

Resolution #16-23

2016plat005 – August 2nd, 2016

Prepared by Richard Haugen

August 3rd, 2016 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2016plat005 at their August 2nd, 2016 meeting.

Applicant/Owner: Tim Gutormson, 47358 SD Hwy 234, Brookings, SD 57006

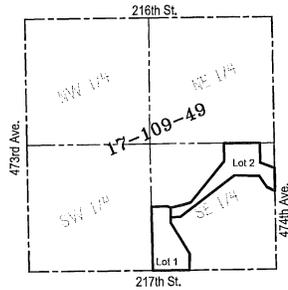
Legal Description: “Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota.”

2016plat005: Tim Gutormson has submitted a plat for “Plat Lots 1 & 2 of Block 2 of Brookstone Addition in the SE1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota.” He is subdividing 18.1 acres off from 39.87 acres he owns. Lot 1 containing 18.81 acres is the existing building site with some pasture land. Lot 2 containing 21.8 acres is the balance of the pasture land. Lot 2 is not a buildable site for a residence as does not meet the minimum 35 acre size requirement.

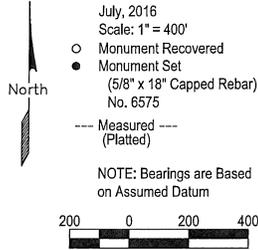
The plat meets the platting requirements and the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

**PLAT OF
LOTS 1 & 2 OF BLOCK 2 OF BROOKSTONE ADDITION IN THE SE 1/4 OF SECTION 17, TOWNSHIP
109 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA**

THIS PLAT TO SUBDIVIDE BLOCK 2 OF "PLAT OF BLOCKS 1, 2, AND 3 BROOKSTONE ADDITION LOCATED IN THE SE 1/4 OF SECTION 17, T109N, R49W OF THE 5TH. P.M., BROOKINGS COUNTY, SOUTH DAKOTA" FILED FOR RECORD ON MARCH 10TH, 1999 AT 8:10 A.M., IN PLAT BOOK 21 ON PAGE 73. SUBJECT TO EASEMENT OF RECORD.



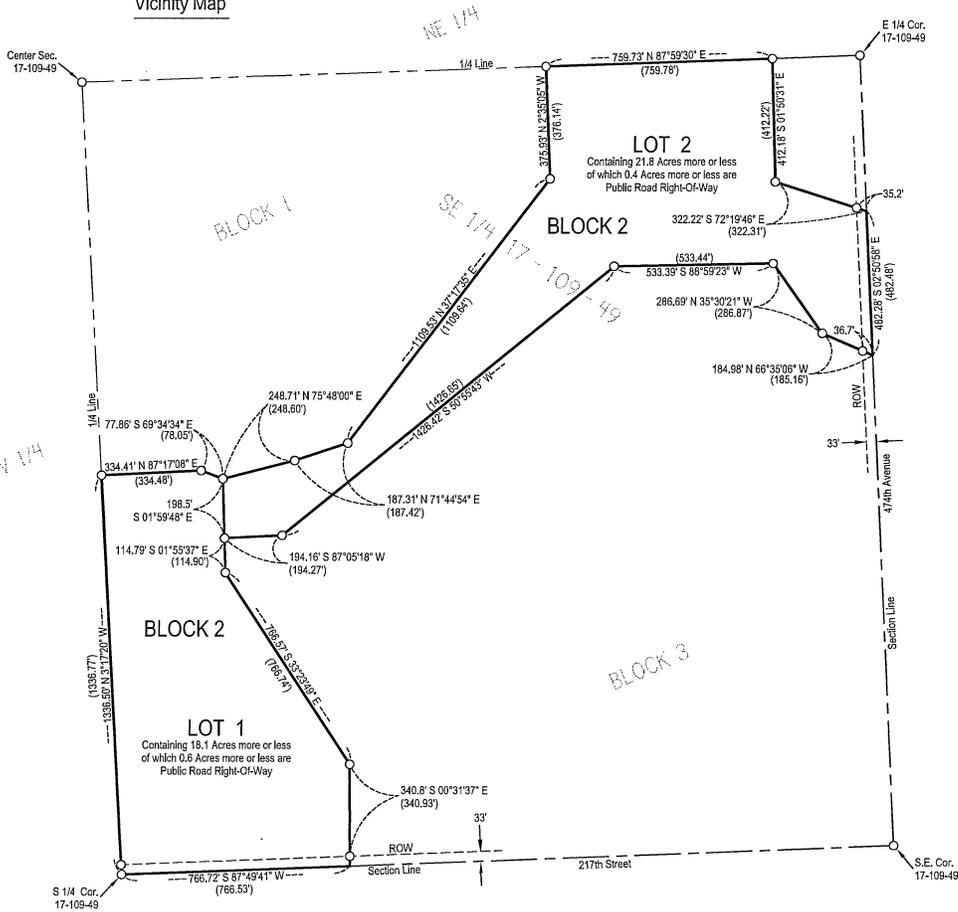
Vicinity Map



July, 2016
Scale: 1" = 400'

- Monument Recovered
- Monument Set
(5/8" x 18" Capped Rebar)
No. 6575
- Measured ---
(Platted)

NOTE: Bearings are Based on Assumed Datum



SURVEYOR'S CERTIFICATE

I, Mike J. Lapka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before the 12th day of July, 2016, surveyed and platted a portion of land located in the SE 1/4 of Section 17, Township 109 North, Range 49 West of the 5th P.M., Brookings County, South Dakota, as shown on the plat, and marked upon the ground thereof in the manner shown on the plat and that the attached is a true and correct representation of said survey and that the parcel of land so platted contains: "LOTS 1 & 2 OF BLOCK 2 OF BROOKSTONE ADDITION IN THE SE 1/4 OF SECTION 17, TOWNSHIP 109 NORTH, RANGE 49 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed the Surveyor's Certificate this 12th day of July, 2016.

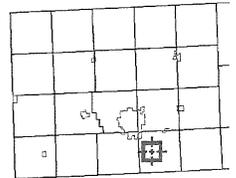
Prepared By:



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



Overview



Legend

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

Parcel ID	211151094917402	Alternate ID	n/a	Owner Address	GUTORMSON, TIMOTHY J
Sec/Twp/Rng	17-109-49	Class	AGC		47358 SD HWY 324
Property Address	47358 SD HWY 324	Acreage	39.87		BROOKINGS SD 57006
	BROOKINGS				
District	2101				
Brief Tax Description	BROOKSTONE ADDN SE 1/4 SEC 17-109-49 BLOCK 2 39.87 AC				
	(Note: Not to be used on legal documents)				

Date created: 7/12/2016

 Developed by
The Schneider Corporation