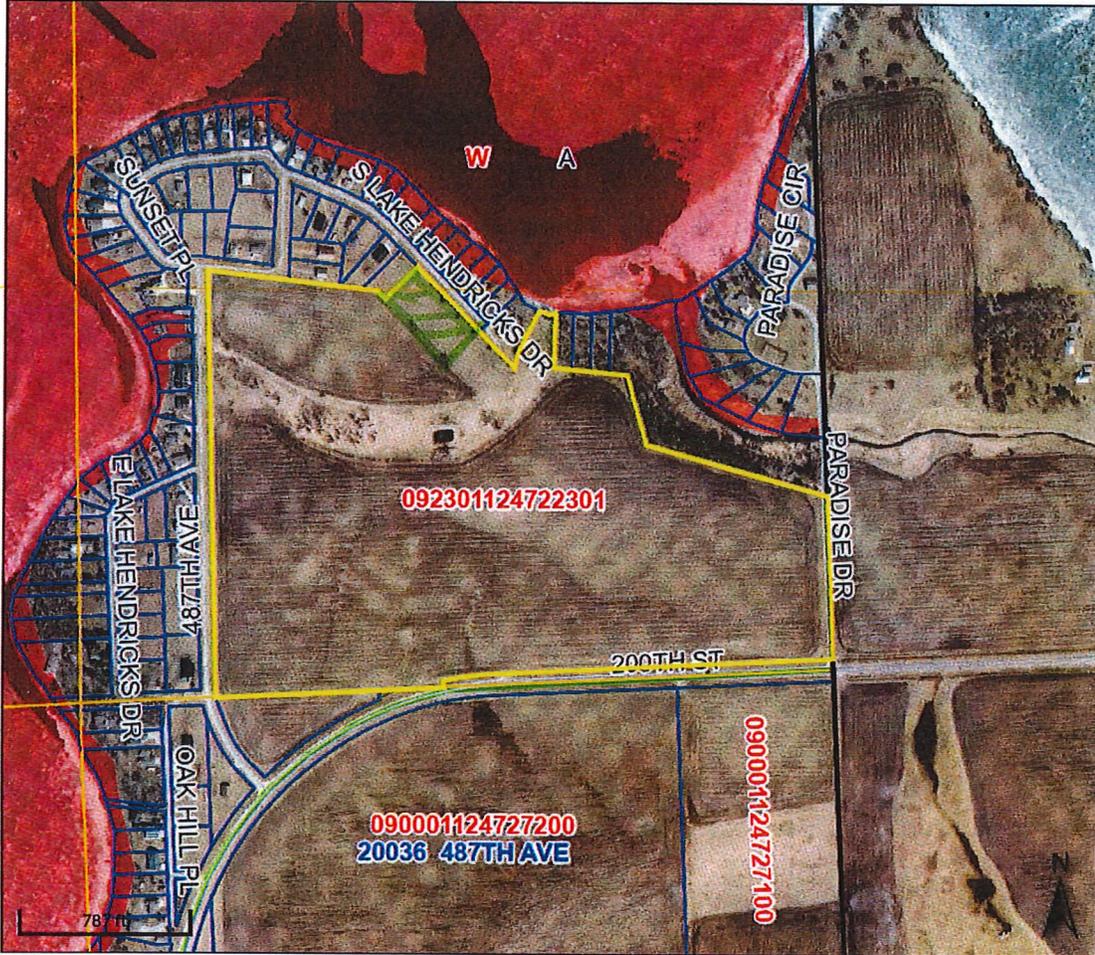
 Lot 3A, 4A, 5A, 6A



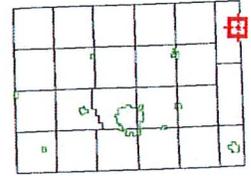


Beacon™

2024 plat 022
Brookings County, SD



Overview



Legend

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

Parcel ID	092301124722301	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	AGA		2809 E 51ST ST
Property Address		Acreage	87.27		SIOUX FALLS SD 57103
District	0910A				
Brief Tax Description	LAKE DREAMS ADDN TRACT 1 IN SEC 22-112-47 87.27 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

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 GEOSPATIAL