



**LAWRENCE COUNTY**  
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

**Planning & Zoning Staff Report**

Date of PZ Meeting: April 6, 2023 @ 1:30 p.m.

Date of CC Meeting: April 11, 2023 @ 9:00 a.m.

**OVERVIEW:**

**PRELIMINARY & FINAL PLAT ~ APPLICANT:**

Ronald and Karen Brandt and Haven Hildebrand **LEGAL**

**DESCRIPTION:** Tracts 1AR and 2AR a sub of Dubin Lode M.S. 1678 located in the NW ¼ of Section 17, T5N, R3E.

**VICINITY LOCATION:**

Morning Star/Maitland Road

**SUMMARY:** Moving lot lines

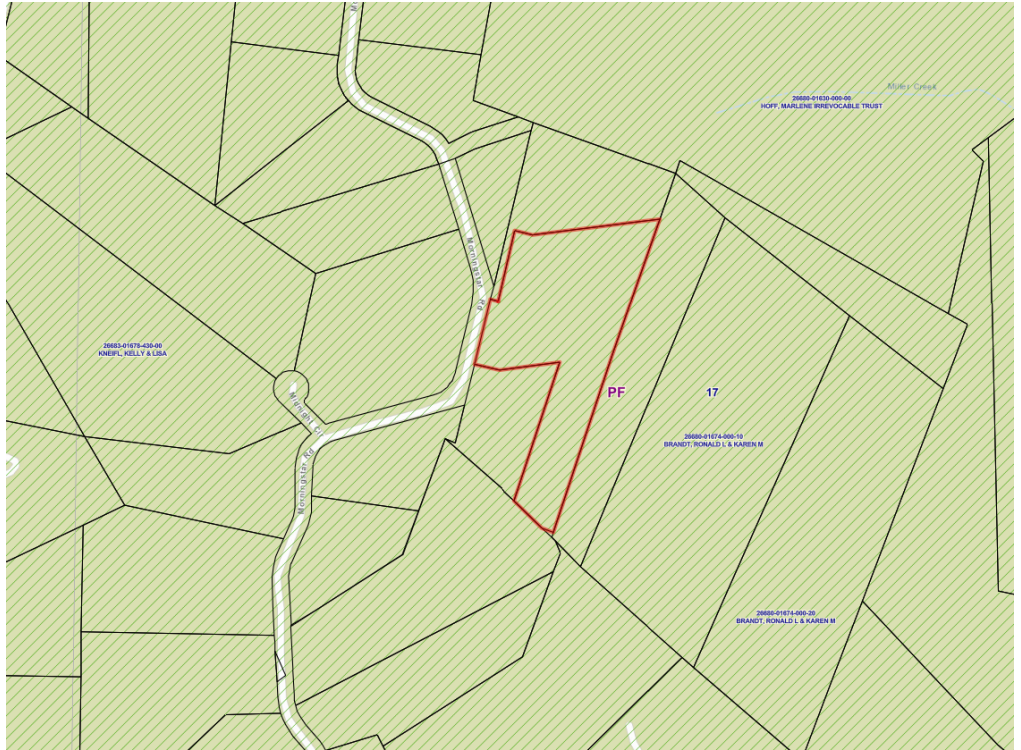
**ZONING:** PF **PARCEL ID:**

26680-01678-000-08 and

26680-01678-000-06 **ACTION**

**REQUIRED:**

Exempt/Approval/Denial (CC April 11, 2023 at 9:00 a.m.)



**Plat Links:**

- 📄 13. FINAL Brandt-...
- 📄 13. PRELIM Brandt...

**SUMMARY/INFRASTRUCTURE:**

The two owners currently have 2 lots and are re-arranging lot lines between the two lots. Roads and water are in and the lots would have individual septic tanks. The fire plan was received and at this time no work needs to be completed.

**STAFF RECOMMENDATION:**

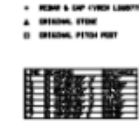
Staff recommends approval of the preliminary & final plats as submitted. This plat is considered to be exempt.

**BOARD & COMMISSION RECOMMENDATIONS:**

**Date of PZ Meeting: April 6, 2023 @ 1:30 p.m.**

**Date of CC Meeting: April 11, 2023 @ 9:00 a.m.**

**PROVISIONAL PLAT OF TRACTS 14A AND 5A  
A SUBDIVISION OF TRACT 14A S.E. 1/4  
LOCATED IN THE S.W. 1/4 OF SECTION 17, T.2S. R.2E. S.B.M.  
LAWRENCE COUNTY, SOUTH ALABAMA  
FORMERLY TRACT 14 AND 5A**



OWNER: RONALD L. AND CARMY K. SMITH  
COUNTY: LAWRENCE  
SECTION: 17  
TOWNSHIP: 2S  
RANGE: 2E

- NOTES:
- 1) TOTAL AREA OF THIS PLAT IS 15.860 ACRES
  - 2) WILL BE SUBJECT TO THE LAWRENCE COUNTY DISTRICT COURT
  - 3) DISTRICT COURT IN CASE OF DISPUTE TO U.S. DEPT. OF AGRICULTURE, BUREAU OF LAND MANAGEMENT, WASHINGTON, D.C. 20250
  - 4) OWNER: RONALD L. AND CARMY K. SMITH
  - 5) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY
  - 6) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY
  - 7) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY
  - 8) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY
  - 9) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY
  - 10) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY
  - 11) ALL RIGHTS RESERVED TO THE SURVEYOR IN CASE OF EMERGENCY

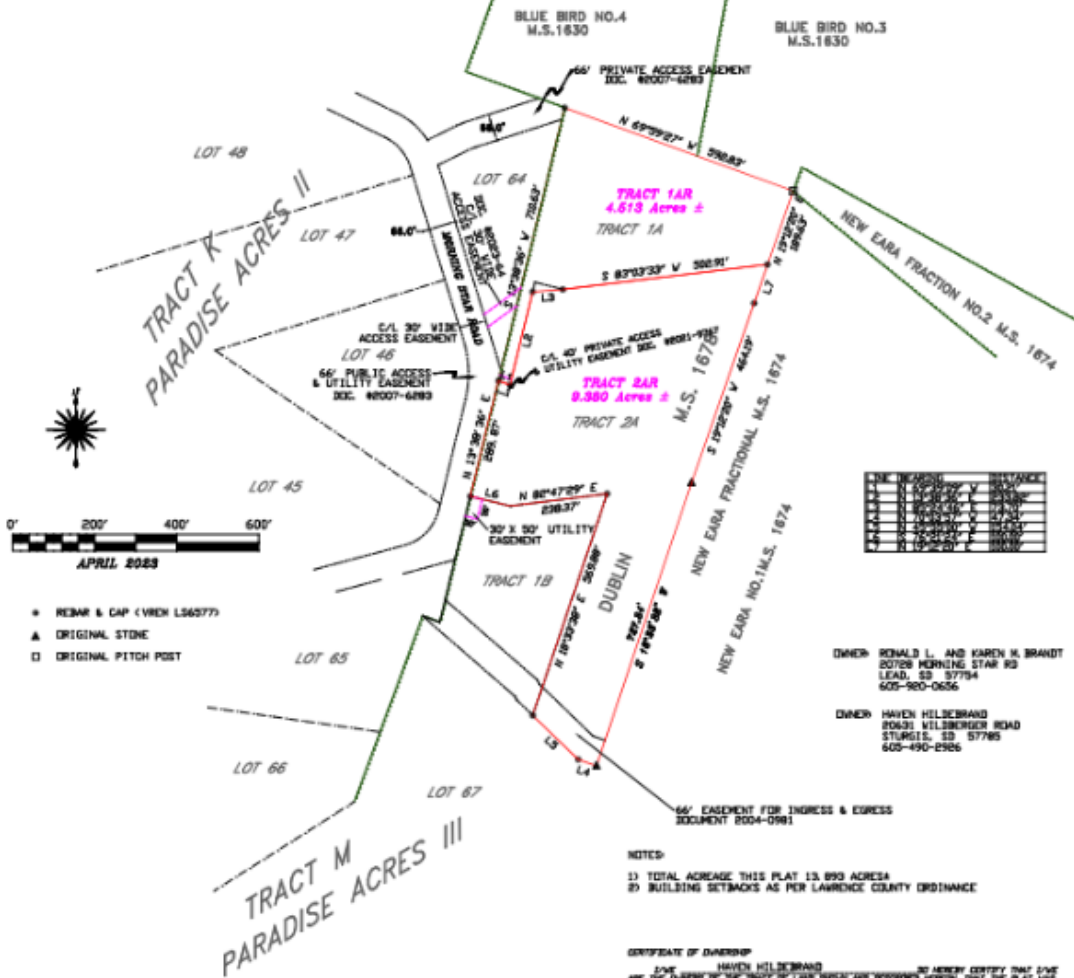


PLANNED AND SURVEYED BY: PONDROSA LAND SURVEYS, L.L.C.  
DATE: 4/26/2022  
DRAWN BY: J. D. TREN  
PROJECT NO.: 22-02  
SHEET NO.: 22-02-01

**PONDROSA LAND SURVEYS, L.L.C.**  
2824 WEST MAIN ST.  
S.E.A., AL 37764  
(205) 728-2840

DATE: 4/26/2022  
DRAWN BY: J. D. TREN  
PROJECT NO.: 22-02  
SHEET NO.: 22-02-01

**PLAT OF TRACTS 1A AND 2A  
A SUBDIVISION OF DUBLIN LODGE M.S. 1678  
LOCATED IN THE NW1/4 OF SECTION 17, T6N, R5E, B.H.M.,  
LAWRENCE COUNTY, SOUTH DAKOTA  
FORMERLY TRACTS 1A AND 2A**



| LINE | BEARING       | LENGTH  | AREA   |
|------|---------------|---------|--------|
| 1    | N 69°02'27" W | 578.82' | 1.0000 |
| 2    | S 82°03'33" W | 308.91' | 0.1250 |
| 3    | S 27°28'29" W | 464.89' | 0.1250 |
| 4    | N 17°28'29" E | 288.87' | 0.1250 |
| 5    | N 17°28'29" E | 288.87' | 0.1250 |
| 6    | N 86°47'09" E | 258.37' | 0.0000 |
| 7    | N 17°28'29" E | 288.87' | 0.1250 |
| 8    | S 17°28'29" W | 720.82' | 1.0000 |
| 9    | N 17°28'29" E | 288.87' | 0.1250 |
| 10   | N 17°28'29" E | 288.87' | 0.1250 |
| 11   | N 17°28'29" E | 288.87' | 0.1250 |
| 12   | N 17°28'29" E | 288.87' | 0.1250 |
| 13   | N 17°28'29" E | 288.87' | 0.1250 |
| 14   | N 17°28'29" E | 288.87' | 0.1250 |
| 15   | N 17°28'29" E | 288.87' | 0.1250 |
| 16   | N 17°28'29" E | 288.87' | 0.1250 |
| 17   | N 17°28'29" E | 288.87' | 0.1250 |
| 18   | N 17°28'29" E | 288.87' | 0.1250 |
| 19   | N 17°28'29" E | 288.87' | 0.1250 |
| 20   | N 17°28'29" E | 288.87' | 0.1250 |
| 21   | N 17°28'29" E | 288.87' | 0.1250 |
| 22   | N 17°28'29" E | 288.87' | 0.1250 |
| 23   | N 17°28'29" E | 288.87' | 0.1250 |
| 24   | N 17°28'29" E | 288.87' | 0.1250 |
| 25   | N 17°28'29" E | 288.87' | 0.1250 |
| 26   | N 17°28'29" E | 288.87' | 0.1250 |
| 27   | N 17°28'29" E | 288.87' | 0.1250 |
| 28   | N 17°28'29" E | 288.87' | 0.1250 |
| 29   | N 17°28'29" E | 288.87' | 0.1250 |
| 30   | N 17°28'29" E | 288.87' | 0.1250 |
| 31   | N 17°28'29" E | 288.87' | 0.1250 |
| 32   | N 17°28'29" E | 288.87' | 0.1250 |
| 33   | N 17°28'29" E | 288.87' | 0.1250 |
| 34   | N 17°28'29" E | 288.87' | 0.1250 |
| 35   | N 17°28'29" E | 288.87' | 0.1250 |
| 36   | N 17°28'29" E | 288.87' | 0.1250 |
| 37   | N 17°28'29" E | 288.87' | 0.1250 |
| 38   | N 17°28'29" E | 288.87' | 0.1250 |
| 39   | N 17°28'29" E | 288.87' | 0.1250 |
| 40   | N 17°28'29" E | 288.87' | 0.1250 |
| 41   | N 17°28'29" E | 288.87' | 0.1250 |
| 42   | N 17°28'29" E | 288.87' | 0.1250 |
| 43   | N 17°28'29" E | 288.87' | 0.1250 |
| 44   | N 17°28'29" E | 288.87' | 0.1250 |
| 45   | N 17°28'29" E | 288.87' | 0.1250 |
| 46   | N 17°28'29" E | 288.87' | 0.1250 |
| 47   | N 17°28'29" E | 288.87' | 0.1250 |
| 48   | N 17°28'29" E | 288.87' | 0.1250 |
| 49   | N 17°28'29" E | 288.87' | 0.1250 |
| 50   | N 17°28'29" E | 288.87' | 0.1250 |
| 51   | N 17°28'29" E | 288.87' | 0.1250 |
| 52   | N 17°28'29" E | 288.87' | 0.1250 |
| 53   | N 17°28'29" E | 288.87' | 0.1250 |
| 54   | N 17°28'29" E | 288.87' | 0.1250 |
| 55   | N 17°28'29" E | 288.87' | 0.1250 |
| 56   | N 17°28'29" E | 288.87' | 0.1250 |
| 57   | N 17°28'29" E | 288.87' | 0.1250 |
| 58   | N 17°28'29" E | 288.87' | 0.1250 |
| 59   | N 17°28'29" E | 288.87' | 0.1250 |
| 60   | N 17°28'29" E | 288.87' | 0.1250 |
| 61   | N 17°28'29" E | 288.87' | 0.1250 |
| 62   | N 17°28'29" E | 288.87' | 0.1250 |
| 63   | N 17°28'29" E | 288.87' | 0.1250 |
| 64   | N 17°28'29" E | 288.87' | 0.1250 |
| 65   | N 17°28'29" E | 288.87' | 0.1250 |
| 66   | N 17°28'29" E | 288.87' | 0.1250 |
| 67   | N 17°28'29" E | 288.87' | 0.1250 |
| 68   | N 17°28'29" E | 288.87' | 0.1250 |
| 69   | N 17°28'29" E | 288.87' | 0.1250 |
| 70   | N 17°28'29" E | 288.87' | 0.1250 |
| 71   | N 17°28'29" E | 288.87' | 0.1250 |
| 72   | N 17°28'29" E | 288.87' | 0.1250 |
| 73   | N 17°28'29" E | 288.87' | 0.1250 |
| 74   | N 17°28'29" E | 288.87' | 0.1250 |
| 75   | N 17°28'29" E | 288.87' | 0.1250 |
| 76   | N 17°28'29" E | 288.87' | 0.1250 |
| 77   | N 17°28'29" E | 288.87' | 0.1250 |
| 78   | N 17°28'29" E | 288.87' | 0.1250 |
| 79   | N 17°28'29" E | 288.87' | 0.1250 |
| 80   | N 17°28'29" E | 288.87' | 0.1250 |
| 81   | N 17°28'29" E | 288.87' | 0.1250 |
| 82   | N 17°28'29" E | 288.87' | 0.1250 |
| 83   | N 17°28'29" E | 288.87' | 0.1250 |
| 84   | N 17°28'29" E | 288.87' | 0.1250 |
| 85   | N 17°28'29" E | 288.87' | 0.1250 |
| 86   | N 17°28'29" E | 288.87' | 0.1250 |
| 87   | N 17°28'29" E | 288.87' | 0.1250 |
| 88   | N 17°28'29" E | 288.87' | 0.1250 |
| 89   | N 17°28'29" E | 288.87' | 0.1250 |
| 90   | N 17°28'29" E | 288.87' | 0.1250 |
| 91   | N 17°28'29" E | 288.87' | 0.1250 |
| 92   | N 17°28'29" E | 288.87' | 0.1250 |
| 93   | N 17°28'29" E | 288.87' | 0.1250 |
| 94   | N 17°28'29" E | 288.87' | 0.1250 |
| 95   | N 17°28'29" E | 288.87' | 0.1250 |
| 96   | N 17°28'29" E | 288.87' | 0.1250 |
| 97   | N 17°28'29" E | 288.87' | 0.1250 |
| 98   | N 17°28'29" E | 288.87' | 0.1250 |
| 99   | N 17°28'29" E | 288.87' | 0.1250 |
| 100  | N 17°28'29" E | 288.87' | 0.1250 |

- REBAR & CAP (VREN L56577)
- ▲ ORIGINAL STONE
- ORIGINAL PITCH POST

OWNER: RONALD L. AND KAREN M. BRANDT  
20728 HERRING STAR RD  
LEAD, SD 57754  
605-960-0656

OWNER: HAVEN HILSBRAND  
20631 VILSBORGEN ROAD  
STURGIS, SD 57785  
605-490-2966

- NOTES:
- 1) TOTAL ACREAGE THIS PLAT 13.893 ACRES
  - 2) BUILDING SETBACKS AS PER LAWRENCE COUNTY ORDINANCE

**CERTIFICATE OF OWNERSHIP**

I, RONALD L. BRANDT AND KAREN M. BRANDT, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT I AM DOING HEREBY APPROVE THE WITHIN PLAT OF SAID LAND, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EGRESS AND EGRESS CONTROL REGULATIONS.

IN WITNESS WHEREOF, I/WE HAVE SET MY HAND AND SEALS

OWNER: \_\_\_\_\_

OWNER: \_\_\_\_\_

**ACKNOWLEDGMENT OF OWNER**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND KNOWING TO BE THE PERSON DESCRIBED BY THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LINDY A. VINEK, REGISTERED LAND SURVEYOR NO. 0377 OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE SURVEY LISTED HEREON, I HAVE SURVEYED THE TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT IS A REPRESENTATION OF SAID SURVEY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LINDY A. VINEK, REGISTERED LAND SURVEYOR

**APPROVAL OF THE PLANNING AND ZONING BOARD**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

APPROVAL OF THE FINAL PLAT IS HEREBY GRANTED BY THE LAWRENCE COUNTY PLANNING AND ZONING BOARD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**CERTIFICATE OF OWNERSHIP**

I, HAVEN HILSBRAND, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT I AM DOING HEREBY APPROVE THE WITHIN PLAT OF SAID LAND, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EGRESS AND EGRESS CONTROL REGULATIONS.

IN WITNESS WHEREOF, I/WE HAVE SET MY HAND AND SEALS

OWNER: \_\_\_\_\_

**ACKNOWLEDGMENT OF OWNER**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ AND KNOWING TO BE THE PERSON DESCRIBED BY THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**RESOLUTION BY RECORDING BOARD**

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

WE HEREBY RESOLVE THAT THE LAWRENCE COUNTY BOARD OF COMMISSIONERS HAVING CONSIDERED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRMAN: \_\_\_\_\_ ALTERNATE: \_\_\_\_\_

**CERTIFICATE OF STREET/ROAD AUTHORITY**

APPROVAL OF THE ACCESS, IF ANY, TO AN ADJACENT PUBLIC ROAD/HIGHWAY OR STREET

**HEARINGS BY STREET AUTHORITY**

PURSUANT TO SDSS 11-2-15, THE COUNTY/STATE SHALL NOT BE REQUIRED TO OPEN, REPAIR, OR MAINTAIN ANY SUCH DISCLOSED RIGHT-OF-WAY, EGRESS, ALLEYS, DRIVE, COMMONS, OR OTHER PUBLIC OPENING EXCEPT BY VOTING MEMBERSHIP AS SET FORTH BY SAID DISCLOSED RIGHT-OF-WAY, EGRESS, ALLEYS, DRIVE, COMMONS, OR OTHER PUBLIC OPENING SYSTEM.

APPROVAL OF THE ACCESS, IF ANY, TO AN ADJACENT PUBLIC ROAD/HIGHWAY OR STREET

LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.