

#18-45

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center

520 3rd Street, Suite 200

Brookings, SD 57006

(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Commission

November 20, 2018 meeting.

November 7, 2018: The Brookings County Planning and Zoning Commission recommends approval of plat 2018plat021 with a unanimous vote of 8-ayes and 0-nays at their November 6, 2018 meeting.

Brookings County Planning and Zoning Commission

November 6, 2018 – 7:00 PM meeting

2018plat021– November 6, 2018

Prepared by Richard Haugen

Applicant/Owner: Lake Dreams LLC, Preston Mettler & Jim Breckenridge 2809 E 51st St, Sioux Falls, SD 57103.

Legal Description: "Plat of Lot 12A, Block 1, Sunset Point Addition in Govt Lots 3 & 4 of SE1/4 of Section 22, T112N, R47W, of the 5th P.M., Brookings County, South Dakota."

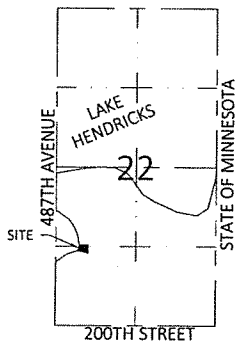
2018plat021: This is a plat of "Lot 12A in Block 1 of Sunset Point Addition."

The Sunset Point Addition is located at Lake Hendricks, it was originally platted and approved by the Zoning Commission on November 1st, 2005, into lake lots meeting the 20,000 sq. ft. requirement. On October 2nd, 2012 all the lots that were platted in 2005 that were not sold were re-platted into larger lots. They are re-platting the lots to their original size as they are sold. Lot 12A is being replatted into an individual lake lot at this time.

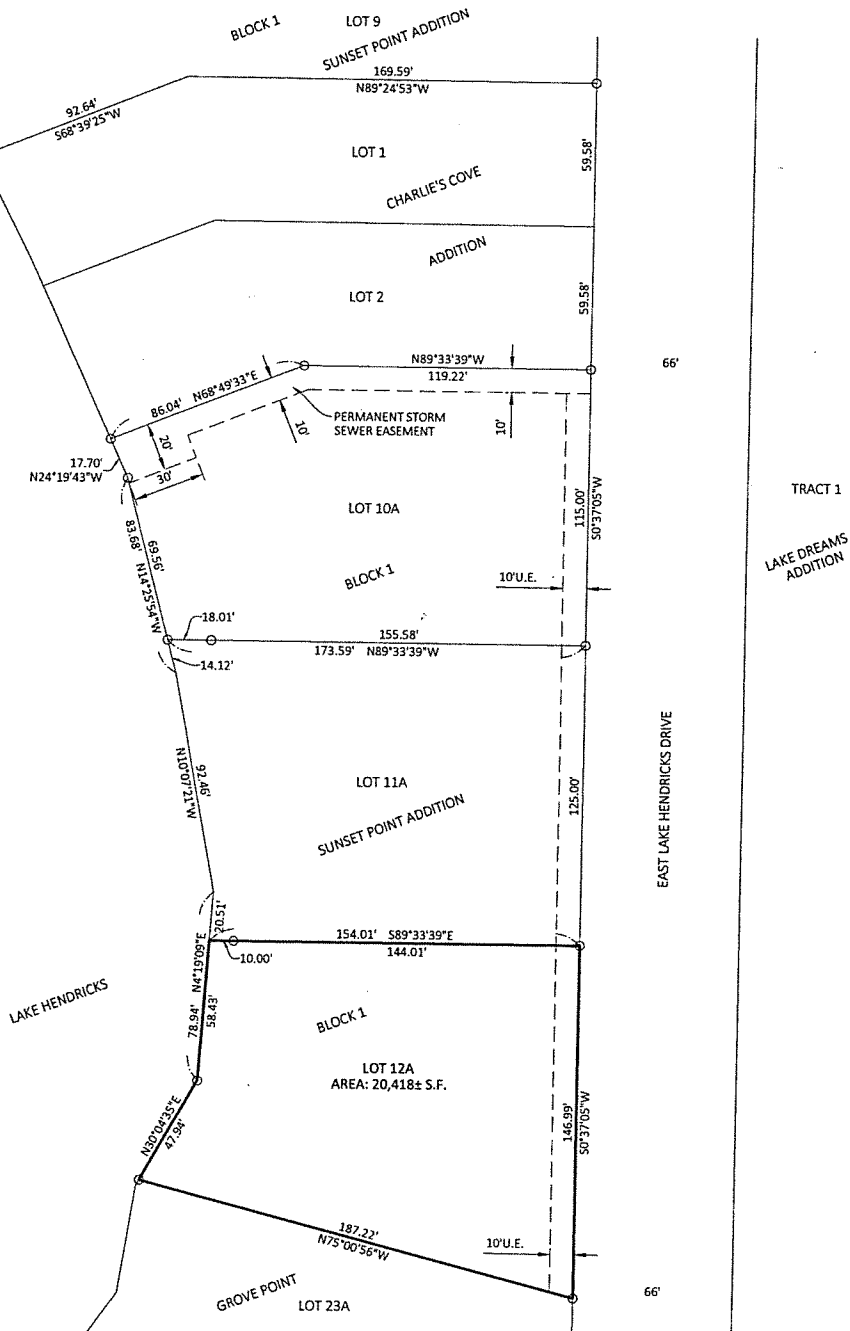
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

2018plat021
Staff Report
November 6, 2018

PLAT OF
LOT 12A, BLOCK 1, SUNSET POINT ADDITION
 IN GOVERNMENT LOTS 3 & 4
 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN,
 BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP
 SEC 22, T112N, R47W



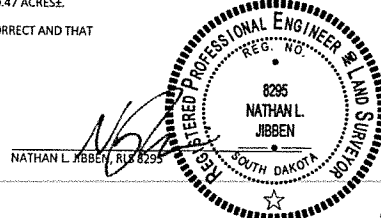
- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- U.E. = UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE OCTOBER 3, 2018, SURVEY A PORTION OF TRACT 3 OF LAKE DREAMS ADDITION IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 12A, BLOCK 1, SUNSET POINT ADDITION IN GOVERNMENT LOTS 3 & 4 OF SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA CONTAINING 0.47 ACRES.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 9TH DAY OF October, 2018



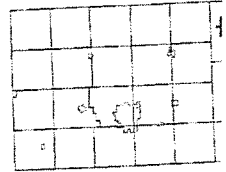
2018 plat 021



Beacon™ Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Lots
- Parcels
- Roads

Parcel ID	092301124722303	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	AGC		2809 E 51ST ST
Property Address		Acreage	0.94		SIOUX FALLS SD 57103
District	0910A - LAKE HENDRICKS ROAD DIST				
Brief Tax Description	LAKE DREAMS ADDN TRACT 3 EXC LOT 11A BLOCK 1 SEC 22-112-47.94 ACRE				
	(Note: Not to be used on legal documents)				

Date created: 10/11/2018
Last Data Uploaded: 10/10/2018 9:47:30 PM

Developed by  Schneider GEOSPATIAL

Lot 12A