

22-54

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
November 15, 2022, County Commission meeting.

November 2, 2022: The Brookings County Planning and Zoning Commission recommends approval of plat 2022plat026 with a unanimous vote of 9-ayes and 0-nays, at their November 1, 2022, meeting.

Brookings County Planning Commission
November 1, 2022 – 7:00 PM meeting

2022plat026 – November 1, 2022

Prepared by Richard Haugen

Applicant/Owner: Byron Hendrickson, 45992 195th St, Estelline, SD 57234
Site Address: 45964 197th St, Estelline, SD 57234

Legal Description: Plat of "LOTS 1 AND 2 OF HOYER ADDITION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) of Section 1, T112N, R52W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

2022plat026: Bryon Hendrickson is platting off a 24.70-acres existing homestead from the 160 acres he owns. The shape of the parcel is irregular. Lot 1 contains 22.88 acres which is the outbuildings and pasture; Lot 2 is where the existing house is located and is smaller for financing purposes. Lot 2 is tied to Lot 1. The building site is being platting off for a family member.

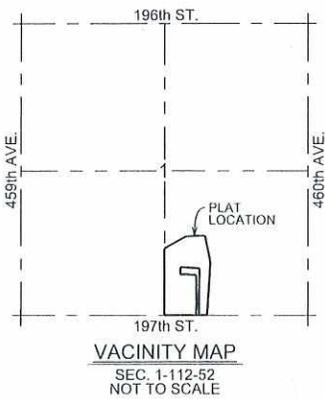
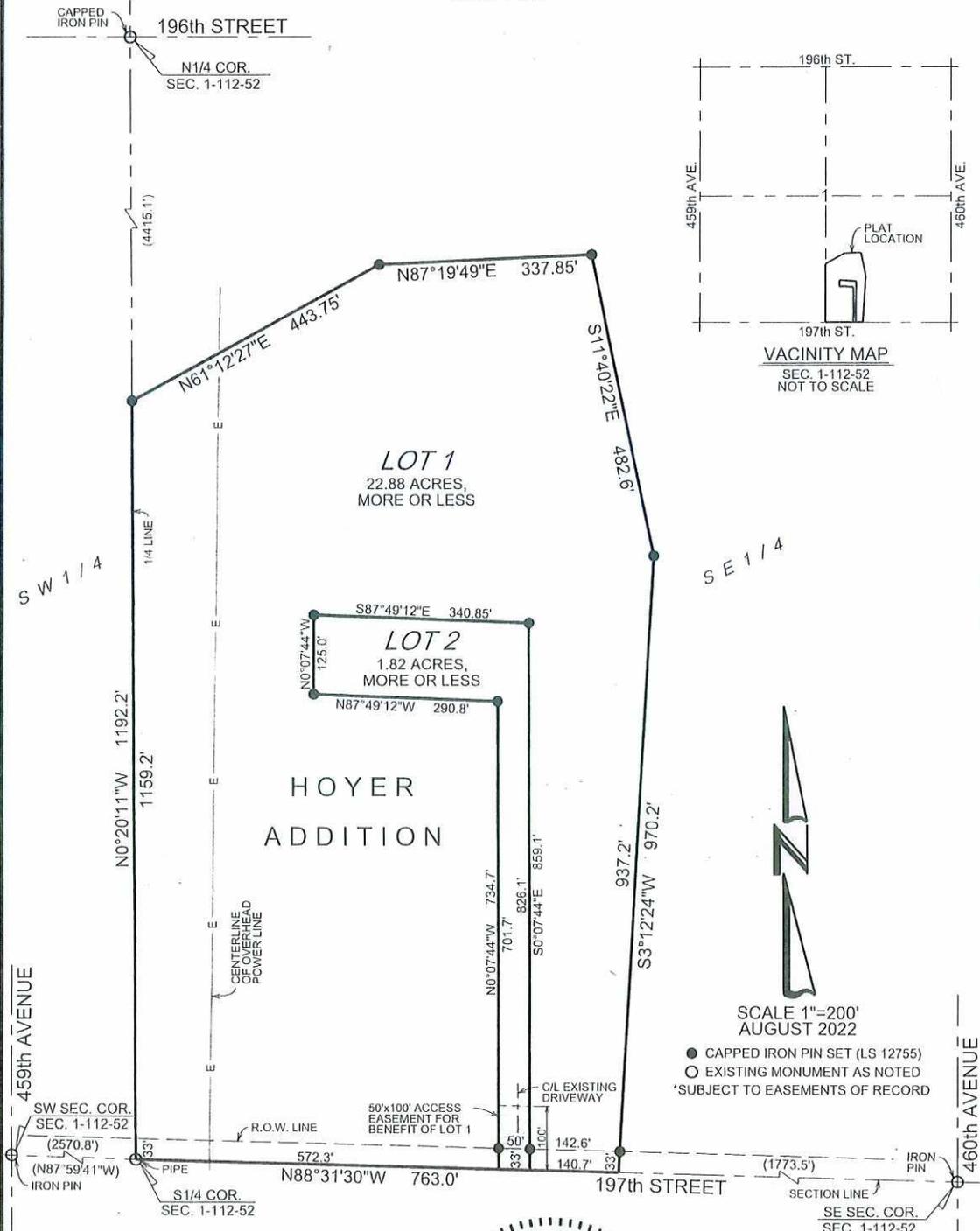
The plat meets the platting requirements for the 2016 Comprehensive Plan-Unincorporated Rural Area Land Use statement on page 24 for Agricultural Land Use.

PLAT OF:

LOTS 1 & 2 OF HOYER ADDITION
 LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, T112N,
 R52W OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA

-LOT 1 CONTAINS 22.88 ACRES, MORE OR LESS, OF WHICH 0.54 ACRE IS SECTION LINE R.O.W.
 -LOT 2 CONTAINS 1.82 ACRES, MORE OR LESS, OF WHICH 0.04 ACRE IS SECTION LINE R.O.W.

Sheet 1 of 3



VACINITY MAP
 SEC. 1-112-52
 NOT TO SCALE

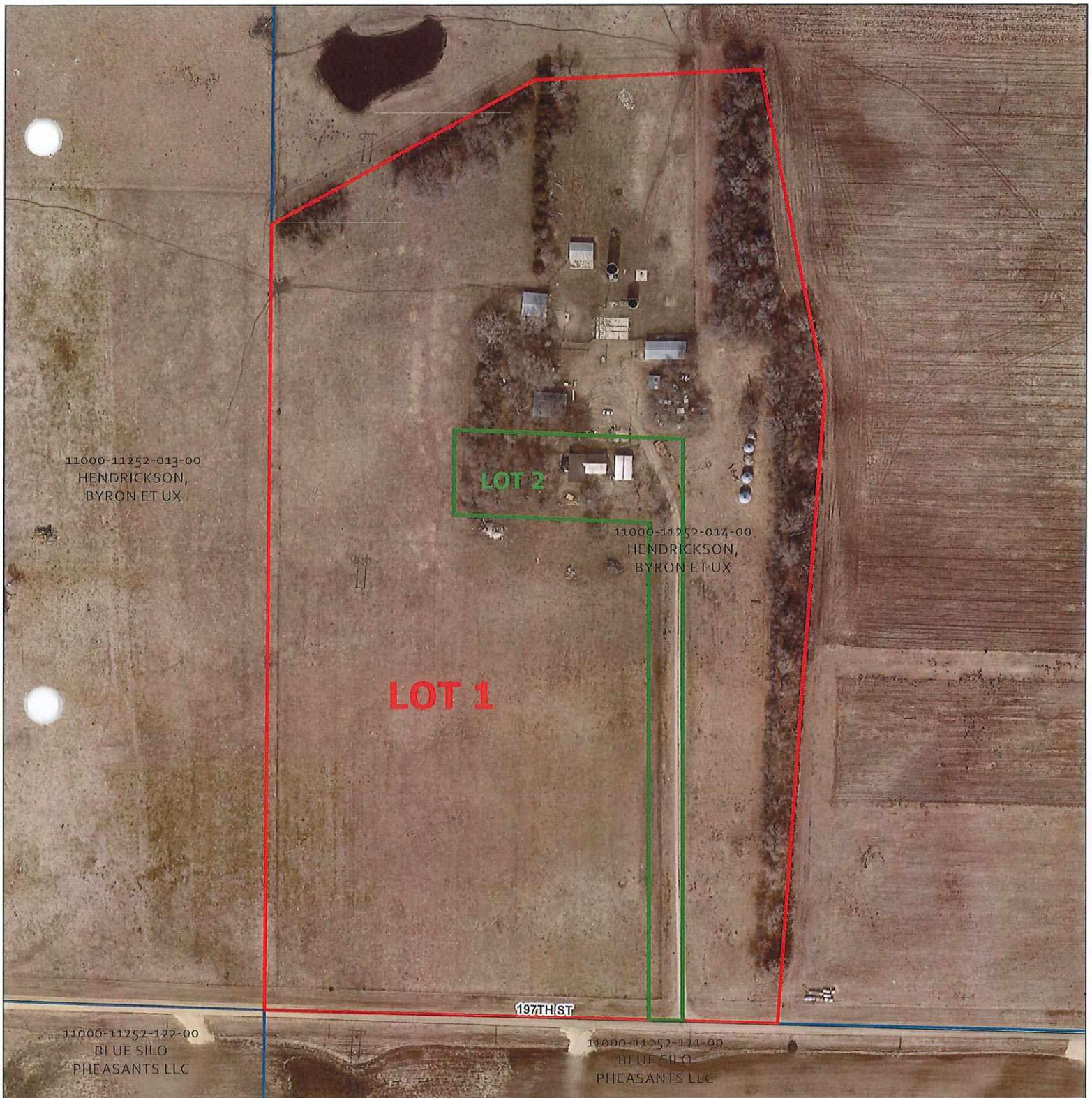
SCALE 1"=200'
 AUGUST 2022

- CAPPED IRON PIN SET (LS 12755)
- EXISTING MONUMENT AS NOTED
- *SUBJECT TO EASEMENTS OF RECORD

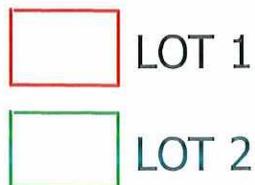
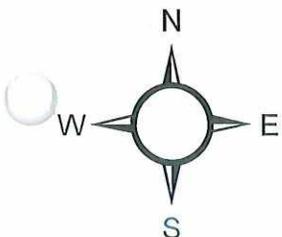
SURVEYED & PREPARED BY:
Brandon J. Huppler
 REGISTERED LAND SURVEYOR



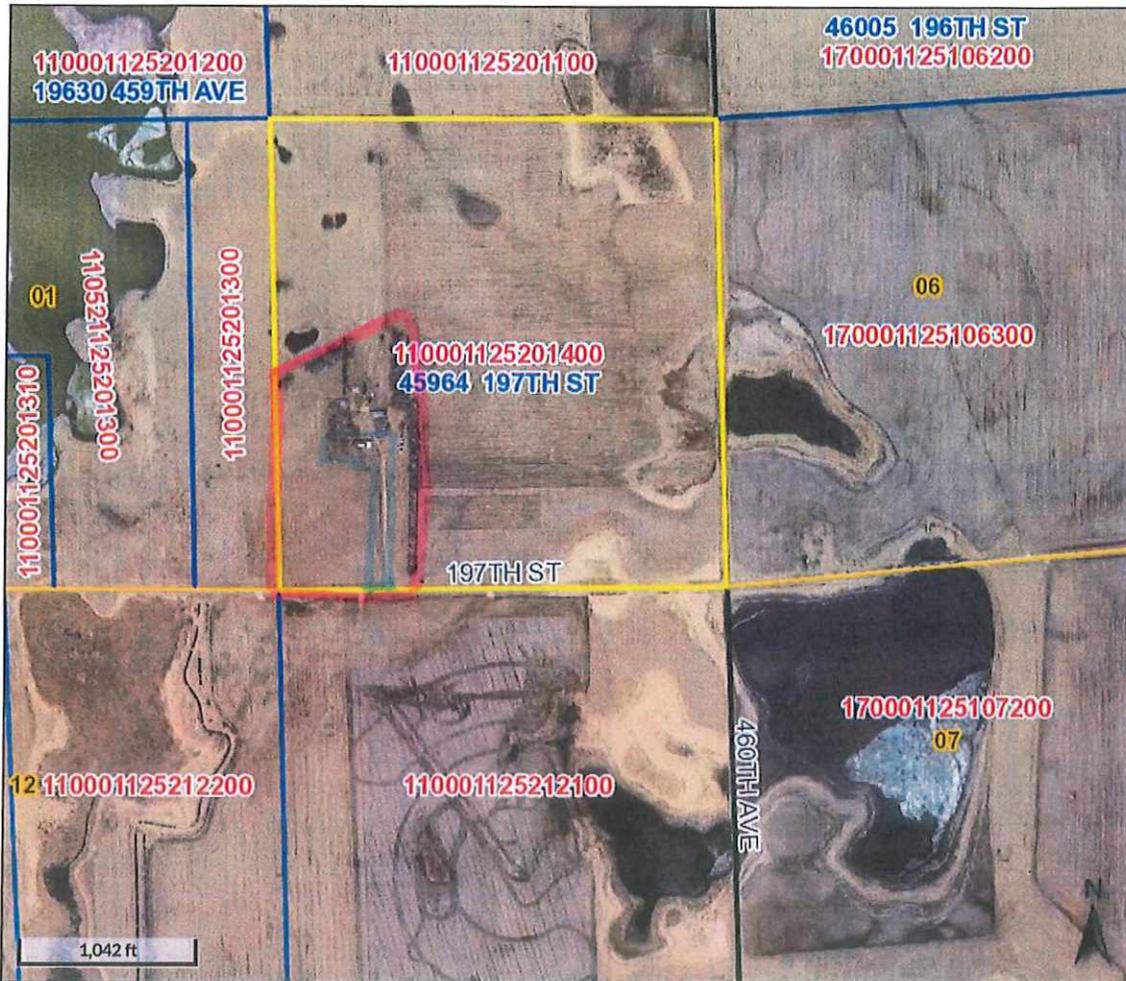
17275 449th Ave.
 Watertown, S.D. 57201
 Brandon Huppler Daroin Brinkman
 Cell: (605) 520-5526 Cell: (605) 831-7259
 Email: Brandon.Huppler@outlook.com
 Project Number: 22-542 Date: 8/25/2022



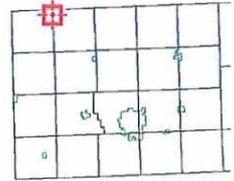
LOT 1 AND LOT 2 HOYER ADDITION



2022 plat 026



Overview



Legend

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

Parcel ID	110001125201400	Alternate ID	n/a	Owner Address	HENDRICKSON, BYRON ET UX
Sec/Twp/Rng	1-112-52	Class	AGA		45992 195TH ST
Property Address	45964 197TH ST	Acreage	160		ESTELLINE SD 57234
	ESTELLINE				
District	1109 - LAKETON TWP/ARLINGTON SCH				
Brief Tax Description	SE 1/4 SEC 1-112-52 160.0 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/5/2022
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