



PLATTING PROPERTY IN LAKE COUNTY

WHEN IS A PLAT REQUIRED?

A plat is required for all property being subdivided. Properties within the county must follow the comprehensive land use map for minimum acres allowed. Please call the Planning Department for more information.

HOW DO I FIND A SURVEYOR?

Area land surveyors are listed in the phone book under surveyor in the yellow pages. The County does not retain a surveyor for hire.

HOW MUCH DOES A PLAT COST?

The surveyor will charge a fee for their service. The County Planning Department charges a plat review fee of \$25.00 per plat. Also, the Register of Deeds charges a filing fee of \$60.00 per plat.

WHAT DO I OWE FOR TAXES?

Taxes are due for the entire current year on the both the property being platted, and on the parcel of land the new lot is being split from. For more information contact the Treasurer's Office at 256-7614.

WHAT DO I SUBMIT TO THE PLANNING DEPARTMENT?

In addition to the plat (Mylar copy), one full size paper copies and one 8 x 11 copy or electronic copy of the plat must be submitted with the applicable signatures. A plat application, available on this website or from your surveyor, must also be submitted.

WHERE DO I BRING THE PLAT IN THE COUNTY?

After you receive the plat from the surveyor, it should be taken to the County Planning Department located on the 2nd floor of the Lake County Courthouse. The application, plat review fee, filing fee and taxes are due at this time.

HOW LONG DOES IT TAKE TO HAVE A PLAT APPROVED?

Check the Lake County Planning Calendar found on our website for deadline dates. After being reviewed by the County Planning Department, they are then brought forward to the Planning Commission Meeting, whom meet on the second Wednesday of each month, for their recommendation. Then after recommendation, they are presented at the County Commission Meeting for the approval or denial.

ADDITIONAL INFORMATION:

The County Planning Department is located on the 2nd floor of the Lake County Courthouse at 200 East Center Street, Madison, SD. The phone number is 605-256-7610.