

Resolution # 22-42

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 2022plat022 with a unanimous vote of 9-ayes and 0-nays, at their August 2, 2022, meeting.

Brookings County Planning Commission
August 2, 2022 – 8:00 PM meeting

2022plat022 – August 2, 2022

Prepared by Richard Haugen

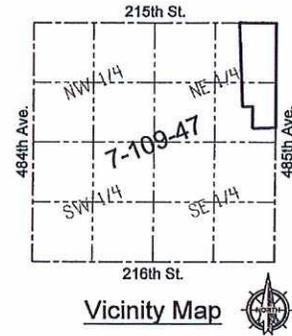
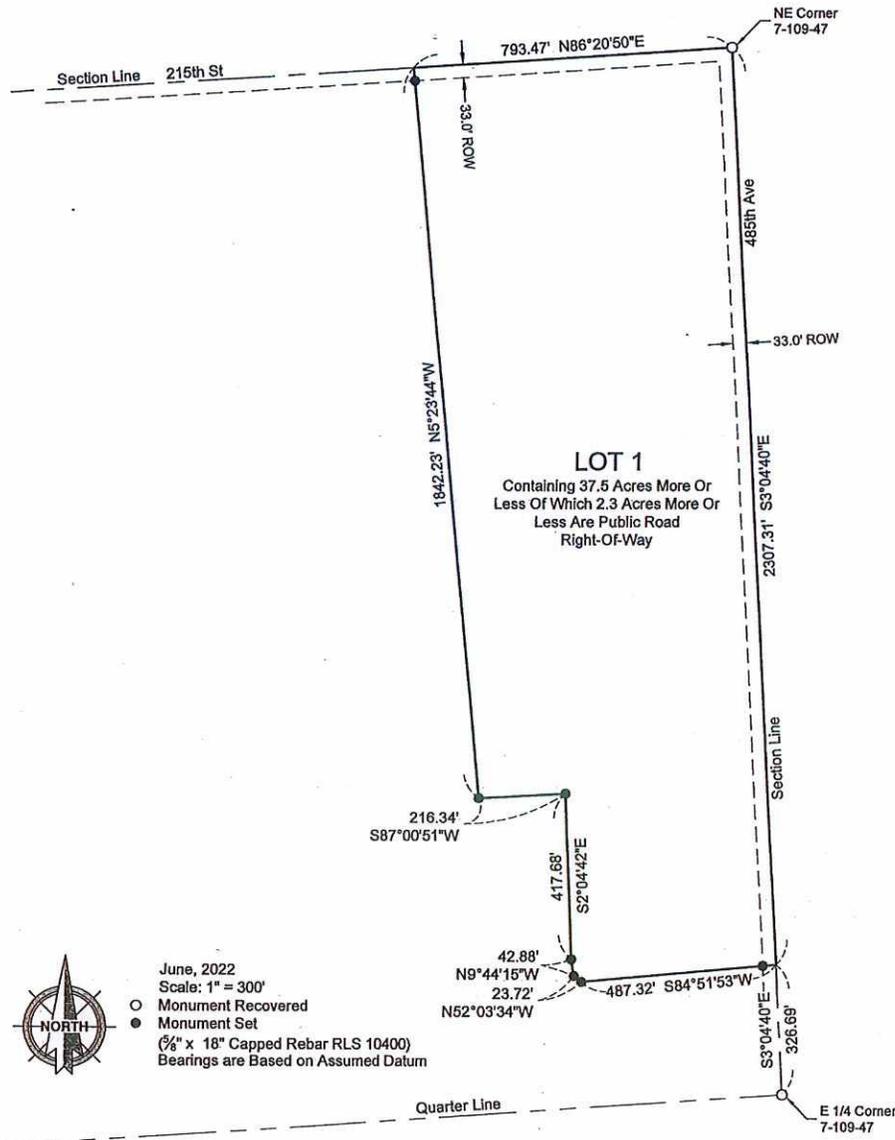
Applicant/Owner: Smallfield Family Separate Share Trust- Amy Jelen, Tom Smallfield, Ted Smallfield, 21539 485th Ave, Elkton, SD 57026
Site Address: 21539 485th Ave, Elkton, SD 57026

Legal Description: Plat of "Lot 1 of Smallfield Addition in the NE1/4 of Section 7, T109N, R47W of the 5th P.M., Brookings County, South Dakota."

2022plat022: Smallfield Family Trust is platting off an 37.5-acre existing homestead and farm ground from the rest of 159 acres they own. The shape of the parcel is irregular.

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
LOT 1 OF SMALLFIELD ADDITION IN THE NE 1/4 OF SECTION 7, T109N, R47W OF
THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.




 June, 2022
 Scale: 1" = 300'
 ○ Monument Recovered
 ● Monument Set
 ⌀ x 18" Capped Rebar RLS 10400
 Bearings are Based on Assumed Datum

SURVEYOR'S CERTIFICATE

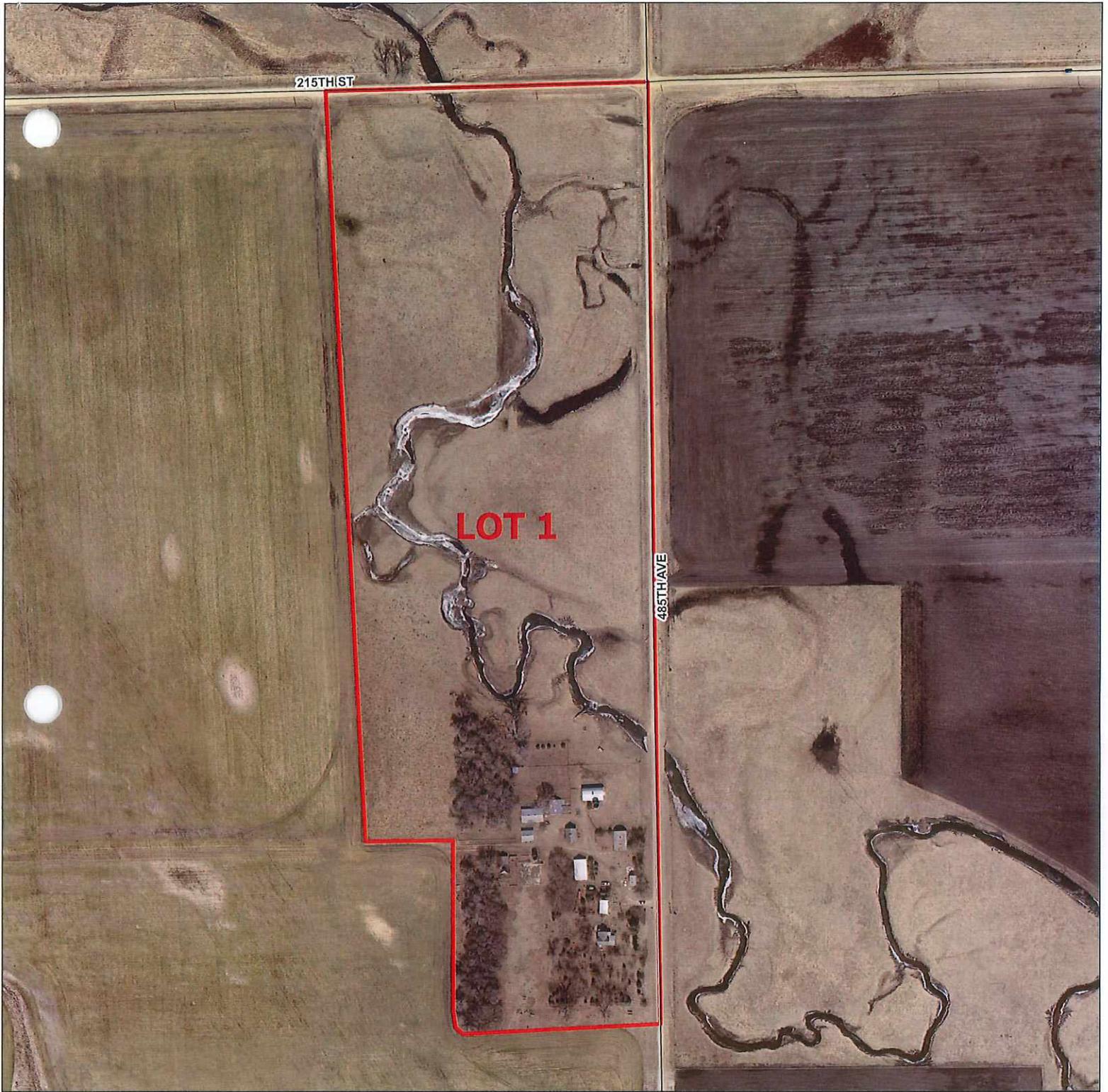
I, Andrew E. Kangas, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 15th day of June, 2022 and at the request of the owner of the real property hereinafter described, surveyed and platted a portion of the NE 1/4 of Section 7, Township 109 North, Range 47 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 LOT 1 OF SMALLFIELD ADDITION IN THE NE 1/4 OF SECTION 7, T109N, R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 15th day of June, 2022.

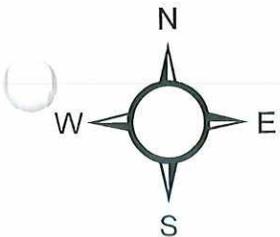
Prepared By:

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

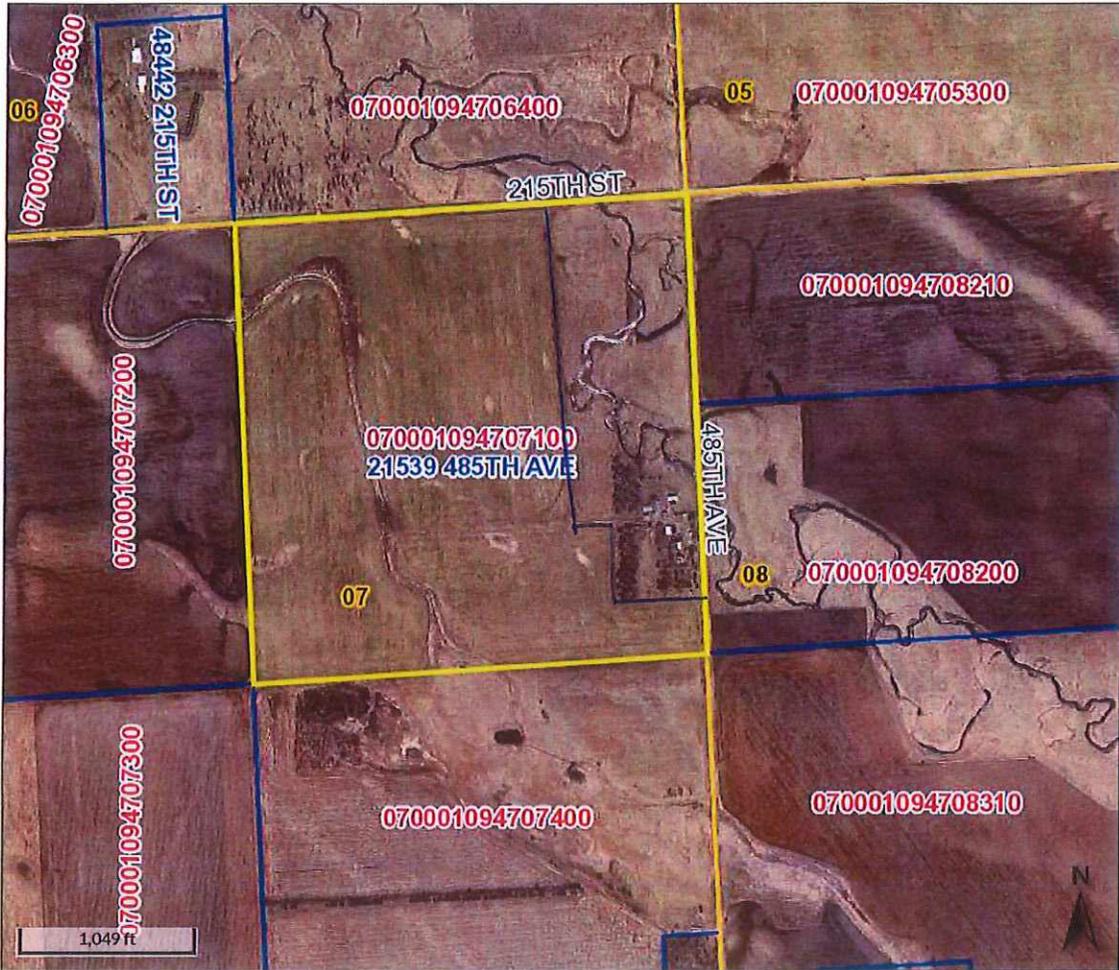




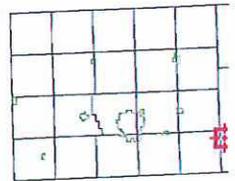
LOT 1 SMALLFIELD ADDITION



2022 plat 022



Overview



Legend

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

| | | | | | |
|-----------------------|--|--------------|-----|---------------|----------------------------|
| Parcel ID | 070001094707100 | Alternate ID | n/a | Owner Address | SMALLFIELD, TED W SEPARATE |
| Sec/Twp/Rng | 7-109-47 | Class | AGA | | SHARE TRUST ET AL |
| Property Address | 21539 485TH AVE | Acreage | 159 | | 21539 485TH AVE |
| | ELKTON | | | | ELKTON SD 57026 |
| District | 0703 | | | | |
| Brief Tax Description | NE 1/4 SEC 7-109-47 159.0 AC | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 7/13/2022
Last Data Uploaded: 7/13/2022 8:12:22 AM

Developed by Schneider
GEO SPATIAL