

#25-56

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  
October 21, 2025, County Commission meeting

October 8, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat023 with a unanimous vote of 9-ayes and 0-nays at their October 7, 2025, meeting.

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

## 2025plat023 – October 7, 2025

Prepared by Richard Haugen

Applicant/Owner: Reyna Martin, 47040 207<sup>th</sup> St, Brookings, SD 57006 and Ann Martin-Overby and Ryan E. Overby, 20591 471<sup>st</sup> Ave, Brookings, SD 57006

Legal Description: Plat of "Martin Farms Addition in the Southwest ¼ of Section 26, T111N, R50W of the 5<sup>th</sup> P.M., Brookings County, South Dakota."

2025plat023: Reyna Martin, Ann-Martin and Ryan Overby are platting of a 5.21-acre existing building site from the 74.64 acres they own. The building site consists of a shelter belt of mature trees, house, barn and pole sheds. The building site was originally described with a footage description and is now being platted for a property line adjustment.

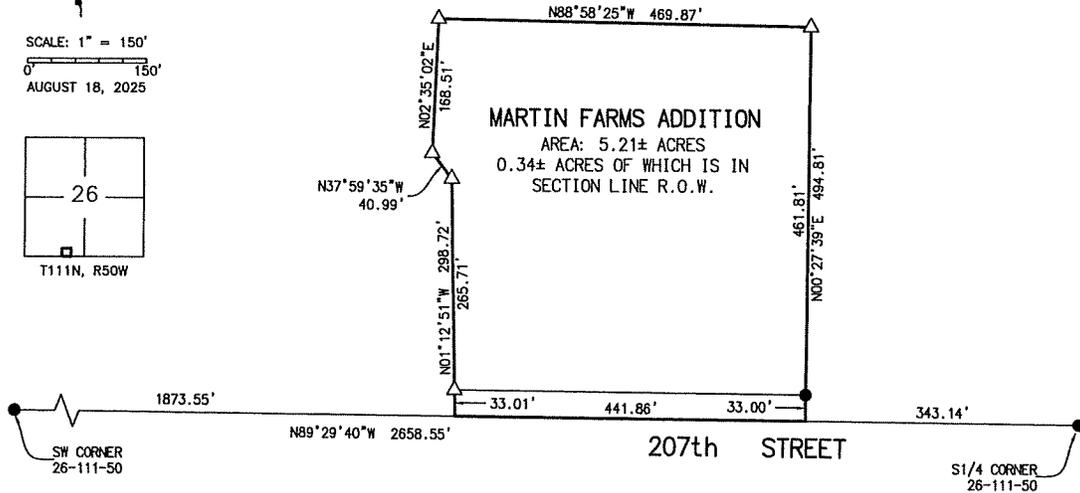
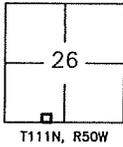
The plat meets the plating requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

# PLAT OF MARTIN FARMS ADDITION

IN THE SOUTHWEST 1/4 OF SECTION 26, T111N, R50W  
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



SCALE: 1" = 150'  
0" 150'  
AUGUST 18, 2025



**LEGEND**

- FOUND MONUMENTATION
- △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"

**SURVEYOR'S CERTIFICATE**

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 18th day of August, 2025, at the request of the owner, survey and plat in the the Southwest 1/4 of Section 26, T111N, R50W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

MARTIN FARMS ADDITION, in the Southwest 1/4 of Section 26, T111N, R50W 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 shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of August, 2025.

**NOTES:**

BASIS OF BEARINGS ARE ASSUMED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

**PREPARED BY:**

**FORESIGHT**  
LAND SURVEYORS  
922 2nd STREET S, SUITE A, BROOKINGS, SD 57008  
PHONE: 605.665.6442 Foresight@brookings.net



Brian D. Ernst  
Registered Land Surveyor No. 11114

20000-11150-263-05  
STERUD,  
ERIC

20000-11150-263-05  
MARTIN, REYNA R

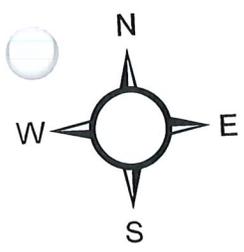
**MARTIN  
FARMS ADDN**

20080-11150-263-00  
MARTIN, REYNA R

207TH ST

20000-11150-352-00  
NICOLAI, RICHARD  
FREV LIV TRU

# Martin Farms Addition

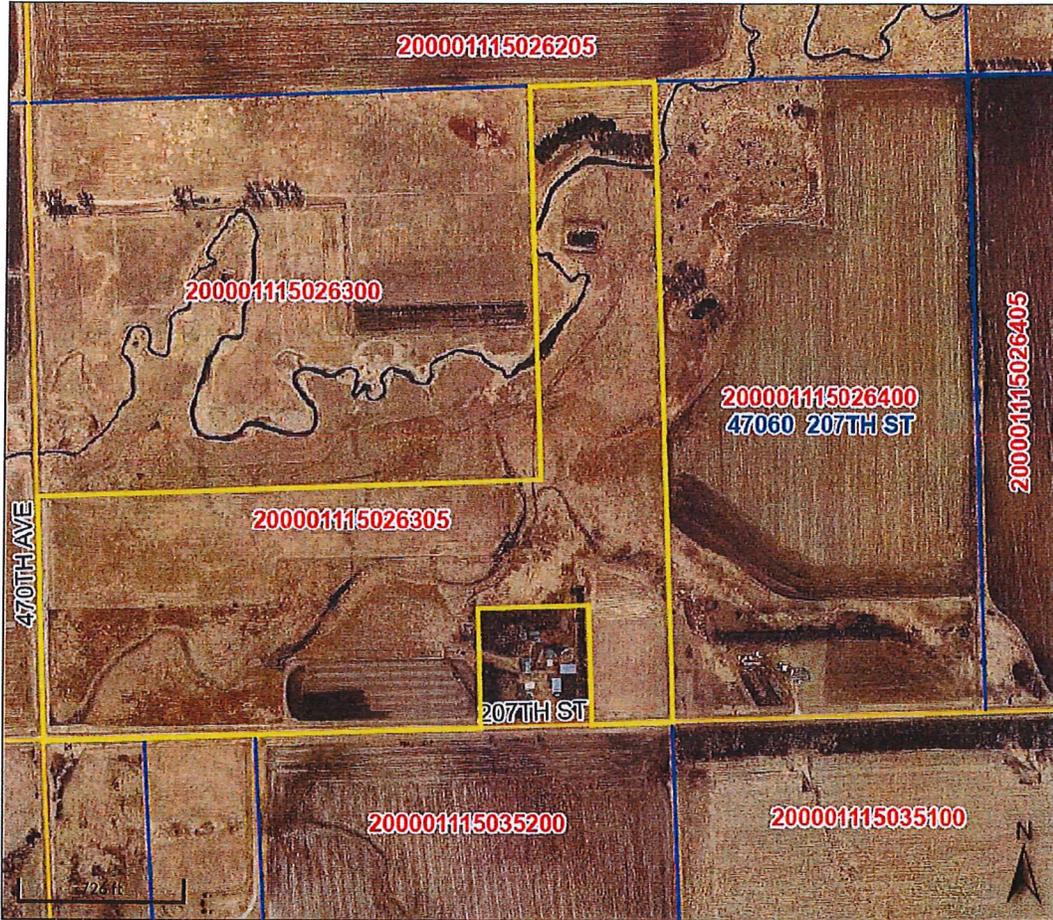


 Martin Farms Addition



2025 plat 023

1 of 2



Overview



Legend

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

Parcel ID	200001115026305	Alternate ID	n/a	Owner Address	OVERBY, ANN MARTIN ET VIR
Sec/Twp/Rng	26-111-50	Class	AGA		20591 471ST AVE
Property Address		Acreage	74.64		BROOKINGS SD 57006
District	2001				
Brief Tax Description	E 32 RODS & S 62 RODS OF W 129 RODS EXC THE W 467' OF E 810' OF S 500' THEREOF SW 1/4 SEC 26-111-50				

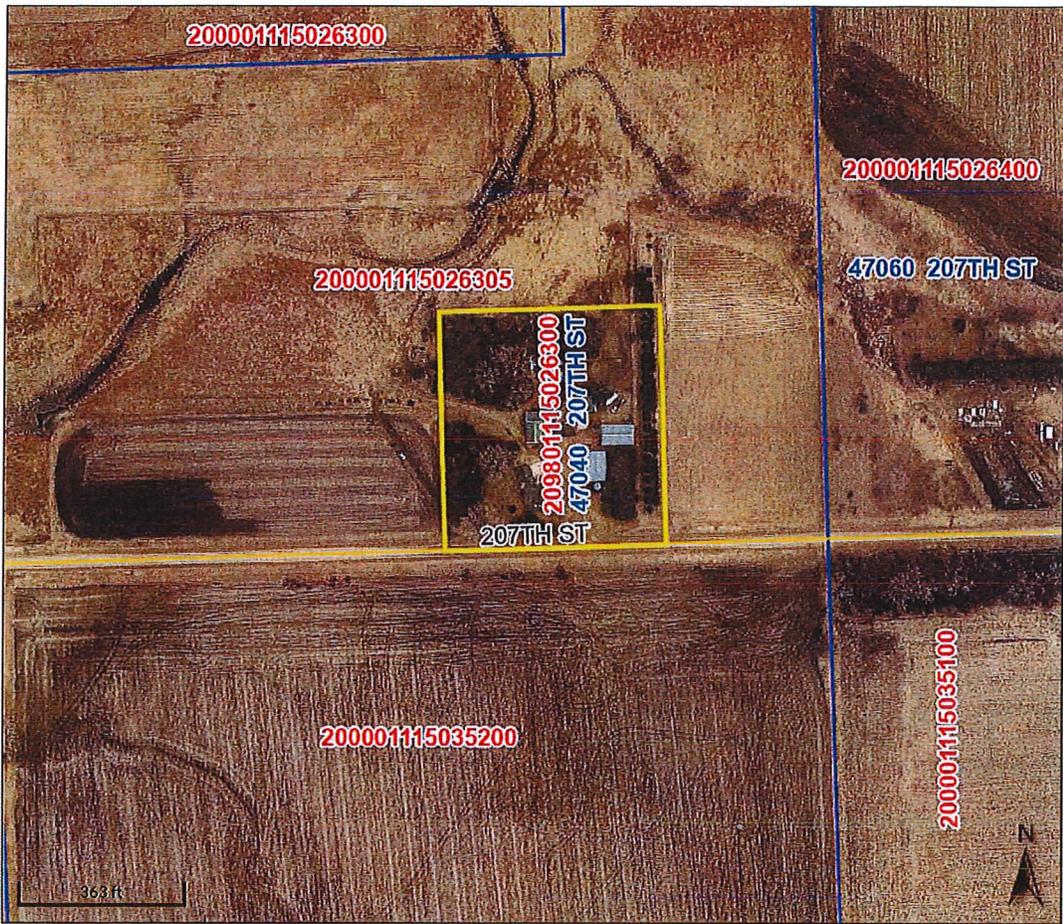
(Note: Not to be used on legal documents)

Date created: 9/9/2025  
Last Data Uploaded: 9/9/2025 1:01:43 AM

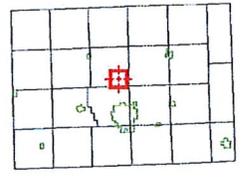
Developed by **SCHNEIDER**  
GEOSPATIAL

2025 plot 023

2 of 2



Overview



Legend

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

Parcel ID	209801115026300	Alternate ID	n/a	Owner Address	MARTIN, REYNA R
Sec/Twp/Rng	26-111-50	Class	NACS		47040 207TH ST
Property Address	47040 207TH ST	Acreage	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	2001				
Brief Tax Description	W 467' OF E 810' OF S 500' OF SW 1/4 SEC 26-111-50 5.36 AC				
	(Note: Not to be used on legal documents)				

Date created: 9/9/2025  
 Last Data Uploaded: 9/9/2025 1:01:43 AM