

#25-29

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
May 27, 2025, County Commission meeting

May 7, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat010 with a unanimous vote of 9-ayes and 0-nays at their May 6, 2025, meeting.

Brookings County Planning Commission
May 6, 2025 – 8:00 PM meeting

2025plat010 – May 6, 2025

Prepared by Richard Haugen

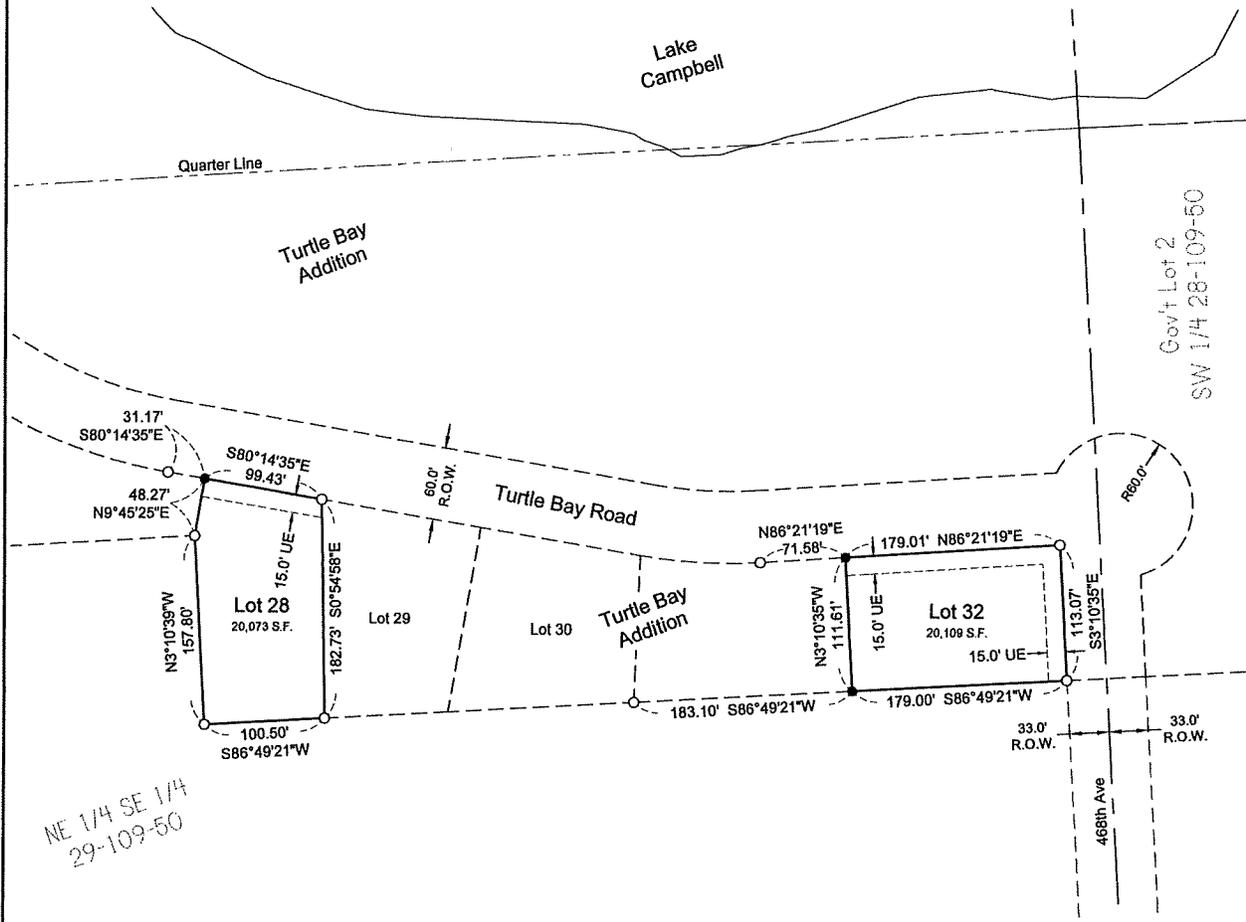
Applicant/Owner: Turtle Bay, LLC by Tim Hogan, 621 6th St, Brookings, SD 57006

Legal Description: Plat of "Lots 28 & 32, of Turtle Bay Addition located in the South 1/2 of Govt. 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 Govt. Lot 2 in the Southwest 1/4 of Section 28, T109N, R50W of the 5th P.M., all in Brookings County, South Dakota."

2025plat010: Tim Hogan has submitted a plat for lots 28 & 32 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.

2025plat010
Staff Report
May 6, 2025

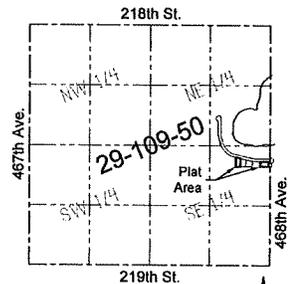
**PLAT OF
 LOTS 28 AND 32, OF TURTLE BAY ADDITION LOCATED IN THE SOUTH 1/2 OF GOVERNMENT LOT 1
 IN THE NORTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5TH P.M., AND IN A PORTION OF THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5TH P.M., AND A
 PORTION OF GOVERNMENT LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 28, T109N, R50W OF THE
 5TH P.M., ALL IN BROOKINGS COUNTY, SOUTH DAKOTA**



NE 1/4 SE 1/4
 29-109-50



April, 2025
 Scale: 1" = 100'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 10400)
 Bearings are Based on Assumed Datum
 (UE) Utility Easement



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 4th day of April, 2025 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 platted contains: "LOTS 28 AND 32, 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".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 4th day of April, 2025.

Prepared By:

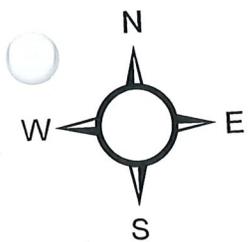


Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200





Turtle Bay Addition Lots 28 and 32



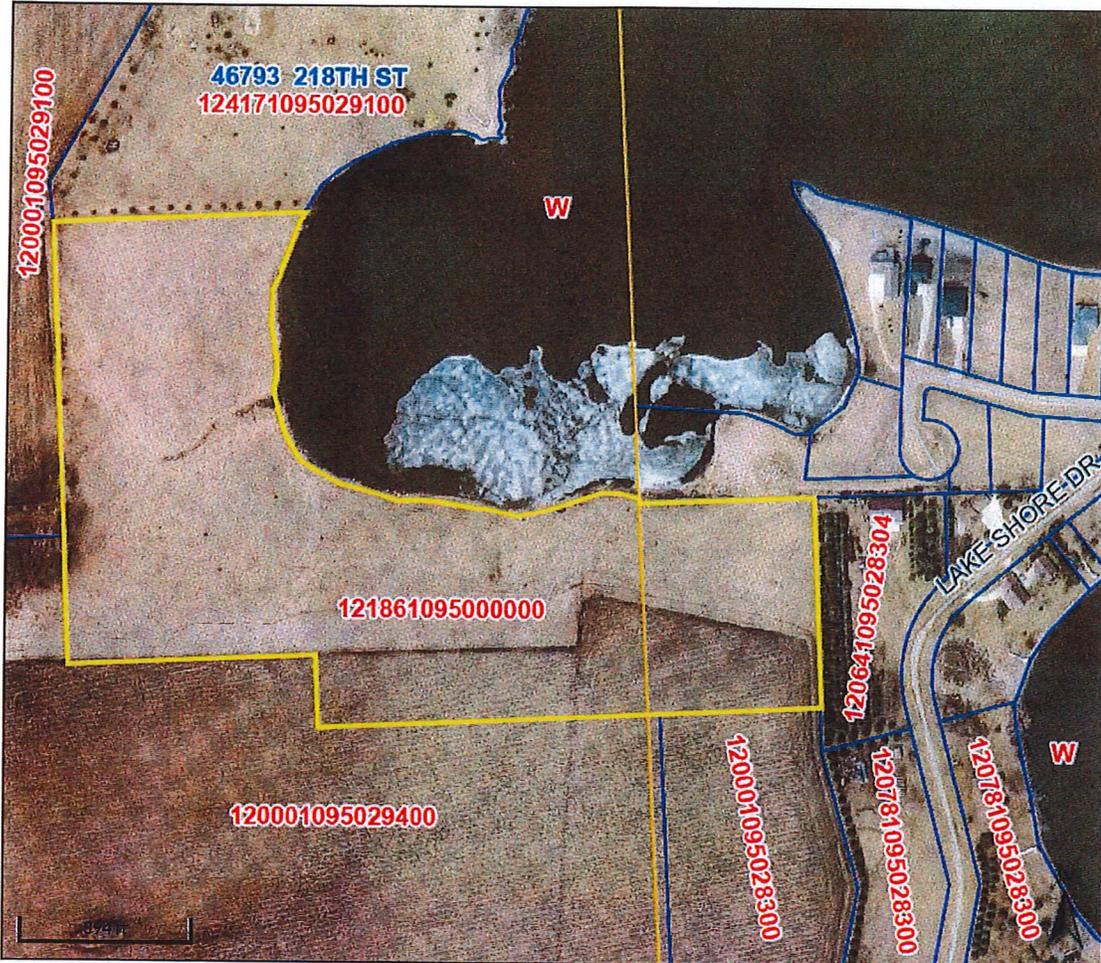
 Lots 28 and 32



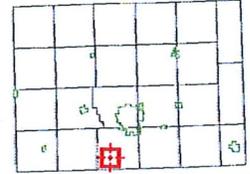


Beacon™

2025 plat 010
Brookings County, SD



Overview



Legend

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

Parcel ID	12186109500000	Alternate ID	n/a	Owner Address	TURTLE BAY LLC
Sec/Twp/Rng	29-109-50	Class	AGA		621 6TH ST
Property Address		Acreage	24.04		BROOKINGS SD 57006
District	12054				
Brief Tax Description	TURTLE BAY ADDN S 1/2 GOV'T LOT 1 IN NE 1/4 & A PORTION OF NE 1/4 SE 1/4 SEC 29-109-50 & A PORTION OF GOV'T LOT 2 IN SW 1/4 SEC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/4/2025

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GEOSPATIAL