



Division of Planning & Engineering

Office of Right of Way

700 E. Broadway Avenue
Pierre, South Dakota 57501

Phone: 605.773.3746

Webpage: www.dot.sd.gov

February 18, 2026

Mike Behm,
Director of Planning and Engineering
Department of Transportation
700 E. Broadway Avenue
Pierre, South Dakota 57501

RE: February 26, 2026 Transportation Commission Agenda

Dear Mr. Behm:

The following ROW items are recommended for Commission consideration:

1. Request Transportation Commission approval to transfer by resolution to the city of Rapid City the State's interest in the following property acquired for highway right of way:

Lot H4 in the unplatted portion of the W1/2 SE1/4 of Section 4, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota. (Lot H4 contains 1.09 acres)

Lot H5 in the unplatted portion of the E1/2 SE1/4 of Section 4, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota. (Lot H5 contains 0.72 acre)

Lot H1 in Lot 2 of Lot B in the SE1/4 SE1/4 of Section 4, Township 1 North, Range 8 East of the B.H.M., Pennington County, South Dakota. (Lot H1 contains 0.61 acre)

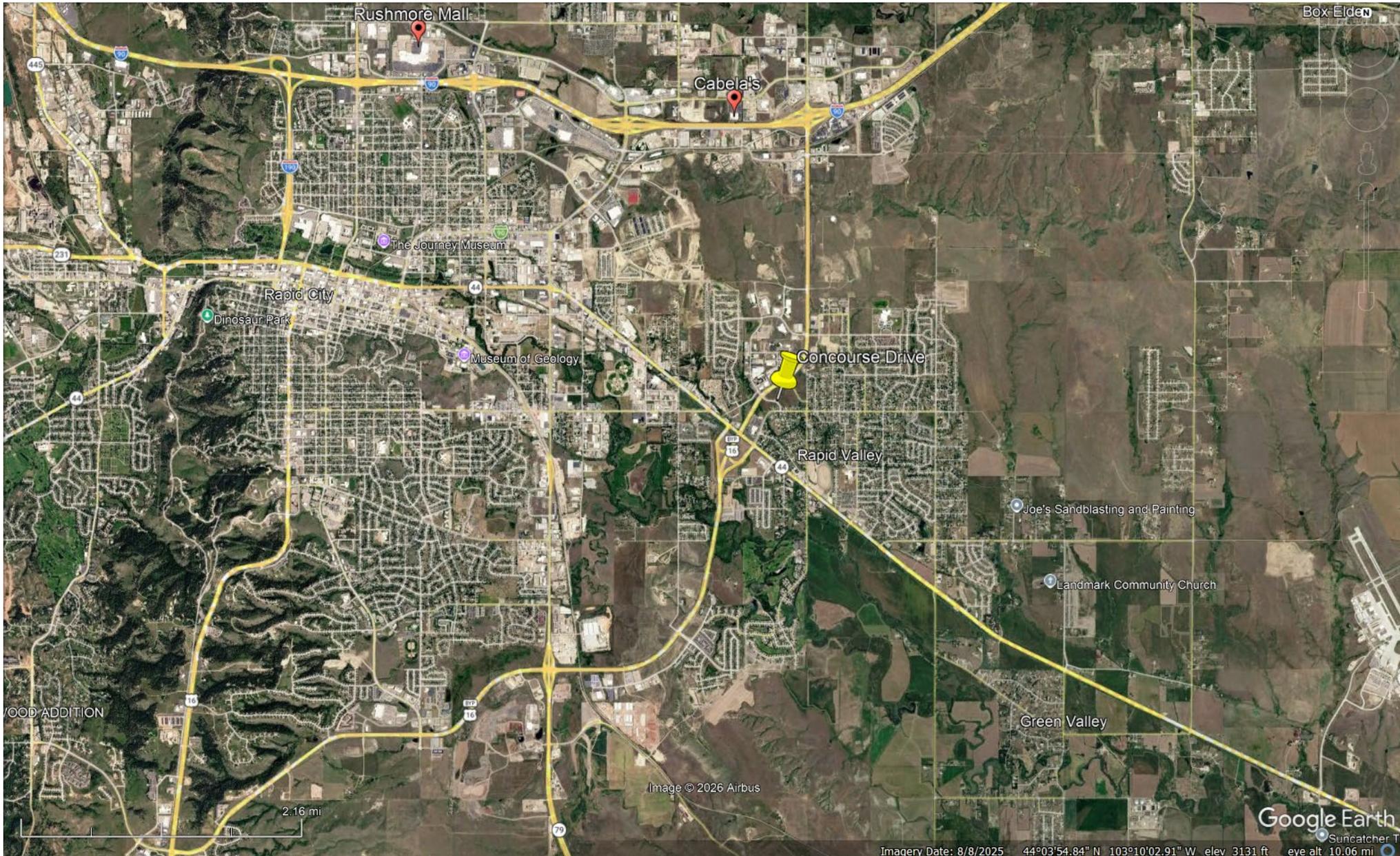
The above right of way is part of Concourse Drive adjacent to US 16B in east Rapid City. This resolution completes the requirements of Agreement #612770 between the City of Rapid City and SDDOT. Rapid City Region and Area DOT advise the above property is no longer needed for highway purposes and recommend the transfer.

Sincerely,

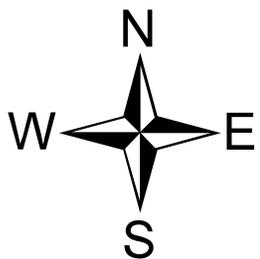
A handwritten signature in blue ink that reads "John Keyes".

John Keyes, Program Manager

ROW Item #1 Overview Map



Proposed Transfer to City of Rapid City



Legend

 Commission Items



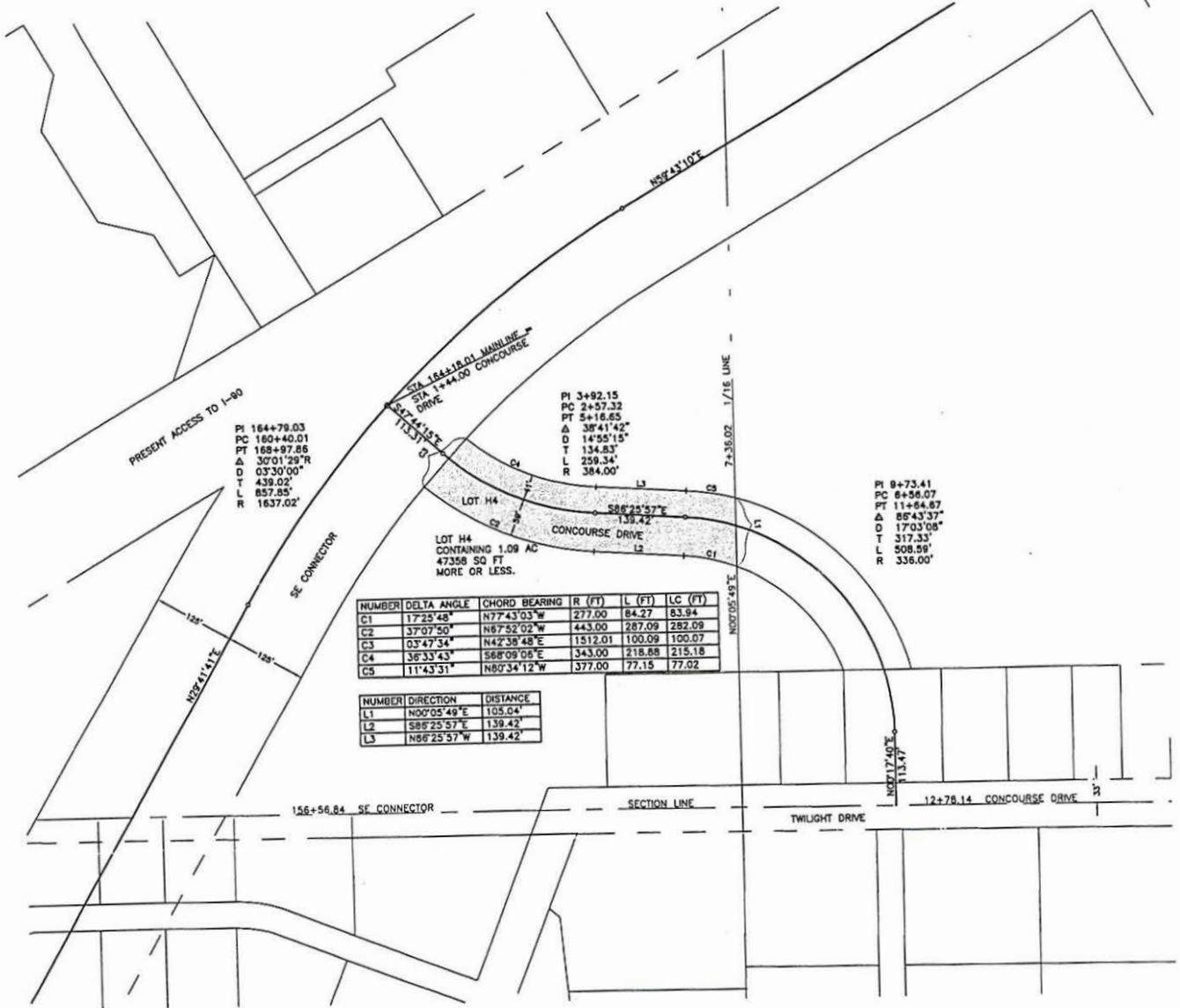
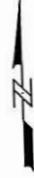
PARCEL NO. 66

PLAT OF LOT H4

SHOWING A TRACT OF LAND TO BE ACQUIRED FOR HIGHWAY PURPOSES IN THE UNPLATTED PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 1 NORTH - RANGE 8 EAST OF THE BHM FOR CONSTRUCTION OF PROJECT NO. NH 0235(01)0.

PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1 INCH = 200 FEET



| NUMBER | DELTA ANGLE | CHORD BEARING | R (FT) | L (FT) | LC (FT) |
|--------|-------------|---------------|---------|--------|---------|
| C1 | 17°25'48" | N77°43'03"W | 277.00 | 84.27 | 83.94 |
| C2 | 37°07'50" | N67°52'02"W | 443.00 | 287.09 | 282.09 |
| C3 | 03°47'34" | N42°38'48"E | 1512.01 | 100.09 | 100.07 |
| C4 | 36°33'43" | S68°09'06"E | 343.00 | 218.88 | 215.18 |
| C5 | 11°43'31" | N80°34'12"W | 377.00 | 77.15 | 77.02 |

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | N00°05'49"E | 105.04' |
| L2 | S88°25'57"E | 139.42' |
| L3 | N86°25'57"W | 139.42' |

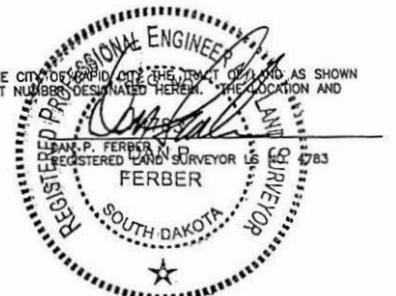
NOTE

THE COORDINATES, BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION CONTROL SURVEY FOR THE SE CONNECTOR, PROJECT NO. NH 0235(01)00.

DRAWN BY DRS DATE 11-20-02
 CHECKED BY DAN FERBER DATE 11-20-02

SURVEYOR'S CERTIFICATE

I, DAN P. FERBER, REGISTERED LAND SURVEYOR, NO. 4783 IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AS ORDERED BY THE CITY OF RAPID CITY 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.
 IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26th DAY OF November A.D., 2002



OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA # 13667 \$ 10.00
 COUNTY OF PENNINGTON : SS
 FILED FOR RECORD THE 3rd DAY OF June A.D., 2003, AT 12:03P. AND RECORDED IN BOOKS OF PLATS 10 ON
 PAGE 117 THEREIN. REGISTER OF DEEDS BY Hwy DEPUTY

PARCEL NO. 67

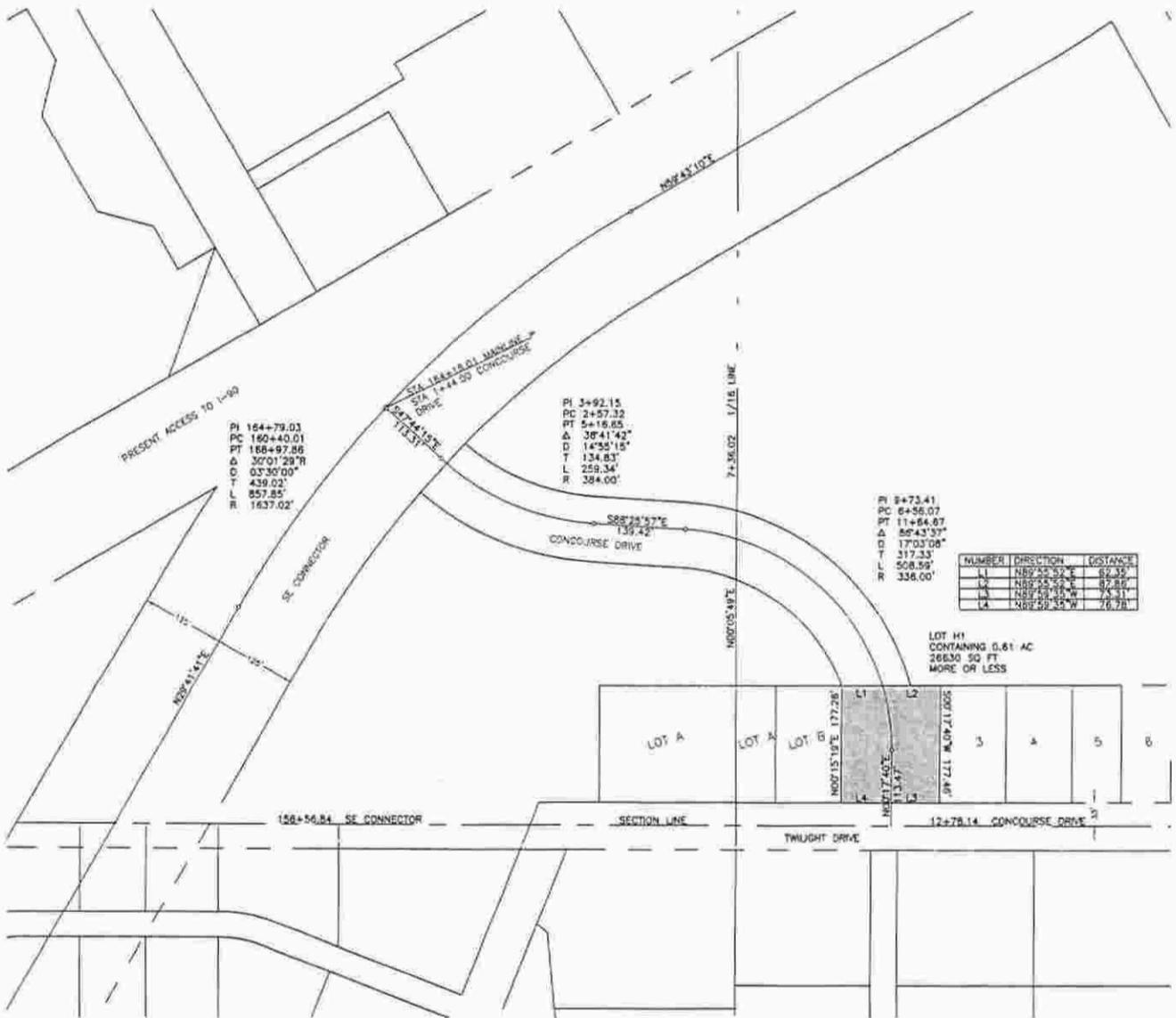
PLAT OF LOT H1

SHOWING A TRACT OF LAND TO BE ACQUIRED FOR HIGHWAY PURPOSES IN LOT 2 OF LOT B

IN THE SE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 1 NORTH - RANGE 8 EAST OF THE BHM FOR CONSTRUCTION OF PROJECT NO. NH 0235(01)0

PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1 INCH = 200 FEET



NOTE
THE COORDINATES, BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION CONTROL SURVEY FOR THE SE CONNECTOR, PROJECT NO. NH 0235(01)0.

THE STATE OF SOUTH DAKOTA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AND ITS STATE TRANSPORTATION COMMISSION OWNER OF LOT H1 AS SHOWN ABOVE, DO HEREBY JOIN IN AND APPROVE THE SURVEY AND PLAT OF LAND AS REPRESENTED AND SHOWN ON THE ABOVE PLAT; AND THE LAND THEREIN REPRESENTED AND DESIGNATED AS LOT H1 CONTAINING 0.61 ACRES, MORE OR LESS, AS SHOWN AND REPRESENTED BY SAID SURVEY AND PLAT, IS HEREBY INTENDED FOR AND DEDICATED TO THE PUBLIC FOR A PUBLIC HIGHWAY.

WITNESS MY HAND AND SEAL ON THIS 22 DAY OF Oct, 2003.

STATE OF SOUTH DAKOTA
ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION
AND ITS STATE TRANSPORTATION COMMISSION
[Signature]
SECRETARY, SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION

DRAWN BY: DRS DATE: 10-13-03
CHECKED BY: [Signature] DATE: 10-13-03

SURVEYOR'S CERTIFICATE

I, DAN P. FERBER, REGISTERED LAND SURVEYOR, NO. 4783 IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AS ORDERED BY THE CITY OF PENNINGTON, 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 AND DIMENSIONS OF THE TRACT ARE SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 13th DAY OF October, A.D. 2003



OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA #28021 \$10.00
COUNTY OF PENNINGTON SS

FILED FOR RECORD THE 24th DAY OF OCTOBER, A.D. 2003, AT 12:15 P., AND RECORDED IN BOOKS OF PLAT 10 Hwy4 ON

PAGE 130 THEREIN. *[Signature]* BY *[Signature]*
REGISTER OF DEEDS DEPUTY



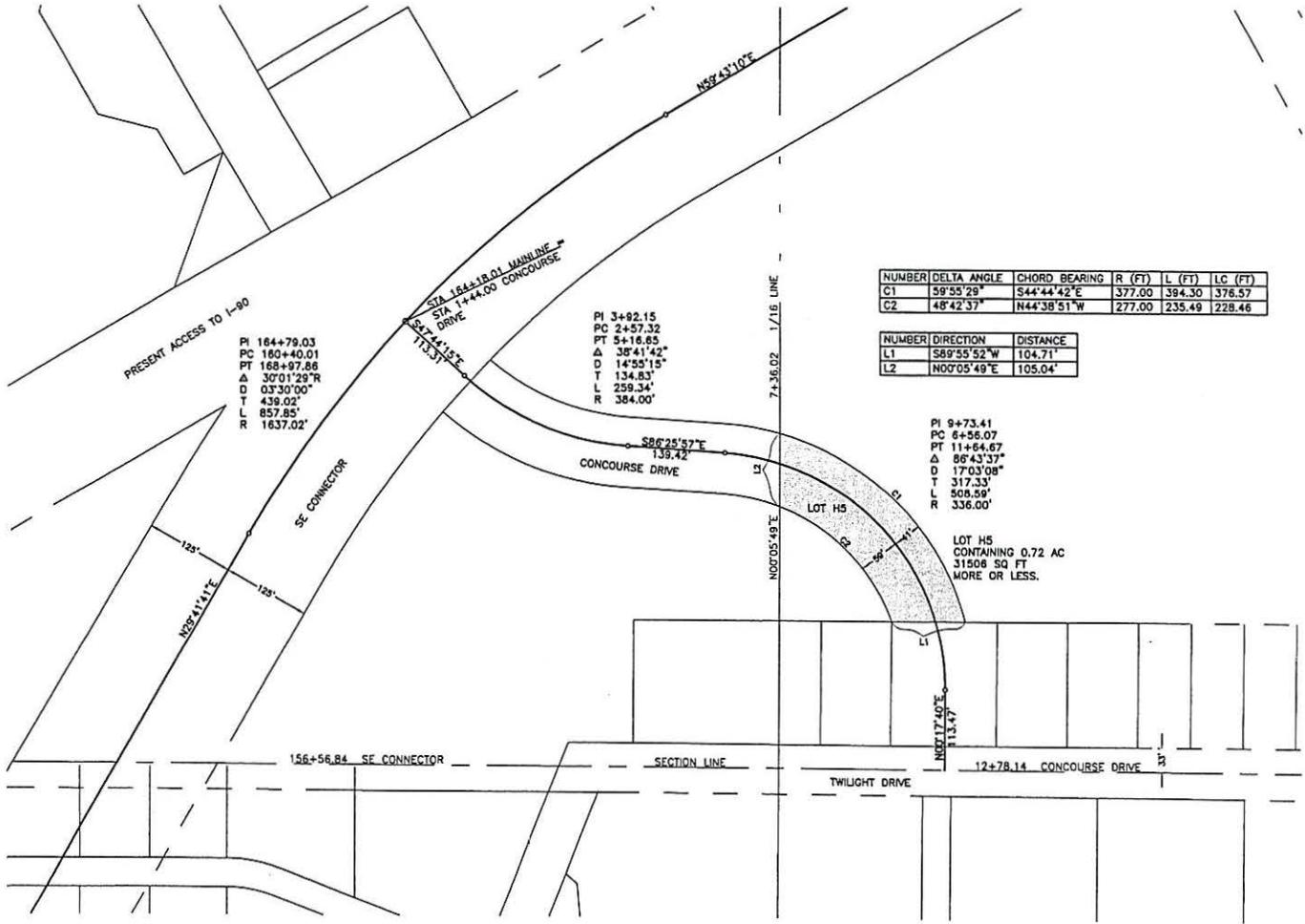
PARCEL NO. 68

PLAT OF LOT H5

SHOWING A TRACT OF LAND TO BE ACQUIRED FOR HIGHWAY PURPOSES IN THE UNPLATTED PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 1 NORTH - RANGE 8 EAST OF THE BHM FOR CONSTRUCTION OF PROJECT NO. NH 0235(01)0

PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1 INCH = 200 FEET



| NUMBER | DELTA ANGLE | CHORD BEARING | R (FT) | L (FT) | LC (FT) |
|--------|-------------|---------------|--------|--------|---------|
| C1 | 59°55'29" | S44°44'42"E | 377.00 | 394.30 | 376.57 |
| C2 | 48°42'37" | N44°38'51"W | 277.00 | 235.49 | 228.46 |

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | S89°55'52"W | 104.71' |
| L2 | N00°05'49"E | 105.04' |

PI 164+79.03
PC 160+40.01
PT 168+97.86
Δ 30°01'29"R
D 03°30'00"
T 439.02'
L 857.85'
R 1637.02'

PI 3+82.15
PC 2+57.32
PT 5+16.85
Δ 38°41'42"
D 14°55'15"
T 134.83'
L 259.34'
R 384.00'

PI 9+73.41
PC 6+56.07
PT 11+64.67
Δ 86°43'37"
D 17°03'08"
T 317.33'
L 508.59'
R 336.00'

LOT H5
CONTAINING 0.72 AC
31506 SQ FT
MORE OR LESS.

NOTE

THE COORDINATES, BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON THE SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION CONTROL SURVEY FOR THE SE CONNECTOR, PROJECT NO. NH 0235(01)00.

SURVEYOR'S CERTIFICATE

I, DAN P. FERBER, REGISTERED LAND SURVEYOR, NO. 4783 IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AS ORDERED BY THE CITY OF RAPID CITY 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.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 20th DAY OF November A.D., 2002

DRAWN BY DRS DATE 11-20-02
 CHECKED BY DAN FERBER DATE 11-20-02

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA #13666 \$10.00
 COUNTY OF PENNINGTON : SS
 FILED FOR RECORD THE 3rd DAY OF June A.D., 2003, AT 12:03PM AND RECORDED IN BOOKS OF PLATS HWY 10 ON PAGE 118 THEREIN.
 REGISTER OF DEEDS BY DEPUTY

**AGREEMENT BETWEEN
SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION
AND
CITY OF RAPID CITY**

AGREEMENT NO. 612770

Financial agreement for the Concourse Drive extension and State Highway 235 (SE Connector) in Rapid City.

IT IS HEREBY AGREED between the State of South Dakota acting through the Department of Transportation, hereinafter referred to as the STATE, and the City of Rapid City, hereinafter referred to as the CITY, as follows:

WHEREAS, the STATE and the CITY agree that SD235 (SE Connector) will be reconstructed as a limited access facility.

WHEREAS, the STATE and the CITY agree that the current proposed right in/right out access at Jubilee Lane will restrict any through and left turn movements from occurring at this intersection.

WHEREAS, the STATE and the CITY agree that any through and left turn traffic generated from Twilight Drive will need to be served at the intersection of Concourse Drive and SD235 which is a full access intersection.

WHEREAS, the STATE and the CITY agree that to improve the traffic operation of all facilities in the immediate area it will be necessary to construct a new street from the intersection of Concourse Drive/SD235 south to the intersection of Twilight Drive/Pacific Drive.

WHEREAS, the work involved as identified in this agreement will consist of constructing a new street composed of a three-lane section with asphalt pavement, curb and gutter, pavement marking, drainage, and signing. And will hereinafter be referred to as PROJECT.

WHEREAS, the STATE and the CITY agree that costs for this new street will be a lesser amount if construction is completed under project NH 0235 (01) 0, PCEM 3151 that will be let in FFY 2003.

AND WHEREAS, the STATE acting by and through its agents and employees shall oversee the construction of the PROJECT;

NOW THEREFORE, it is mutually agreed as follows:

- A. STATE will perform the following activities:
1. STATE will and must participate in the review and approve the design plan for all improvements proposed for PROJECT prior to submittal of final contractual plans.
 2. STATE will receive and incorporate approved CITY design plans into project NH 0235 (01) 0, PCEM 3151.
 3. STATE will secure any authorization required for the acquisition of right of way and offering of relocation assistance.
 4. STATE will secure the necessary right-of-way with required parcels being purchased in the name of the STATE and handle any necessary relocation assistance. Right-of-way parcels will be purchased in the name of the STATE and transferred to the CITY.
 5. STATE will handle any needed condemnation.
 6. STATE will advertise, let to contract, and award PROJECT to the lowest responsible bidder.
 7. STATE will pay for the construction of the PROJECT including Construction Engineering expenses with no direct reimbursement from the CITY.
 8. STATE will provide construction inspection and material testing for the PROJECT according to the SD DOT Materials Manual.
- B. CITY will perform the following activities:
1. CITY will retain a consultant for design engineering of the PROJECT and shall pay for all design expenses with no direct reimbursement from the STATE.
 2. CITY shall furnish plans and right-of-way plats for construction and right-of-way purchase of the PROJECT. This set of plans shall be provided to the STATE for inclusion in project NH 0235 (01) 0, PCEM 3151. Final plans shall be delivered to the STATE by the final plan review date for NH 0235 (01) 0, PCEM 3151 which is anticipated to be March 2003. ROW plans and plats, in sufficient detail to allow right of way acquisition process to begin, will be delivered to the STATE by November 1, 2002.

3. CITY shall accept transfer of right-of-way parcels and accept ownership and absolute jurisdiction/maintenance of PROJECT. CITY will provide a resolution to the STATE for acceptance of transfer of right-of-way.

C. This AGREEMENT is binding upon signatories hereto not as individuals but solely in their capacities as officials of their respective organizations and acknowledges proper action of STATE and CITY to enter into the same.

Dated this 3rd day of June, 2002

(SEAL)

ATTEST:

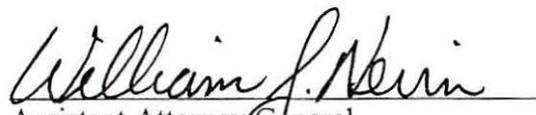
By: 
City Auditor/Finance Officer

CITY OF RAPID CITY

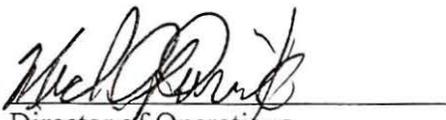
By: 
Mayor 5/6/02

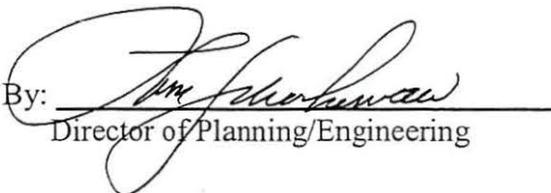
(SEAL)

APPROVED AS TO FORM:


Assistant Attorney General

SOUTH DAKOTA DEPARTMENT OF
TRANSPORTATION

By: 
Director of Operations

By: 
Director of Planning/Engineering