

#25-34

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
June 17, 2025, County Commission meeting

June 4, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat014 with a unanimous vote of 8-ayes and 0-nays at their June 3, 2025, meeting.

Brookings County Planning Commission
June 3, 2025 – 8:00 PM meeting

2025plat014 – June 3, 2025

Prepared by Richard Haugen

Applicant/Owner: Dan Parks,

Legal Description: Plat of "Lots 4A and 4B, Block 1 Lake Park Second Addition in the E1/2 of the NE1/4 and Government Lot 7 all in Section 28, T109N, R50W of the 5th P.M., all in Brookings County, South Dakota."

2025plat014: Dan Park is subdividing Lot 4 into Lots 4A and 4B for each townhome. Lot 4A contains 36,956 square feet and Lot 4B contains 22,829 square feet, both lots exceed the 20,00 square feet Lake Park requirement. Mr. Park was granted a Lake-Park Conditional use 2024cu004 for a twin home on August 6, 2025. Construction of the twin home is nearing completion and subdividing the lot for each home.

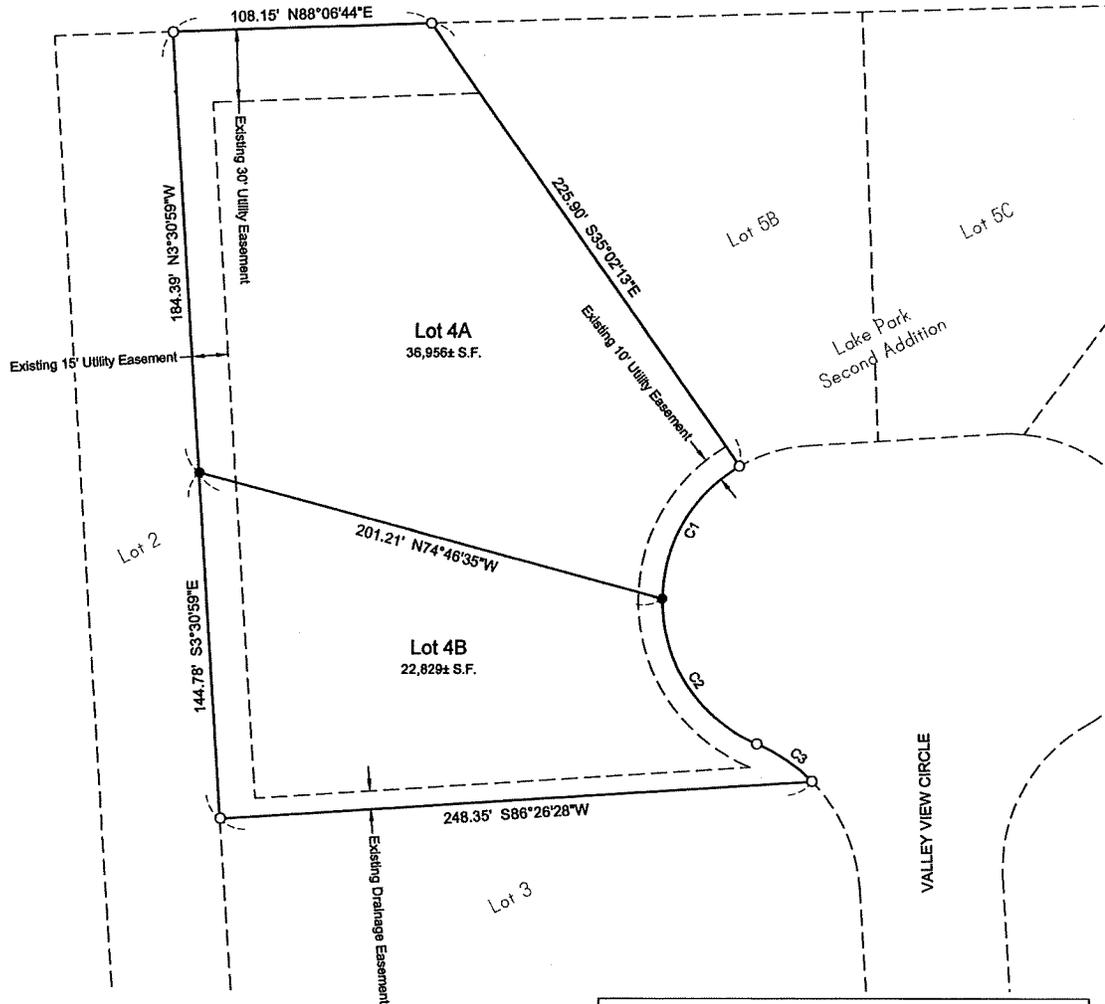
The plat meets the requirements of the Brookings County Subdivision Ordinance, Lake Park Zoning Ordinance and 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 11 for Developed Lakes Existing Land Use.

2025plat014
Staff Report
June 3, 2025

PLAT OF

LOTS 4A AND 4B, BLOCK 1 LAKE PARK SECOND ADDITION IN THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND GOVERNMENT LOT 7 ALL IN SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT LOT 4 OF "PLAT OF LOTS 1A THROUGH 10 OF BLOCK 1 AND LOT 100 ALL IN LAKE PARK SECOND ADDITION IN THE E $\frac{1}{2}$ NE $\frac{1}{4}$ AND GOVERNMENT LOT 7 ALL IN SECTION 28-T109N-R50W, IN BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON SEPTEMBER 5TH, 2013 AT 11:45 A.M. IN PLAT BOOK 31, PAGE 38.



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	67.16	65.00	S30° 13' 35"W	64.21
C2	76.69	65.00	S33° 10' 25"E	72.32
C3	28.08	70.00	S55° 39' 58"E	27.89



April, 2025
 Scale: 1" = 50'
 ○ Monument Recovered
 ● Monument Set
 (7/8" x 18" Capped Rebar RLS 15743)
 Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

I, John D. Schinkel, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 29th day of April, 2025 and at the request of the owner of the real property hereinafter described, surveyed and replatted Lot 4, Block 1 of Lake Park Second Addition in the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ and Government Lot 7 of Section 28, Township 109 North, Range 50 West of the 5th P.M. 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 4A AND 4B, BLOCK 1 LAKE PARK SECOND ADDITION OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ AND GOVERNMENT LOT 7 ALL IN SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

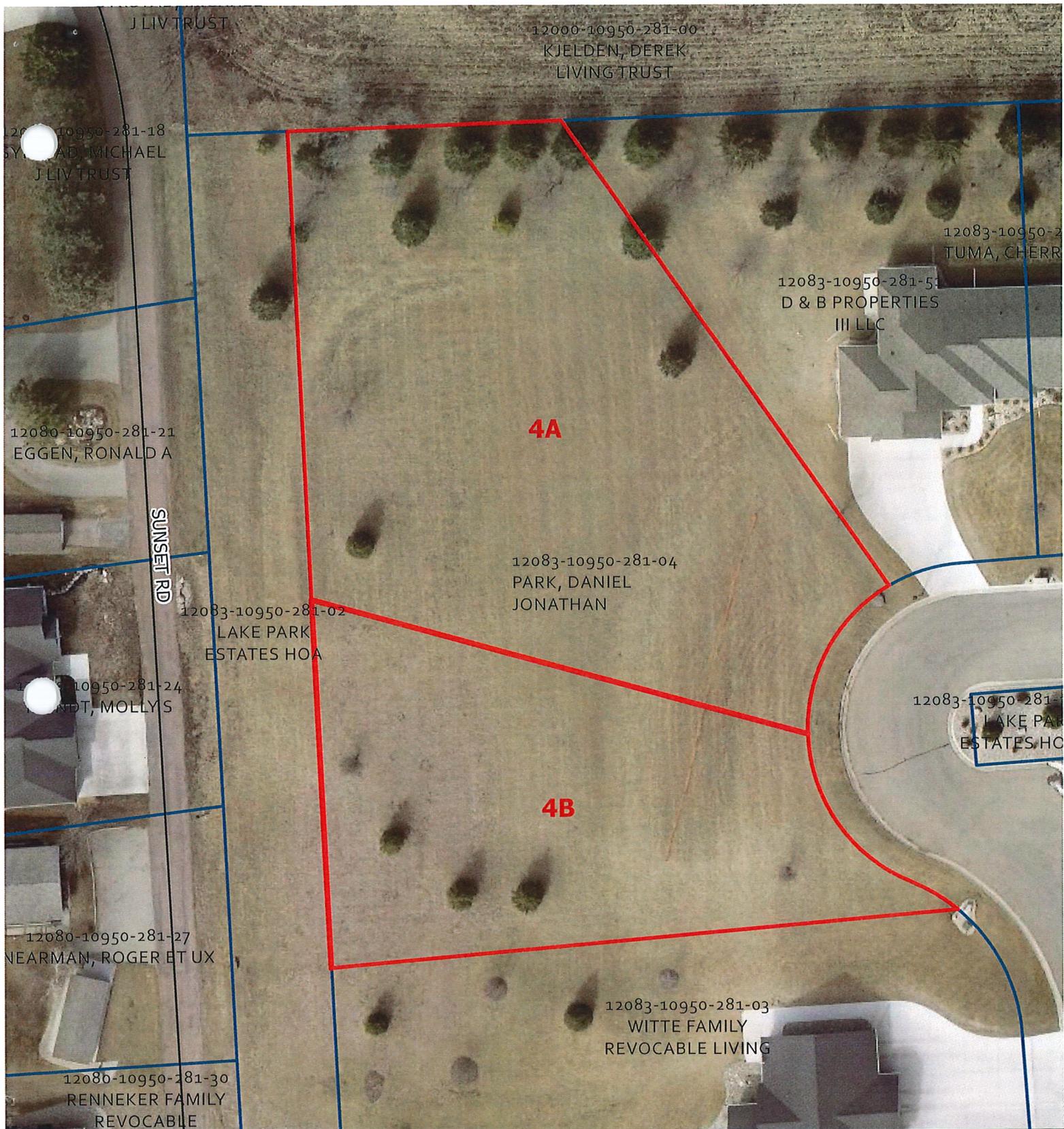
IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 29th day of April, 2025

Prepared By:

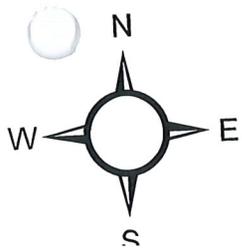


Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200





Lake Park Second Addition Lots 4A and 4B Block 1



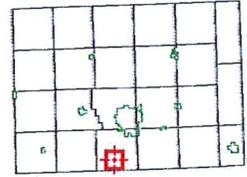
Lots 4A and 4B



2025 plat 014



Overview



Legend

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

Parcel ID	120831095028104	Alternate ID	n/a	Owner Address	PARK, DANIEL JONATHAN
Sec/Twp/Rng	28-109-50	Class	NAC		6840 SUNSET RD
Property Address	7180 VALLEY VIEW CIR	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014				
Brief Tax Description	LAKE PARK SECOND ADDN LOT 4 IN NE 1/4 SEC 28-109-50 59,693 SF				
	(Note: Not to be used on legal documents)				

Date created: 5/5/2025
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Developed by **SCHNEIDER**
 GEOSPATIAL