

#25-64

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 2025plat029 with a unanimous vote of 9-aye and 0-nays at their December 2, 2025, meeting.

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

2025plat029 – December 2, 2025

Prepared by Richard Haugen

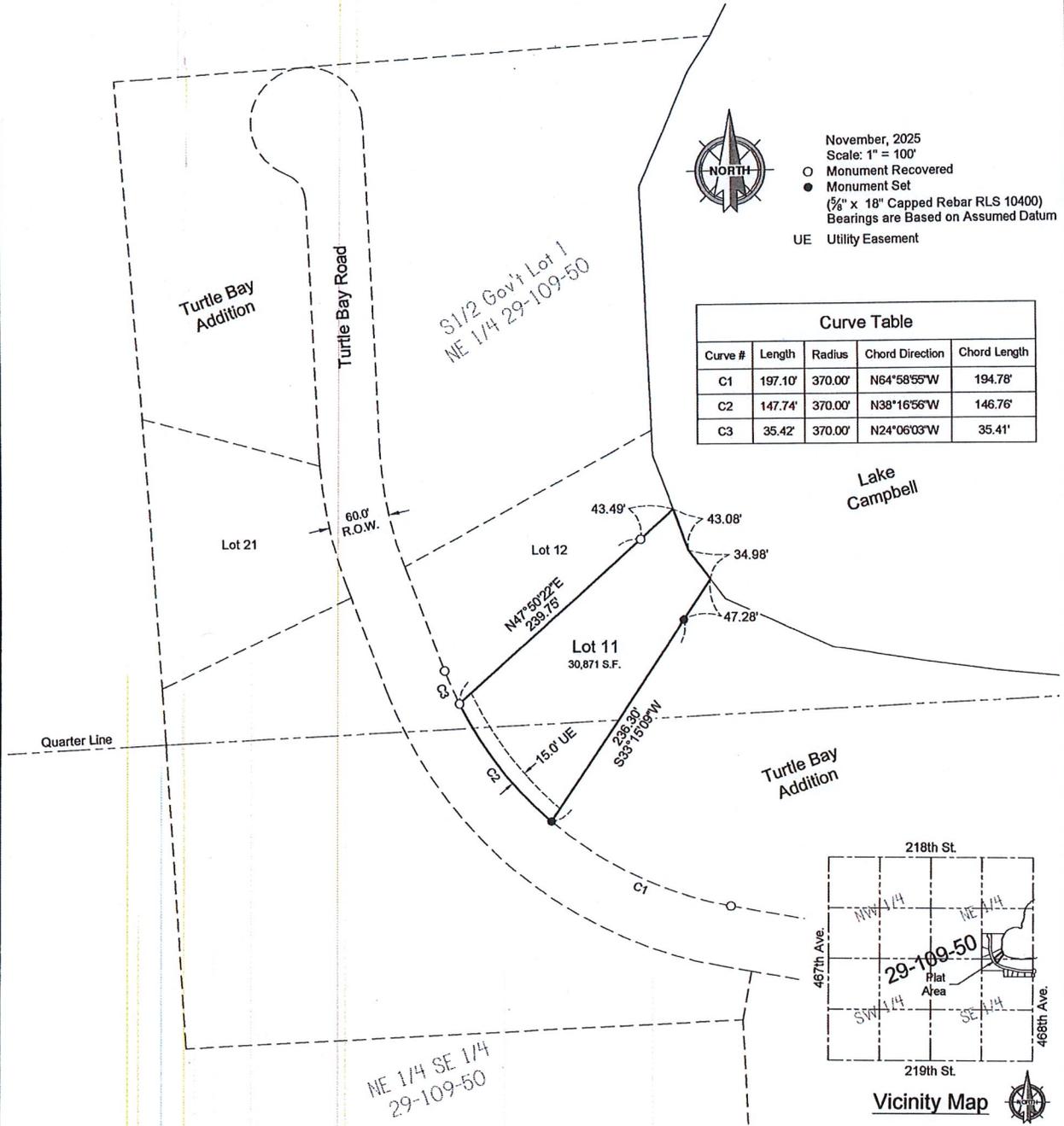
Applicant/Owner: Turtle Bay, LLC by Tim Hogan, 621 6th St, Brookings, SD 57006

Legal Description: Plat of "Lot 11, 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 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 Govt. Lot 2 in the Southwest 1/4 of Section 28, T109N, R50W of the 5th P.M., all in Brookings County, South Dakota."

2025plat029: Tim Hogan has submitted a plat for Lot 11 in Turtle Bay Addition on the west side of Lake Campbell. The preliminary plat was approved on June 6, 2024. 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.

2025plat029
Staff Report
December 2, 2025

PLAT OF
LOT 11, 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



November, 2025
 Scale: 1" = 100'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 10400)
 Bearings are Based on Assumed Datum
 UE Utility Easement

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	197.10'	370.00'	N64°58'55"W	194.78'
C2	147.74'	370.00'	N38°16'56"W	146.76'
C3	35.42'	370.00'	N24°06'03"W	35.41'



Vicinity Map

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 24th day of November, 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 11, 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 24th day of November, 2025.

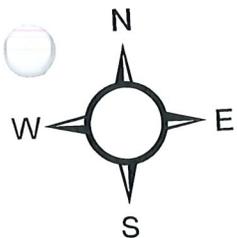
Prepared By:

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





Turtle Bay Addition Lot 11





Beacon™

2025 plat 029
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- 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		Acres	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				
	(Note: Not to be used on legal documents)				

Date created: 11/25/2025
 Last Data Uploaded: 11/25/2025 1:03:55 AM

Developed by SCHNEIDER
GEO SPATIAL