

#22-13

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: countydevelopment@brookingscountysd.gov

Brookings County Commission
April 19, 2022, County Commission meeting.

April 6, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat004 with a unanimous vote of 9-ayes and 0-nays, at their April 5, 2022, meeting.

Brookings County Planning Commission
April 5, 2022 – 8:00 PM meeting

2022plat004 – April 5, 2022

Prepared by Richard Haugen

Applicant/Owner: CKS Partners LLC, PO Box 361, Warner, SD 57479

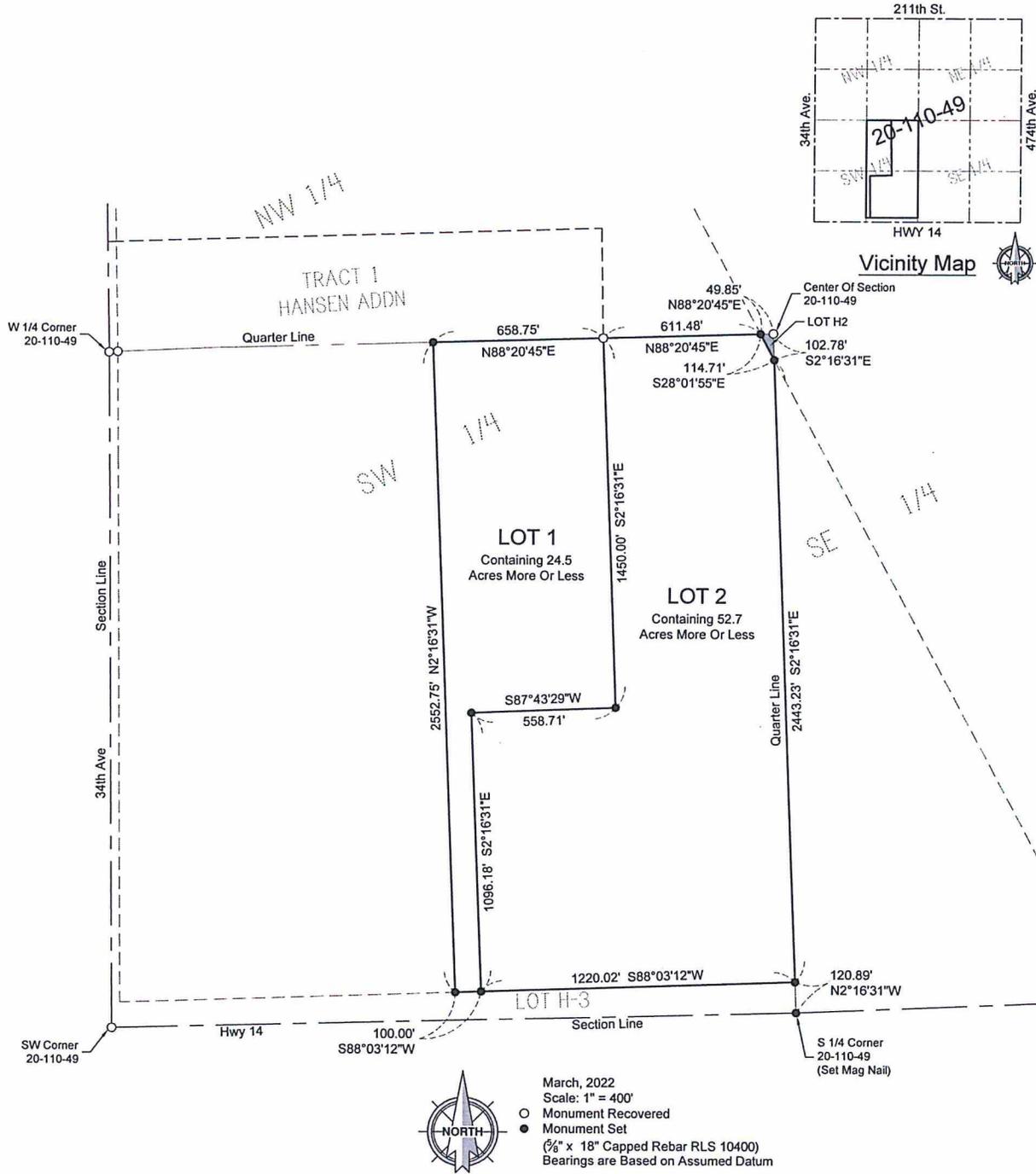
Legal Description: "Plat of "Lot 1 and 2 of CKS Partners Addition in the SW1/4 of Section 20, Township 110 North, Range 49 West of the 5th P.M., Brookings County, South Dakota."

2022plat004: CKS Partners are platting the 76.25 acres they own into two lots; Lot 1 will be 24.5 acres and Lot 2 will be 52.7-acre. Lot 1 is being platted for purchase by an adjoining landowner. The purchaser will be combining Lot 1 with their existing parcel, replat it into a larger parcel and it will have access off 34th Ave. Lot 2 is a buildable lot for a residence as it contains more than 35-acre requirement. Lot 2 will have access off US Highway 14 By-Pass. Both lots are in the Joint Jurisdiction area and part of Lot 1 and all of Lot 2 are in the Floodplain.

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

PLAT OF

LOTS 1 AND 2 OF CKS PARTNERS ADDITION IN THE SW 1/4 OF SECTION 20,
T110N, R49W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.



March, 2022
Scale: 1" = 400'
○ Monument Recovered
● Monument Set
(3/8" x 18" Capped Rebar RLS 10400)
Bearings are Based on Assumed Datum

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 14th day of March, 2022 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the SW 1/4 of Section 20, Township 110 North, Range 49 West of the 5th P.M. 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: "PLAT OF LOTS 1 AND 2 OF CKS PARTNERS ADDITION IN THE SW 1/4 OF SECTION 20, T110N, R49W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

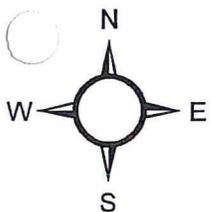
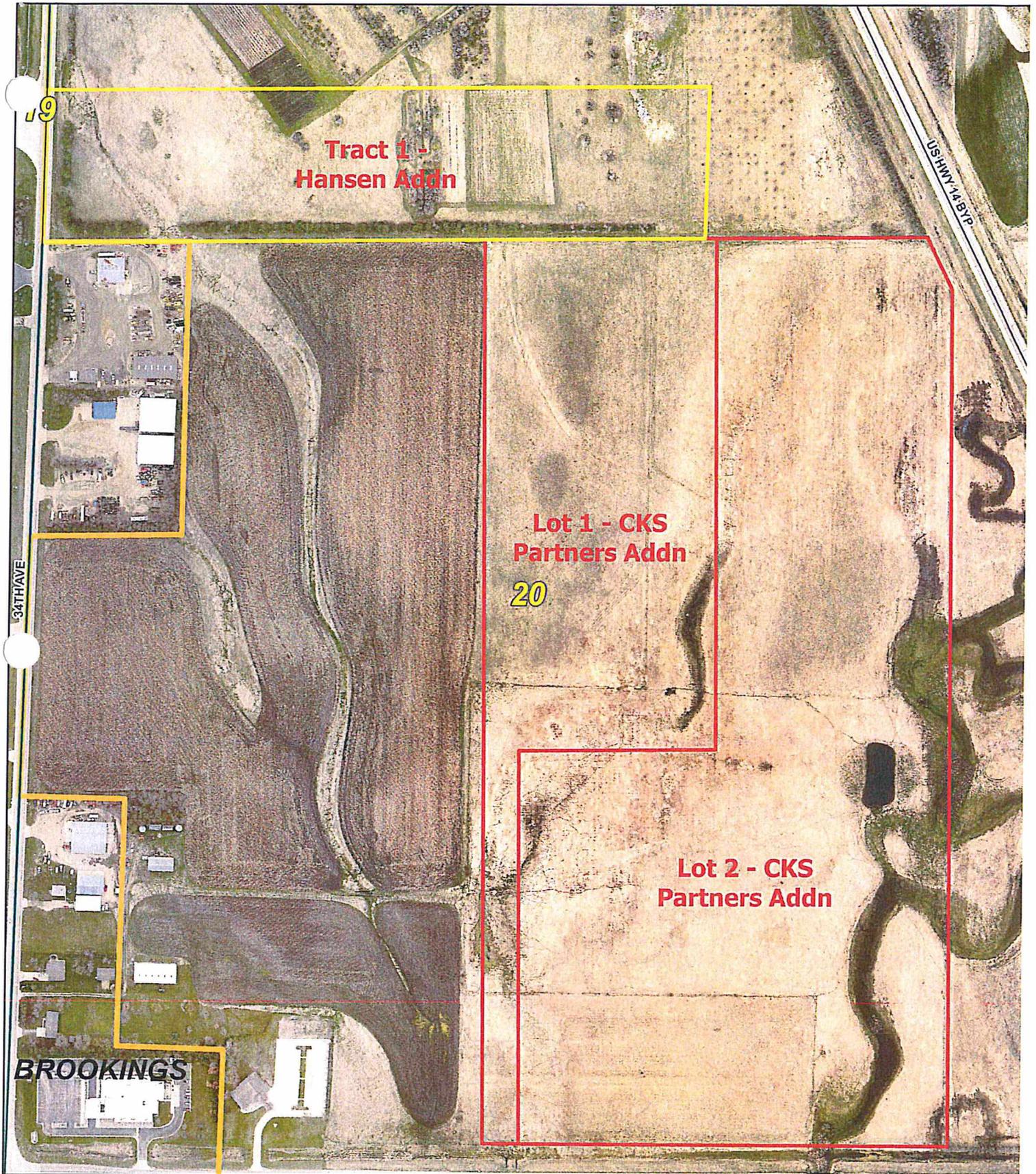
IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 14th day of March, 2022.

Prepared By:



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





CKS Partners Addition - Lots 1 and 2

 Hansen Addition Tract 1

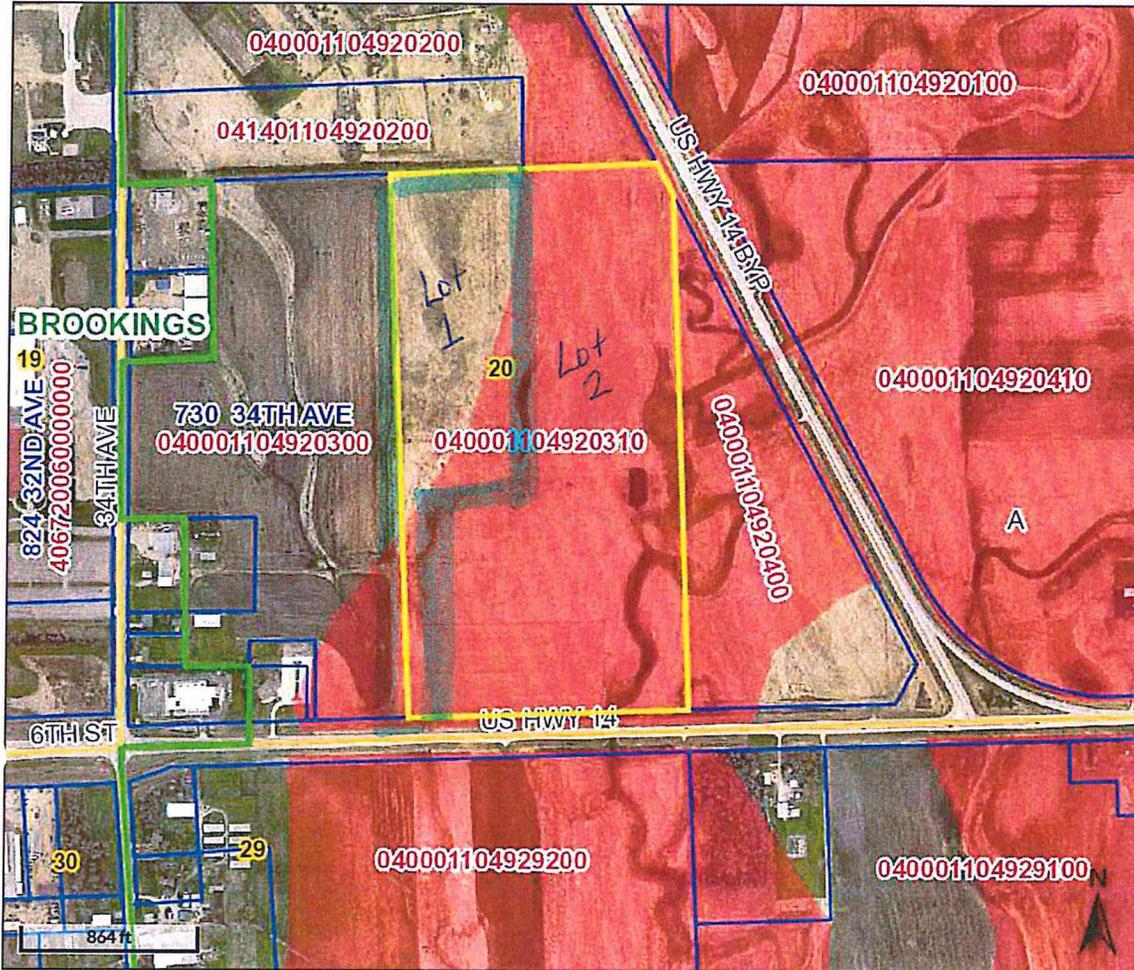
 Lot 1 and 2



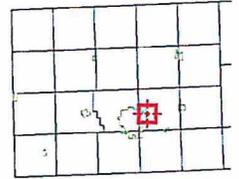


Beacon™

2022 plat 004
Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- Floodplain 2008
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X

Parcel ID	040001104920310	Alternate ID	n/a	Owner Address	CKS PARTNERS LLC
Sec/Twp/Rng	20-110-49	Class	AGA		PO BOX 361
Property Address		Acreage	76.25		WARNER SD 57479
District	0401				
Brief Tax Description	E 1320' OF SW 1/4 EXC H-2 & H-3 SEC 20-110-49 76.25 AC				
	(Note: Not to be used on legal documents)				

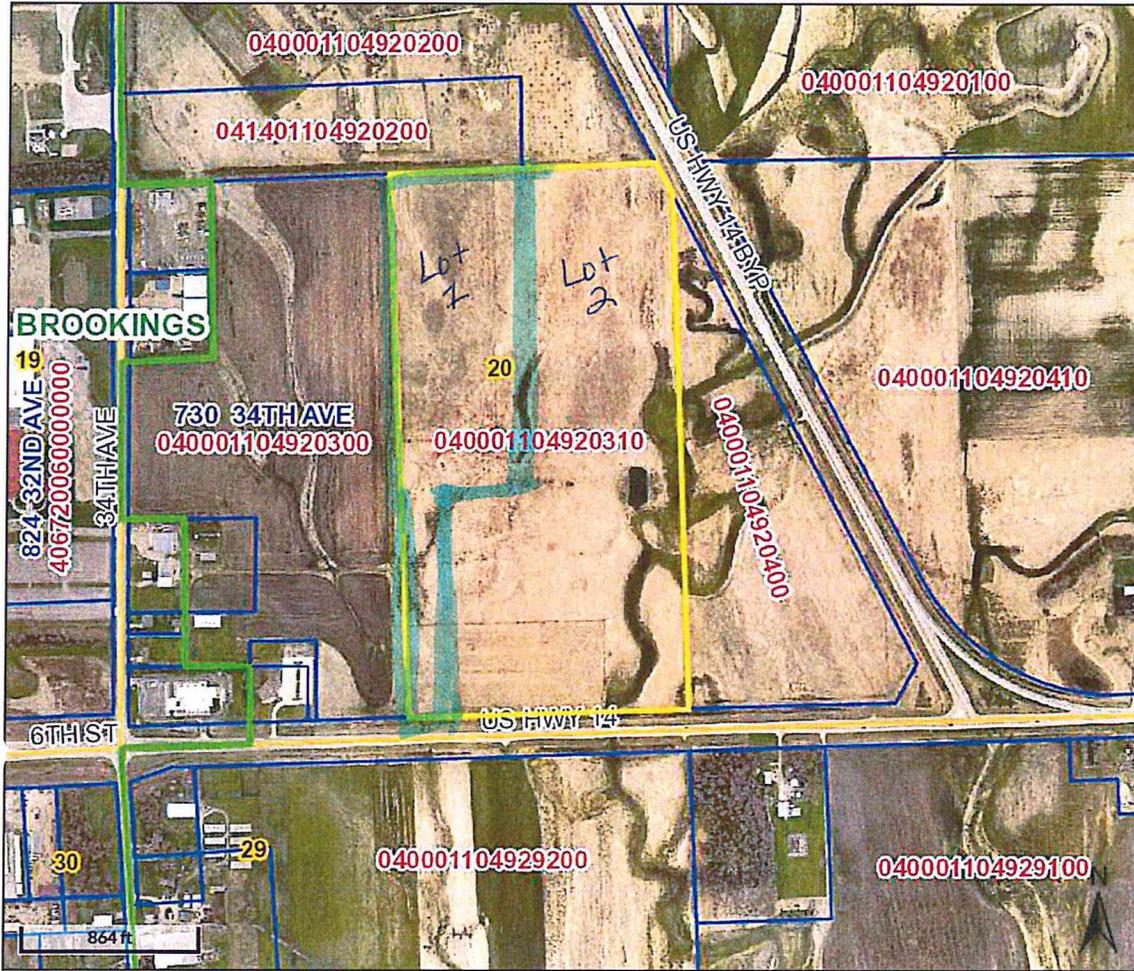
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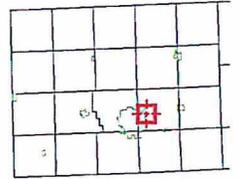


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