

#25-49

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 110  
Brookings, SD 57006  
(605) 696-8350  
E-Mail: [countydevelopment@brookingscountysd.gov](mailto:countydevelopment@brookingscountysd.gov)

Brookings County Commission  
September 16, 2025, County Commission meeting

September 3, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat020 with a unanimous vote of 9-ayes and 0-nays at their September 2, 2025, meeting.

Brookings County Planning Commission  
September 2, 2025 – 8:00 PM meeting

## 2025plat020, September 2, 2025

Prepared by Richard Haugen

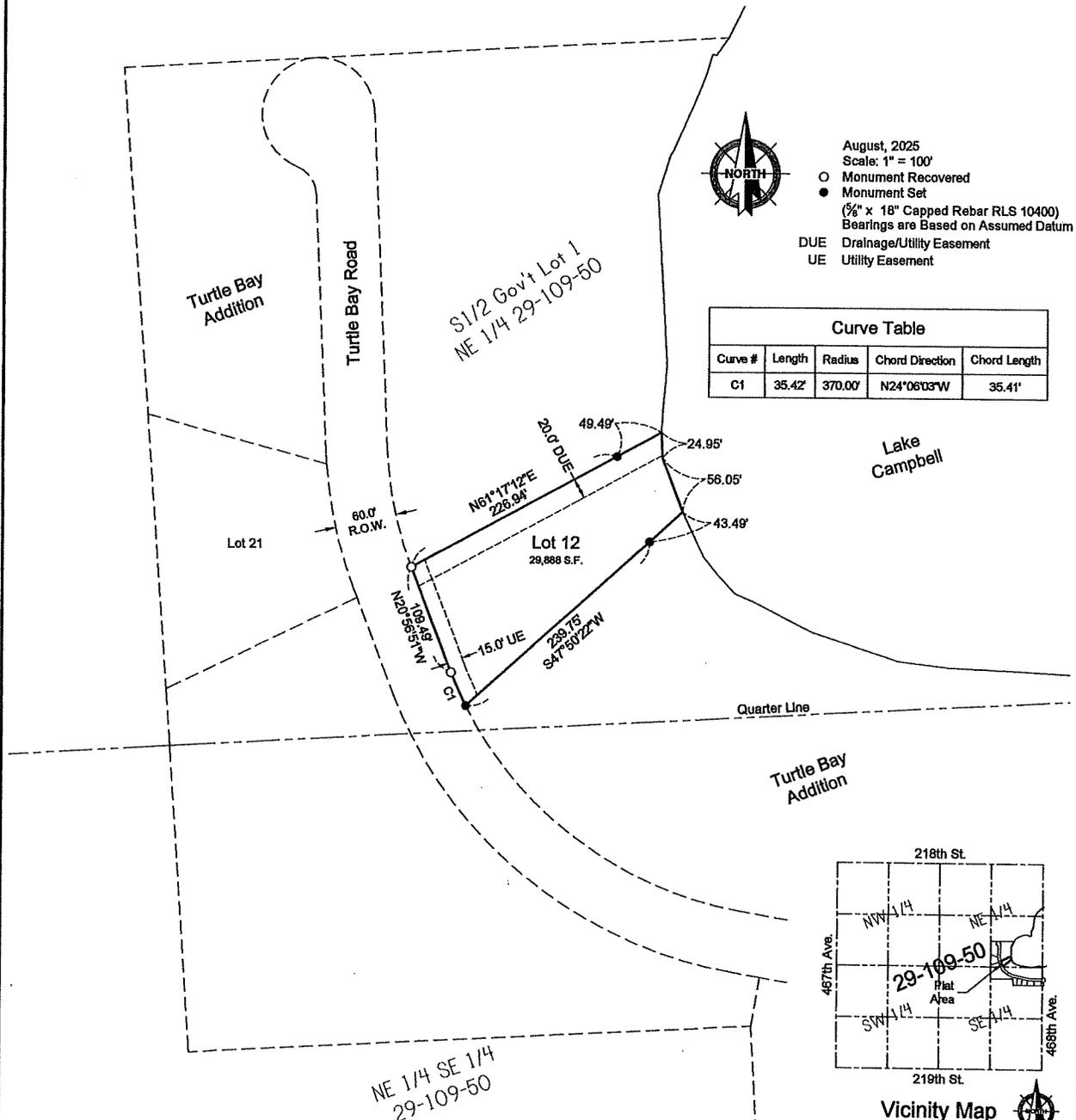
Applicant/Owner: Turtle Bay, LLC by Tim Hogan, 621 6<sup>th</sup> St, Brookings, SD 57006

Legal Description: Plat of "Lot 12, 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 5<sup>th</sup> P.M., and in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, T109N, R50W of the 5<sup>th</sup> P.M., and a portion of Govt. Lot 2 in the Southwest 1/4 of Section 28, T109N, R50W of the 5<sup>th</sup> P.M., all in Brookings County, South Dakota."

2025plat020: Tim Hogan has submitted a plat for Lot 12 in Turtle Bay Addition on the west side of Lake Campbell. The preliminary plat was approved on June 6, 2024, by this board. 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.

2025plat020  
Staff Report  
September 2, 2025

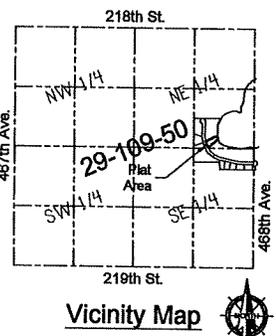
**PLAT OF**  
**LOT 12, OF TURTLE BAY ADDITION LOCATED IN THE SOUTH 1/2 OF GOVERNMENT LOT 1 IN THE**  
**NORTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5TH P.M., AND IN A PORTION OF THE**  
**NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, T109N, R50W OF THE 5TH P.M., AND A**  
**PORTION OF GOVERNMENT LOT 2 IN THE SOUTHWEST 1/4 OF SECTION 28, T109N, R50W OF THE**  
**5TH P.M., ALL IN BROOKINGS COUNTY, SOUTH DAKOTA**



**NORTH**

August, 2025  
 Scale: 1" = 100'  
 ○ Monument Recovered  
 ● Monument Set  
 (3/4" x 18" Capped Rebar RLS 10400)  
 Bearings are Based on Assumed Datum  
 DUE Drainage/Utility Easement  
 UE Utility Easement

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	35.42'	370.00'	N24°06'03"W	35.41'



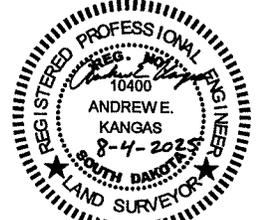
**SURVEYOR'S CERTIFICATE**

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 August, 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: "LOT 12, 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 August, 2025.

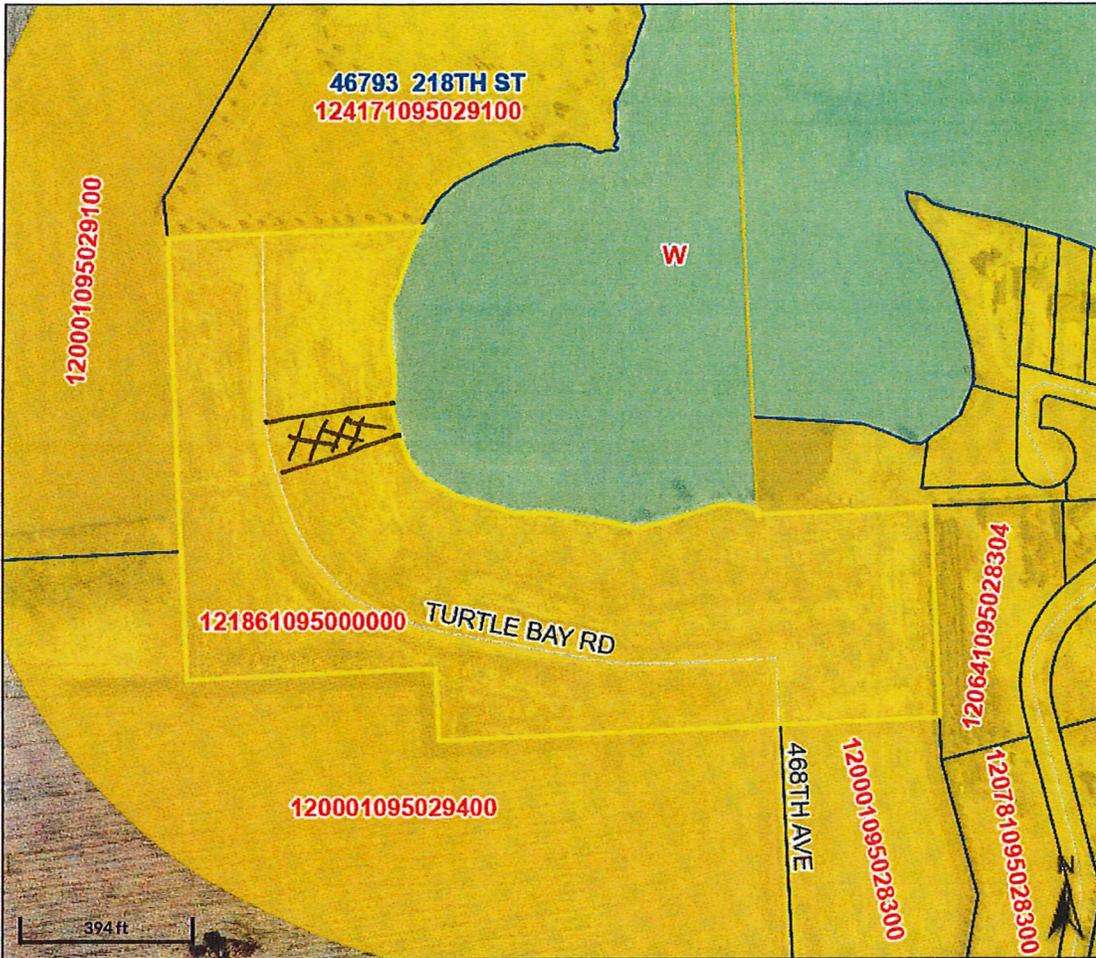
Prepared By:

**CIVIL DESIGN INC.**  
 Civil Engineers & Land Surveyors  
 Brookings, South Dakota  
 Ph. 605-698-3200

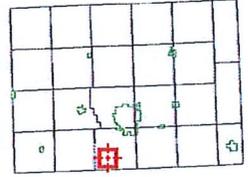


# 2025 plat 020 District Map

**Beacon**<sup>TM</sup> Brookings County, SD



## Overview



## Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Zoning Districts**
- Commercial/Industrial
- Lake/Park District
- Natural Resource District
- 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>				

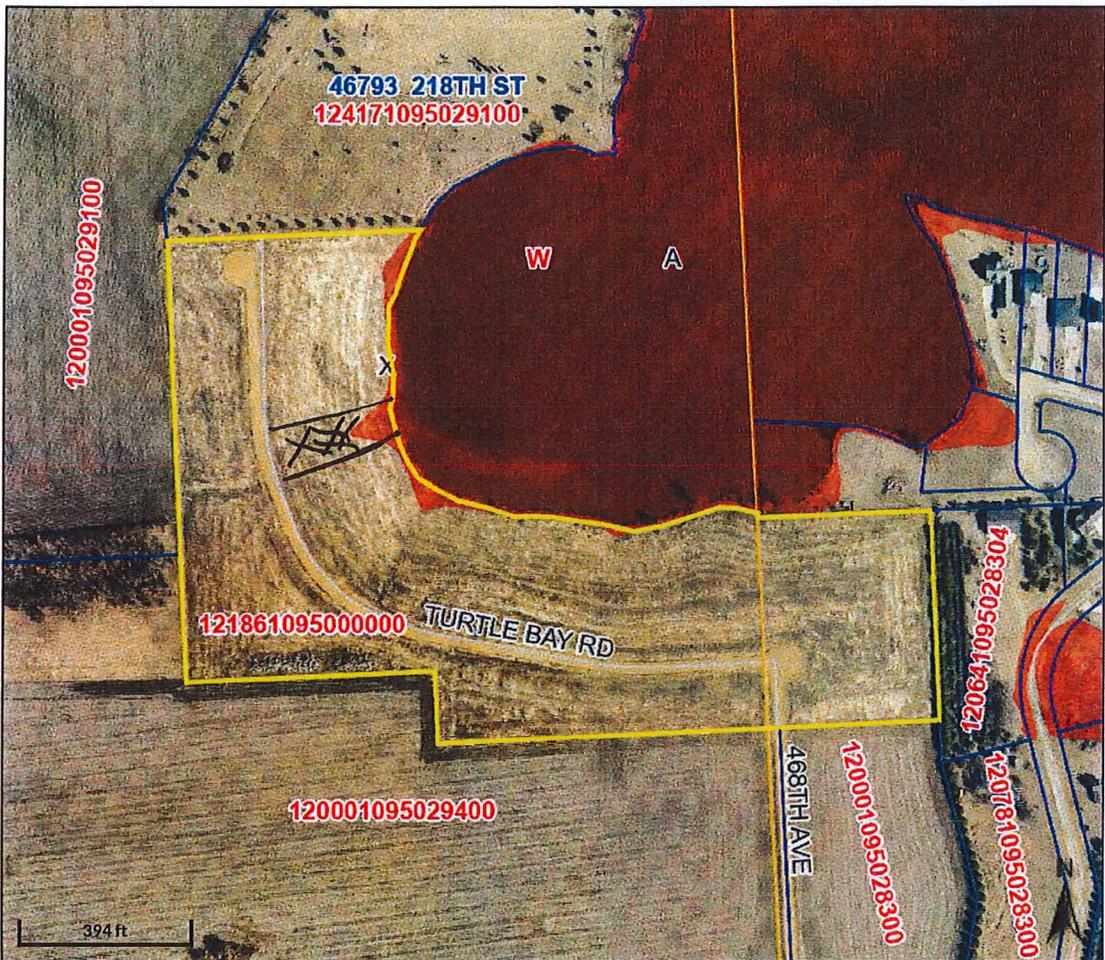
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Developed by **SCHNEIDER**  
 GEOSPATIAL

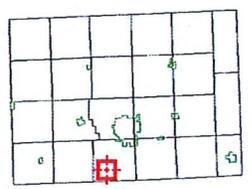


**Beacon**

# 2025 plot 020 Floodplain Map Brookings County, SD



### Overview



### Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- Floodplain 2025**
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A; AE
- X

Parcel ID	121861095000000	Alternate ID	n/a	Owner Address	TURTLE BAY LLC
Sec/Twp/Rng	29-109-50	Class	AGA		621 6TH ST
Property Address		Acreege	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				
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