

## Department of Transportation

Division of Planning/Engineering

Right of Way Program

700 E Broadway Avenue

Pierre, South Dakota 57501-2586

605/773-3746 FAX: 605/773-5867

August 20, 2020

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

RE: August 27, 2020 Transportation Commission Agenda

Dear Mr. Behm:

The following items are recommended for Commission consideration:

1. Transfer – Minnehaha County

Request Transportation Commission approval by resolution to transfer by quit claim deed to the city of Sioux Falls the following highway right-of-way property interests:

North Career Avenue, from its intersection with South Dakota Highway 38 (also known as West 60<sup>th</sup> Street) to West Maple Street and West Innovation Street from its intersection with West Tickman Street to North Career Avenue and the portion of North Louise Avenue from West Tickman Street north approximately 0.86 miles, all in Sioux Falls, Minnehaha County, South Dakota, legally described as follows:

Lot H2 in the NW1/4 of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H2 contains 0.41 acre, more or less. Plat Book 61, Page 28.

Lot H7 in the NE1/4 of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H7 contains 2.18 acres, more or less. Plat Book 64, Page 97.

Lot H5 in the NE1/4 of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H5 contains 5.40 acres, more or less. Plat Book 61, Page 29.

PE1 and PE2 in the NE1/4 of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot PE1 contains 0.46 acre, more or less and Lot PE2 contains 3.72 acres, more or less. Plat Book 61, Page 27.

Lot PE1 in the NW1/4 of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot PE1 contains 3.97 acres, more or less. Plat Book 61, Page 26.

Lot H3 in the SE1/4 of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H3 contains 4.557 acres, more or less. Deed Book 471, Page 103. Plat Book 62, Page 145.

Lot H4 in the SW1/4, except Lot H3 contained therein of Section 36, Township 102 North, Range 50 West of the 5<sup>th</sup> P.M., lying east of Outlot B & Tract 2 of Green Hills Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H4 contains 1.538 acres, more or less. Deed Book 468, Page 359. Plat Book 62, Page 146.

Lot H2 in the N1/2 of the N1/2 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H2 contains 2.988 acres, more or less. Deed Book 470, Page 583. Plat Book 62, Page 147.

Lot H1 in the S1/2 of the NW1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H1 contains 1.528 acres, more or less. Deed Book 472, Page 725. Plat Book 62, Page 151.

Lot H1 in Tract 4, except Lot 1A contained therein and together with the N1/2 of the vacated street abutting thereto and Tract 5, all of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 in Tract 4 contains 0.151 acre, more or less. Lot H1 in Tract 5 contains 0.146 acre, more or less. Deed Book 470, Page 307. Plat Book 62, Page 148.

Lots H1 in Tracts 6 and 7 of Markey Addition to the City of Sioux Falls and the S1/2 of the vacated street abutting Tract 7 thereof, Minnehaha County, South Dakota. Said Lot H1 in Tract 6 contains 0.186 acre and Lot H1 in Tract 7 contains 0.226 acre. Deed Book 470, Page 307. Plat Book 62, Page 149.

Lot H2 in Tract 5 of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H2 contains 0.02 acre, more or less. Deed Book 475, Page 434. Plat Book 63, Page 287.

Lot H2 in Tract 4 of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H2 contains 0.02 acre, more or less. Deed Book 475. Page 434. Plat Book 63, Page 286.

Lot H1 in Lot C of Tract 1 of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 contains 0.02 acre, more or less. Deed Book 477, Page 396. Plat Book 63, Page 222.

Lot H1 in Lot B of Tract 3 of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 contains 0.01 acre, more or less. Deed Book 476, Page 359. Plat Book 63, Page 220.

Lot H1 in Tract 2 of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 contains 0.01 acre, more or less. Deed Book 476, Page 334. Plat Book 63, Page 221.

Lot H1 in Lot B of Tract 1 of Tickman Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 contains 0.01 acre, more or less. Deed Book 477, Page 396. Plat Book 63, Page 223.

Lot H2 in the SW1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H2 contains 1.479 acres, more or less. Deed Book 470, Page 575. Plat Book 62, Page 152.

Lots H1 in Tracts 4 & 5 of Markey Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 in Tract 4 contains 0.192 acre, more or less and Lot H1 in Tract 5 contains 0.182 acre, more or less. Deed Book 468, Page 937. Plat Book 62, Page 150.

Lot H1 in the S1/2 of the SW1/4, except Tract 1 of Greenfield's Addition contained therein, of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H1 contains 0.82 acre, more or less. Deed Book 448, Page 145. Plat Book 59, Page 57.

Lot H1 in the E1/2 NE1/4 SW1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H1 contains 0.06 acre, more or less. Deed Book 448, Page 145. Plat Book 59, Page 56.

Lot A in Lot H1 of the NE1/4, NE1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., City of Sioux Falls, Minnehaha County, South Dakota. Said Lot A of Lot H1 contains 10,511 square feet, more or less. Plat Book 82, Page 175.

Lot A in Lot H1 of the SE1/4, NE1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., City of Sioux Falls, Minnehaha County, South Dakota. Said Lot A of Lot H1 contains 97,398 square feet, more or less. Plat Book 82, Page 176.

Lot A in Lot H1 of the NE1/4, SE1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., City of Sioux Falls, Minnehaha County, South Dakota. Said Lot A of Lot H1 contains 42,070 square feet, more or less. Plat Book 82, Page 177.

Lot A in Lot H2 of the N1/2, SE1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., City of Sioux Falls, Minnehaha County, South Dakota. Said Lot A of Lot H2 contains 85,480 square feet, more or less. Plat Book 82, Page 178.

Lot A in Lot H1 of Tract 2A of the Replat of Tracts 1 and 2 of 2A, Ericksen Addition in the SE1/4, SE1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., City of Sioux Falls, Minnehaha County, South Dakota. Said Lot A of Lot H1 contains 13,332 square feet, more or less. Plat Book 82, Page 180.

Lot H1 in Tract 3 of Ericksen Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 in Tract 3 contains 0.33 acre, more or less. Deed Book 409, Page 617. Plat Book 53, Page 36.

Lot H1 in Tract 5 of Ericksen Addition to the City of Sioux Falls, less Lots F and G in Lot H1 of Tract 5, Minnehaha County, South Dakota. Said Lot H1 in Tract 5 less Lots F and G in Lot H1 of Tract 5 contains 0.30 acre, more or less. Deed Book 409, Page 252. Plat Book 53, Page 17.

Lot H1 in Tract 7 of Ericksen Addition to the City of Sioux Falls less Lot E in Lot H1 of Tract 7, Minnehaha County, South Dakota. Said Lot H1 in Tract 7 less Lot E in Lot H1 of Tract 7 contains 1.86 acres, more or less. Deed Book 409, Page 252. Plat Book 53, Page 19.

Lot H1 Tract 6 of Ericksen Addition to the City of Sioux Falls less Lots D and E in Lot H1 of Tract 6, Minnehaha County, South Dakota. Said Lot H1 Tract 6 less Lots D and E in Lot H1 of Tract 6 contains 0.94 acre, more or less. Deed Book 409, Page 251. Plat Book 53, Page 18.

Lot H1 in Tract 1 of Greenfield's Addition in the SE1/4 of the SW1/4 of Section 1, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H1 contains 1.04 acres, more or less. Deed Book 447, Page 771. Plat Book 59, Page 58.

Lot H1 in Tract 1A and Lot H1 in Tract 1B of Markey Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 in Tract 1A contains 0.01 acre (471 sq. ft.), more or less and Lot H1 of tract 1B contains 0.41 acre, more or less. Deed Book 478, Pages 504 and 505. Plat Book 63, Page 219.

Lot H2 in the NW1/4 of Section 12, Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H2 contains 0.32 acre (14,278 sq. ft.) more or less. Deed Book 476, Page 495. Plat Book 63, Page 209.

Lot H1 in the North 16 Rods of the West 15 Rods of the NW1/4 of the NE1/4, Except the West 40 Feet located in the NW1/4 of the NE1/4 of Section 12. Township 101 North, Range 50 West of the 5<sup>th</sup> P.M., Minnehaha County, South Dakota. Said Lot H1 contains 0.06 acre, more or less. Deed Book 477, Page 444. Plat Book 63, Page 210.

Lot H1 in Lot 1 of Block 1 of the Vocational Technical Addition to the City of Sioux Falls, Minnehaha County, South Dakota. Said Lot H1 contains 0.17 acre, more or less. Deed Book 477, Page 223. Plat Book 63, Page 211.

This resolution will complete the requirements of Exchange Agreement No. 710142. The highway right of way described above would be transferred to the city of Sioux Falls and the city of Sioux Falls would accept ownership, jurisdiction, operational and maintenance responsibilities of the above described right-of-way.

The State will retain and reserve the right to control of access between the Transfer Segment and Interstate 29.

Mitchell Region and Sioux Falls Area DOT recommends the transfer. (See attachments)

2. Abandonment – Haakon County

This resolution will abandon the temporary easements on Haakon County Project NH-P 0031(28), PCN 0423.

3. Abandonment – Hughes County

This resolution will abandon the temporary easements on Hughes County Project NH-P 0031(28), PCN 0423.

4. Abandonment – Jackson County

This resolution will abandon the temporary easements on Jackson County Project NH-P 0031(28), PCN 0423.

5. Abandonment – Stanley County

This resolution will abandon the temporary easements on Stanley County Project NH-P 0031(28), PCN 0423.

6. Abandonment – Gregory County

This resolution will abandon the temporary easements on Gregory County Project NH 0018(188)320, PCN 04EA.

7. Abandonment – Meade County

This resolution will abandon the temporary easements on Meade County Project IM 0901(38)40, PCN 5580.

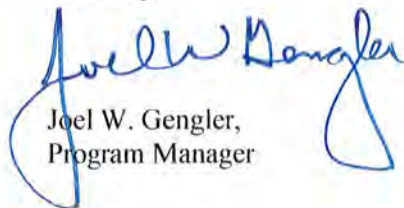
8. Condemnation – Project IM 0902(112)59, PCN 6568, Pennington County

Request Transportation Commission resolution determining that the taking and damaging of real property interests in and to the following property is necessary for a public purpose and authorizing condemnation:

Parcel A9 – I-90 Amoco, Inc; mortgage – First Western Federal Savings Bank  
Parcel CA2 – Moyle Petroleum Company, Inc.

To date, the Department of Transportation has been unable to acquire the real property interests through negotiations for the project IM 0902(112)59, Pennington County, PCN 6568, I90 - Exit 59, (Lacrosse Street) in Rapid City, Structure # 52-420-285, 52-420-286, 52-424-285, Interchange Reconstruction, PCC Surfacing, Auxiliary Lane Addition (West Bound & East Bound), Structure Widening, Deck Overlay, Approach Slabs. (See Attachments)

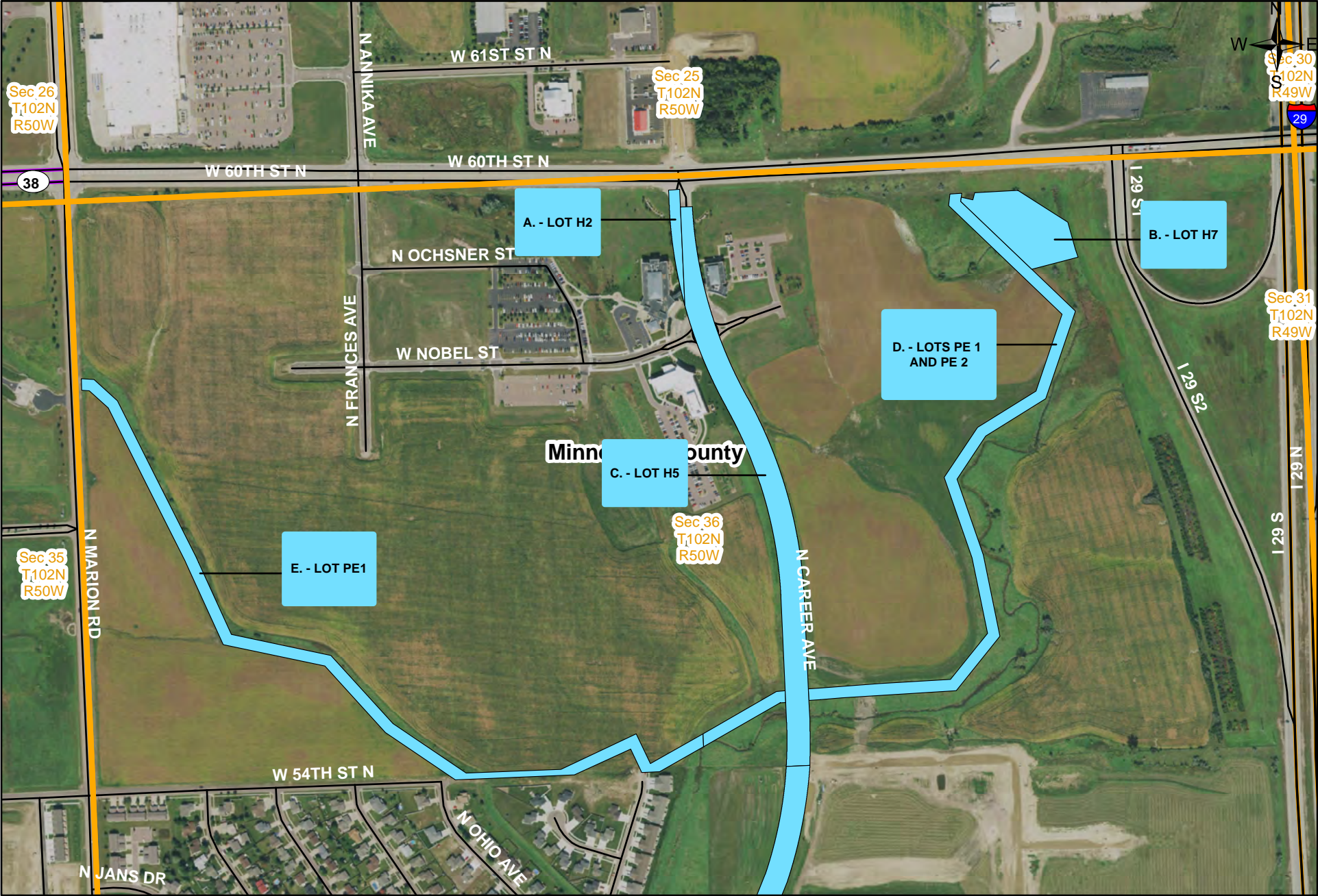
Sincerely,



Joel W. Gengler,  
Program Manager



# North Career Avenue Proposed Transfers

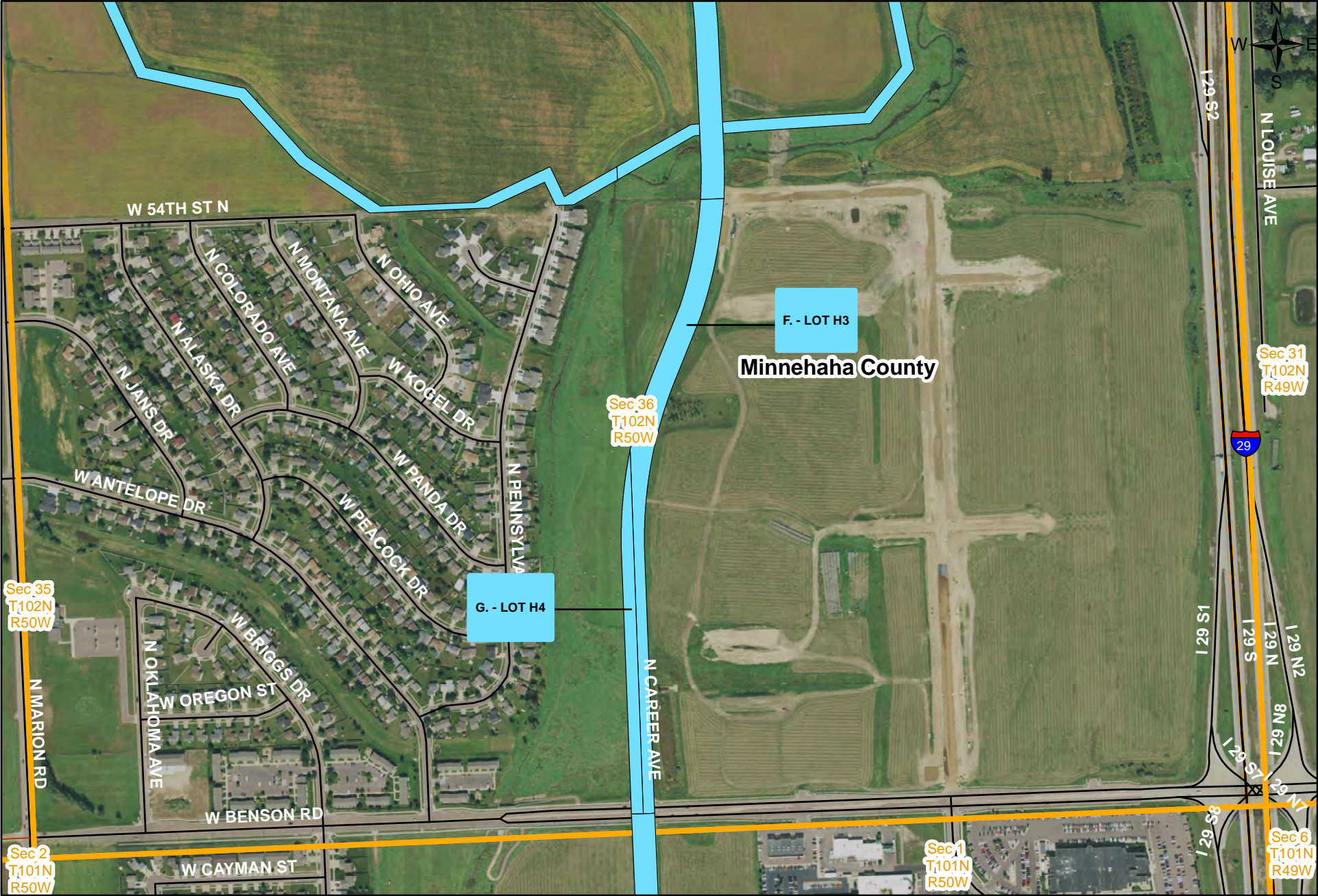


## Legend


Proposed Transfer



# North Career Avenue Proposed Transfers

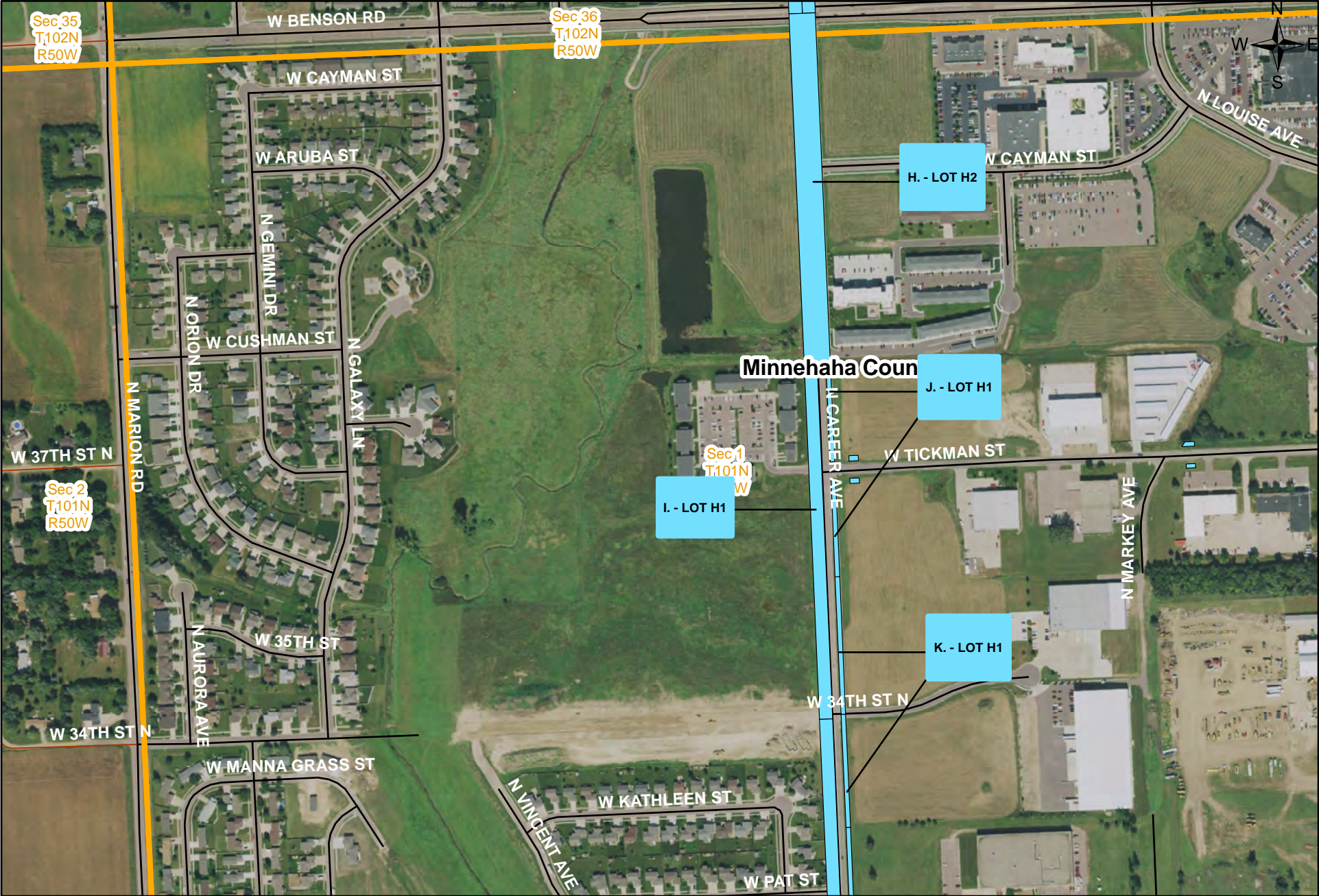


## Legend

 Proposed Transfer



# North Career Avenue Proposed Transfers



## Legend


Proposed Transfer



# North Career Avenue Proposed Transfers



## Legend

 Proposed Transfer



# North Career Avenue Proposed Transfers






# Innovation Street Proposed Transfers

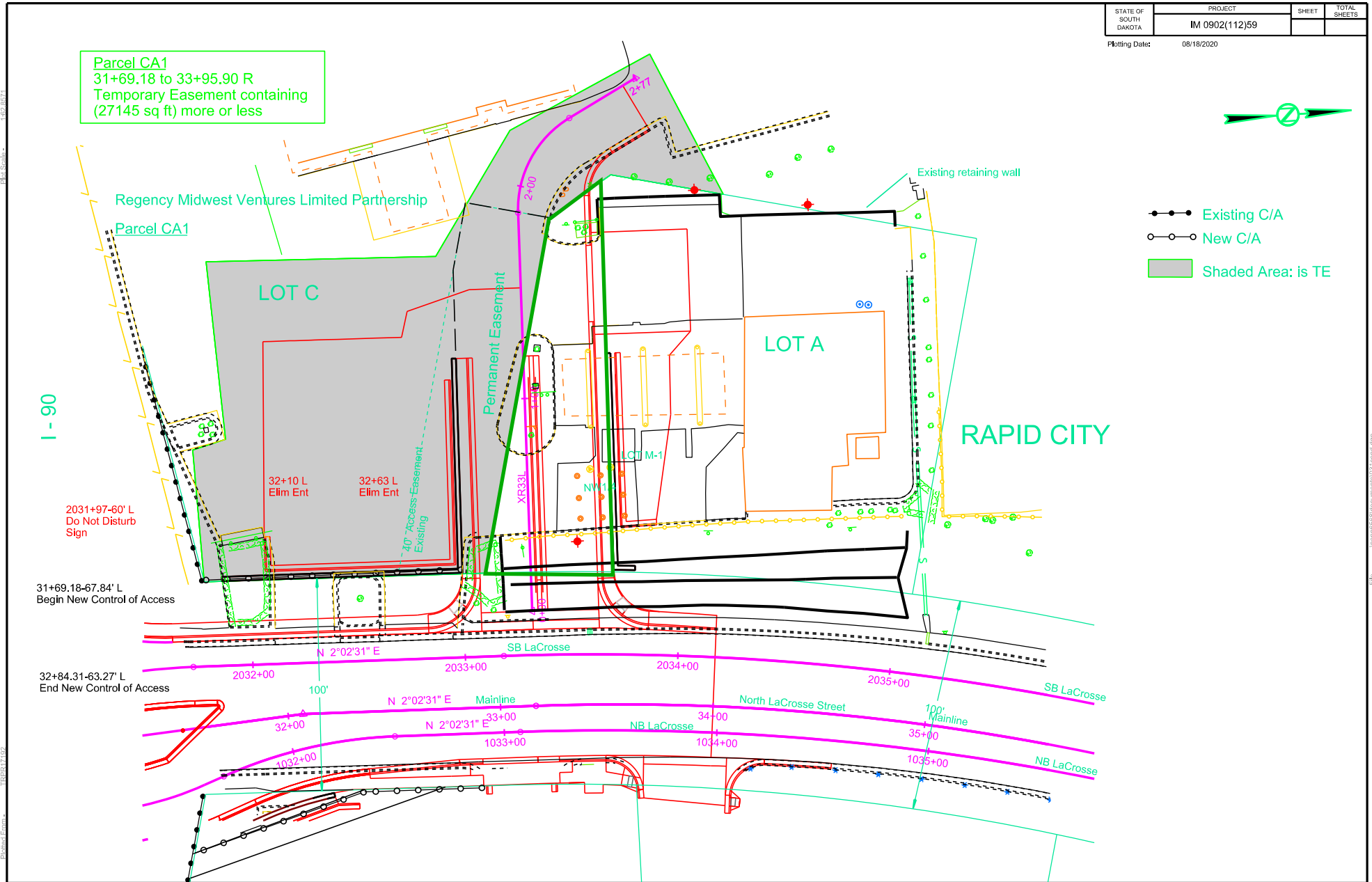


## Legend

 Proposed Transfer

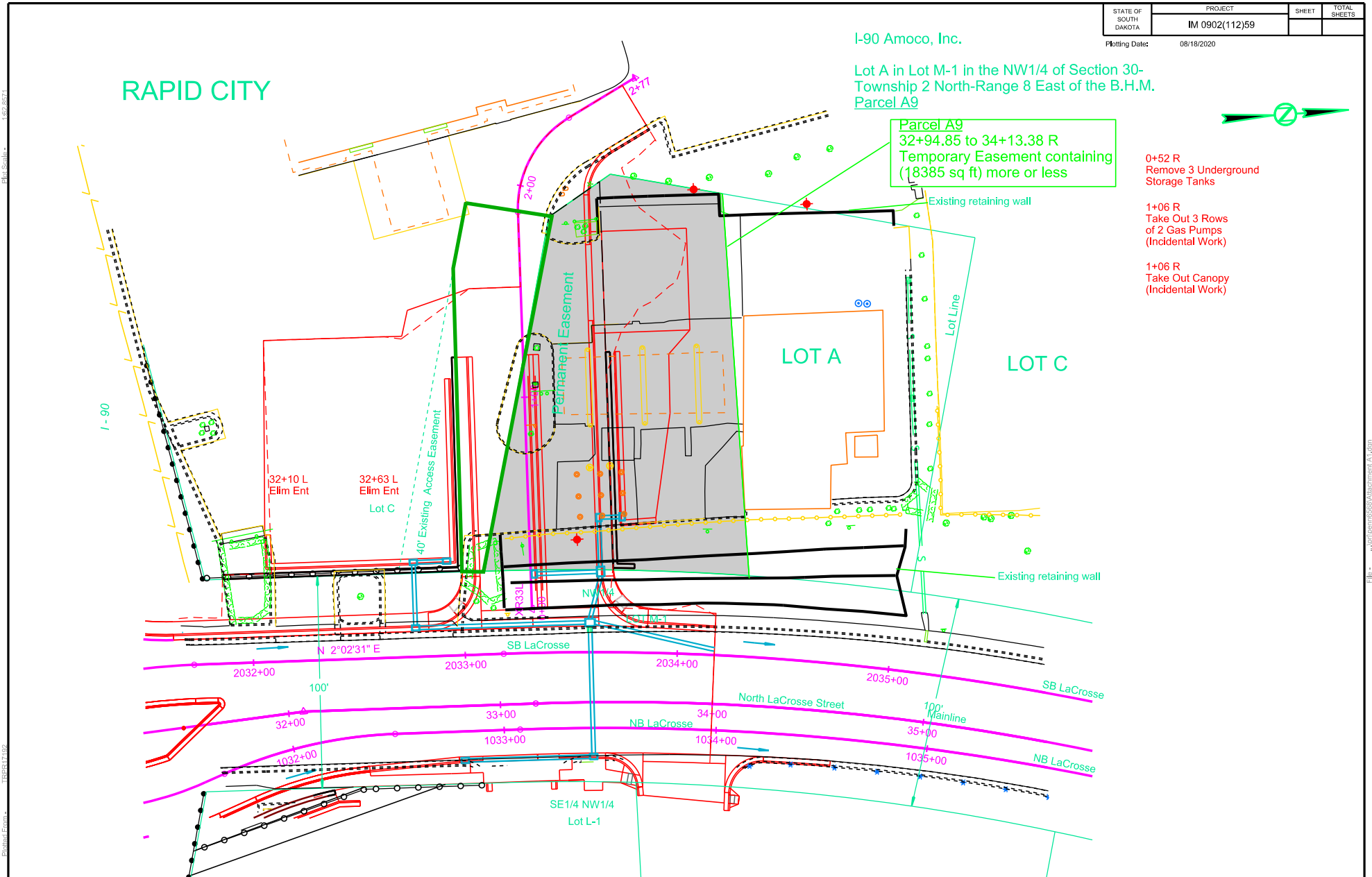
LEGAL DESCRIPTIONS TO BE DETERMINED

# Attachment for Lot C





# Attachment for Lot A





LOCATION MAP for Lot A - Parcel A9

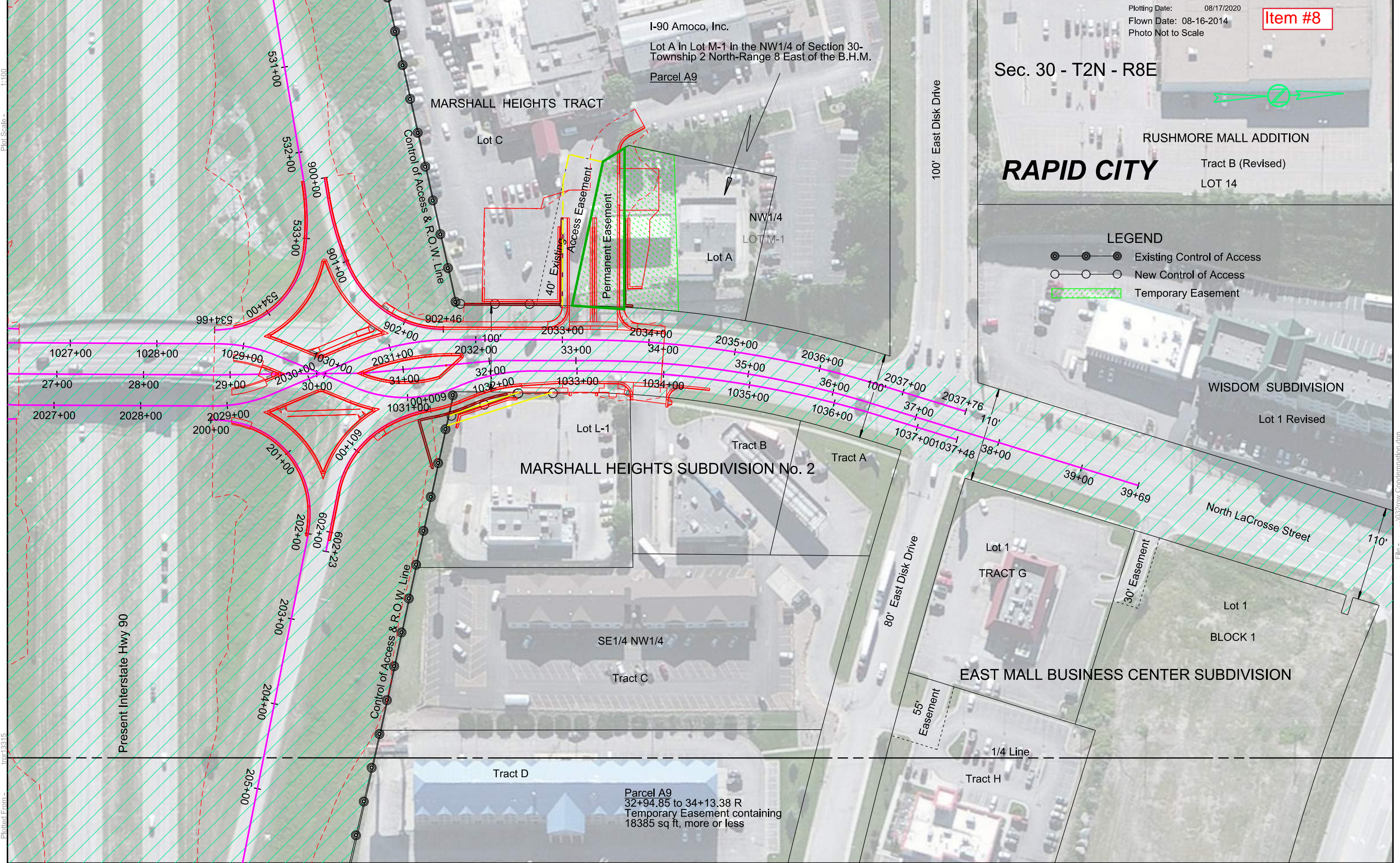
STATE OF SOUTH DAKOTA	PROJECT	SHEET	TOTAL SHEETS
	IM 0902(112)59		

Plotting Date: 08/17/2020  
Flown Date: 08-16-2014  
Photo Not to Scale

Item #8

Plot Scale - 1:100

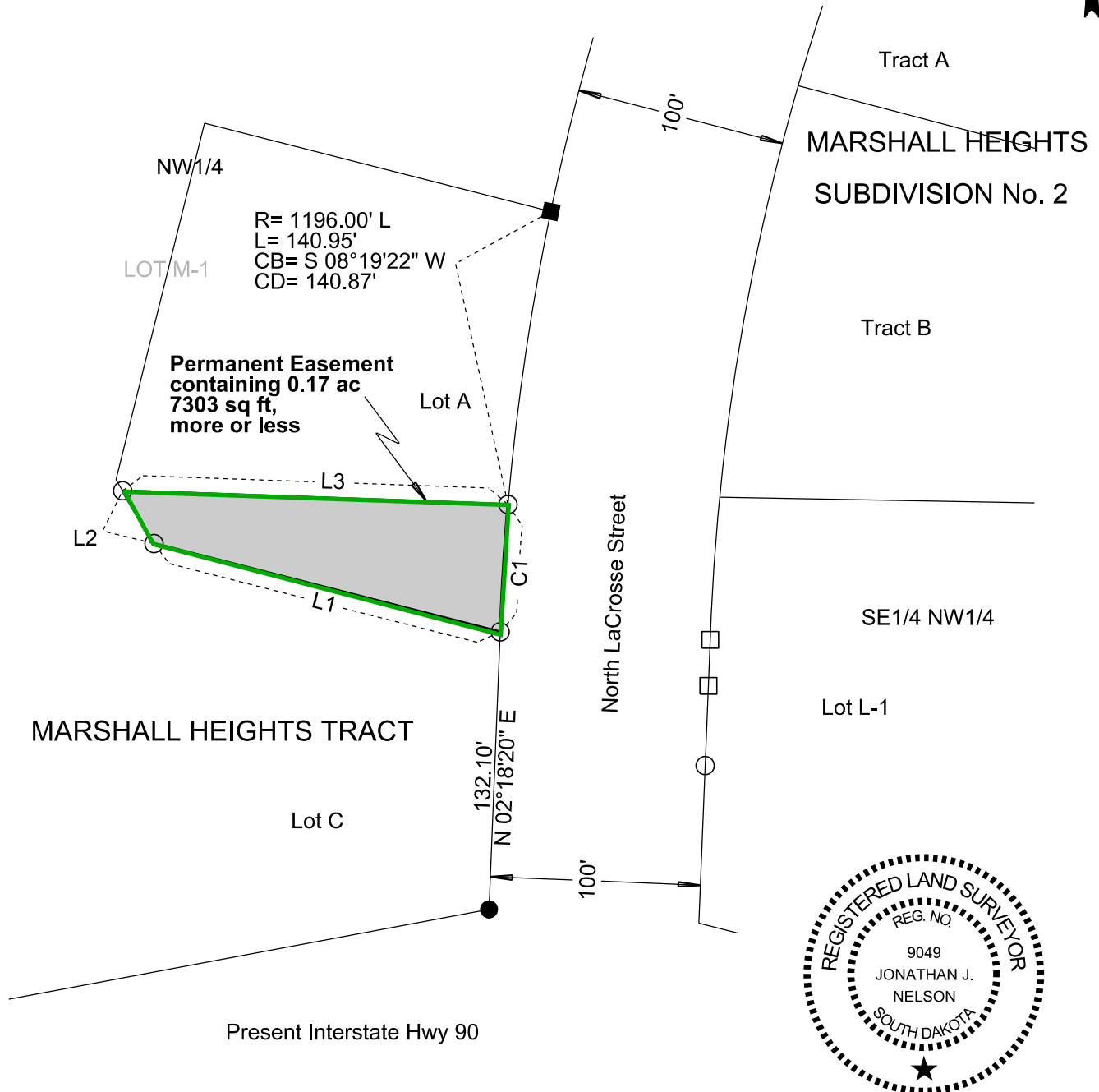
Plotted From - Imp13315



File - ...032row Condemnation.dgn



		Bear i n g		Length	Chord	Radius
L1	N	75° 41' 40"	W	170.00		
L2	N	30° 41' 40"	W	29.19		
L3	S	87° 57' 29"	E	183.44		
C1	S	03° 29' 34"	W	60.69	60.68	1196.00L



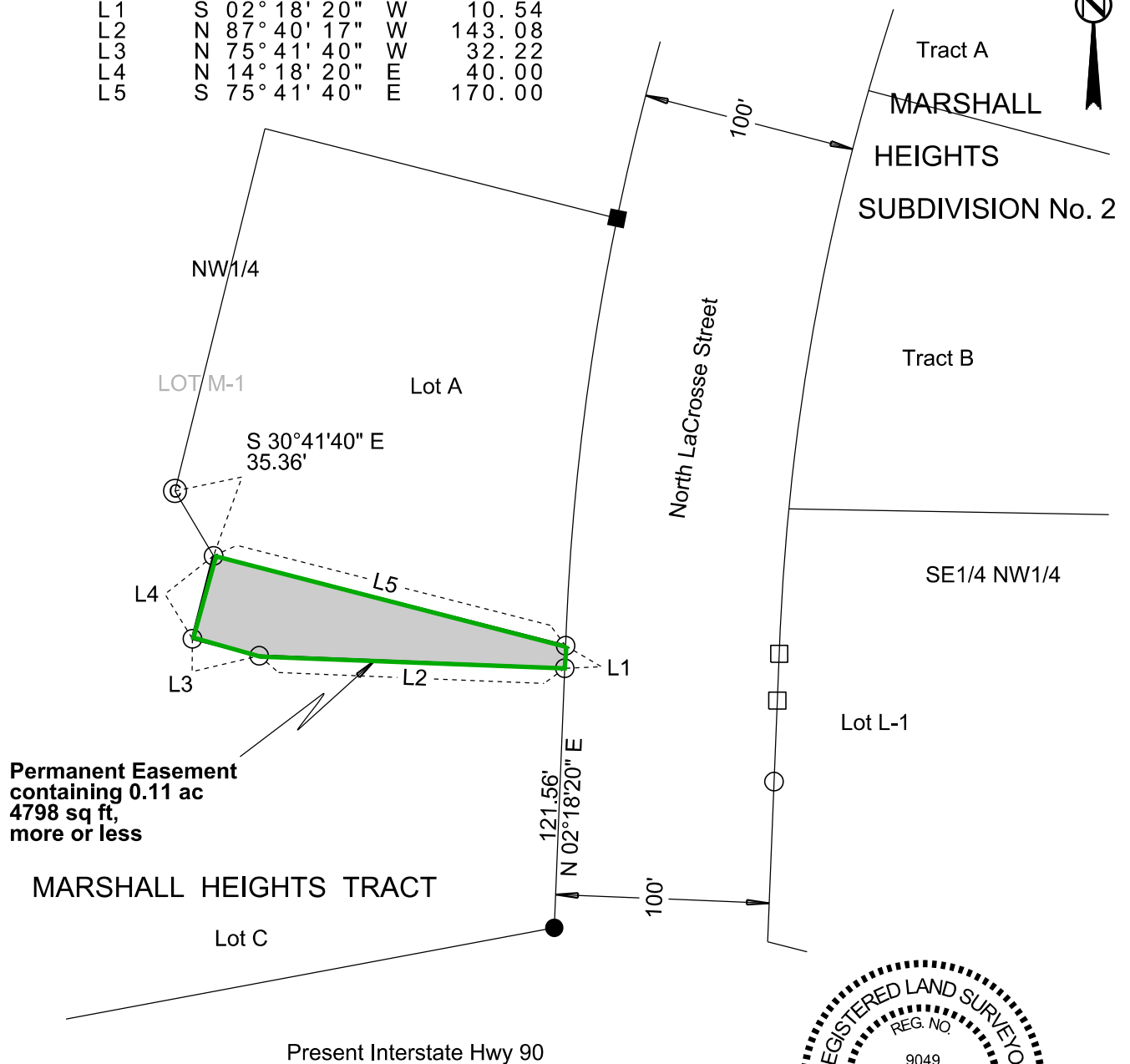
in Lot C in Lot M-1 of Marshall Heights Tract to Rapid City

PENNINGTON COUNTY, SOUTH DAKOTA

Showing a permanent easement to be acquired for highway purposes

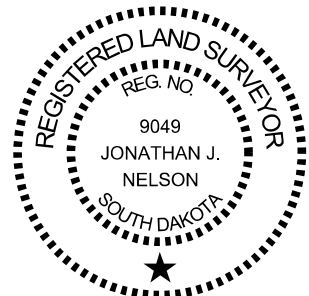
Not to Scale

	Bearing	Length
L1	S 02° 18' 20" W	10.54
L2	N 87° 40' 17" W	143.08
L3	N 75° 41' 40" W	32.22
L4	N 14° 18' 20" E	40.00
L5	S 75° 41' 40" E	170.00



## LEGEND

- = found R.O.W. corner
- = set R.O.W. corner
- ⊙ = calculated corner
- = found property corner
- = set property corner



Revised Date: 08/17/2020 KLH

Drawn By Kimberly L. Herrman Date 02/27/2020Checked By Jon Nelson Date 08/17/2020