

#25-63

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
December 16, 2025, County Commission meeting

December 3, 2025: The Brookings County Planning and Zoning Commission recommends approval of plat 2025plat028 with a unanimous vote of 9-ayes and 0-nays at their December 2, 2025, meeting.

Brookings County Planning Commission
December 2, 2025 – 7:00 PM meeting

2025plat028 – December 2, 2025

Prepared by Richard Haugen

Applicant/Owner: Adam Porter, Porter's Bait Farm and Porter Farms, 21616 471st Ave,
Brookings, SD 57006

Legal Description: Plat of "Lots 2A, 3C, 4A and 5 of Porter Addition located in the North ½ of the Northwest ¼ of Section 13, T109N, R50W of the 5th Principal Meridan, Brookings County, South Dakota."

2025plat028: The Porter family is platting off Lot 4A a 5.28-acre existing homestead from the 35 acres they own and making property line adjustments on Lots 2A, 3C and 5. The property is located in the Brookings City/Brookings County Joint Jurisdiction area

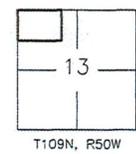
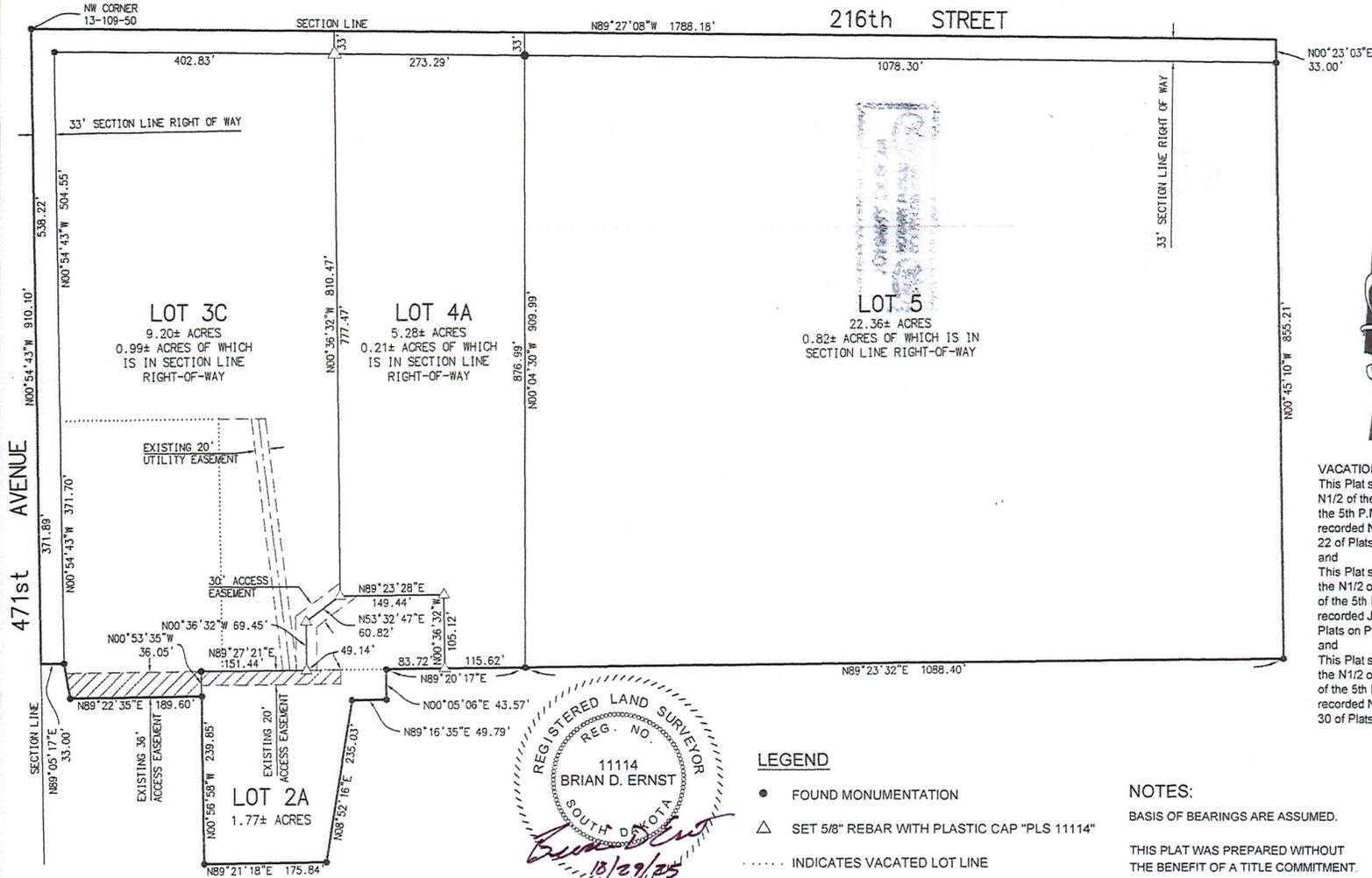
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2025plat028
Staff Report
December 2, 2025

PLAT OF LOTS 2A, 3C, 4A & 5 OF PORTER ADDITION

LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, T109N, R50W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

216th STREET



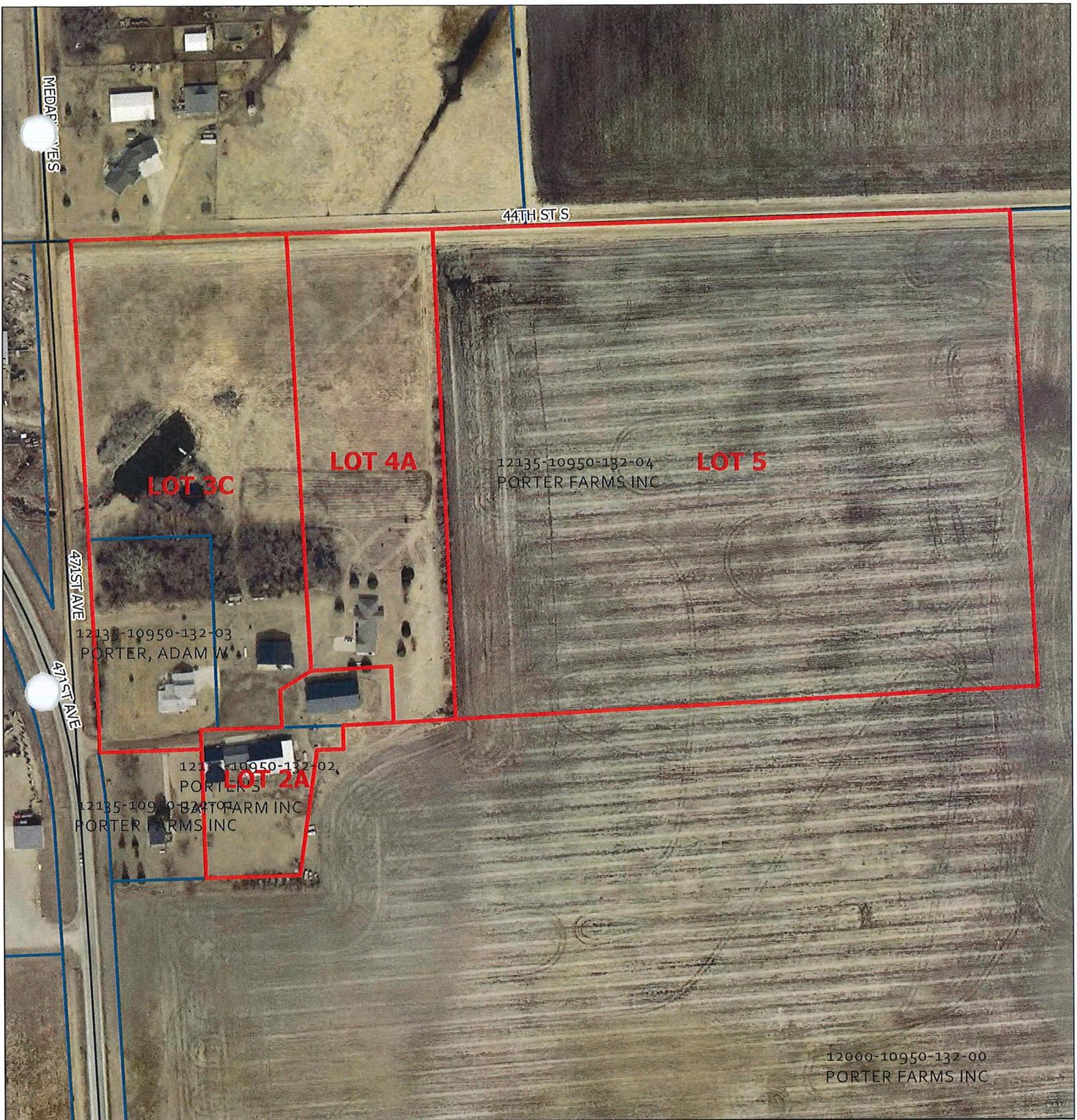
SCALE: 1" = 150'
0" 150'
OCTOBER 9, 2025

VACATION NOTE:
This Plat shall vacate Lot 2 of Porter Addition in the N1/2 of the NW1/4 of Section 13-T109N-R50W of the 5th P.M. Brookings County, South Dakota recorded November 3, 2000 at 10:50 A.M. in Book 22 of Plats on Page 41.
and
This Plat shall vacate Lot 3A of Porter Addition in the N1/2 of the NW1/4 of Section 13-T109N-R50W of the 5th P.M. Brookings County, South Dakota recorded June 14, 2006 at 9:50 A.M. in Book 24 of Plats on Page 113.
and
This Plat shall vacate Lot 3B of Porter Addition in the N1/2 of the NW1/4 of Section 13-T109N-R50W of the 5th P.M. Brookings County, South Dakota recorded November 21, 2012 at 8:00 A.M. in Book 30 of Plats on Page 61.

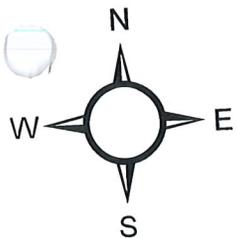
- LEGEND**
- FOUND MONUMENTATION
 - △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"
 - INDICATES VACATED LOT LINE

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: 605.695.6442 Foresight@brookings.net
SHEET 1 OF 3-



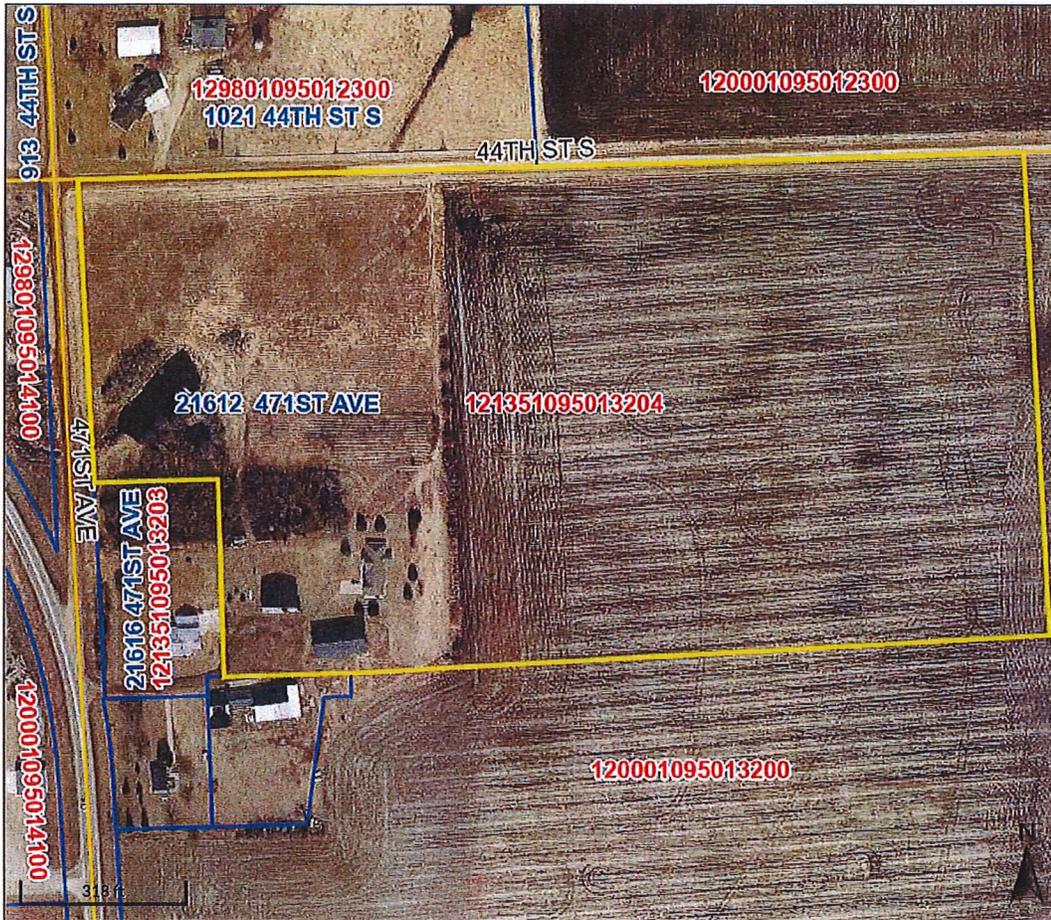
Porter Addition Lots 2A, 3C, 4A, and 5



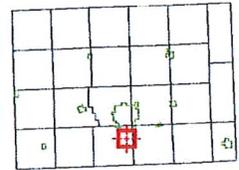


Beacon™

2025 plat 028
Brookings County, SD



Overview



Legend

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

Parcel ID	121351095013204	Alternate ID	n/a	Owner Address	PORTER FARMS INC
Sec/Twp/Rng	13-109-50	Class	AGA		21612 471ST AVE
Property Address	21612 471ST AVE BROOKINGS	Acreage	35.0		BROOKINGS SD 57006
District	1201				
Brief Tax Description	PORTER ADDN LOT 3B IN NW 1/4 NW 1/4 SEC 13-109-50 35.00 AC (Note: Not to be used on legal documents)				

Date created: 11/3/2025
Last Data Uploaded: 11/3/2025 1:02:49 AM

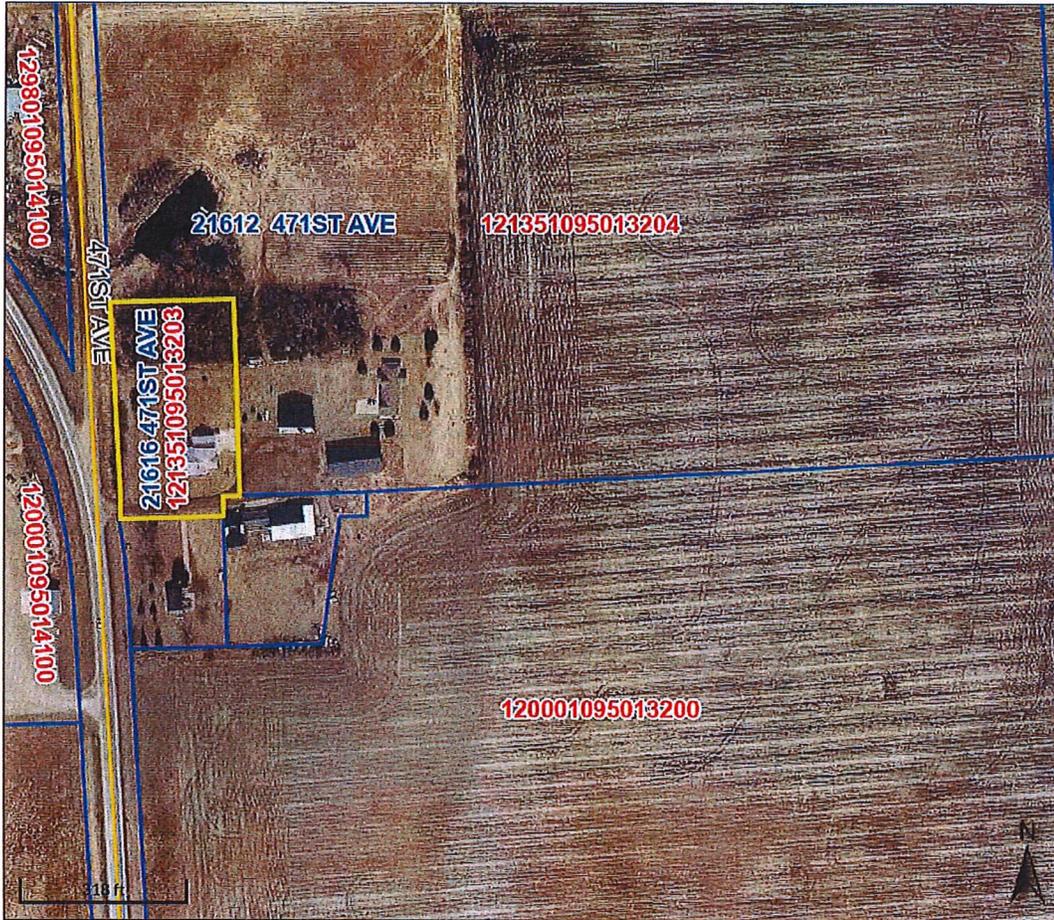
Developed by SCHNEIDER
GEOSPATIAL



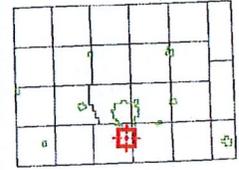
Beacon™

Brookings County, SD

2025 plat 028



Overview



Legend

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

Parcel ID	121351095013203	Alternate ID	n/a	Owner Address	PORTER, ADAM W
Sec/Twp/Rng	13-109-50	Class	AGC		21616 471ST AVE
Property Address	21616 471ST AVE	Acreage	2.05		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	PORTER ADDN LOT 3A IN NW 1/4 SEC 13-109-50 2.05 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 11/3/2025
 Last Data Uploaded: 11/3/2025 1:02:49 AM

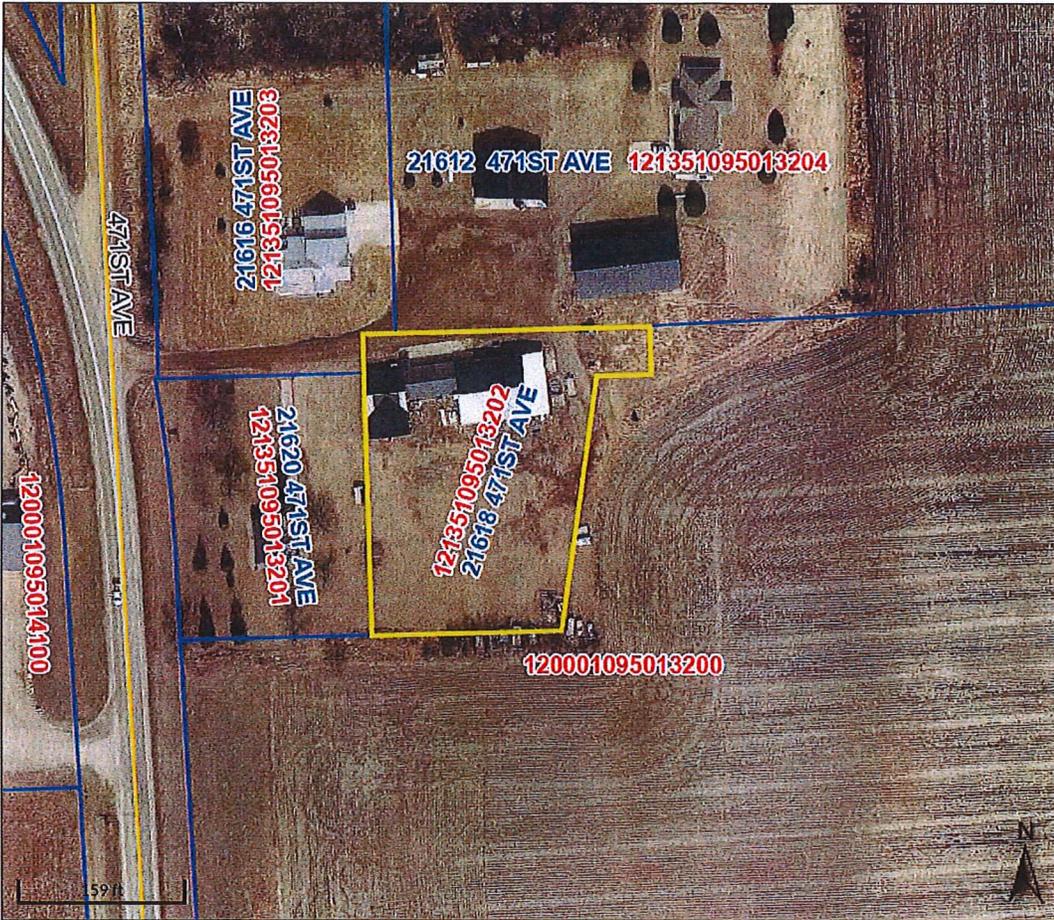
Developed by SCHNEIDER
 GEOSPATIAL

2025 plat 028

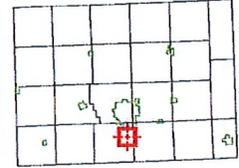


Beacon™

Brookings County, SD



Overview



Legend

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

Parcel ID	121351095013202	Alternate ID	n/a	Owner Address	PORTER'S BAIT FARM INC
Sec/Twp/Rng	13-109-50	Class	AGCC		21618 471ST AVE
Property Address	21618 471ST AVE	Acreage	1.31		BROOKINGS SD 57006
	BROOKINGS				
District	1201				
Brief Tax Description	PORTER ADDN LOT 2 NW 1/4 SEC 13-109-50 1.31 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/3/2025
 Last Data Uploaded: 11/3/2025 1:02:49 AM

Developed by SCHNEIDER
 GEOSPATIAL