

Resolution # 25-08

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
January 21, 2025, meeting.

January 8, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat001 with a unanimous vote of 8-ayes and 0-nays at their January 7, 2025, meeting.

Brookings County Planning Commission
January 7, 2025 – 8:00 PM meeting

2025plat001 – January 7, 2025

Prepared by Richard Haugen

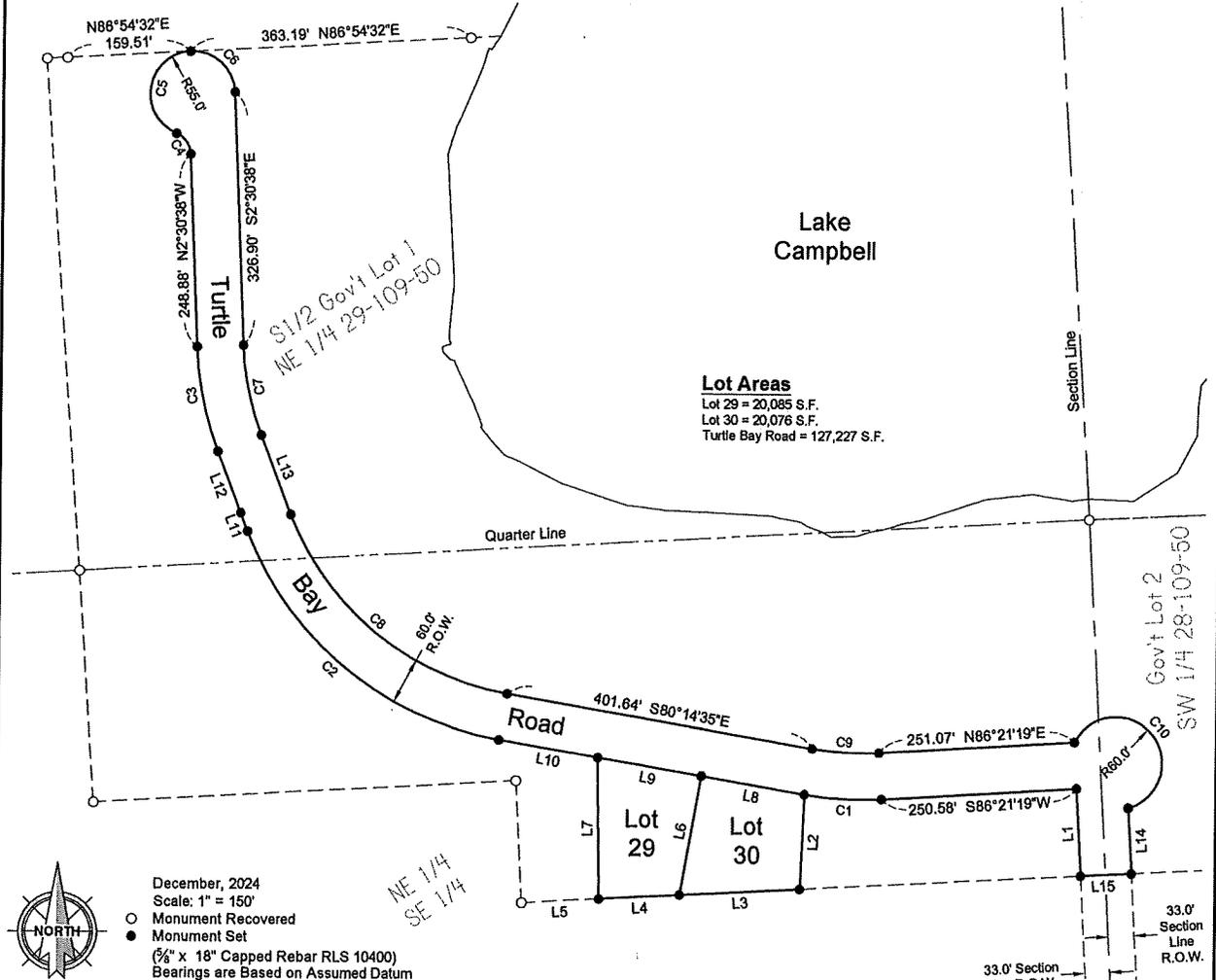
Applicant: Tim Hogan, 321 6th St, Brookings, SD 57006

Legal Description: Plat of "Lots 29-30; and Turtle Bay Road R.O.W., Turtle Bay Addition located in the South ½ of Gov't Lot 1 in the Northeast ¼ of Section 29, T109N, R50W of the 5th P.M., and a portion of the Northeast ¼ of the Southeast ¼ of Section 29, T109N, R50W of the 5th P.M., and a Portion of Govt Lots 2 in the Southwest ¼ of Section 28, T109N, R50W of the 5th P.M., Brookings County, South Dakota."

2025plat001: Tim Hogan has submitted a plat for lots 29 & 30 and Turtle Bay Road R.O.W., in Turtle Bay Addition on the west side of Lake Campbell. The preliminary plat was approved on the June 6, 2024. 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.

2025plat001
Staff Report
January 7, 2025

PLAT OF
LOTS 29 AND 30; AND TURTLE BAY ROAD R.O.W., OF TURTLE BAY ADDITION LOCATED IN THE
SOUTH 1/2 OF GOVERNMENT LOT 1 IN THE NORTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE
5TH P.M., AND IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29,
T109N, R50W OF THE 5TH P.M., AND A PORTION OF GOVERNMENT LOT 2 IN THE SOUTHWEST 1/4
OF SECTION 28, T109N, R50W OF THE 5TH P.M., ALL IN BROOKINGS COUNTY, SOUTH DAKOTA



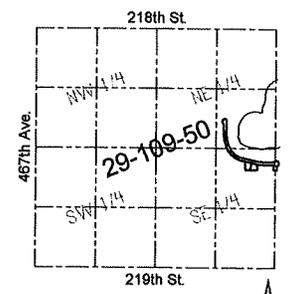
Lot Areas
 Lot 29 = 20,085 S.F.
 Lot 30 = 20,076 S.F.
 Turtle Bay Road = 127,227 S.F.



December, 2024
 Scale: 1" = 150'
 ○ Monument Recovered
 ● Monument Set
 (5/8" x 18" Capped Rebar RLS 10400)
 Bearings are Based on Assumed Datum

Line #	Length	Direction
L1	113.07	N3°10'35"W
L2	122.49	S2°20'16"W
L3	155.60	S86°49'21"W
L4	104.00	S86°49'21"W
L5	100.50	S86°49'21"W
L6	156.29	N9°52'23"E
L7	182.73	N0°54'58"W
L8	135.52	N80°14'35"W
L9	135.52	N80°14'35"W
L10	130.60	N80°14'35"W
L11	25.41	N20°58'04"W
L12	84.52	N20°56'32"W
L13	109.49	S20°56'51"E
L14	85.10	S3°10'35"E
L15	66.00	S86°49'21"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.58	430.00	13.40	N86°56'38"W	100.35
C2	441.93	430.00	58.89	N50°48'02"W	422.73
C3	138.33	430.00	18.43	N11°43'35"W	137.73
C4	34.39	30.00	65.68	N35°21'05"W	32.54
C5	148.89	55.00	155.10	S9°21'29"W	107.41
C6	86.39	55.00	90.00	S48°05'28"E	77.78
C7	119.03	370.00	18.43	S11°43'35"E	118.51
C8	380.26	370.00	58.89	S50°48'02"E	363.75
C9	86.55	370.00	13.40	S86°56'38"E	86.35
C10	237.90	60.00	227.18	S40°03'24"E	109.97



Vicinity Map

SURVEYOR'S CERTIFICATE

I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 11th day of December, 2024 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of Turtle Bay Addition located in the South 1/2 of Government Lot 1 in the Northeast 1/4 of Section 29, T109N, R50W of the 5th P.M., and in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, T109N, R50W of the 5th P.M., and a portion of Government Lot 2 in the Southwest 1/4 of Section 28, T109N, R50W of the 5th P.M., all in 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 attached contains: "LOTS 29 AND 30; AND TURTLE BAY ROAD R.O.W., OF TURTLE BAY ADDITION LOCATED IN THE SOUTH 1/2 OF GOVERNMENT LOT 1 IN THE NORTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5TH P.M., AND IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5TH P.M., AND A PORTION OF GOVERNMENT LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., ALL IN BROOKINGS COUNTY, SOUTH DAKOTA".

Prepared By:



Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-698-3200

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 11th day of December, 2024.

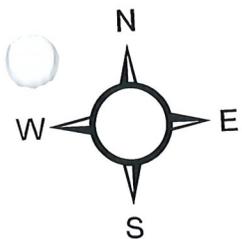




Turtle Bay Addition

Turtle Bay Road

Lots 29 and 30



 Lots 29 and 30

 Turtle Bay Road



Preliminary Plat

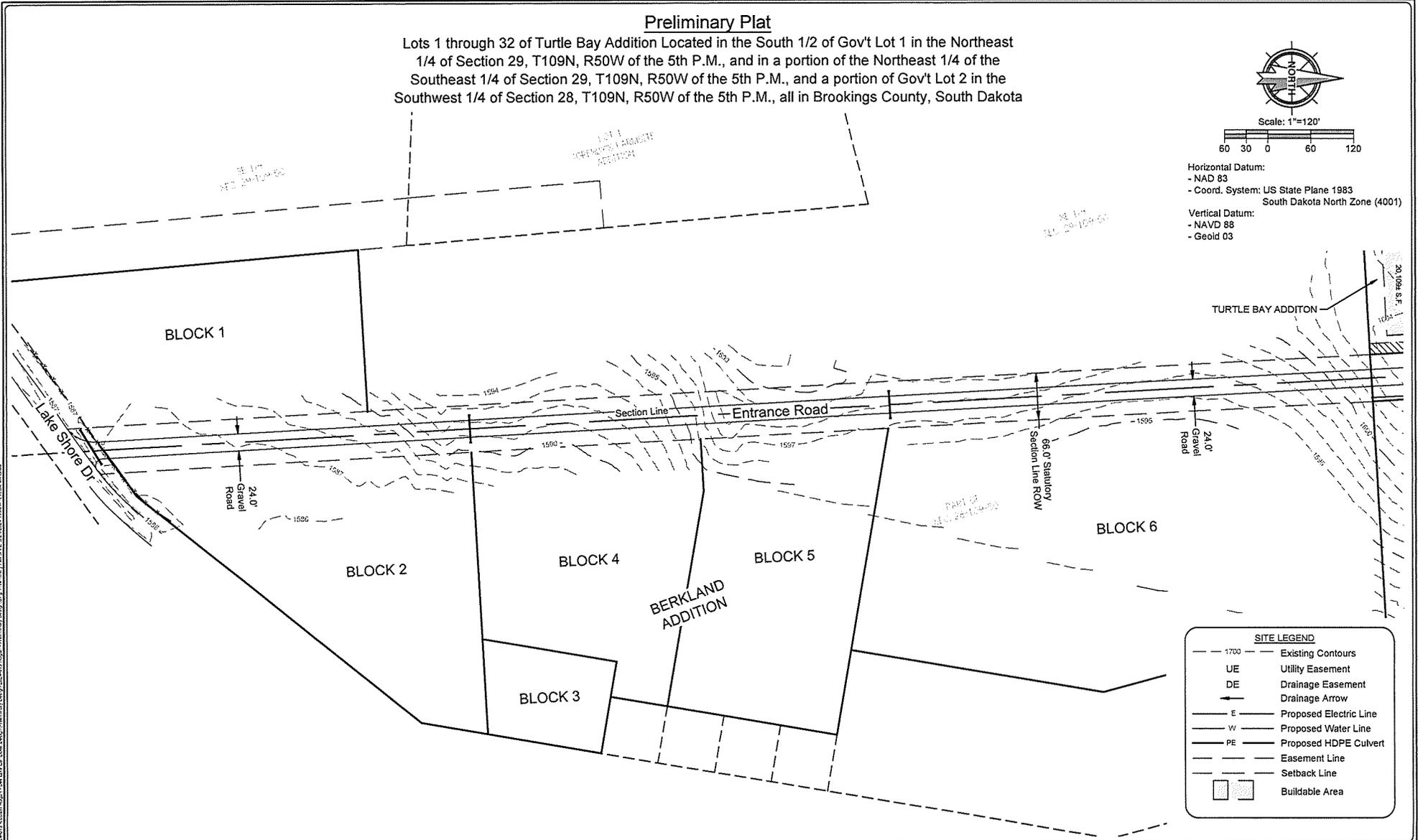
Lots 1 through 32 of Turtle Bay Addition Located in the South 1/2 of Gov't Lot 1 in the Northeast 1/4 of Section 29, T109N, R50W of the 5th P.M., and in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, T109N, R50W of the 5th P.M., and a portion of Gov't Lot 2 in the Southwest 1/4 of Section 28, T109N, R50W of the 5th P.M., all in Brookings County, South Dakota



Scale: 1"=120'



Horizontal Datum:
 - NAD 83
 - Coord. System: US State Plane 1983
 South Dakota North Zone (4001)
 Vertical Datum:
 - NAVD 88
 - Geoid 03



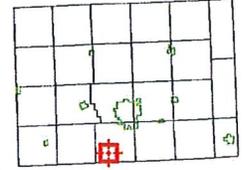
SITE LEGEND	
	1700 Existing Contours
	Utility Easement
	Drainage Easement
	Drainage Arrow
	Proposed Electric Line
	Proposed Water Line
	Proposed HDPE Culvert
	Easement Line
	Setback Line
	Buildable Area

P:\Projects\2024\013\Turtle Bay - Lake Campbell\Drawings\2024-013.dwg - AutoCAD 2024, Plot Date: 5/21/2024 10:08:41 AM, Plot Method:

2025 plat 001



Overview



Legend

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

Parcel ID	120001095029400	Alternate ID	n/a	Owner Address	BERKLAND, MARKE
Sec/Twp/Rng	29-109-50	Class	AGA		46711 218TH ST
Property Address		Acreage	168.24		VOLGA SD 57071
District	12054 - MEDARY TWP/SIOUX VALLE SCH/LK CAM				
Brief Tax Description	SE 1/4 EXC LOT 1 JORNEBY FARMSITE ADDN, S 1/2 LOT 1 OF NE 1/4 EXC JORNEBY'S 2ND AND 3RD ADDN SEC 29-190-50 168.24 AC				
	(Note: Not to be used on legal documents)				

Date created: 12/23/2024
Last Data Uploaded: 12/23/2024 1:00:46 AM

Developed by SCHNEIDER GEOSPATIAL