

#17-45

2017plat011 – October 3rd, 2017

Prepared by Richard Haugen

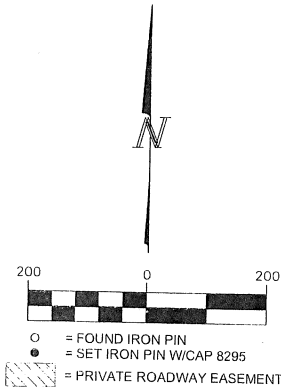
October 4th, 2017 – The Brookings County Planning and Zoning Commission voted 9-ayes and 0-nays to recommend approval of plat 2017plat011 for “Paradise Point Addition” at their October 3rd, 2017 meeting.

Applicant/Owner: Lake Dreams LLC, 2809 E 51st St, Sioux Falls, SD 57103

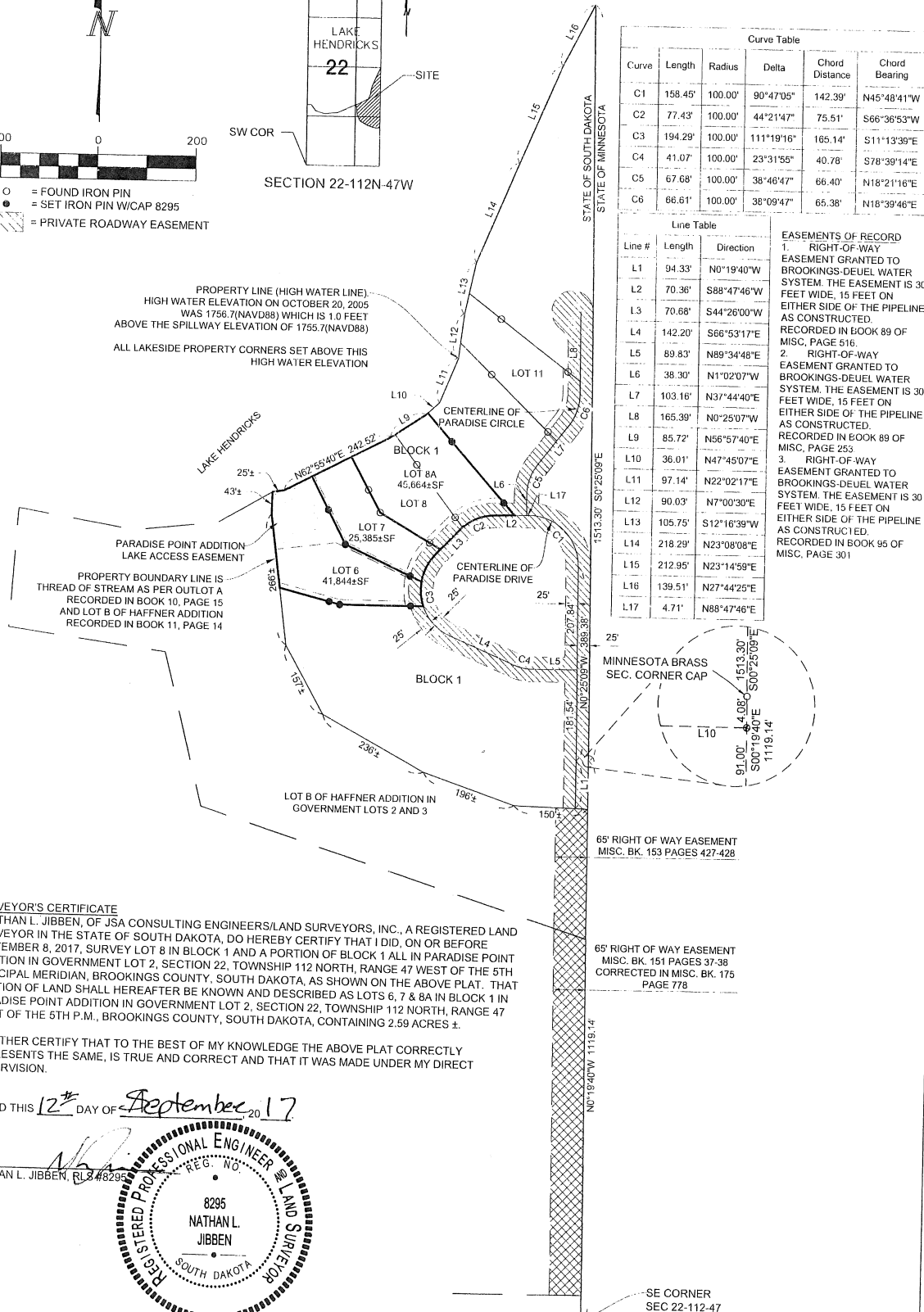
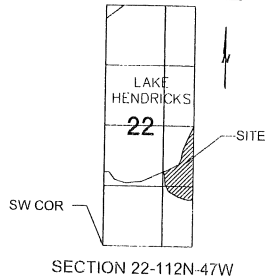
Legal Description: “Plat of Lot 6, 7 & 8A in Block 1 in Paradise Point Addition in Government Lot 2, Section 22, Township 112 North, Range 47 West of the 5th Principal Meridian, Brookings County, South Dakota.”

2017plat011: Lake Dreams is platting off Lot 6, 7 and 8A in Paradise Point, located on the east side of Lake Hendricks, right along the South Dakota/Minnesota state line. Lots 6 & 7 have been sold and Lot 8A is a re-plat. The owners of Lot 8 purchased what would have been Lot 9 on the preliminary plat. They are now combining Lots 8 & (Preliminary Lot 9) into Lot 8A. Lot 8 was approved by this board on August 7th, 2007 and was recorded by the Brookings County Register of Deeds on August 14th, 2007. The Preliminary Plat for Paradise Point was approved by this board on August 7th, 2007, which I have included with this report. The owners have been platting off the lots as they are sold. The plat meets our Brookings County Subdivision Ordinance requirements.

PLAT OF
LOTS 6, 7 & 8A IN BLOCK 1
IN PARADISE POINT ADDITION
 IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH
 PRINCIPAL MERIDIAN, BROOKINGS COUNTY, SOUTH DAKOTA



VICINITY MAP



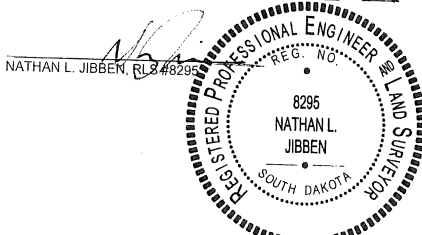
Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	158.45'	100.00'	90°47'05"	142.39'	N45°48'41"W
C2	77.43'	100.00'	44°21'47"	75.51'	S66°36'53"W
C3	194.29'	100.00'	111°19'16"	165.14'	S11°13'39"E
C4	41.07'	100.00'	23°31'55"	40.78'	S78°39'14"E
C5	67.68'	100.00'	38°46'47"	66.40'	N18°21'16"E
C6	66.61'	100.00'	38°09'47"	65.38'	N18°39'46"E

Line Table			EASEMENTS OF RECORD
Line #	Length	Direction	
L1	94.33'	N0°19'40"W	1. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC. PAGE 516.
L2	70.36'	S88°47'46"W	
L3	70.68'	S44°26'00"W	
L4	142.20'	S66°53'17"E	2. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 89 OF MISC. PAGE 253.
L5	89.83'	N89°34'48"E	
L6	38.30'	N1°02'07"W	
L7	103.16'	N37°44'40"E	3. RIGHT-OF-WAY EASEMENT GRANTED TO BROOKINGS-DEUEL WATER SYSTEM. THE EASEMENT IS 30 FEET WIDE, 15 FEET ON EITHER SIDE OF THE PIPELINE AS CONSTRUCTED. RECORDED IN BOOK 95 OF MISC. PAGE 301.
L8	165.39'	N0°25'07"W	
L9	85.72'	N56°57'40"E	
L10	36.01'	N47°45'07"E	
L11	97.14'	N22°02'17"E	
L12	90.03'	N7°00'30"E	
L13	105.75'	S12°16'39"W	
L14	218.29'	N23°08'08"E	
L15	212.95'	N23°14'59"E	
L16	139.51'	N27°44'25"E	
L17	4.71'	N88°47'46"E	

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 SEPTEMBER 8, 2017, SURVEY LOT 8 IN BLOCK 1 AND A PORTION OF BLOCK 1 ALL IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, 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 LOTS 6, 7 & 8A IN BLOCK 1 IN PARADISE POINT ADDITION IN GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 112 NORTH, RANGE 47 WEST OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA, CONTAINING 2.59 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 12th DAY OF September, 2017



PREPARED BY: **JSA** CONSULTING ENGINEERS/LAND SURVEYORS, INC.,
 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108

605-367-1036

PAGE 1 OF 4

LAND 770005 PHASE 2 PLAT 3015 / 8 BA, 10 RT

PRELIMINARY PLANS FOR PARADISE POINT ADDITION A PLANNED DEVELOPMENT TO BROOKINGS COUNTY, SOUTH DAKOTA

OWNER: LAKE DREAMS, LLC
2809 E 51ST STREET
SIOUX FALLS, SOUTH DAKOTA 57103
PHONE: 605-331-4587

ENGINEER: JSA CONSULTING ENGINEERS/LAND SURVEYORS
3700 WEST AVENUE
SIOUX FALLS, SOUTH DAKOTA 57105
PHONE: 605-367-1036

INDEX

SHEET 1 TITLE SHEET
SHEET 2 SUBDIVISION SHEET
SHEET 3 GRADING/DRAINAGE SHEET

LAKE HENDRICKS TOWNSHIP APPROVAL
Approval of the preliminary plan of SUNSET POINT
ADDITION is hereby granted by the Lake Hendricks
Township on this ____ day of ____, 2007.

Chair,
Lake Hendricks Township, South Dakota

COUNTY PLANNING COMMISSION APPROVAL
Approval of the preliminary plan of SUNSET POINT
ADDITION hereby granted by the Brookings County
Planning Commission on this ____ day of ____,
2007.

Chair, County Planning Commission
Brookings County, South Dakota

COUNTY COMMISSION

APPROVAL
I hereby certify that the preliminary plan of SUNSET
POINT ADDITION was duly submitted to the
Brookings County Board of County Commissioners,
and that after due consideration the Board approved
said preliminary plan at its meeting held on ____ day
of ____, 2007.

County Auditor
Brookings County, South Dakota

HIGHWAY SUPERINTENDENT
I, _____, Highway
Superintendent of Brookings County, South Dakota do
hereby certify that I did duly review and recommend
approval of this preliminary plan on this
____ day of ____, 2007.

Highway Superintendent
Brookings County, South Dakota



VICINITY MAP

LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
PROJECT LIMITS	---	---
WATERLINE	---	8" W
SANITARY SEWER	---	8" S
STORM SEWER	---	24" SS
GAS LINE	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND ELECTRIC	---	---
OVERHEAD POWER	---	---
CONTOUR	---	---
CURB & GUTTER	---	---
DROP INLET	---	---
FIRE HYDRANT	---	---
GUY ANCHOR	---	---
STORM SEWER MANHOLE	---	---
SANITARY SEWER MANHOLE	---	---
POWER POLE	---	---
WATER VALVE	---	---
BUSH	---	---
CONIFEROUS TREE	---	---
DECIDUOUS TREE	---	---
MAILBOX	---	---
SIGN	---	---
LIGHT POLE	---	---
TRAFFIC SIGNAL LIGHT	---	---
PROPERTY PINS	---	---
DIRECTION OF DRAINAGE	---	---
CULVERT	---	---
RIPRAP	---	---

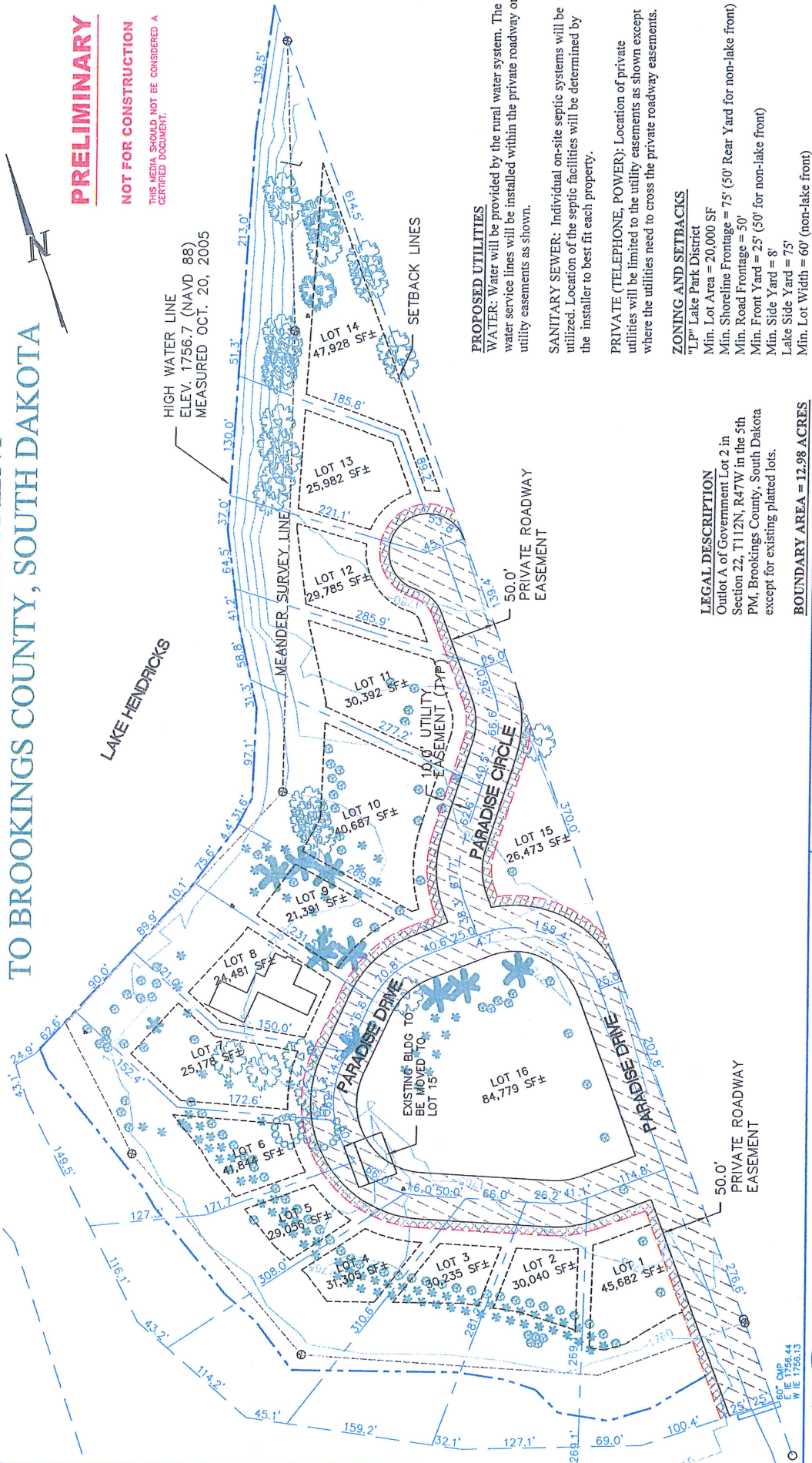
PARADISE POINT ADDITION A PLANNED DEVELOPMENT TO BROOKINGS COUNTY, SOUTH DAKOTA



PRELIMINARY

NOT FOR CONSTRUCTION

THIS MEDIA SHOULD NOT BE CONSIDERED A
CERTIFIED DOCUMENT.



PROPOSED UTILITIES

WATER: Water will be provided by the rural water system. The water service lines will be installed within the private roadway or utility easements as shown.

SANITARY SEWER: Individual on-site septic systems will be utilized. Location of the septic facilities will be determined by the installer to best fit each property.

PRIVATE (TELEPHONE, POWER): Location of private utilities will be limited to the utility easements as shown except where the utilities need to cross the private roadway easements.

ZONING AND SETBACKS

"LP" Lake Park District
Min. Lot Area = 20,000 SF
Min. Shoreline Frontage = 75' (50' Rear Yard for non-lake front)
Min. Road Frontage = 50'
Min. Front Yard = 25' (50' for non-lake front)
Min. Side Yard = 8'
Lake Side Yard = 75'
Min. Lot Width = 60' (non-lake front)

LEGAL DESCRIPTION

Outlot A of Government Lot 2 in
Section 22, T112N, R47W in the 5th
PM, Brookings County, South Dakota
except for existing platted lots.

BOUNDARY AREA = 12.98 ACRES

REVISIONS	
Rev.	Date
Rev.	Date
Rev.	Date
Rev.	Date

CONSULTING ENGINEERS/LAND SURVEYORS, INC.
3700 S. WEST AVENUE, SIOUX FALLS, SD 57105-6352
(605)367-1036 FAX (605)367-1002

JSA

PARADISE POINT ADDITION SUBDIVISION LAYOUT

DATE: JULY 1, 2007
DESIGNED BY: MKA
DRAWN BY: MKA
PROJECT: 70065
CHECKED BY: RES
DRAWING: 70065

Sheet No.
P-2

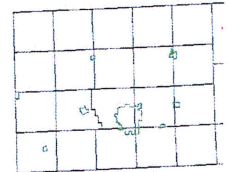
prelim



BeaconTM Brookings County, SD



Overview



Legend

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

Parcel ID	092701124722100	Alternate ID	n/a	Owner Address	LAKE DREAMS LLC
Sec/Twp/Rng	22-112-47	Class	NAC		2809 E 51ST ST
Property Address		Acreage	n/a		SIOUX FALLS SD 57103
District	091025				
Brief Tax Description	PARADISE POINT ADDN, BLK 1 EXC LOT 8 IN GOVT LOT 2 SEC 22-112-47 9.64 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 9/11/2017
Last Data Uploaded: 2/18/2014 4:02:57 AM



Developed by
The Schneider Corporation

2017 plat 011

vacate, replat & plat