

#22-47

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
September 20, 2022, County Commission meeting.

September 6, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat025 with a unanimous vote of 9-ayes and 0-nays, at their September 6, 2022, meeting.

Brookings County Planning Commission
September 6, 2022 – 8:00 PM meeting

2022plat025 – September 6, 2022

Prepared by Richard Haugen

Applicant/Owner: Lyle M. Howey III and Dawn Howey, 46068 SD Hwy 38, Hartford, SD 57033
Site Address: 1913 20th Ave, Brookings, SD 57006

Legal Description: Plat of "Lots 1A & 1B. Block 2, Telkamp's Second Addition of 1/4 of Section 13, T110N, R50W of the 5th P.M., Brookings County, South Dakota."

2022plat025: Lyle and Dawn Howey are platting off Lot 1A, 4.68 acres and Lot 1B, 4.71 acres. The original 10 acres parcel, Lot 1 of Block 2 of Telkamps's Second addition was platted on October 2, 1974. There is a vehicle repair shop and horse stable currently on the property. The property is in the Joint Jurisdiction area. The existing easements and streets will be maintained on this new plat as they were on the original plat. The vehicle repair shop is on Lot 1A and horse stable is on Lot 1B. Lot 1A will continue with its current use. The owners have a purchase agreement on Lot 1B and the new owners will be applying for a conditional use for a horse stable/boarding in the future.

The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use and the Joint Jurisdiction area.

2022plat025
Staff Report
September 6, 2022

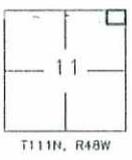
PLAT OF

LOTS 1A & 1B, BLOCK 2, TELKAMP'S SECOND ADDITION

IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T110N, R50W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA

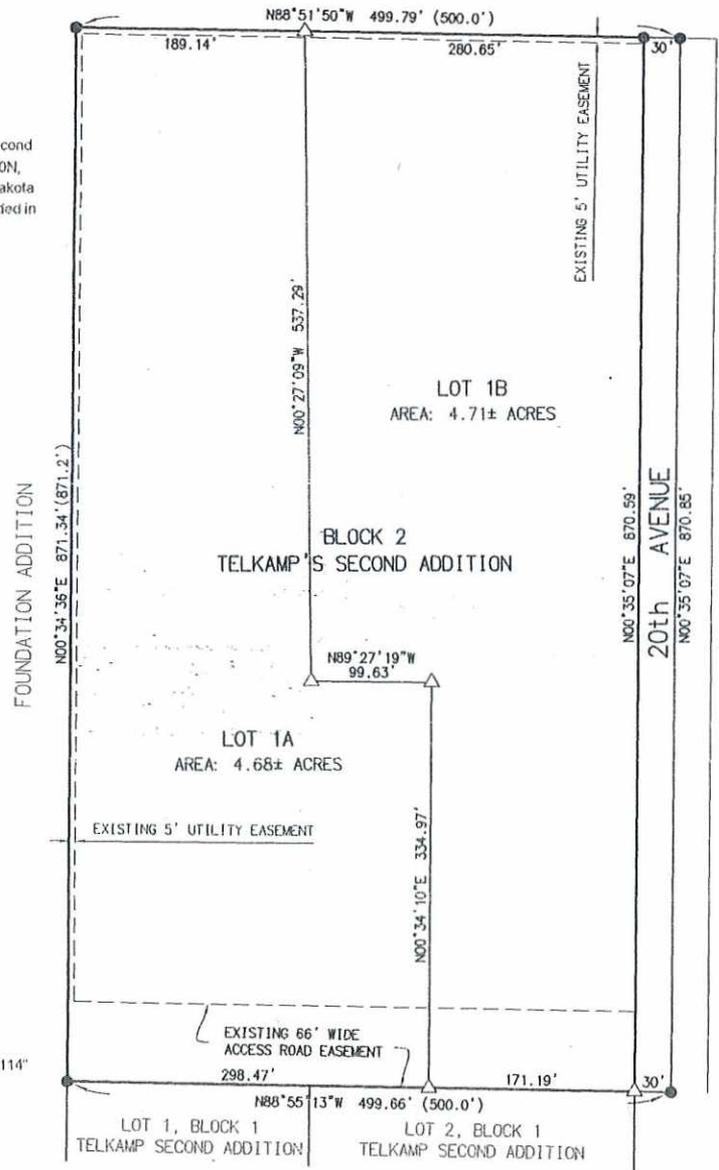
NOTE:

This plat shall vacate Lot 1, Block 2, Telkamp's Second Addition, in the SE 1/4 of SE 1/4 of Section 13, T110N, R50W of the 5th P.M., Brookings County, South Dakota recorded October 2, 1974 at 11:50 a.m. and recorded in Book of Plats 10 page 77.



LEGEND

- FOUND MONUMENTATION
- △ SET 5/8" REBAR WITH PLASTIC CAP "PLS 11114"
- () INDICATES RECORD DISTANCE



SURVEYOR'S CERTIFICATE

I, Brian D. Ernst, a Registered Land Surveyor of the State of South Dakota, did on and before the 4th day of August, 2022, at the request of the owner, survey and replat Lot 1, Block 2, Telkamp's Second Addition in the Southeast 1/4 of the Southeast 1/4, Section 13, T110N, R50W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

PLAT OF LOTS 1A & 1B, BLOCK 2, TELKAMP'S SECOND ADDITION, in the Southeast 1/4 of the Southeast 1/4, Section 13, T110N, R50W of the 5th P.M., Brookings County, South Dakota.

This plat correctly shows the results of this survey and each corner is marked by a pipe or monument shown. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of August, 2022.

NOTES:

BASIS OF BEARINGS ARE ASSUMED.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PREPARED BY:

FORESIGHT
LAND SURVEYORS
1311 MAIN AVE. S, BROOKINGS, SD 57005
PHONE: 605.695.6442 Foresight@brookings.net

Brian D. Ernst
Registered Land Surveyor No. 11114



06012-11050-133-00
STATE OF
SOUTH DAKOTA

06175-11050-134-05
HOWEY II,
LYLE M ET UX

06000-11050-134-10
CLARK, VERNA

06012-11050-134-00
STATE OF
SOUTH DAKOTA

06175-11050-134-00
HOWEY II,
LYLE M ET UX

06175-11050-133-00
RAMSDALL F&M LTD

06175-11050-133-05
INOR INC

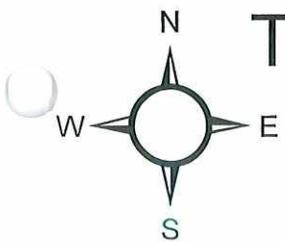
06000-00300-001-00
SUTTON, DENNIS 40970-11050-137-00
D ET UX JORDAN PROPERTIES LLC

1A

1B

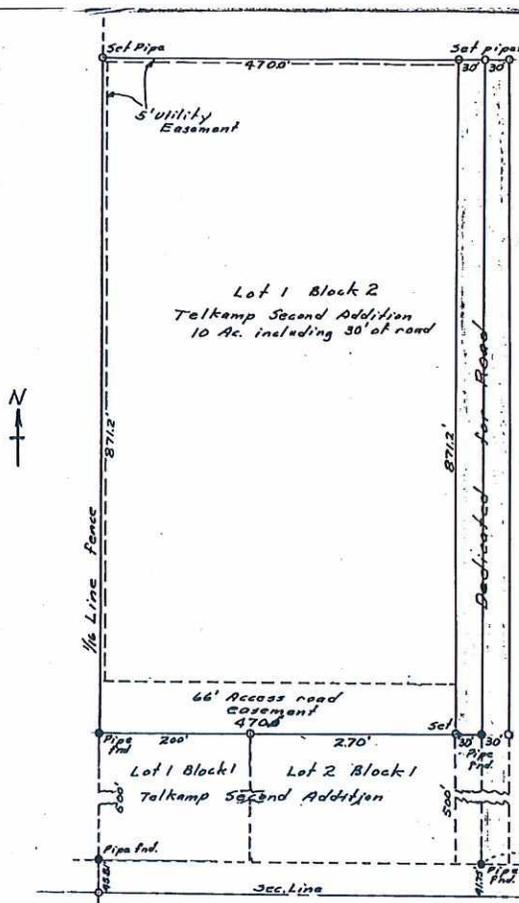
20TH AVE

LOT 1A & 1B TELKAMP'S SECOND ADDITION



 LOT 1A AND 1B





PLAT OF
 Lot 1 of Block 2 of Telkamp's Second Addition
 SE 1/4 of SE 1/4 of Section 13, T 110 N, R 50 W of the 5th PM
 Brookings, South Dakota
 Scale 1"=100' September 4, 1974

SURVEYOR'S CERTIFICATE

State of South Dakota)
 County of Brookings)
 This is to certify that I, Emory E. Johnson, a registered land surveyor in the State of South Dakota did on and before September 4, 1974 at the request of Harold Telkamp, who is the owner, survey a tract of land in the SE 1/4 of the SE 1/4 of Section 13, T 110 N, R 50 W of the 5th PM in Brookings County, South Dakota.
 The land so surveyed and platted being that shown on the accompanying plat as Lot 1 of Block 2 of Telkamp's Second Addition.
 This plat correctly shows the results of this survey.
 Emory E. Johnson
 Emory E. Johnson
 Registered Land Surveyor

State of South Dakota)
 County of Brookings)
 On this the 4th day of September, 1974, before me, L. J. Larson, the undersigned officer, personally appeared Emory E. Johnson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.
 In witness whereof I hereunto set my hand and official seal.
 L. J. Larson
 Notary Public
 My commission expires February 10, 1977

OWNER'S CERTIFICATE

State of South Dakota)
 County of Brookings)
 This is to certify that we, Harold Telkamp and Helen Telkamp are the owners of a tract of land described as the SE 1/4 of the SE 1/4 of Section 13, T 110 N, R 50 W of the 5th PM in Brookings County, South Dakota, and referred to in the accompanying Surveyor's Certificate, and that it is free of any encumbrance. We further certify that we requested Emory E. Johnson, a registered land surveyor, to survey and plat a part of this land and we hereby approve this survey and plat.
 The portion so platted shall hereafter be designated as Lot 1 of Block 2 of Telkamp's Second Addition as is shown on this plat.
 It is further provided that any streets, alleys or other easements shown on this plat are hereby dedicated or granted for the purpose intended.
 Harold Telkamp
 Helen Telkamp
 Owners

State of South Dakota)
 County of Brookings)
 On this 21st day of September, 1974, before me, ALAN F. GLAUER, the undersigned officer, personally appeared Harold Telkamp and Helen Telkamp, known to me to be the persons whose names are subscribed to the within instrument and acknowledged the same for the purpose therein contained.
 In witness whereof I hereunto set my hand and official seal.
 Alan F. Glauer
 Notary Public

RESOLUTION BY COUNTY COMMISSIONERS

It was moved by Charles Sauer and seconded by Hazel Parks and motion carried, that plat as shown herein and as described on the accompanying plat of Lot 1 of Block 2 of Telkamp's Second Addition in the SE 1/4 of the SE 1/4 of Section 13, T 110 N, R 50 W of the 5th PM be approved and accepted and the County Auditor is hereby instructed to endorse on such plat a copy of this resolution and to certify the same.
 I, Arvid Schultz, County Auditor of Brookings County, hereby certify that the accompanying plat was approved and accepted by the Board of County Commissioners at its meeting of Sept 1, 1974.
 Arvid Schultz
 County Auditor

TREASURER'S CERTIFICATE

State of South Dakota)
 County of Brookings)
 I, Virginia Hendrichs, Treasurer of Brookings County, South Dakota, hereby certify that all the taxes which are liens upon any of the property included in the accompanying plat of Lot 1 of Block 2 of Telkamp's Second Addition in the SE 1/4 of the SE 1/4 of Section 13, T 110 N, R 50 W of the 5th PM have been paid according to the records in the Treasurer's Office.
 Dated at Brookings, South Dakota this 30 day of Sept, 1974.
 Virginia Hendrichs
 Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION

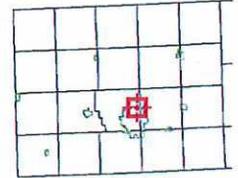
I, Dorothy Olsen, Director of Equalization, hereby certify that I have received a copy of the accompanying plat of Lot 1 of Block 2 of Telkamp's Second Addition in the SE 1/4 of the SE 1/4 of Section 13, T 110 N, R 50 W of the 5th PM have been paid according to the laws of the State of South Dakota.
 Dorothy Olsen
 Director of Equalization

OFFICE OF REGISTER OF DEEDS 45881

Filed for record this 2 day of October, 1974 A.D. at 11:50 A.M. and recorded in Book of Plats 10 on page 77 therein
 By Rachel Hesselbach
 Register of Deeds



Overview



Legend

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

Parcel ID	061751105013400	Alternate ID	n/a	Owner Address	HOWEY, LYLE M III ET UX
Sec/Twp/Rng	13-110-50	Class	NACC		46068 SD HWY 38
Property Address	1911 US HWY 14 BYPASS BROOKINGS	Acreage	n/a		HARTFORD SD 57033
District	0601				
Brief Tax Description	TELKAMP SECOND ADDN N 250' OF S 316' OF W 200' OF LOT 1 BLK 2 SEC 13-110-50 1.1 (Note: Not to be used on legal documents)				

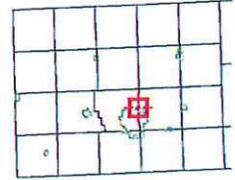
Date created: 8/15/2022
Last Data Uploaded: 8/15/2022 8:12:58 AM

Developed by Schneider
GEOSPATIAL

2022 plat 025



Overview



Legend

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

Parcel ID	061751105013405	Alternate ID	n/a	Owner Address	HOWEY, LYLE M III ET UX
Sec/Twp/Rng	13-110-50	Class	NACC		46068 SD HWY 38
Property Address	1913 20TH AVE	Acreage	n/a		HARTFORD SD 57033
	BROOKINGS				
District	0601				
Brief Tax Description	TELKAMP SECOND ADDN LOT 1 EXC. N 250' OF S 316' OF W 200' BLK 2 SEC 13-110-50 7.59 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/15/2022
 Last Data Uploaded: 8/15/2022 8:12:58 AM

Developed by Schneider
 GEOSPATIAL