

#23-28

**BROOKINGS COUNTY DEVELOPMENT**  
Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
Brookings, SD 57006  
(605) 696-8350  
E-Mail: zoning@brookingscountysd.gov

Brookings County Commission  
July 25, 2023, County Commission meeting.

July 11, 2023: The Brookings County Planning and Zoning Commission recommends approval of plat 2023plat010 with a unanimous vote of 9-ayes and 0-nays, at their July 10, 2023, meeting.

Brookings County Planning and Zoning Commission  
July 10, 2023 – 8:00 PM meeting

## 2023plat010 – July 10, 2023

Prepared by Richard Haugen

Applicant/Owner: Charles and Nancy Zink, 46885 Country Club Lane, Brookings, SD 57006

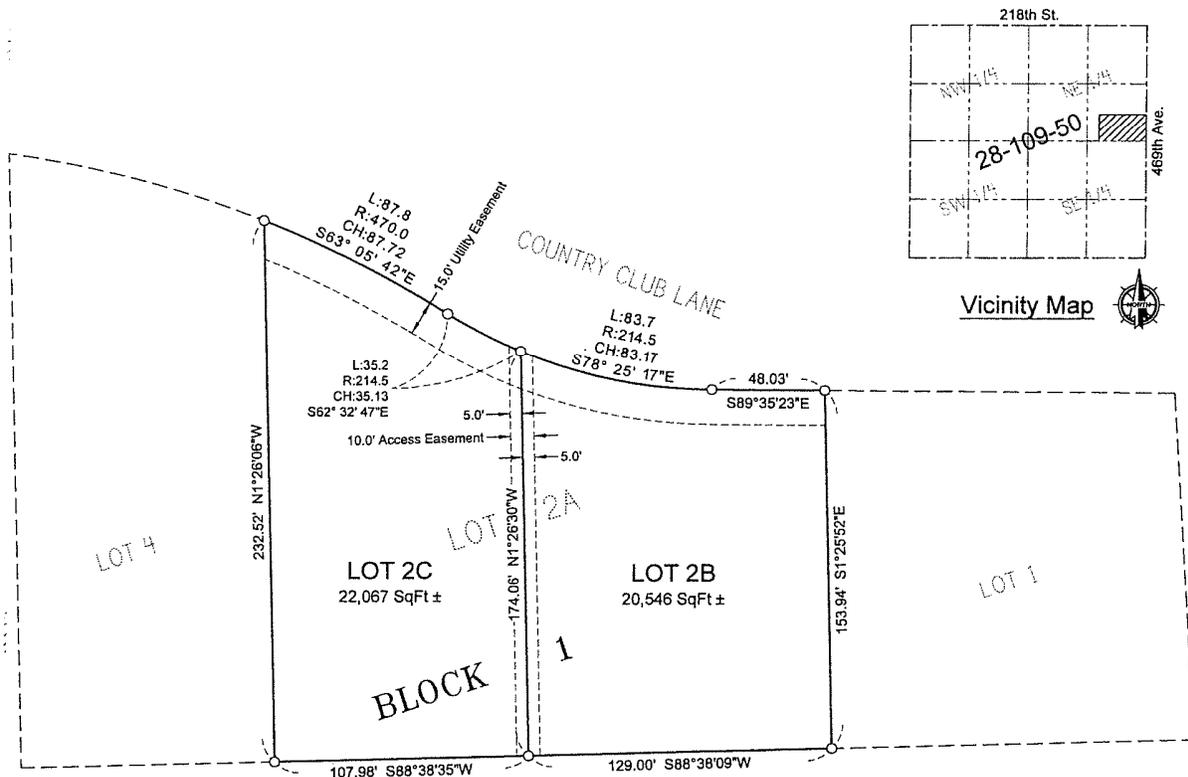
Legal Description: "Plat of Lots 2B and 2C of Block 1 in Country Club Estates in the SE1/4 of the NE1/4 of Section 28, T109N, R50W of the 5<sup>th</sup> P. M., Brookings County, South Dakota."  
(Medary Township)

2023plat010: Charles and Nancy Zink are vacating Lot 2A and re-platting into Lots 2B and 2C with an 10' access easement to the Brookings Country Club, between the two lots, like they were, when they were originally platted on November 12, 2006. Lot 2B contains 20,546 sq. ft and Lot 2C contains 22,067 sq. ft. Lot 2A was platted on September 21, 2021, from the combining of the original Lots 2 and 3 into one lot, Lot 2A. The lots exceed our 20,000 sq. feet lot size requirement for the Lake-Park District. The plat meets our Brookings County Subdivision Ordinance and Lake Park requirements.

**PLAT OF**

**LOTS 2B AND 2C OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.**

THIS PLAT TO VACATE AND REPLAT LOT 2A OF "PLAT OF LOT 2A OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M. IN BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON SEPTEMBER 21ST, 2021 AT 3:15 P.M. IN PLAT BOOK 39, PAGE 60.



May, 2023  
 Scale: 1" = 50'  
 ○ Monument Recovered  
 ● Monument Set  
 (3/8" 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 25th day of May, 2023 and at the request of the owner of the real property hereinafter described, surveyed and replatted a portion of the SE 1/4 of the NE 1/4 of Section 28, Township 109 North, Range 50 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 2B AND 2C OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 25th day of May, 2023.



Prepared By:

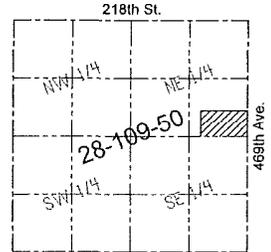
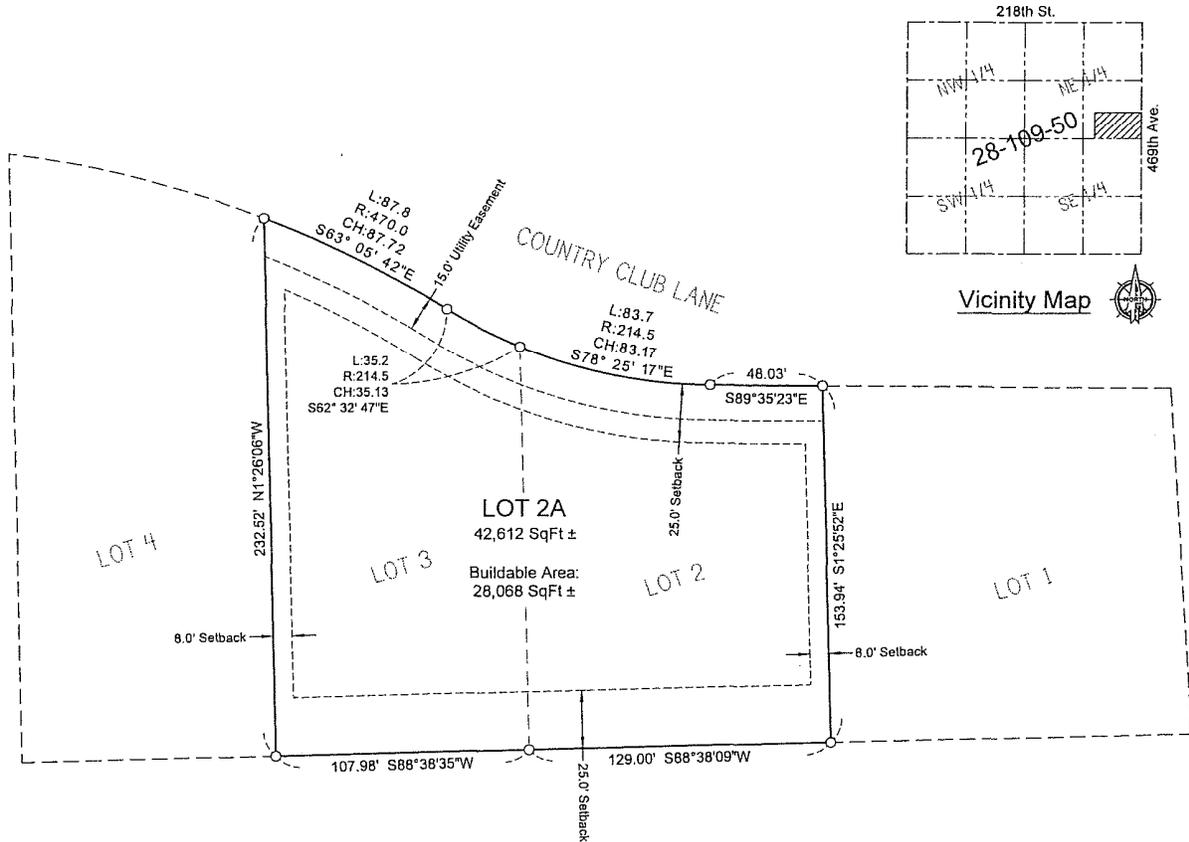


Civil Engineers & Land Surveyors  
 Brookings, South Dakota  
 Ph. 605-696-3200

### PLAT OF

## LOT 2A OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA.

THIS PLAT TO VACATE AND REPLAT LOTS 2 AND 3, ALONG WITH THEIR EASEMENTS, OF "PLAT OF LOTS 1 THROUGH 9 AND LOT 17 OF BLOCK 1 AND COUNTRY CLUB LANE R.O.W. ALL IN COUNTRY CLUB ESTATES IN THE SE 1/4 NE 1/4 SEC. 28-T109N-R50W OF THE 5TH P.M. IN BROOKINGS COUNTY, SOUTH DAKOTA", FILED FOR RECORD ON NOVEMBER 14TH, 2006 AT 3:30 P.M. IN PLAT BOOK 24, PAGE 145.



Vicinity Map 



August, 2021  
Scale: 1" = 50'  
○ Monument Recovered  
● Monument Set  
(5/8" 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 19th day of August, 2021 and at the request of the owner of the real property hereinafter described, surveyed and replatted a portion of the SE 1/4 of the NE 1/4 of Section 28, Township 109 North, Range 50 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 2A OF BLOCK 1 IN COUNTRY CLUB ESTATES IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T109N, R50W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA".

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 19th day of August, 2021.



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

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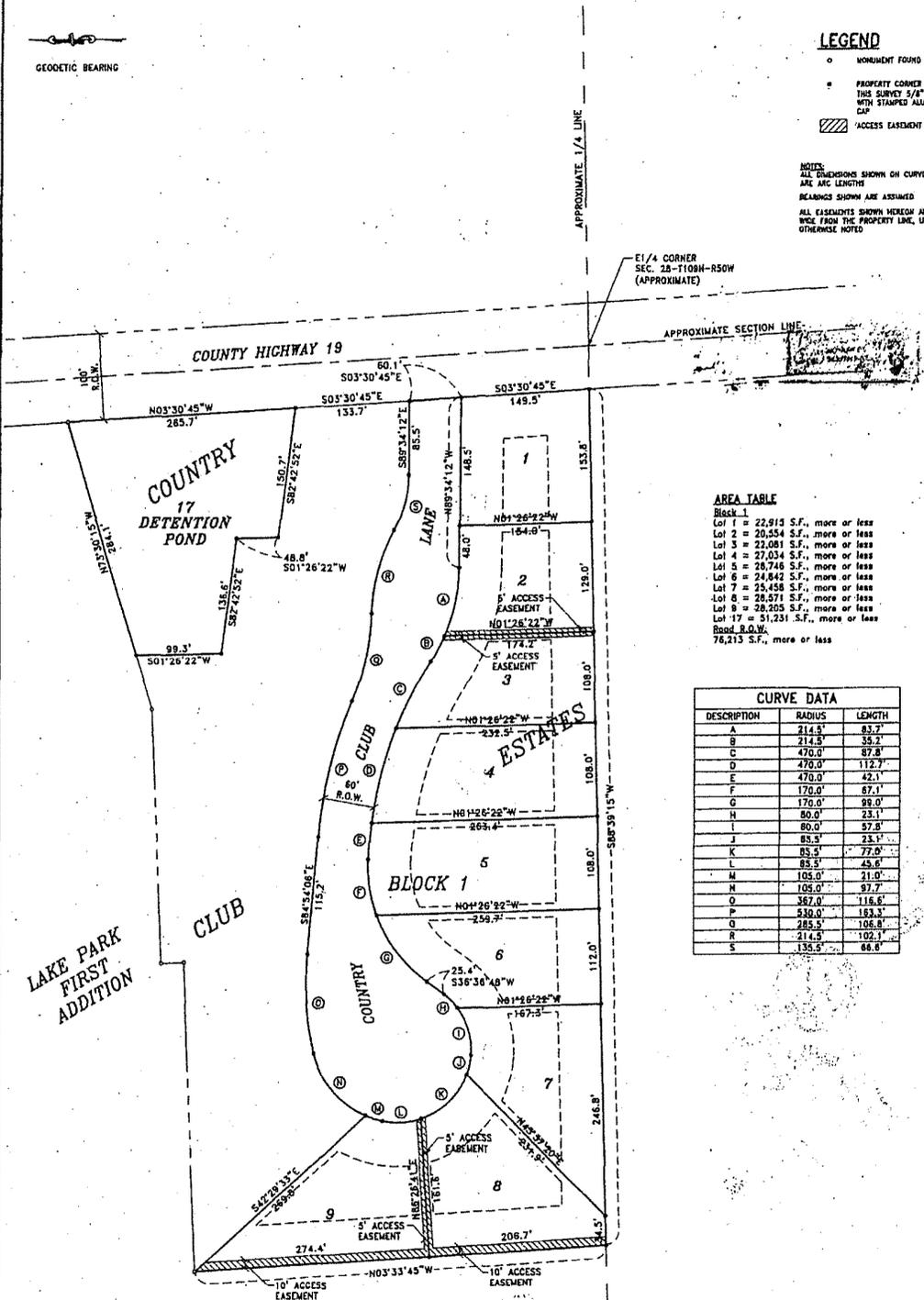
**PLAT OF**  
 LOTS 1 THROUGH 9 AND LOT 17 OF BLOCK 1 AND COUNTRY CLUB LANE R.O.W. ALL IN COUNTRY CLUB ESTATES  
 IN THE SE1/4 NE1/4 SEC. 28-T109N-R50W OF THE 5TH P.M. IN BROOKINGS COUNTY, SOUTH DAKOTA

GEODETIC BEARING

**LEGEND**

- MONUMENT FOUND
- PROPERTY CORNER SET THIS SURVEY 5/8" REBAR WITH STAMPED ALLIANCE CAP
- ▨ ACCESS EASEMENT

NOTES:  
 ALL DIMENSIONS SHOWN ON CURVES ARE ARC LENGTHS  
 BEARINGS SHOWN ARE ASSUMED  
 ALL EASEMENTS SHOWN HEREON ARE 5' WIDE FROM THE PROPERTY LINE, UNLESS OTHERWISE NOTED



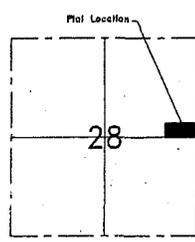
**AREA TABLE**

Block 1  
 Lot 1 = 22,915 S.F., more or less  
 Lot 2 = 20,554 S.F., more or less  
 Lot 3 = 21,081 S.F., more or less  
 Lot 4 = 27,034 S.F., more or less  
 Lot 5 = 20,740 S.F., more or less  
 Lot 6 = 24,842 S.F., more or less  
 Lot 7 = 25,458 S.F., more or less  
 Lot 8 = 28,571 S.F., more or less  
 Lot 9 = 28,255 S.F., more or less  
 Lot 17 = 51,231 S.F., more or less  
 Road R.O.W.  
 76,215 S.F., more or less

**CURVE DATA**

DESCRIPTION	RADIUS	LENGTH
A	214.5'	83.7'
B	214.5'	35.7'
C	470.0'	87.8'
D	470.0'	112.7'
E	470.0'	42.1'
F	170.0'	87.1'
G	170.0'	99.0'
H	80.0'	23.1'
I	80.0'	57.8'
J	85.5'	23.1'
K	85.5'	77.0'
L	85.5'	45.6'
M	105.0'	21.0'
N	105.0'	97.7'
O	367.0'	116.6'
P	530.0'	183.3'
Q	285.5'	106.8'
R	214.5'	102.1'
S	135.5'	68.6'

LAKE PARK FIRST ADDITION

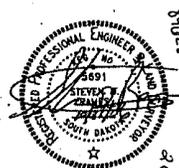


**ZONING DESIGNATION**  
 LAKE PARK (NON-LAKE FRONT)

**SETBACK REQUIREMENTS:**

	PER UNIT DENSITY SQ. FT.	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD
SINGLE FAMILY DWELLING	20,000	20,000	60'	50'	8'	50'
OTHER ALLOWABLE USES	20,000	20,000	60'	50'	8'	50'

**Notes:**  
 1. This Survey was performed without the benefit of a complete Title Report and does not purport to show Easements of Record, if any.



PREPARED BY:  
 BANNER ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 BROOKINGS, SOUTH DAKOTA  
 (605) 682-6342  
 OCTOBER 2006

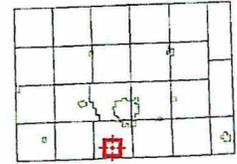


Beacon™

2023 plat 010  
Brookings County, SD



Overview



Legend

- Address Layer
- Brookings City Limits
- City Limits
- Township Boundary
- Sections
- Parcels
- Roads
- County Roads
- Gravel Roads
- Paved Roads
- Floodplain 2008
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X

Parcel ID	120541095028102	Alternate ID	n/a	Owner Address	ZINK, CHARLES F ET UX
Sec/Twp/Rng	28-109-50	Class	NAC		46885 COUNTRY CLUB LN
Property Address	46897 COUNTRY CLUB LN	Acres	n/a		BROOKINGS SD 57006
	BROOKINGS				
District	12014				
Brief Tax Description	COUNTRY CLUB ESTATES LOT 2A BLK 1 IN SE 1/4 NE 1/4 SEC 28-109-50 42,612 SQ FT				
	(Note: Not to be used on legal documents)				

Date created: 5/26/2023  
 Last Data Uploaded: 5/26/2023 1:02:00 AM

Developed by Schneider  
 GEOSPATIAL