

#22-57

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 2022plat029 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

2022plat029 – November 1, 2022

Prepared by Richard Haugen
Updated: October 27, 2022

Applicant/Owner: Leite Properties LLC, 46242 US Hwy 14, Volga, SD 57071
Site Address: 46237 US Hwy, 14, Volga, SD 57071

Legal Description: Plat of "BLOCK 1, LEITE ADDITION IN THE NORTHWEST 1/4 of Section 21, T110N, R51W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA."

2022plat029: Leite Properties LLC is platting off 11.1 acres of an existing homestead from the 160 acres they own. The shape of the parcel is irregular, access will be off US Hwy 14. The building site is being platted off for a family member.

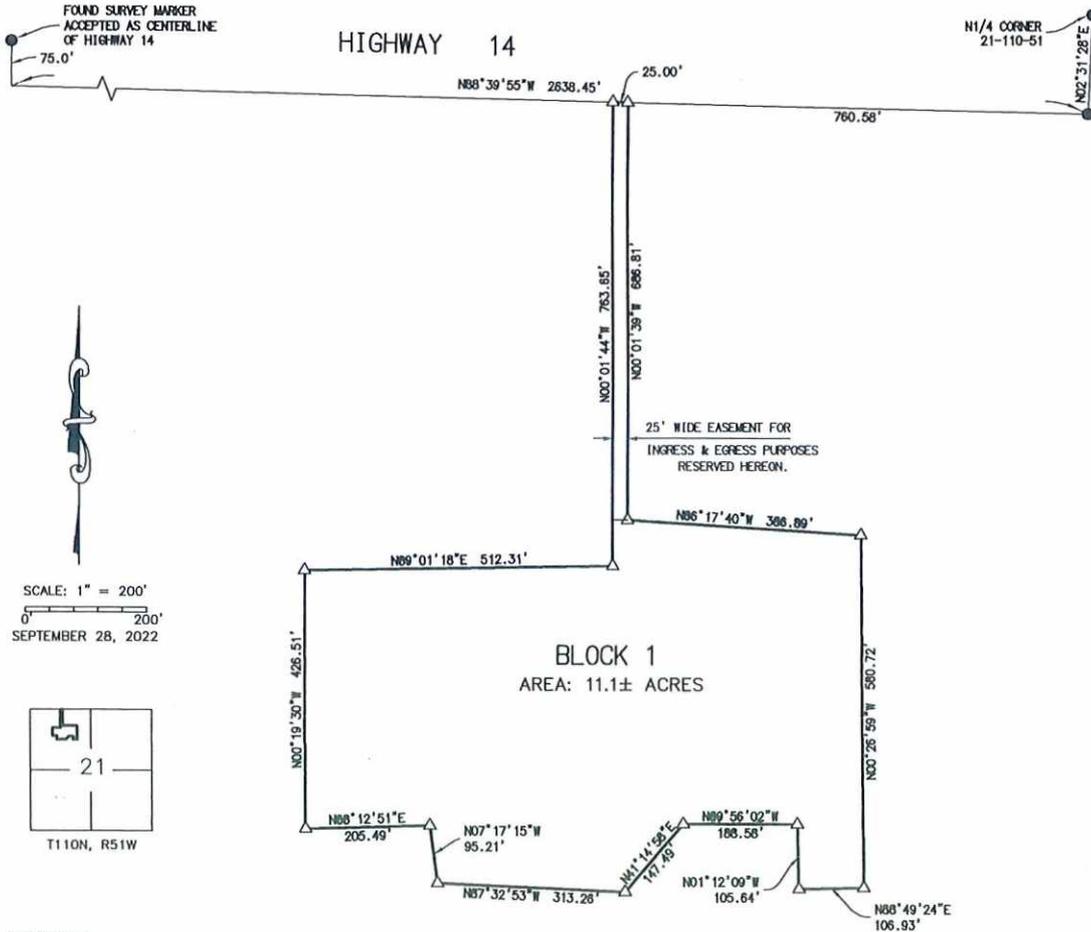
Update - October 27, 2022: An access easement was added to the plat for farm ground on both sides of the driveway. This was a requirement from SD DOT with the main access being off US Hwy 14.

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

2022plat029
Staff Report
November 1, 2022

PLAT OF BLOCK 1, LEITE ADDITION

IN THE NORTHWEST 1/4 OF SECTION 21, T110N, R51W
OF THE 5th P.M., BROOKINGS COUNTY, SOUTH DAKOTA



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 28th day of September, 2022, at the request of the owner, survey and plat in the Northwest 1/4 of Section 21, T110N, R51W of the 5th P.M., Brookings County, South Dakota. The portion of the parcel so platted being that shown on the accompanying plat as:

BLOCK 1, LEITE ADDITION, in the Northwest 1/4 of Section 21, T110N, R51W 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 28th day of September, 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 57006
PHONE: 605.699.6442 Foresight@brookings.net

REGISTERED LAND SURVEYOR
REG. NO.
11114
BRIAN D. ERNST
SOUTH DAKOTA

Brian D. Ernst
Brian D. Ernst
Registered Land Surveyor No. 11114

22000-11051-163-10
HEYLENS, WILLIAM
JR ET UX

22000-11051-162-10
LEITE, CRAIG L ET UX

22000-11051-164-00
JENSEN, GARY W

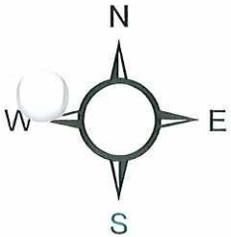
US HWY 14 US HWY 14

22000-11051-212-00
LEITE, AVIS L TRUST

22000-11051-211-00
EBERLEIN,
MELVIN ET UX

BLOCK 1

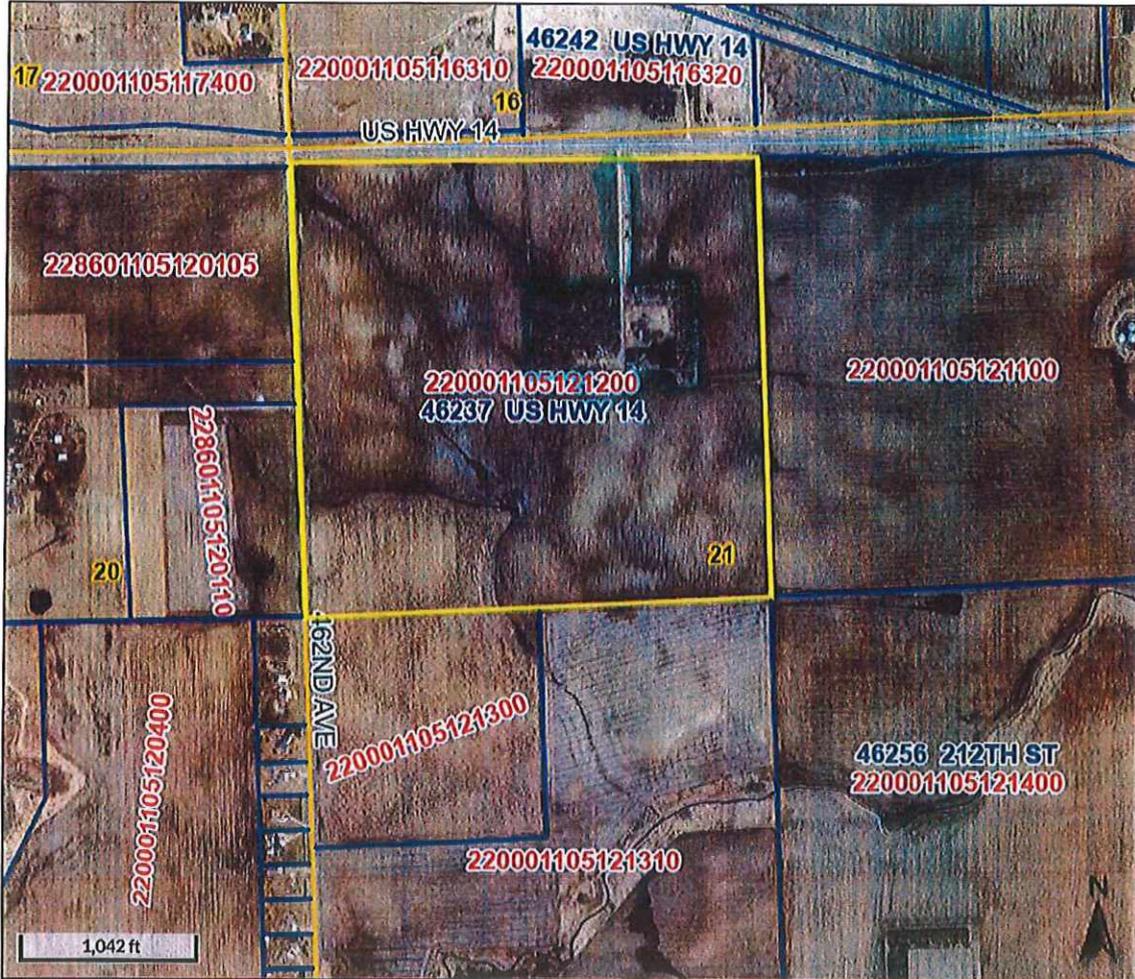
Block 1 Leite Addition



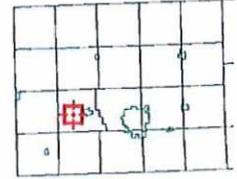
2022 plat 029



Beacon™ Brookings County, SD



Overview



Legend

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

Parcel ID	220001105121200	Alternate ID	n/a	Owner Address	LEITE PROPERTIES LLC
Sec/Twp/Rng	21-110-51	Class	AGA		46242 US HWY 14
Property Address	46237 US HWY 14 VOLGA	Acreeage	152.68		VOLGA SD 57071
District	2205 - VOLGA TWP/SIOUX VALLEY SCH				
Brief Tax Description	NW 1/4 SEC 21-110-51 152.68 AC (Note: Not to be used on legal documents)				

Date created: 10/18/2022
 Last Data Uploaded: 10/18/2022 8:29:25 AM

Developed by Schneider
 GEOSPATIAL