

25-58

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
November 18, 2025, County Commission meeting

November 5, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat025 with a unanimous vote of 9-ayes and 0-nays at their November 4, 2025, meeting.

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

2025plat025 – November 4, 2025

Prepared by Richard Haugen

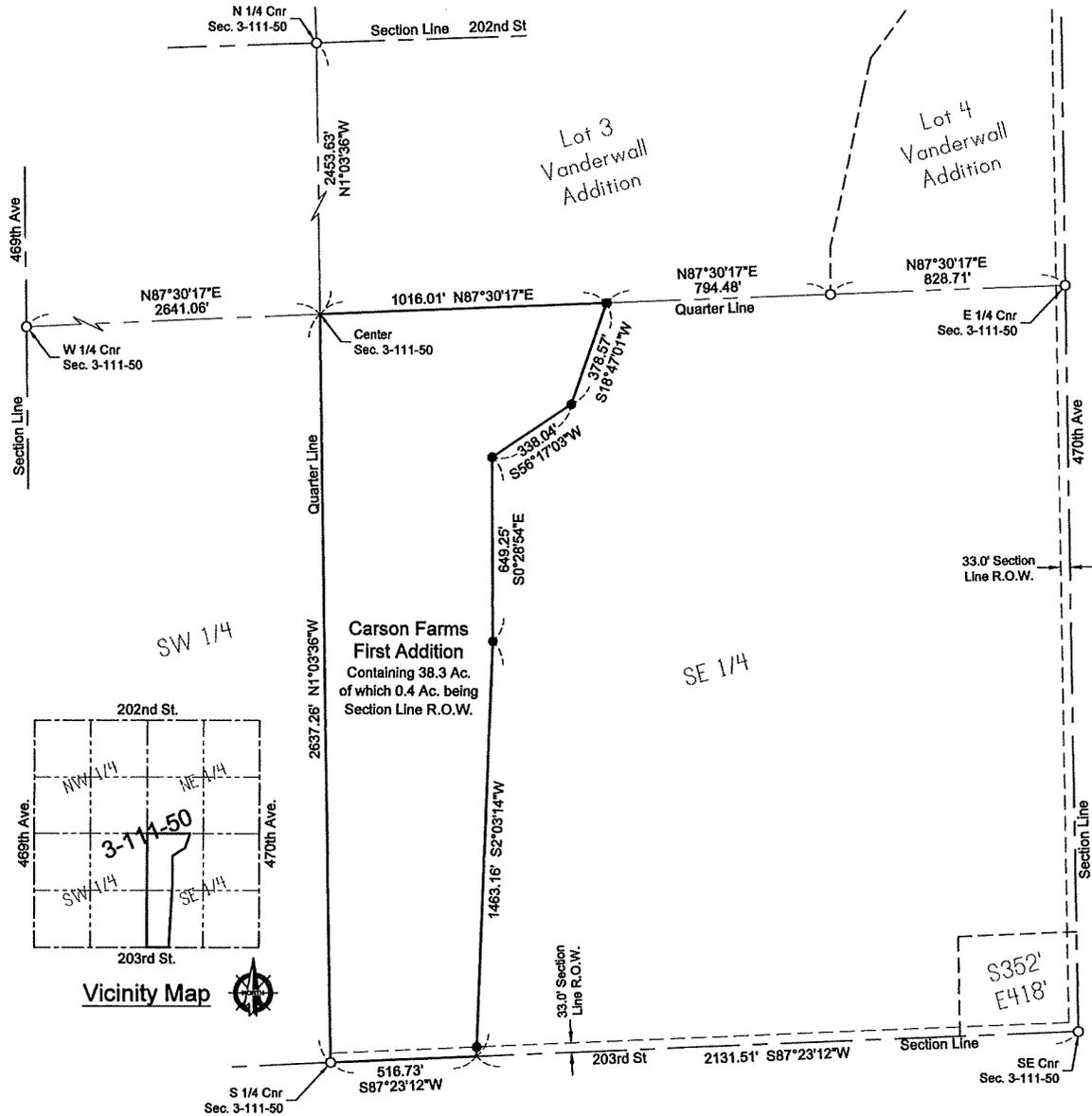
Applicant/Owner: Carson Farms LLC, 5210 Briarwood Dr., San Angelo, TX 76903

Legal Description: Plat of "Carson Farms First Addition in the SE1/4 of Section 3, T111N, R50W of the 5th P.M., Brookings County, South Dakota."

2025plat025: Carson Farms LLC is plating off 38.3 acres of pasture/grassland from 156.62 acres of farm ground they own in the southeast quarter in Section 3, T112N, R50W of Eureka Township.

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
CARSON FARMS FIRST ADDITION IN THE SE 1/4 OF SECTION 3, T111N, R50W
OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA



Vicinity Map



September, 2025
 Scale: 1" = 400'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 15743)
 Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

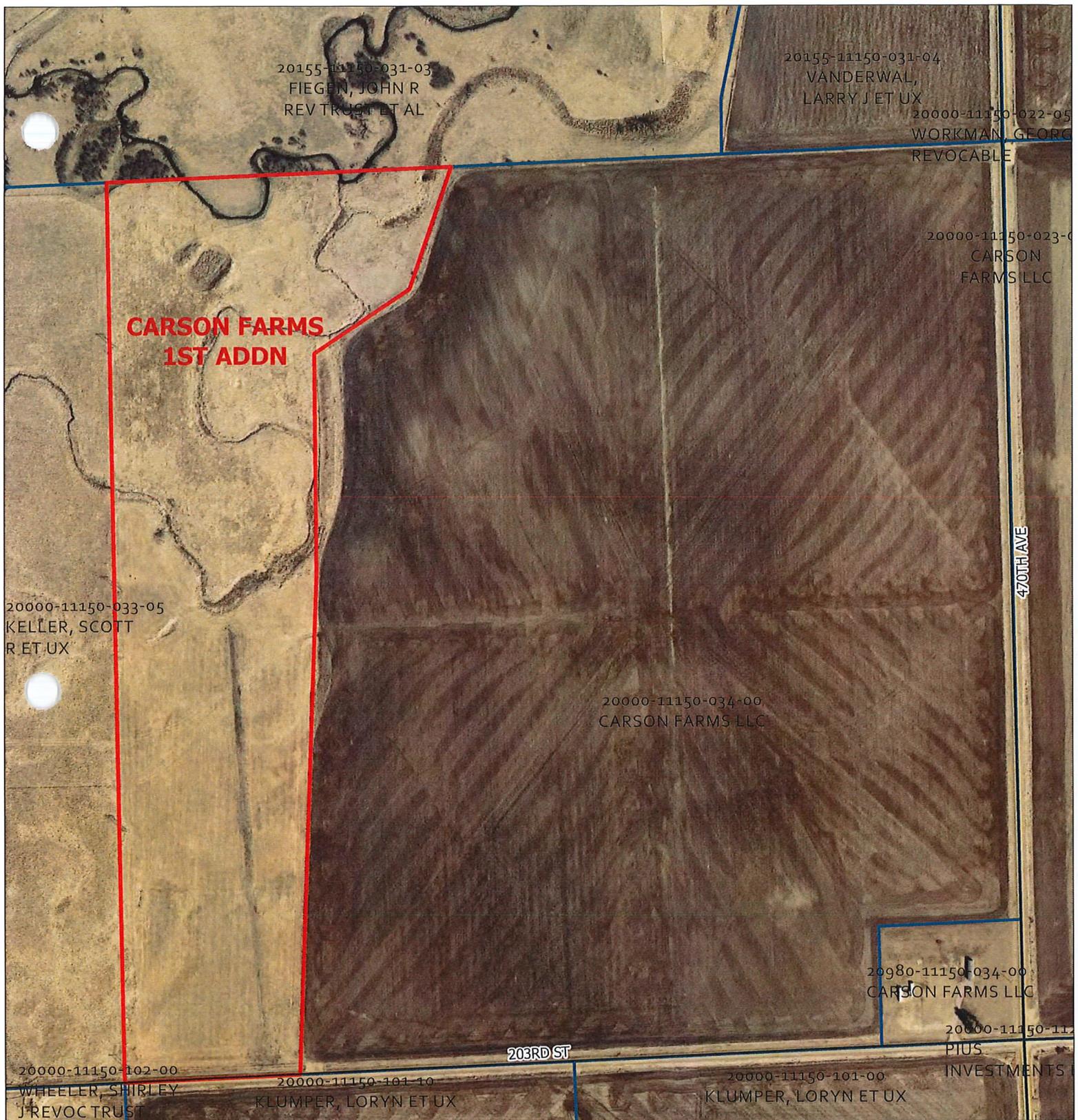
I, John D. Schinkel, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 11th day of September, 2025 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SE 1/4 of Section 3, Township 111 North, 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: "CARSON FARMS FIRST ADDITION IN THE SE 1/4 OF SECTION 3, T111N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 11th day of September, 2025.

Prepared By:

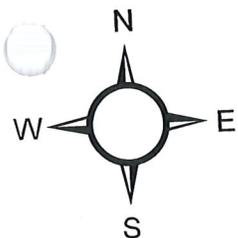
CIVIL DESIGN INC.
 Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200

REGISTERED LAND SURVEYOR
 REG. NO. 15743
 JOHN D. SCHINKEL
 9-11-2025
 SOUTH DAKOTA



**CARSON FARMS
1ST ADDN**

Carson Farms First Addition



 Addition
Boundary



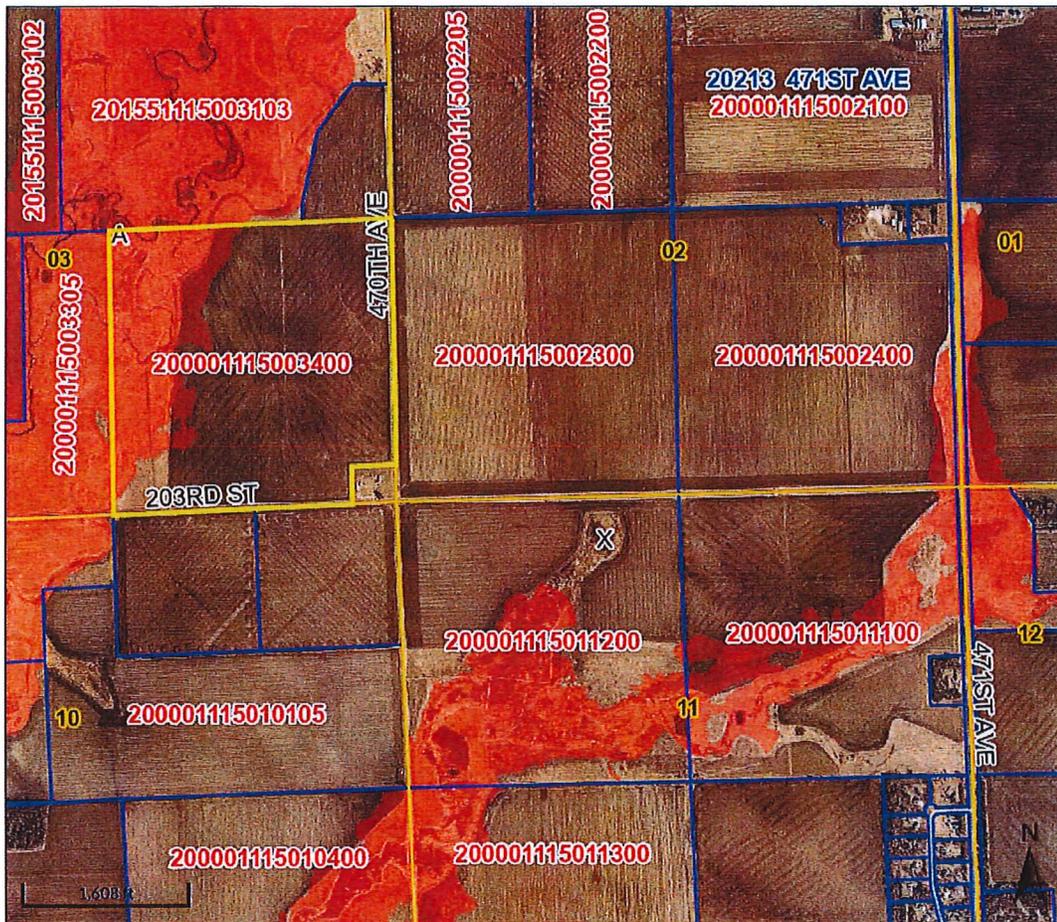


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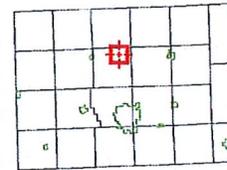
Brookings County, SD

2025 plat 025

Floodplain



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	200001115003400	Alternate ID	n/a	Owner Address	CARSON FARMS LLC
Sec/Twp/Rng	3-111-50	Class	AGA		5210 BRIARWOOD DR
Property Address		Acres	156.62		SAN ANGELO TX 76903
District	2001				
Brief Tax Description	SE 1/4 EXC S 352' OF E 418' THEREOF SEC 3-111-50 156.62 AC				
	(Note: Not to be used on legal documents)				

Date created: 9/15/2025
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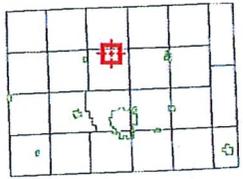


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2025 plat 025
Brookings County, SD



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