

Resolution #25-15

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
February 18, 2025, County Commission meeting

February 5, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat005 with a unanimous vote of 9-ayes and 0-nays at their February 4, 2025, meeting.

Brookings County Planning Commission
February 4, 2025 – 7:00 PM meeting

2025plat005 – February 4, 2025

Prepared by Richard Haugen

Applicant/Owner: David W. Tvedt, 21445 458th Ave, Volga, SD 57071

Legal Description: Plat of "Tvedt Addition in the NE 1/4 of Section 33, T110N, R52W and NW 1/4 of Section 34, T110N, R52W of the 5th P.M., Brookings County, South Dakota."

2025plat005: David W. Tvedt has submitted a plat for the Tvedt Addition, a 35.04-acre parcel. This will vacate the plat of Lot 1 Buchholz Addition (20.51 acres) which was platted on May 15, 1991 that contains a pond and grassland. Tvedt's Addition will contain the vacated area of Lot 1 Buchholz Addition and additional land from a 160.0-acre parcel in the NW 1/4 of Section 34 that he owns. The plat if approved is 35.04-acres making it a buildable site for a residence.

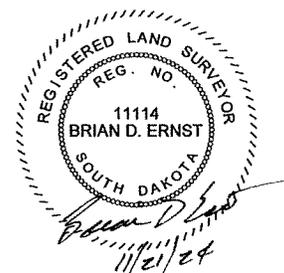
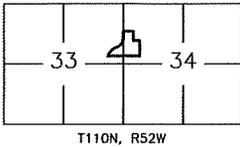
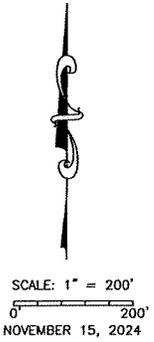
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF TVEDT ADDITION

IN THE NORTHEAST 1/4 OF SECTION 33, T110N, R52W AND NORTHWEST 1/4 OF SECTION 34, T110N, R52W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA

CURVE DATA TABLE

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	775.00'	197.08' (197.26')	N29°10'58"E (N29°31'30"E)	196.55' (196.73')
C2	275.00'	201.43' (201.59')	N57°29'52"E (N57°49"E)	196.96' (197.10')
C3	275.00'	129.74' (129.83')	N64°58'46"E (N65°17'30"E)	126.54' (126.63')
C4	275.00'	122.73' (122.79')	N38°39'22"E (N38°58'30"E)	121.71' (121.77')
C5	225.00'	145.23' (145.23')	N07°19'58"E (N07°41'30"E)	142.72' (142.73')
C6	475.00'	228.08' (228.12')	N24°48'02"W (N24°33'30"W)	225.89' (225.94')
C7	275.00'	174.70' (174.87')	N56°46'40"W (N56°32'W)	171.77' (171.94')
C8	775.00'	305.70' (305.79')	N63°42'52"W (N63°27'W)	303.72' (303.72')

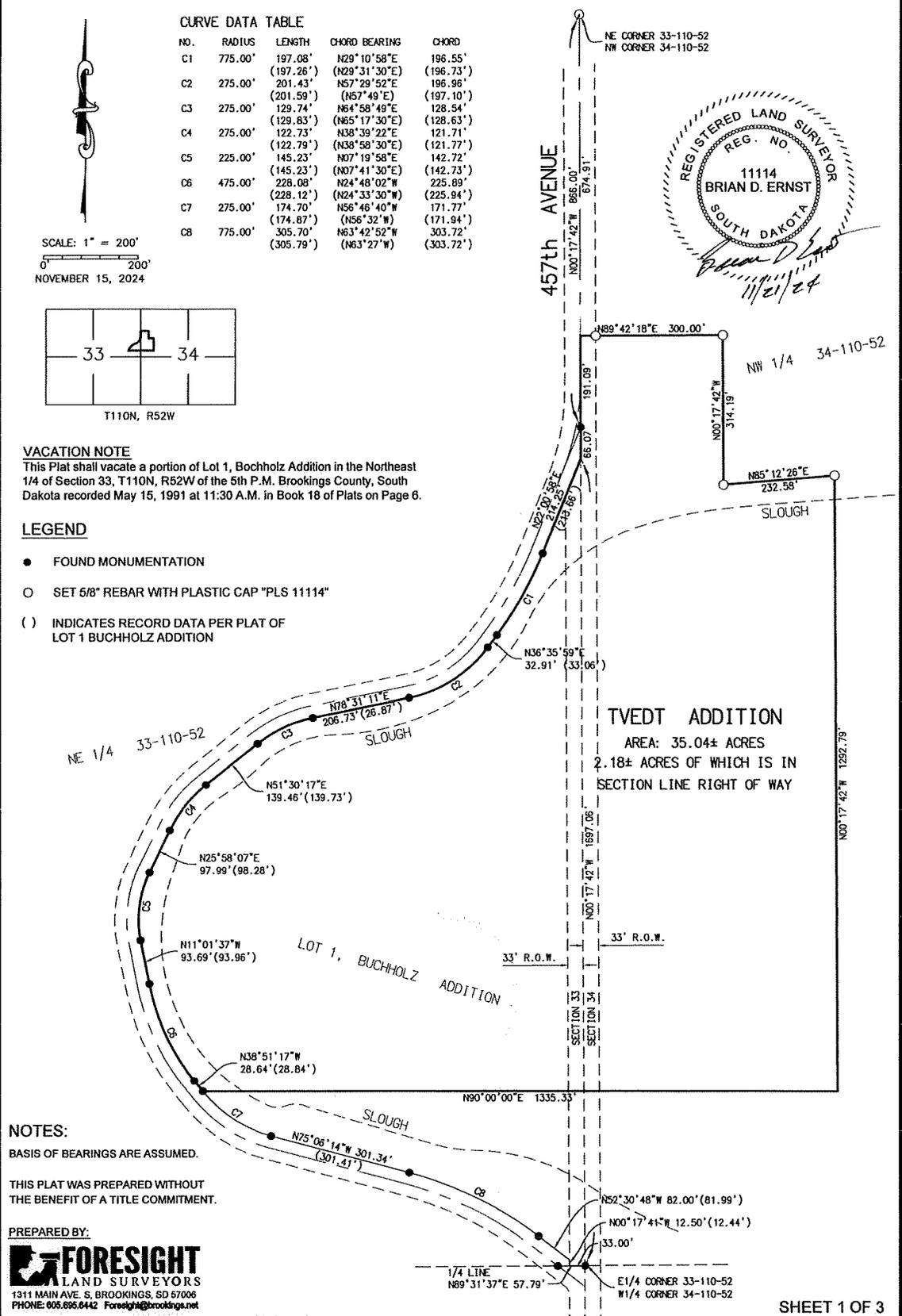


VACATION NOTE

This Plat shall vacate a portion of Lot 1, Buchholz Addition in the Northeast 1/4 of Section 33, T110N, R52W of the 5th P.M. Brookings County, South Dakota recorded May 15, 1991 at 11:30 A.M. in Book 18 of Plats on Page 6.

LEGEND

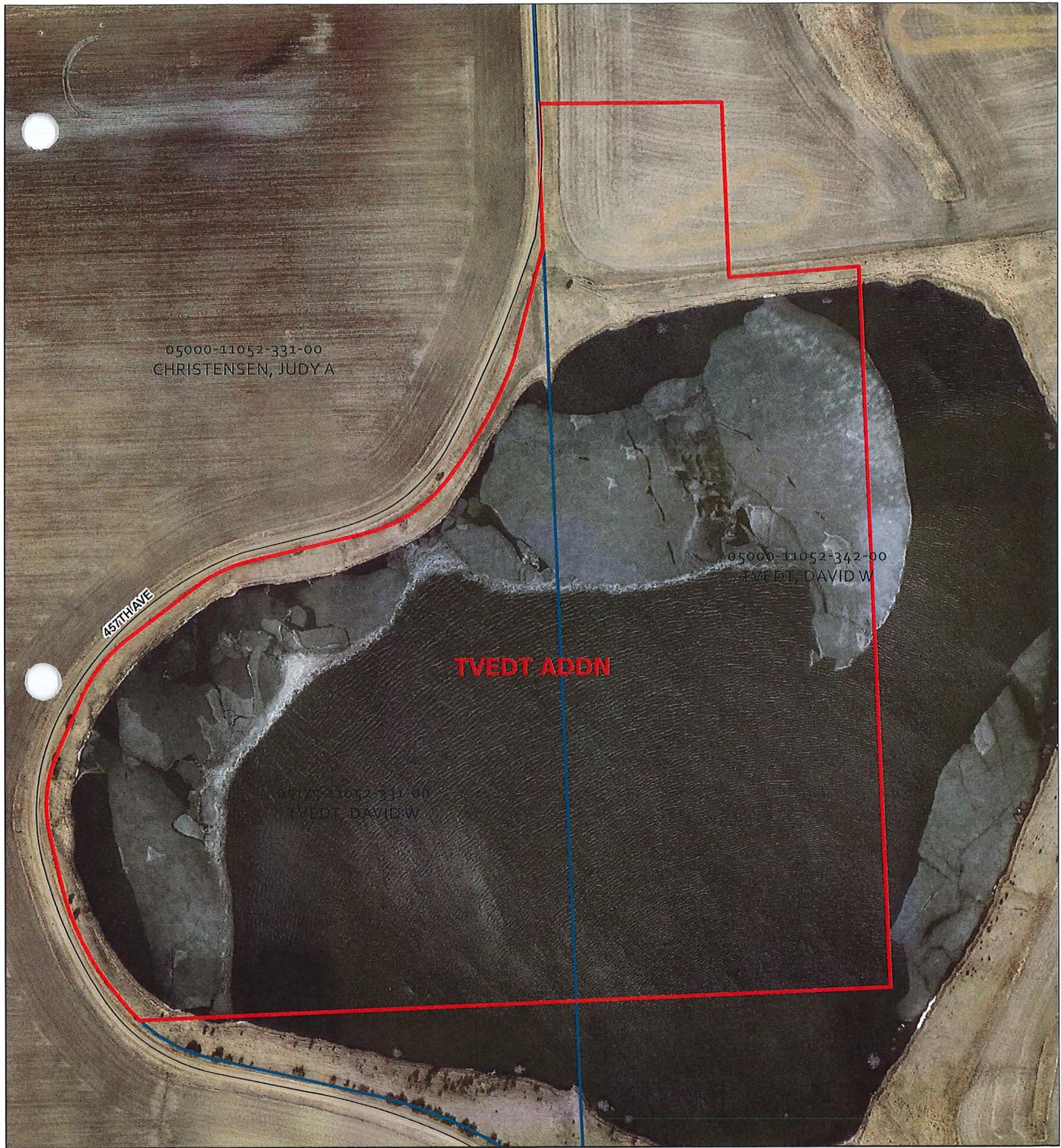
- FOUND MONUMENTATION
- SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"
- () INDICATES RECORD DATA PER PLAT OF LOT 1 BUCHHOLZ ADDITION



TVEDT ADDITION
 AREA: 35.04± ACRES
 2.18± ACRES OF WHICH IS IN SECTION LINE RIGHT OF WAY

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



05000-11052-331-00
CHRISTENSEN, JUDY A

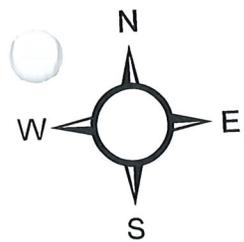
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TVEDT, DAVID W

45TH AVE

TVEDT ADDN

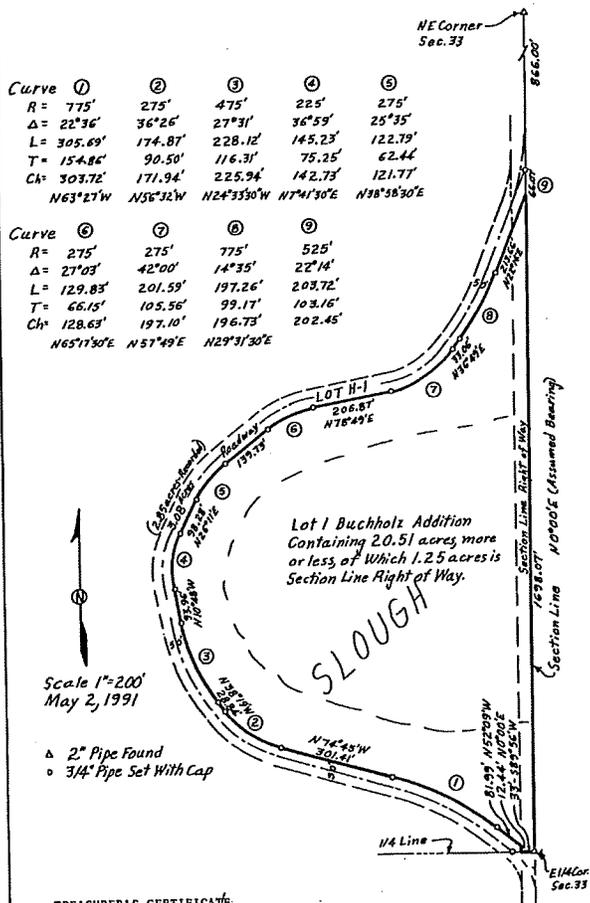
05000-11052-331-00
TVEDT, DAVID W

Tvedt Addition



 Tvedt Addn





Curve ①	②	③	④	⑤
R = 775'	275'	475'	225'	275'
Δ = 22°36'	36°26'	27°31'	36°59'	25°35'
L = 305.69'	174.87'	228.12'	145.23'	122.79'
T = 154.86'	90.50'	116.31'	75.25'	62.44'
Ch = 303.72'	171.94'	225.94'	142.73'	121.77'
N63°27'W	N56°32'W	N24°33'30"W	N74°30'E	N38°58'30"E

Curve ⑥	⑦	⑧	⑨
R = 275'	275'	775'	525'
Δ = 27°03'	42°00'	14°35'	22°14'
L = 129.83'	201.59'	197.26'	209.72'
T = 66.15'	105.56'	99.17'	103.16'
Ch = 128.63'	197.10'	196.73'	202.45'
N65°17'30"E	N57°49'E	N29°31'30"E	

PLAT OF
 LOT 1 BUCHHOLZ ADDITION IN THE COUNTY OF BROOKINGS,
 located in the NE1 of Section 33, T110N, R52W of the
 5th P.M., Brookings County, South Dakota.

SURVEYOR'S CERTIFICATE
 I, Wayne R. Haug, a Registered Professional Engineer and Land Surveyor in South Dakota, do hereby certify that at the instance and request of Darolyn R. Flanery, representing the owner, that I did on or before May 2, 1991, survey the parcel of land as shown on the accompanying plat.
 I further certify that the said plat is a true and correct representation of the said parcel as so surveyed and platted by me into PLAT OF LOT 1 BUCHHOLZ ADDITION IN THE COUNTY OF BROOKINGS, located in the NE1 of Section 33, T110N, R52W 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 as shown.
 IN WITNESS WHEREOF I hereto set my hand and seal this 2nd day of May, 1991.



Wayne R. Haug
 Wayne R. Haug
 Registered Professional Engineer
 and Land Surveyor No. 2249.

OWNER'S CERTIFICATE
 I, Madalyn G. Buchholz, owner of that part of the NE1 of Section 33, T110N, R52W of the 5th P.M., Brookings County, South Dakota, included in this plat, do hereby certify that I have caused this to be surveyed and platted into a parcel of land hereafter to be known as:
 PLAT OF LOT 1 BUCHHOLZ ADDITION IN THE COUNTY OF BROOKINGS, located in the NE1 of Section 33, T110N, R52W of the 5th P.M., Brookings County, South Dakota,
 and that I caused the same to be platted on the annexed survey and plat certified to by Wayne R. Haug, a registered professional engineer and land surveyor, and that said plat was made at the request and under the direction of Darolyn R. Flanery, for the purposes indicated thereon and herein.
 I further certify that I am the absolute and unqualified owner of all the land included in said plat and that development of this land shall conform to all existing applicable zoning, subdivision, erosion, and sediment control regulation.
 Dated this 7th day of May, 1991.

Madalyn G. Buchholz
 Madalyn G. Buchholz

STATE OF SOUTH DAKOTA)
 COUNTY OF Brookings SS
 On this the 7th day of May, 1991, before me, Dorothy, the undersigned officer, personally appeared Madalyn G. Buchholz, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.
 IN WITNESS WHEREOF I hereto set my hand and official seal.

Dorothy
 Notary Public

My commission expires 1-1-95

TREASURER'S CERTIFICATE
Debra Hanson, Treasurer of Brookings County, South Dakota, hereby certifies that all the taxes which are liens upon any of the property included in the accompanying Plat of Lot 1 Buchholz Addition in the County of Brookings have been paid according to the records in the Treasurers Office.
 Dated at Brookings, South Dakota, this 14th day of May, 1991.
Debra Hanson
 Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION
 I, Debra Sessions, Director of Equalization, hereby certify that I have received a copy of the accompanying Plat of Lot 1 Buchholz Addition in the County of Brookings according to the laws of the state of South Dakota.
Debra Sessions
 Director of Equalization

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS
 It was moved by Talkamp and seconded by Sunderson, and the motion carried, that the plat as shown hereon and as described in the accompanying certificates of and designated as PLAT OF LOT 1 BUCHHOLZ ADDITION IN THE COUNTY OF BROOKINGS be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.
 I, Sara Knies, County Auditor of Brookings County hereby certify that the accompanying plat was approved and accepted by the Board of County Commissioners at its meeting of May 14, 1991.
Sara Knies
 County Auditor

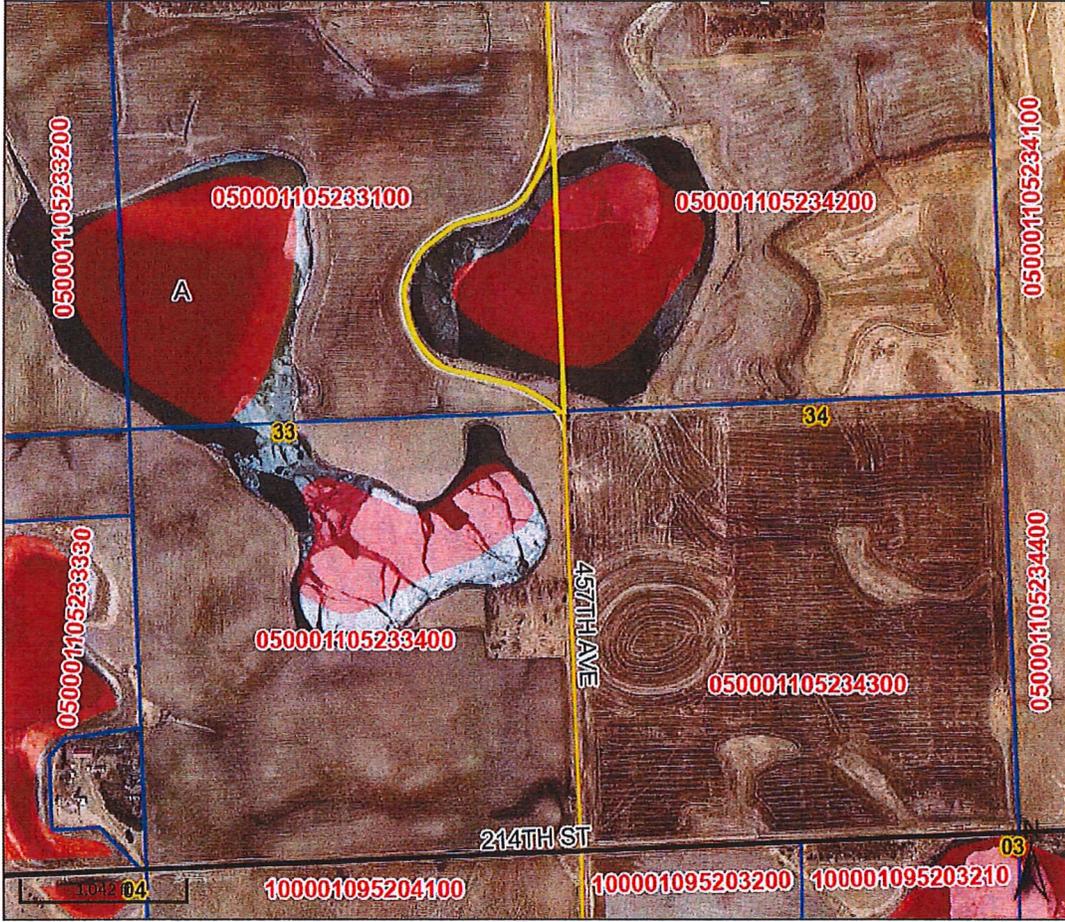
OFFICE OF REGISTER OF DEEDS
 Filed for record this 16th day of May,
 1991 A.D. at 11:30 H., and recorded in Book of Plats
18 on page 6 therein.
Conrad C. Steinkamp
 Register of Deeds

107732

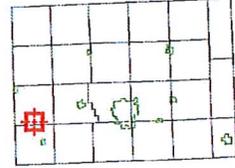
5072

2025plat005

10/2



Overview



Legend

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

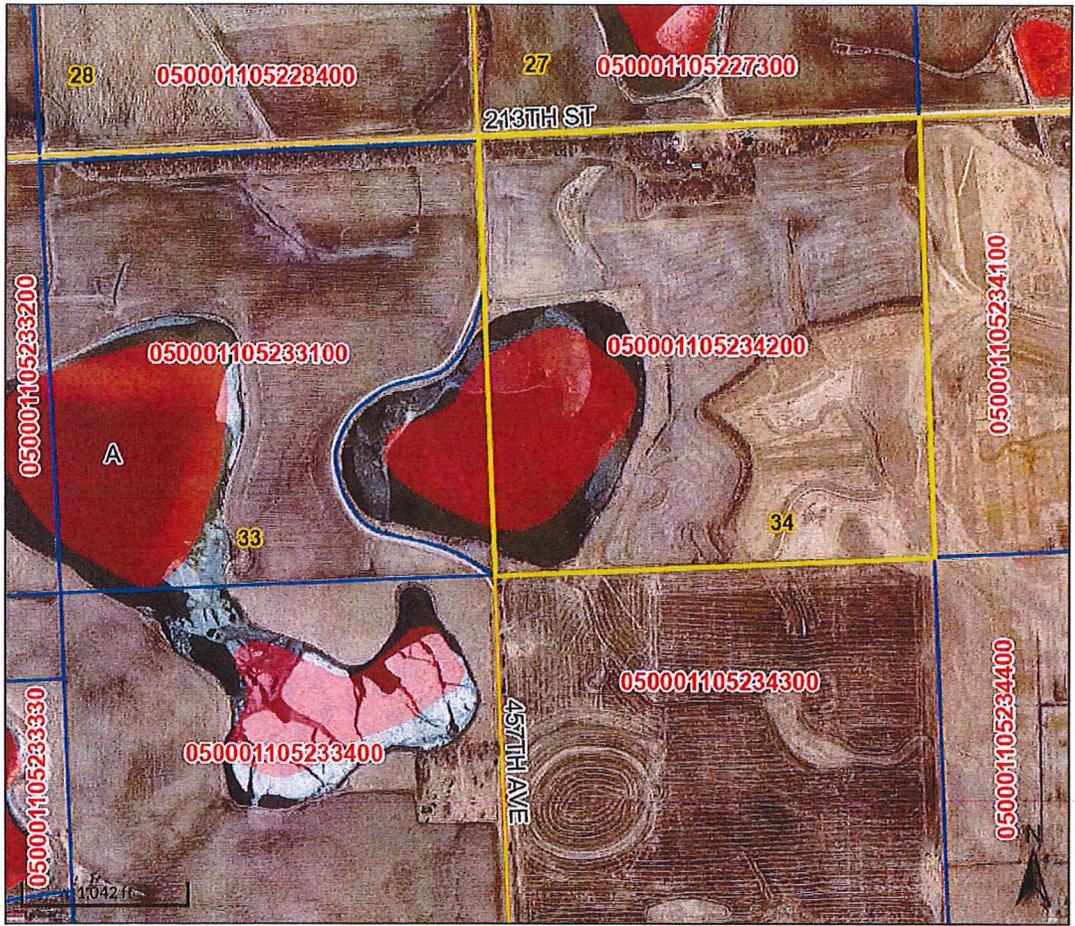
Parcel ID	051751105233100	Alternate ID	n/a	Owner Address	TVEDT, DAVID W
Sec/Twp/Rng	33-110-52	Class	AGC		21445 458TH AVE
Property Address		Acreage	20.51		VOLGA SD 57071
District	0509 - BANGOR TWP/ARLINGTON SCH				
Brief Tax Description	BUCHHOLZ ADDITION LOT 1 NE 1/4 SEC 33-110-52 20.51 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 1/13/2025
 Last Data Uploaded: 1/13/2025 1:02:07 AM

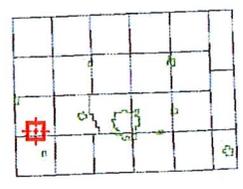
2025 plat 005 2 of 2



Beacon™ Brookings County, SD



Overview



Legend

- Brookings City Limits
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- Floodplain 2008**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	050001105234200	Alternate ID	n/a	Owner Address	TVEDT, DAVID W
Sec/Twp/Rng	34-110-52	Class	AGA		21445 458TH AVE
Property Address	45723 213TH ST	Acreage	160.0		VOLGA SD 57071
	ARLINGTON				
District	0509 - BANGOR TWP/ARLINGTON SCH				
Brief Tax Description	NW 1/4 SEC 34-110-52 160.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 1/13/2025
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 GEOSPATIAL