



Department of Transportation
Division of Planning/Engineering
Right of Way Program
700 E Broadway Avenue
Pierre, South Dakota 57501-2586
605/773-3746 FAX: 605/773-4249

August 15, 2017

Mike Behm,
Director of Planning and Engineering
Department of Transportation
Pierre, South Dakota 57501

RE: August 24, 2017 Transportation Commission Agenda

Dear Mr. Behm:

The following item is recommended for Commission consideration:

1. Request for land trade – Pennington County:

Request Transportation Commission approval to trade the following DOT property in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Parcel A:

Tract C of the Re-subdivision of Lots 50, 51, 52, 53 and the North 10 Feet (N10') of Lot 54, in Block 25 of Boulevard Addition to the City of Rapid City, Pennington County, South Dakota, containing 0.08 acre, more or less.

Rapid City Area DOT desires to trade the above property to Historic Rapid City for the following DOT project NH 0016(79)67, PCN 027C right of way:

Parcel 8:

Lot H1 in Tract A of the Re-Subdivision of Lots 50, 51, 52, 53 and in the West 40 feet of the North 10 feet of Lot 54 in Block 25 of Boulevard Addition to the City of Rapid City, Pennington County, South Dakota, containing 1110 sq. ft., more or less.

In addition, Historic Rapid City will allow the DOT to use any additional area outside the project temporary easement.

The above property trade is necessary for Project NH 0016(79)67, Pennington County, PCN 027C. (See Attached plats)

2. Disposal of Excess Property – Lawrence County:

Request Transportation Commission approval to dispose of the following DOT properties in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Lot B in that portion of Lot 7 of the NW1/4 of Section 34, Township 7 North, Range 2 East of the B.H.M., lying east of Lot H4, Lawrence County, South Dakota.

Appraised Value: \$7,200

Lot B contains 3.88 acres located on the east side of Hwy 85 near the north edge of Spearfish city limits and no additional access will be allowed from Hwy 85.

The property is zoned agricultural and doesn't qualify for building permits.

Belle Fourche Area DOT advises the property is excess after completion of project NH 0085(30)45, PCN 5928 and not needed for future department use. (See attached layout and plat)

3. Disposal of Excess Property – Lawrence County:

Request Transportation Commission approval to dispose of the following DOT properties in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

That portion of Lot 8 of the SW1/4 of Section 27, Township 7 North, Range 2 East of the B.H.M., lying East of the Highway, Lawrence County, South Dakota, less Lot H4.

Appraised Value: \$17,000

The property contains 9.7 acres located on the east side of Hwy 85 near the north edge of Spearfish city limits and no additional access will be allowed from Hwy 85.

The property is zoned agricultural and doesn't qualify for building permits.

Belle Fourche Area DOT advises the property is excess after completion of project NH 0085(30)45, PCN 5928 and not needed for future department use. (See attached layout and plat)

4. Disposal of Excess Property – Lawrence County:

Request Transportation Commission approval to dispose of the following DOT properties in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

SE1/4 NW1/4 of Section 27, Township 7 North, Range 2 East of the B.H.M., Lawrence County, South Dakota, all lying east of US Hwy 85.

Appraised Value: \$1,300

The property contains 0.73 acre located on the east side of Hwy 85 near the north edge of Spearfish city limits and no additional access will be allowed from Hwy 85.

The property is zoned agricultural and doesn't qualify for building permits.

Belle Fourche Area DOT advises the property is excess after completion of project NH 0085(30)45, PCN 5928 and not needed for future department use. . (See attached layout and plat)

5. Disposal of Excess Property – Lawrence County:

Request Transportation Commission approval to dispose of the following DOT property in accordance with the procedures provided by SDCL 31-2-27 and ARSD chapter 10:02:01.

Lot A, a portion of Lot H1 in the SE1/4 SW1/4 of Section 17, Township 5 North, Range 4 East of the B.H.M., Lawrence County, South Dakota.

Appraised Value: \$1

Lot A contains 0.02 acre located approximately three miles east of Deadwood on the north side of Hwy 14A. The property is zoned park forest with no access allowed from Hwy 14A.

Rapid City Area DOT advises the property is excess right of way after completion of project P 1014(09)42, PCN 0475 and not needed for future department use. (See attached plat)

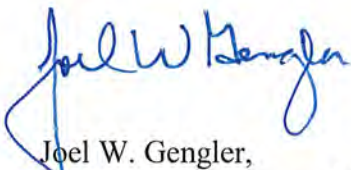
6. Abandonment – McPherson County

This resolution will abandon the temporary easements on McPherson County Project NH-P 0011(78), PCN 040L.

7. Abandonment – Edmunds County

This resolution will abandon the temporary easement on Edmunds County Project NH-P 0011(78), PCN 040L.

Sincerely,



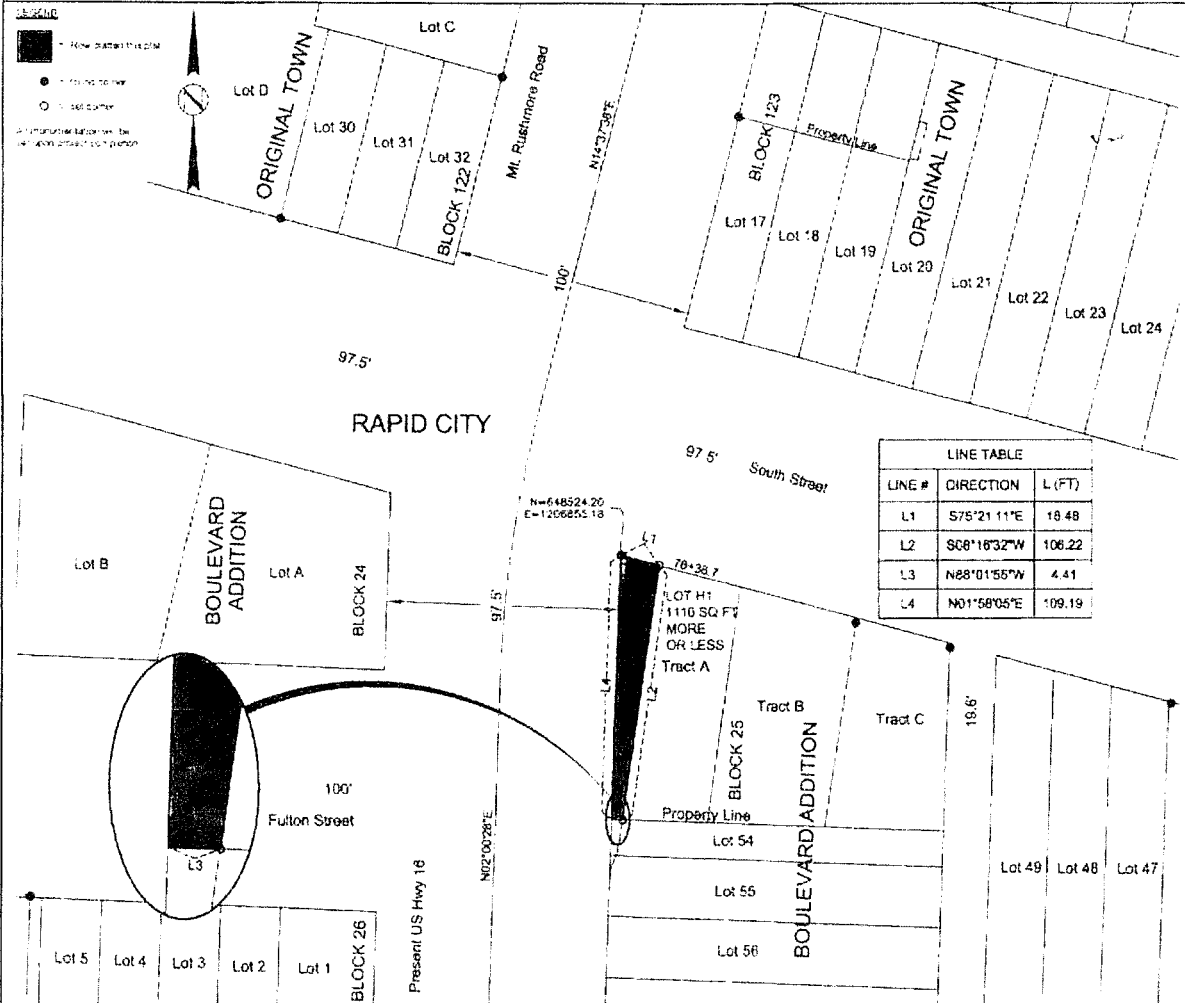
Joel W. Gengler,
Right of Way Program Manager

PLAT OF LOT H1

Item #1

SHOWING A PARCEL OF LAND TO BE ACQUIRED FOR HIGHWAY PURPOSES IN TRACT A OF THE RE-SUBDIVISION OF LOTS 50, 51, 52, 53 AND 54 IN BLOCK 25 OF BOULEVARD ADDITION TO THE CITY OF RAPID CITY FOR CONSTRUCTION OF PROJECT NO. P 0015179167

PENNINGTON COUNTY, SOUTH DAKOTA
SCALE: 1"=40' = 50 FEET



NOTE 1:
THE COORDINATES, DISTANCES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD83/SPR03N (2011) (26C01-01) BY 2-9975884.

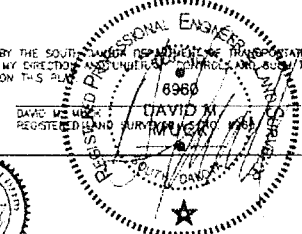
NOTE 2:
THE BEARING SHOWN WITHIN THE RIGHT-OF-WAY LINES ON THIS PLAT BLENDS THE CONSTRUCTION SURVEY LINE, WHICH MAY OR MAY NOT BE THE THEORETICAL MIDPOINT BETWEEN THE RIGHT-OF-WAY LINES ON THE SAME AS THE SECTION LINE WHEN NOTED HEREON.

DRAWN BY: BRAD HOFFBE DATE: 02-12-15
CHECKED BY: DAVID MUCK DATE: 02-12-15

SURVEYOR'S CERTIFICATE

I, DAVID M. MUCK, REGISTERED LAND SURVEYOR, NO. 6960 IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AS ORDERED BY THE SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION THE TRACT OF LAND AS SHOWN ON THIS PLAT HAS BEEN SURVEYED BY THE DEPARTMENT OF TRANSPORTATION AND SUBSEQUENTLY VERIFIED AT MY DIRECTION AND CONTROL BY THIS TRACT AND SUBTRACT OF LAND SHALL BE HEREAFTER KNOWN BY THE LOT NUMBER DESIGNATED HEREIN. THE LOCATION AND DIMENSIONS OF THE TRACT ARE SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 23rd DAY OF April, A.D. 2015



OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON : SS

FILED FOR RECORD THIS 17th DAY OF March A.D. 2016 AT 9:23 A.M. DOCUMENT NUMBER A201603074

Donna Mayer REGISTER OF DEEDS *Judith Castille* CLERK

Excess Land 4-41-30 and 4-41-31 -- US Hwy 85



Lawrence County

SEC 27
TWP 7N
RNG 2E

US HWY 85 S

85

US HWY 85 N

SEC 34
TWP 7N
RNG 2E

US HWY 85 S

US HWY 85 S

BROOKVIEW RD - 90WF

US HWY 85 N

UNKNOWN






CACTUS ST

KERWIN LN

KERWIN LN

KERWIN LN

Excess Land

-  <all other values>
-  <Null>;
-  Pending Disposal
-  Retain
-  Sold/Traded

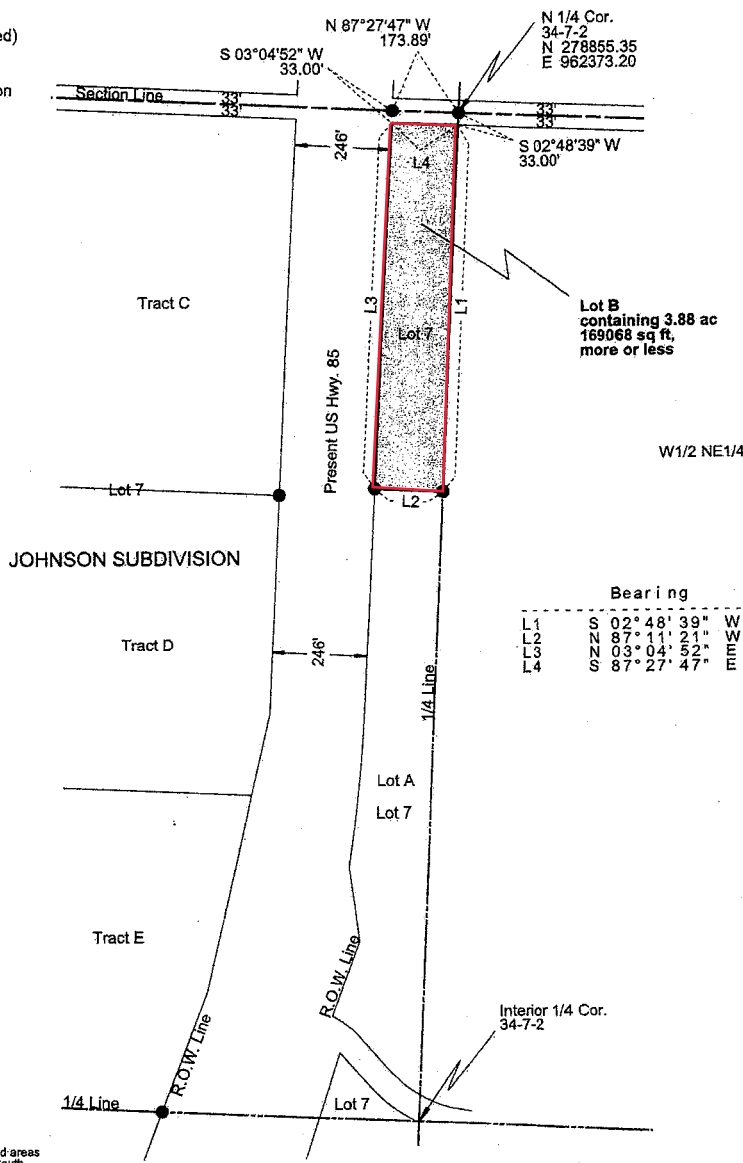
PLAT OF LOT B

in that portion of Lot 7 of the NW1/4 of Section 34 - Township 7 North - Range 2 East of the B.H.M., lying east of Lot H4

LAWRENCE COUNTY, SOUTH DAKOTA

Showing a parcel of land
Scale: 1 inch = 300 feet

- LEGEND**
- ▨ = existing right of way
 - = found corner
 - = found corner (not used)
 - = set corner
- All monumentation will be set upon project completion



	Bearing	Length
L1	S 02°48'39" W	959.36
L2	N 87°11'21" W	178.57
L3	N 03°04'52" E	958.54
L4	S 87°27'47" E	174.05

Note: The coordinates, distances and areas shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83/96, epoch 2002.00 Geoid 03 SF = 0.99981447

Drawn By Kimberly L. Herman Date 06/21/2017
Checked By Jon Nelson Date 06/21/2017

SURVEYOR'S CERTIFICATE

I, JONATHAN J. NELSON, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota Department of Transportation the parcel of land as shown on this plat has been surveyed at my direction and under my control, and such parcel of land shall be hereafter known by the lot number designated herein. The location and dimensions of the parcel are shown on this plat.

In witness whereof, I have set my hand and seal this 22nd day of June, A.D., 20 17.

Jonathan J. Nelson
Registered Land Surveyor
Registration No. 9949



OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of Lawrence ss
Filed for record the 5th day of July, A.D., 20 17, at 2:55 P.M., and recorded in Book of Plats 2017-3020 on Page 5928
therein. Sheree L. Green Register of Deeds by David Hansen Deputy



5928

Fee: \$20.00
1 page

Parcel No. 2

PLAT OF LOT H4

Showing a tract of land to be acquired for highway purposes in the portion of Lot 8 of the SW4 of Section 27 - Township 7 North - Range 2 East of the B.H.M., lying east of the highway for construction of Project No. NH 0085 (30) 45

LAWRENCE COUNTY, SOUTH DAKOTA

Scale: 1 inch = 300 feet

LEGEND

- = found corner
- = set corner
- = reset found corner

All monumentation will be set upon project completion

Existing R.O.W. Containing 0.07 ac
3163 sq. ft.
more or less.

Lot H4
Containing 5.76 ac
251118 sq. ft.
more or less.

Line No.	Bearing/Radius	Feet
L1	S 87°30'52" E	97.11
L2	S 11°08'15" W	29.38
C1	-5758.58	803.72
L3	S 3°04'52" W	1773.05
L4	N 87°27'47" W	96.00
L5	N 3°04'52" E	1788.05
C2	5654.58	795.09
L6	N 11°08'15" E	28.86
L7	S 3°04'52" W	33.00
L8	S 87°27'47" E	173.89

P. I. 38+08.76
N 281080.74
E 962243.74
Delta 8°03'23" R
OC 0°58'56"
RT 5833.58'
T 410.81'
L 820.27'

Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83/96 SF = 0.999814171

S 1/4 Cor. 27-7-2
N 278855.347
E 962373.197

Drawn By R. Mickel Date 09/17/02

Checked By B. Gordon Date 11/24/03

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota State Transportation Commission the tract of land as shown on this plat has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat.

Witness my hand and seal this 10th day of June, A.D., 2003.

Michael A. Jordan
Registered Land Surveyor
Registration No. 5353

OFFICE OF REGISTER OF DEEDS

of South Dakota
County of Lawrence as

Filed for record the 12th day of June, A.D., 2003 at 11:18 A.M., and recorded in Book of Plats _____ on Page _____

5928 for \$10.00 / page by Judy R. Morrison Deputy 015pl

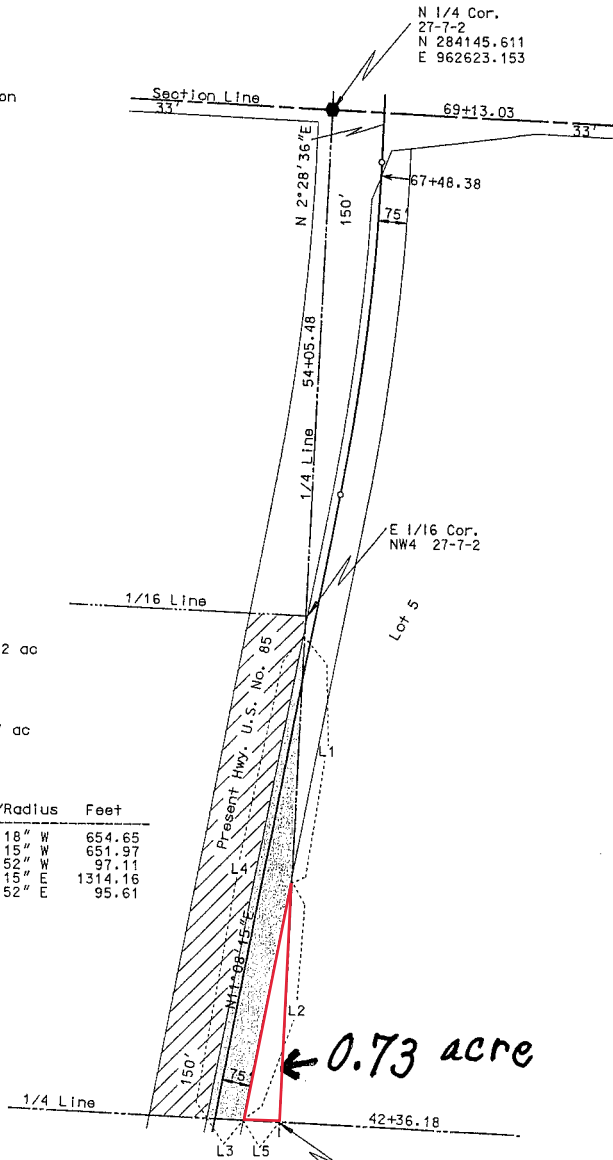
Plat Doc. # 2003-3828 Page 1 of 1

Parcel No. 3

PLAT OF LOT H4

Showing a tract of land to be acquired for highway purposes in
SE4 NW4 of Section 27 - Township 7 North -
Range 2 East of the B.H.M.
for construction of Project No. NH 0085 (30) 45
LAWRENCE COUNTY, SOUTH DAKOTA
Scale: 1 Inch = 300 feet

LEGEND
 ● = found corner
 ○ = set corner
 ■ = reset found corner
 All monumentation will be set upon project completion



P.I.	63+46.18
N	283571.70
E	962734.14
Delta	8°39'39" L
Dc	0°59'01" L
R	5825.58'
T	441.14'
L	880.60'

Existing R.O.W.
Containing 4.62 ac
201400 sq. ft.
more or less.

Lot H4
Containing 2.17 ac
94409 sq. ft.
more or less.

Line No.	Bearing/Radius	Feet
L1	S 2°42'18" W	654.65
L2	S 11°08'15" W	651.97
L3	N 87°30'52" W	97.11
L4	N 11°08'15" E	1314.16
L5	S 87°30'52" E	95.61

COPY

← 0.73 acre

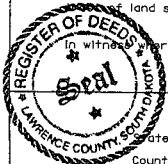
Notes: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83/96 SF = 0.999814171

Int. 1/4 Cor.
27-7-2

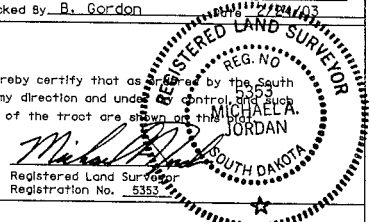
Drawn By R. Mickel Date 9/17/02
 Checked By B. Gordon

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as shown on this plat has been surveyed at my direction and under my control and such land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat.



In witness whereof, I have set my hand and seal this 10th day of June, A.D., 2003.



OFFICE OF REGISTER OF DEEDS

State of South Dakota
 County of Lawrence
 Filed for record the 12th day of June, A.D., 2003 at 11:19A M., and recorded in Book of Plats _____ on Page _____ therein.

Doc # 2003-3829

5928 for \$10.00

Judith S. Mueseler
 Register of Deeds

by _____ Deputy _____

PLAT OF LOT A

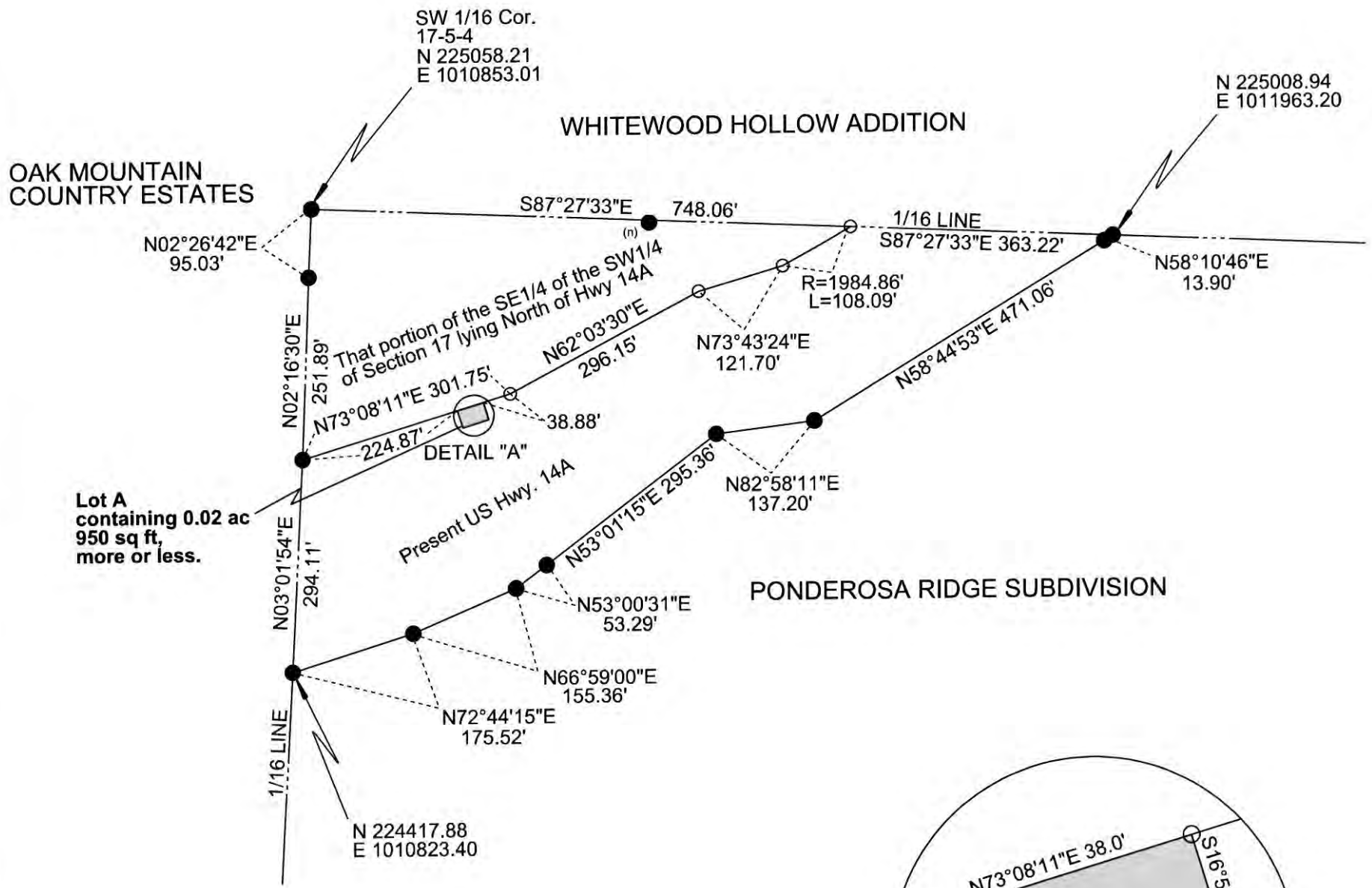
Item #5

Showing a parcel of land to be abandoned in a portion of
 Lot H1 in the SE1/4 of the SW1/4 of Section 17
 Township 5 North - Range 4 East
 of the Black Hills Meridian.

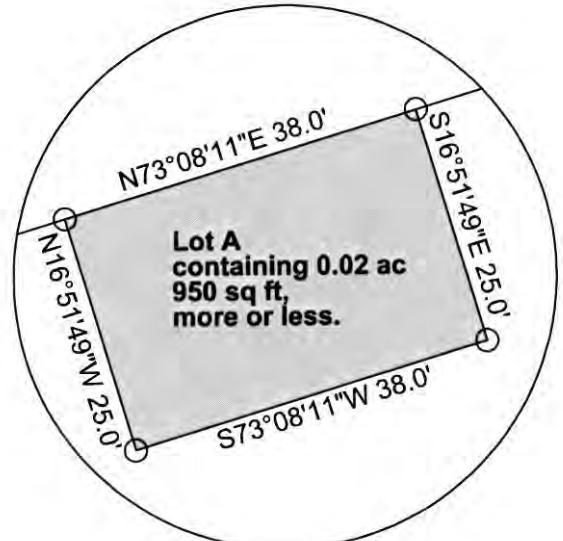
LAWRENCE COUNTY, SOUTH DAKOTA
 Scale: 1 inch = 200 feet

LEGEND

- = Found corner
- ⁽ⁿ⁾ = Found corner (not used)
- = Set 5/8" Rebar & 2" Aluminum Cap Stamped "SD DOT - HIGHWAY R.O.W."



Lot A
 containing 0.02 ac
 950 sq ft,
 more or less.



DETAIL "A"



Note: The coordinates, distances and areas shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83 (2011) epoch 2010 Geoid 12B SF = 0.99977798268

Drawn By J.C.C. Date 08-03-2017
 Checked By J.C.C. Date 08-03-2017

SURVEYOR'S CERTIFICATE

I, JON C. COLLINS, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota Department of Transportation the parcel of land as shown on this plat has been surveyed at my direction and under my control, and such parcel of land shall be hereafter known by the lot number designated herein. The location and dimensions of the parcel are shown on this plat.

In witness whereof, I have set my hand and seal this 3rd day of August, A.D., 2017.

Registered Land Surveyor
 Registration No. 13309

OFFICE OF REGISTER OF DEEDS

State of South Dakota
 County of _____ ss
 Filed for record the _____ day of _____, A.D., 20____, at _____ M., and recorded in Books of Plats _____ on Page _____ therein.

05X3

Register of Deeds _____ by _____ Deputy