

Resolution # 22-40

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
August 16, 2022, County Commission meeting.

August 3, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat020 with a unanimous vote of 9-ayes and 0-nays, at their August 2, 2022, meeting.

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

2022plat020 – August 2, 2022

Prepared by Richard Haugen

Applicant/Owner: Vance Goodfellow, PO Box 280, Bruce, SD 57220

Legal Description: Plat of "Lots of 1B and 1C of Goodfellow Addition in the N1/2 of the NE1/4 of Section 18, T111N, R51W of the 5th P.M., Brookings County, South Dakota."

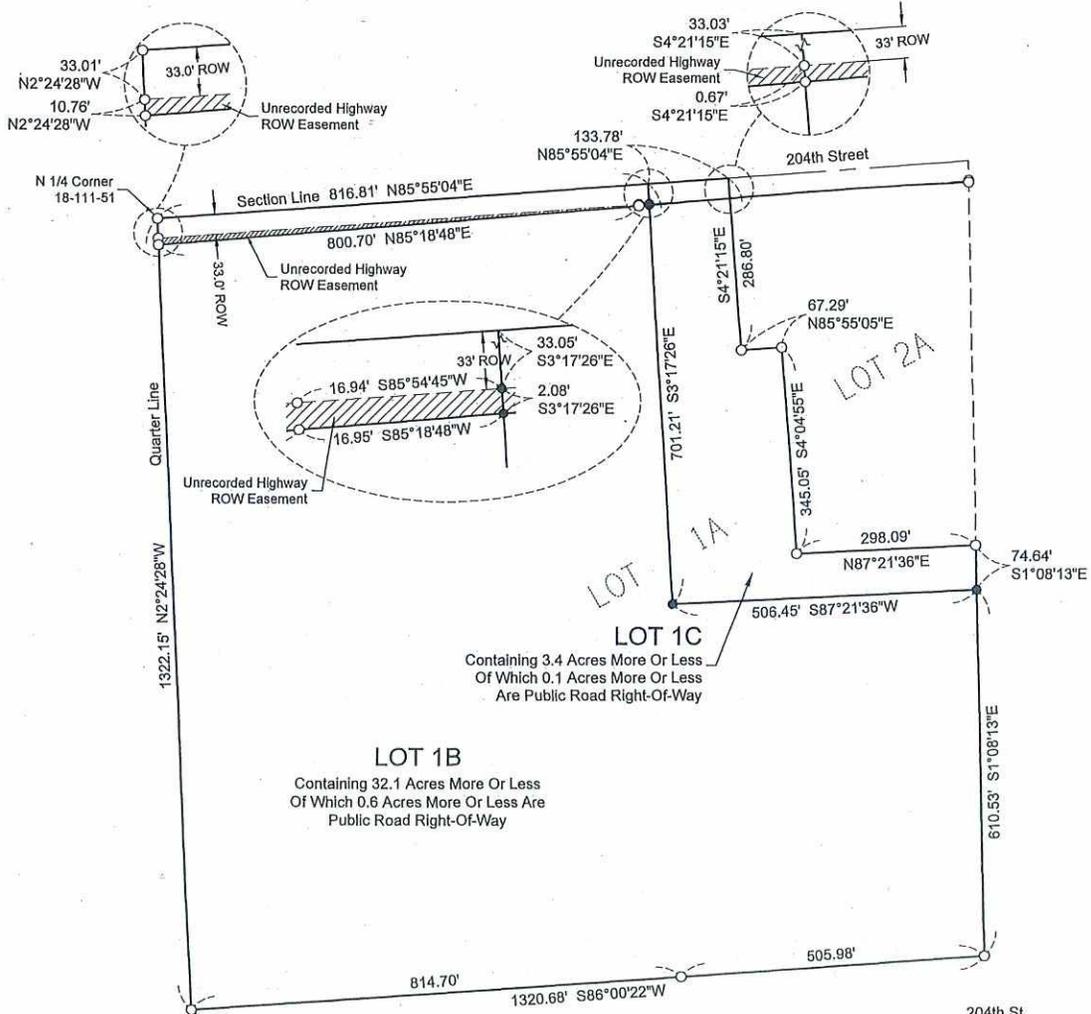
2022plat020: Vance Goodfellow is subdividing the 35.5 acres he owns into Lot 1B – 32.1 acres and Lot 1C – 3.4 acres. Lot 1C is in the Lake Park Zoning District and Lot 1B is agricultural. A residence cannot be built on Lot 1B as it does not meet the 35-acre requirement for residence.

The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use and Existing Land Use statement on page 11 for Developed Lakes Existing Land Use.

PLAT OF

LOTS 1B AND 1C OF GOODFELLOW ADDITION IN THE N 1/2 OF THE NE 1/4 OF SECTION 18, T111N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT LOT 1A OF GOODFELLOW ADDITION OF "PLAT OF LOTS 1A AND 2A OF GOODFELLOW ADDITION IN THE N 1/2 OF THE NE 1/4 OF SECTION 18, T111N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON MARCH 10TH, 2020 AT 11:55 A.M. IN PLAT BOOK 38, PAGE 6.



June, 2022
 Scale: 1" = 200'
 ○ Monument Recovered
 ● Monument Set
 (3/8" x 18" Capped Rebar RLS 10400)
 Bearings are Based on Assumed Datum



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 30th day of June, 2022 and at the request of the owner of the real property hereinafter described, surveyed and replatted a portion of the N 1/2 of the NE 1/4 of Section 18, Township 111 North, Range 51 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 1B AND 1C OF GOODFELLOW ADDITION IN THE N 1/2 OF THE NE 1/4 OF SECTION 18, T111N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

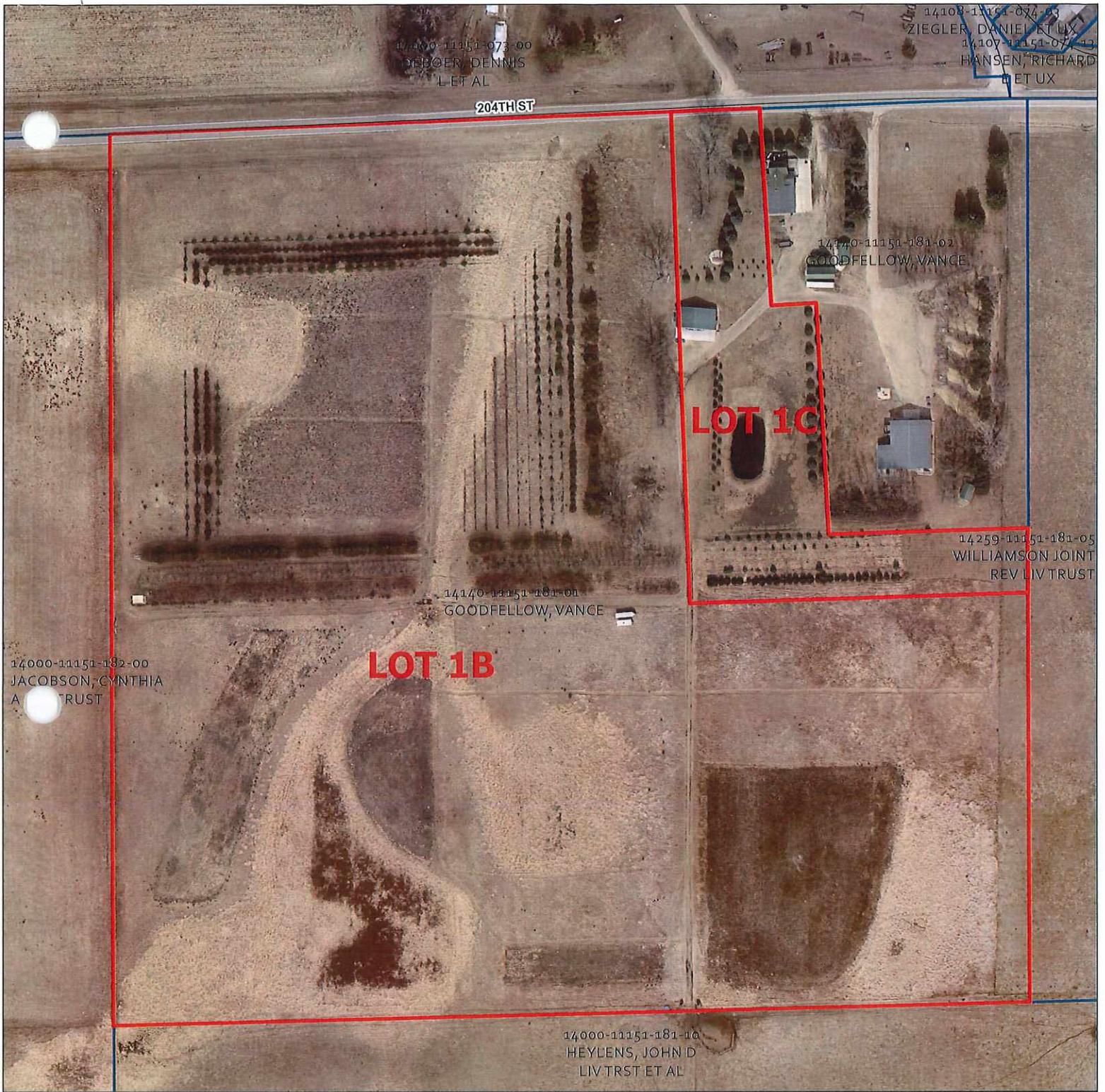
IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 30th day of June, 2022.

Prepared By:

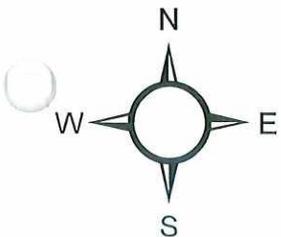


Civil Engineers & Land Surveyors
 Brookings, South Dakota
 Ph. 605-696-3200





LOT 1B AND 1C GOODFELLOW ADDITION



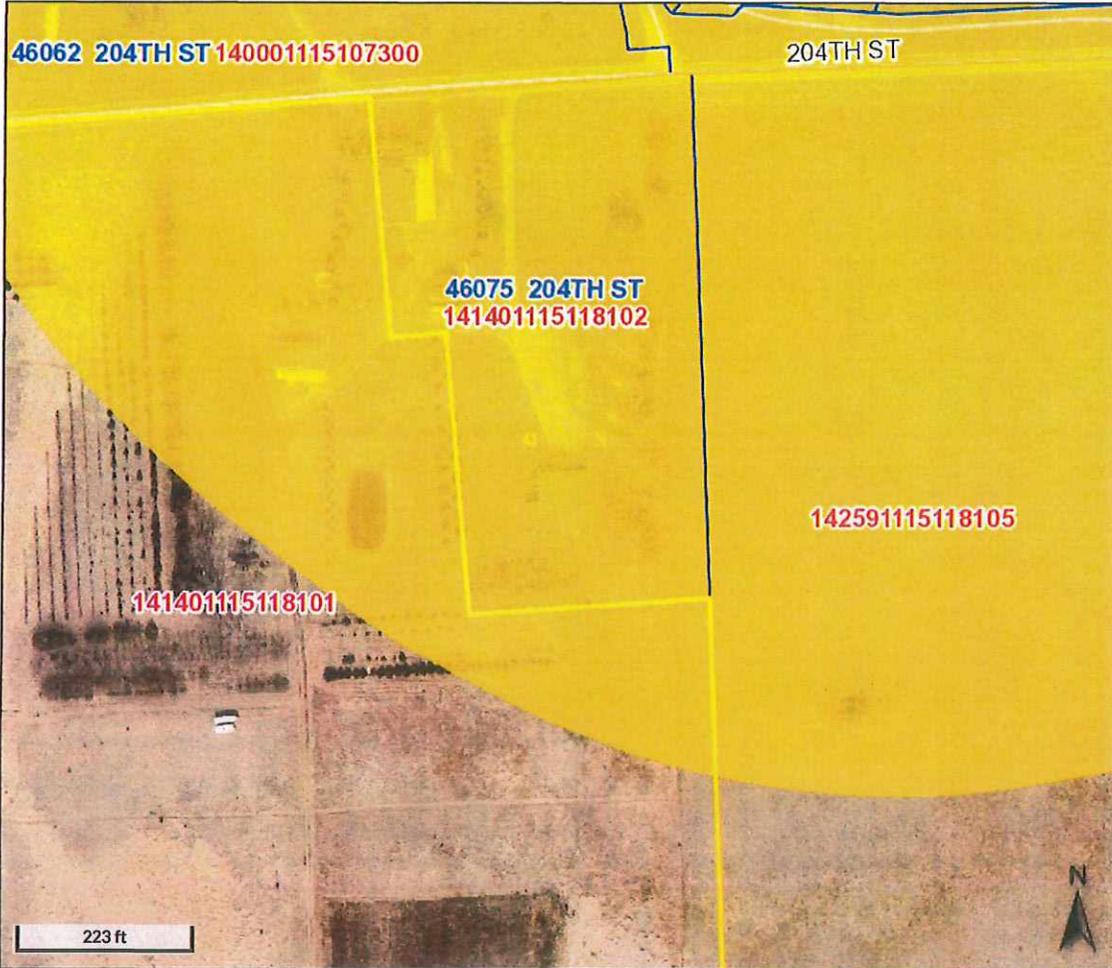
 LOT 1B AND 1C



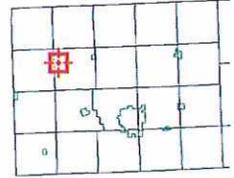
2022 plat 020



Beacon™ Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Zoning Districts**
- Commercial/Indus
- Lake/Park District
- Natural Resource District
- Parcels
- Roads

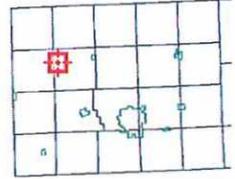
Parcel ID	141401115118101	Alternate ID	n/a	Owner Address	GOODFELLOW, VANCE
Sec/Twp/Rng	18-111-51	Class	AGC		PO BOX 280
Property Address		Acres	35.5		BRUCE SD 57220
District	1405				
Brief Tax Description	GOODFELLOW ADDN LOT 1A N 1/2 NE 1/4 SEC 18-111-51 35.5 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/12/2022
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Developed by Schneider
 GEOSPATIAL



Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads
- County Roads
- Gravel Roads
- Paved Roads

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Sec/Twp/Rng	18-111-51	Class	AGC		PO BOX 280
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Date created: 7/15/2022
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