

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

June 18, 2020

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

RE: June 25, 2020 Transportation Commission Agenda

Dear Mr. Behm:

The following items are recommended for Commission consideration:

1. Request Transportation Commission approval to abandon by resolution the following permanent easement:

Lot 6 in Block 1 of First Ashland Park Addition to Huron, Beadle County, South Dakota. As recorded on March 1, 2018 as document number 109095, in Beadle County, South Dakota. (Parcel 5A)

The above permanent easement for a Beadle County Project P 0037(128)125, PCN 0271, Highway traffic sign/signal light will be relocated to Lot 7 in Block 1 of First Ashland Park Addition to Huron (Parcel 4B). The Huron Area DOT has deemed the Parcel 5A permanent easement no longer necessary for use in construction or maintenance of highways or for highway purposes. (See attachment).

2. Abandonment - Pennington County:

Request Transportation Commission approval to abandon by resolution the following property acquired for highway right-of-way:

Lot A in a portion of Lot H-2 of Lots 17, 18, 19 and 20 and a portion of Lot H-3 of Lots 21, 22, 23 and 24 in Block 1 of Green Acres Addition to the City of Rapid City, Pennington County, South Dakota, containing 0.12 acre.

Lot A1 in a portion of Lot H-1 of Lots 10, 11, 12, 13, 14, 15 and 16 and a portion of Lot H-2 of Lot 9 and a portion of the north half vacated alley in Block 2 of Green Acres Addition to the City of Rapid City, Pennington County, South Dakota, containing 0.16 acre.

Lot A in a portion of Lot H-3 of Lots 3, 4, 5 and 6 in Block 2 of Green Acres Addition to the City of Rapid City and vacation of a portion of W. Chicago Street, Pennington County, South Dakota, containing 0.14 acre.

Lot A1 in a portion of Lot H-1 of Lots 11, 12, 13, 14, 15 and 16 and a portion of Lot H-2 of Lots 9 and 10 and vacation of a portion of 16' wide alley in Block 1 of Green Acres Addition to the City of Rapid City, Pennington County, South Dakota, containing 0.08 acre.

The above property is no longer needed for highway purposes and abandonment is recommended by DOT Rapid City Region and Area. (see attachments)

3. Abandonment - Pennington County:

Request Transportation Commission approval to abandon by resolution the following property acquired for highway right-of-way:

Lot A in Lot H1 in the NE1/4 SW1/4 of Section 9, Township 1 South, Range 7 East of the B.H.M., Pennington County, South Dakota. (contains 0.96 acre)

The above property is no longer needed for highway purposes and abandonment is recommended by DOT Rapid City Area. (see attachments)

4. Condemnation – Project IM 0293(106)76, PCN 03RA, Minnehaha 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 37 – Charles J. Gustafson and Heather S. Gustafson
Parcel 37A – Charles J. Gustafson

To date, the Department of Transportation has been unable to acquire the real property interests through negotiations for the project IM 0293(106)76, Minnehaha County, PCN 03RA, I29 - Exit 77 (41st Street Interchange) in Sioux Falls Structure # 50-173-235, 50-175-230, Interchange Modification, Bent Strengthening. (See Attachments)

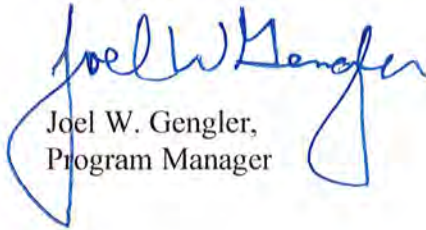
5. Condemnation – Project P 0020(160)411, PCN 04FR, Harding County

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:

Parcels 1, 6 through 14, A3, A4, and A5 – Alvin L. Cordell & Marlee L. Cordell

To date, the Department of Transportation has been unable to acquire the real property interests through negotiations for the project P 0020(160)411, Harding County, PCN 04FR, SD20 - 4.2 & 5.0 East of the Montana State Line Over the Little Missouri River & Over Valley Creek & 14.8 East of the East US85 Junction Over Sioux Creek, Structure # 32-043-278, 32-051-277, 32-395-284, Structures (Bridges & RCBC), Approach Grading. (See Attachments)

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel W. Gengler". The signature is fluid and cursive, with a large loop at the end.

Joel W. Gengler,
Program Manager

Parcel 5A

EXHIBIT A

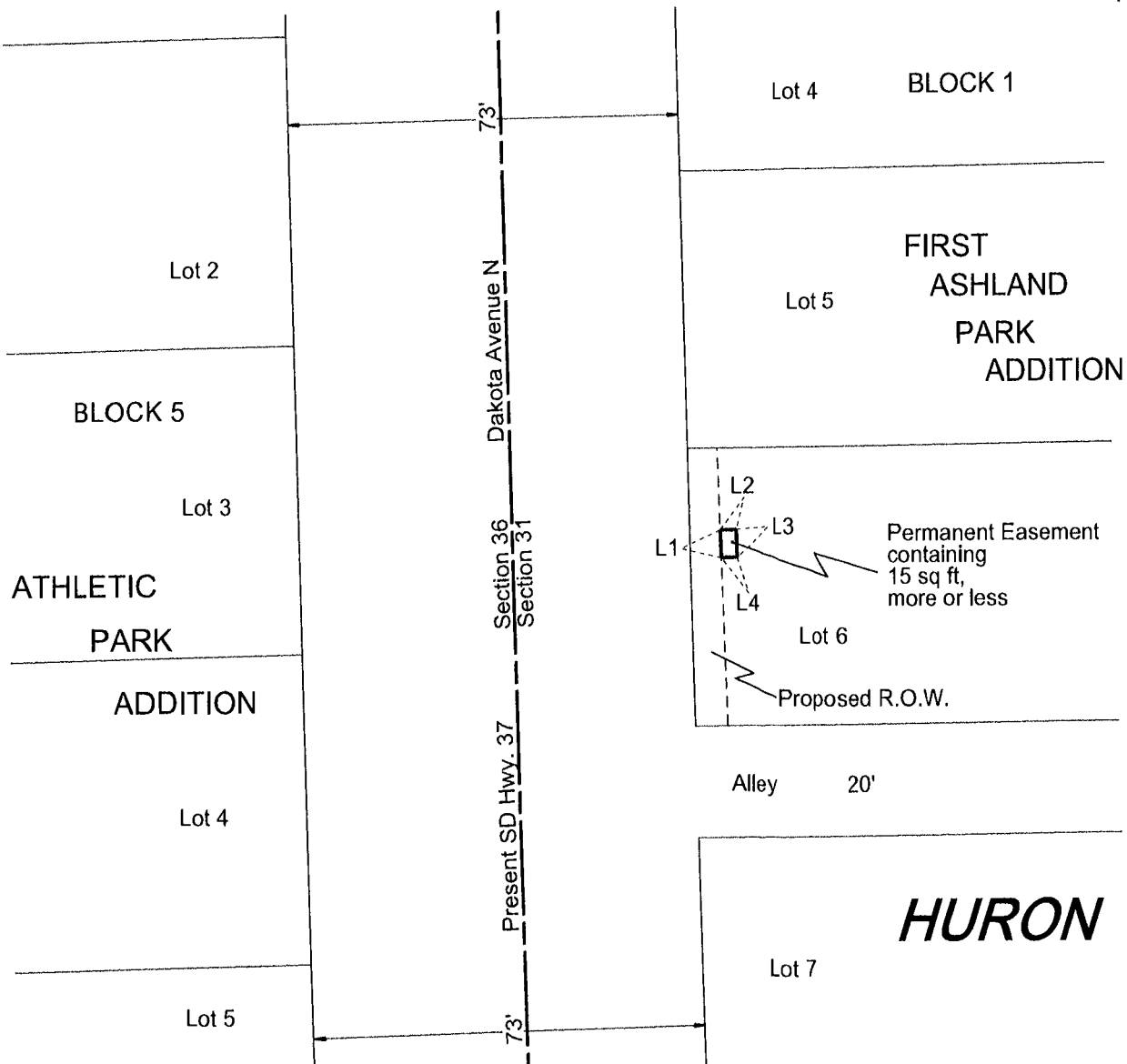
Showing a permanent easement to be acquired for traffic sign in

Lot 6 in Block 1 of First Ashland
Park Addition to Huronfor construction of Project P 0037(128)125
BEADLE COUNTY, SOUTH DAKOTA

Not to Scale

Length

L1	5.00
L2	3±
L3	5.00
L4	3±



NOTE: Permanent Easement depicted hereon is parallel and perpendicular to the proposed right of way line of Present SD Hwy. 37 and is centered around the traffic sign as constructed and in place.

0271

Drawn By Crystal L. Stonesifer Date 01/19/2017
 Checked By Jon Nelson Date 01/19/2017

014e1

Release to BOW - March 14, 2017

EXHIBIT A

in Lot 7 in Block 1 of First Ashland Park Addition to Huron

BEADLE COUNTY, SOUTH DAKOTA

Showing a permanent easement to be acquired for traffic sign
for construction of Project P 0037(128)125

Not to Scale

Length

L1	3±
L2	5.00
L3	3±
L4	5.00



NOTE: Permanent Easement depicted hereon is parallel and perpendicular to the existing right of way line of Present SD Hwy 37 and is centered around the traffic sign as constructed and in place.

0271

Drawn By Crystal L. Stonesifer Date 03/27/2020
 Checked By Jon Nelson Date 03/27/2020

013e

Revision Release 04/22/20

Proposed Abandonment - Parcel 5A - Huron



Legend

- Alley Boundaries
- Proposed Abandonment

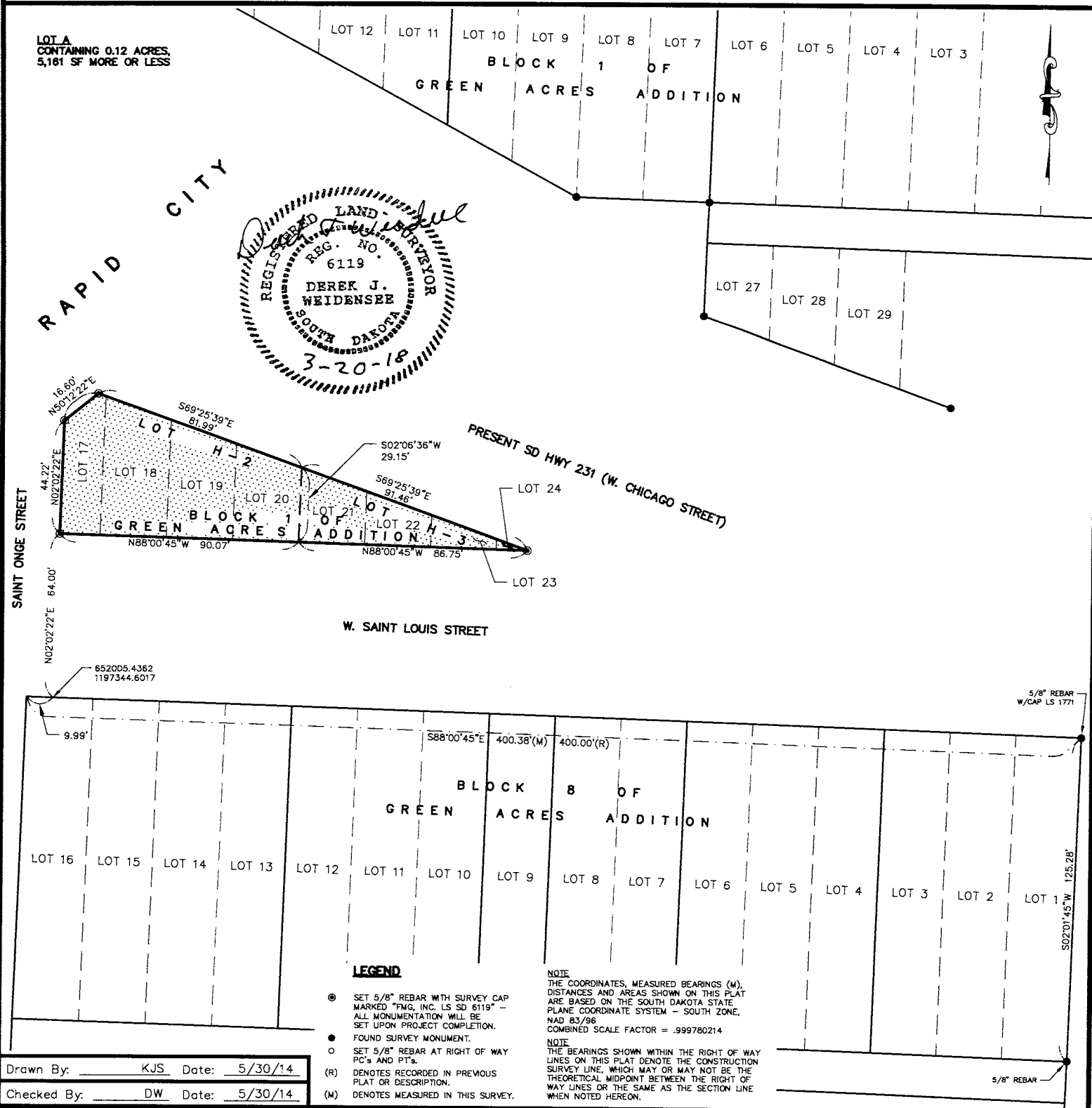
PLAT OF LOT A

Item #2

SHOWING A PARCEL OF LAND TO BE ABANDONED IN
A PORTION OF LOT H-2 OF LOTS 17, 18, 19 AND 20 AND
A PORTION OF LOT H-3 OF LOTS 21, 22, 23 AND 24
IN BLOCK 1 OF GREEN ACRES ADDITION TO THE CITY OF RAPID CITY

PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1" = 40'



SURVEYOR'S STATEMENT

I, Derek J. Weidensee, Registered Land Surveyor No. 6119 in the State of South Dakota, do hereby certify that, as ordered by South Dakota Department of Transportation, 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 MARCH, 2018

Derek J. Weidensee
Registered Land Surveyor
Registration No. 6119

FMG Inc.
3700 Sturgis Rd.
Rapid City, SD 57702
(605) 342-4105
www.fmgengineering.com

OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington

Filed for record this _____ day of _____, 2018, at _____ M., and Recorded in Document No. _____

PLAT OF LOT A1

SHOWING A PARCEL OF LAND TO BE ABANDONED IN
A PORTION OF LOT H-1 OF LOTS 10, 11, 12, 13, 14, 15 AND 16 AND A PORTION OF
LOT H-2 OF LOT 9 AND A PORTION OF THE NORTH HALF VACATED ALLEY
IN BLOCK 2 OF GREEN ACRES ADDITION TO THE CITY OF RAPID CITY

PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1" = 30'

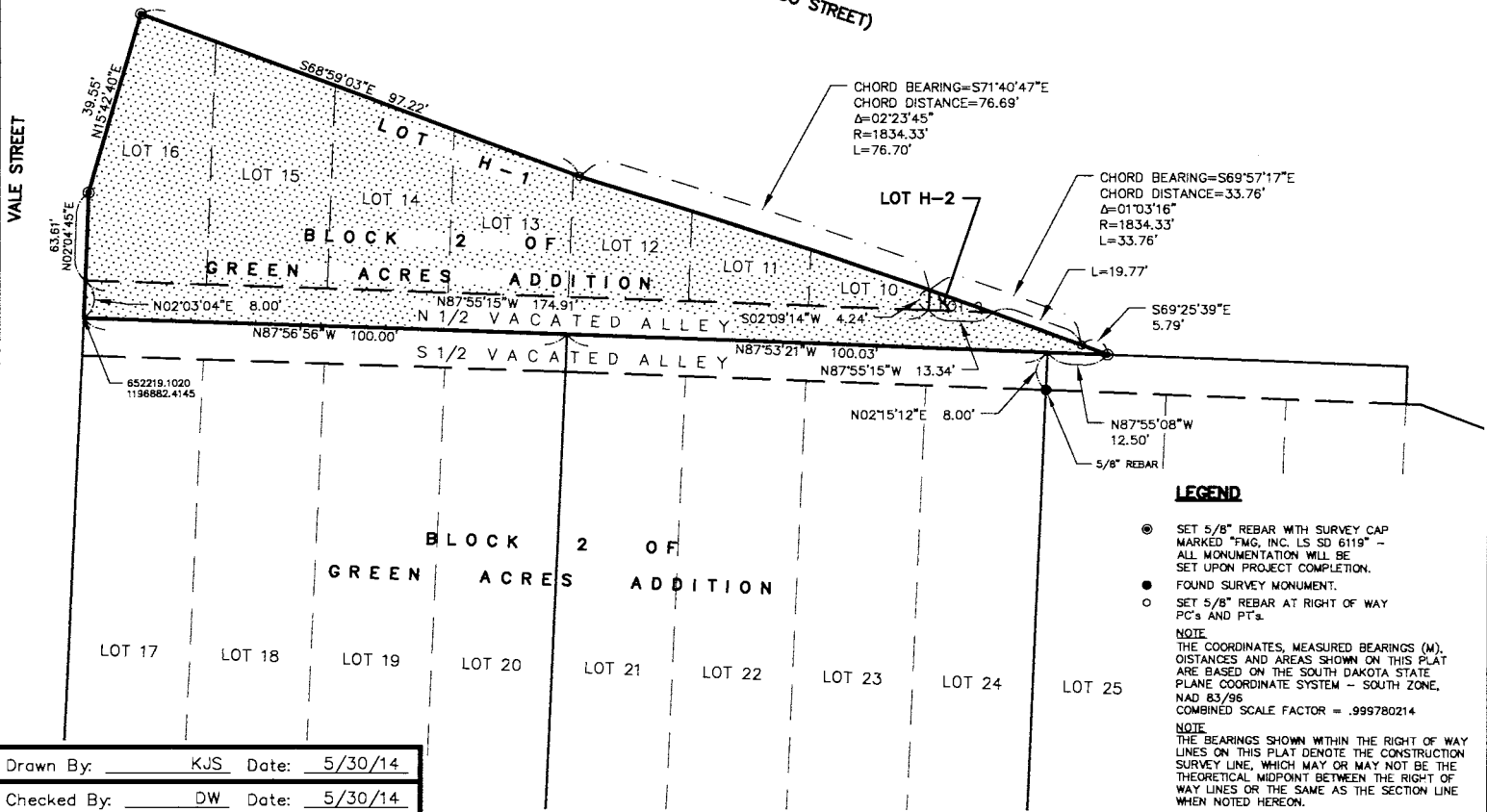
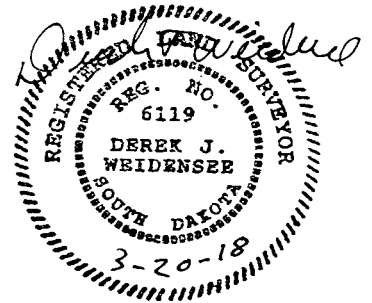
LOT A1
CONTAINING 0.16 ACRES,
6,916 SF MORE OR LESS

LOT 1 OF NW1/4 SW1/4
LESS LOT B OF LOT 2
AND LESS R.O.W.
SECTION 34, T2N, R7E



RAPID CITY

PRESENT SD HWY 231 (W. CHICAGO STREET)



Drawn By: KJS Date: 5/30/14
Checked By: DW Date: 5/30/14

SURVEYOR'S STATEMENT

I, Derek J. Weidensee, Registered Land Surveyor No. 6119 in the State of South Dakota, do hereby certify that, as ordered by South Dakota Department of Transportation, 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 MARCH, 2018

Derek J. Weidensee
Registered Land Surveyor
Registration No. 6119

FMG Inc.
3700 Sturgis Rd.
Rapid City, SD 57702
(605) 342-4105
www.fmgengineering.com

OFFICE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington

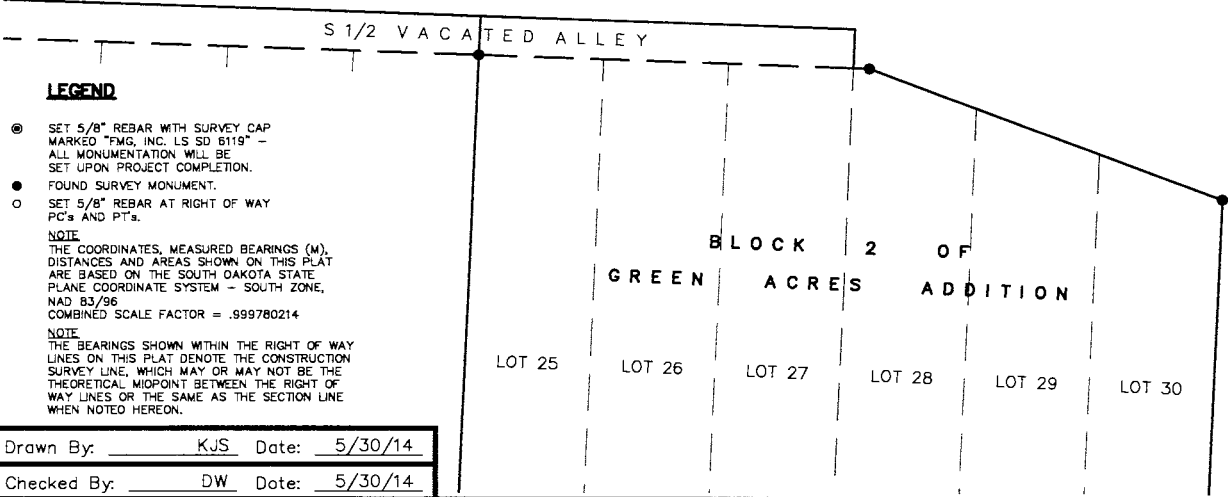
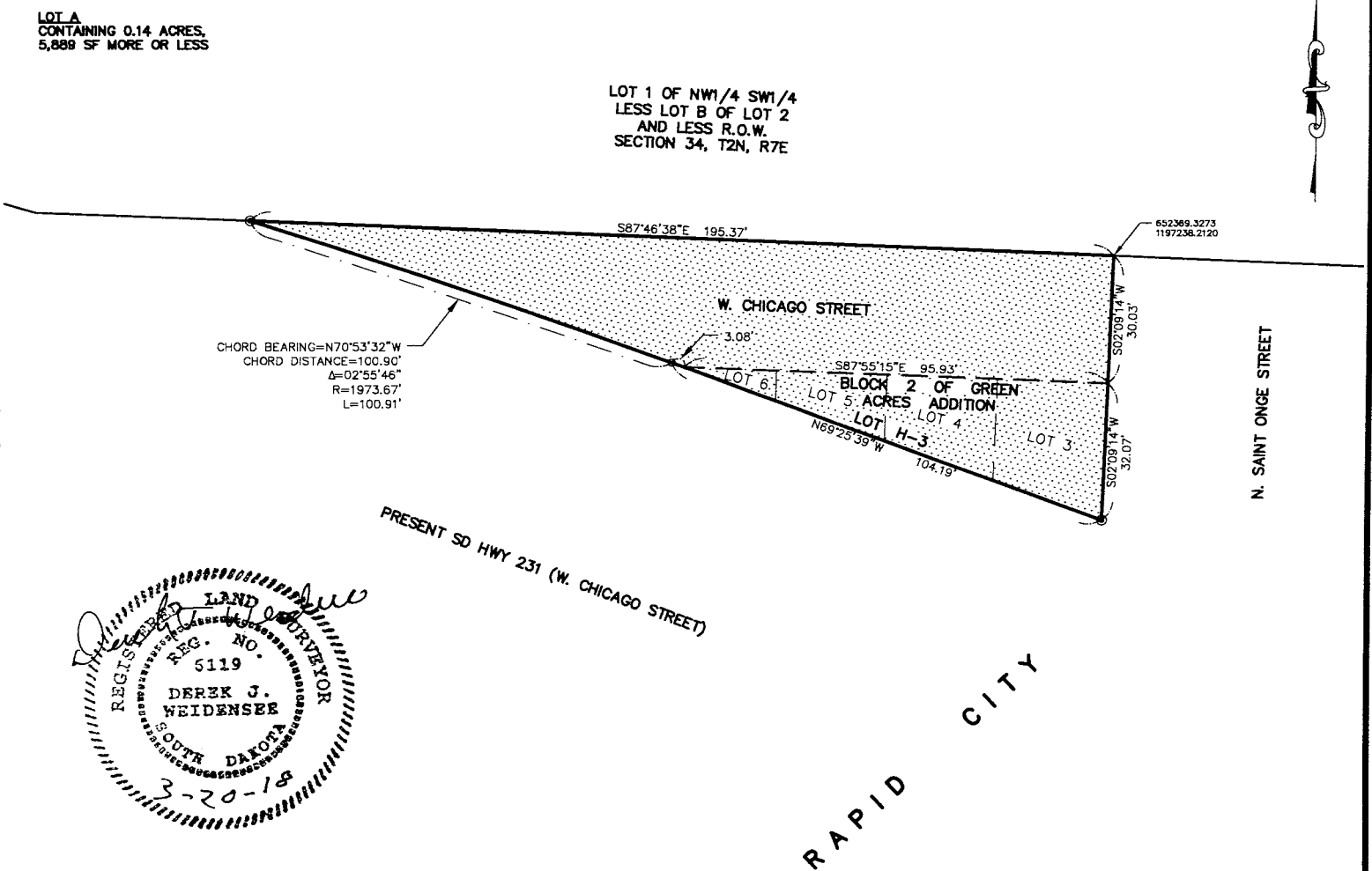
Filed for record this _____ day of _____, 2018, at _____ M., and Recorded in Document No. _____

PLAT OF LOT A
SHOWING A PARCEL OF LAND TO BE ABANDONED IN
A PORTION OF LOT H-3 OF LOTS 3, 4, 5 AND 6
IN BLOCK 2 OF GREEN ACRES ADDITION TO THE CITY OF RAPID CITY
AND VACATION OF A PORTION OF W. CHICAGO STREET
PENNINGTON COUNTY, SOUTH DAKOTA

SCALE: 1" = 30'

LOT A
CONTAINING 0.14 ACRES,
5,888 SF MORE OR LESS

LOT 1 OF NW1/4 SW1/4
LESS LOT B OF LOT 2
AND LESS R.O.W.
SECTION 34, T2N, R7E



SURVEYOR'S STATEMENT

I, Derek J. Weidensee, Registered Land Surveyor No. 6119 in the State of South Dakota, do hereby certify that, as ordered by South Dakota Department of Transportation, 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 MARCH 2018

Derek J. Weidensee
Registered Land Surveyor
Registration No. 6119

FMG Inc.
3700 Sturgis Rd.
Rapid City, SD 57702
(605) 342-4105
www.fmgengineering.com

OFFICE OF REGISTER OF DEEDS

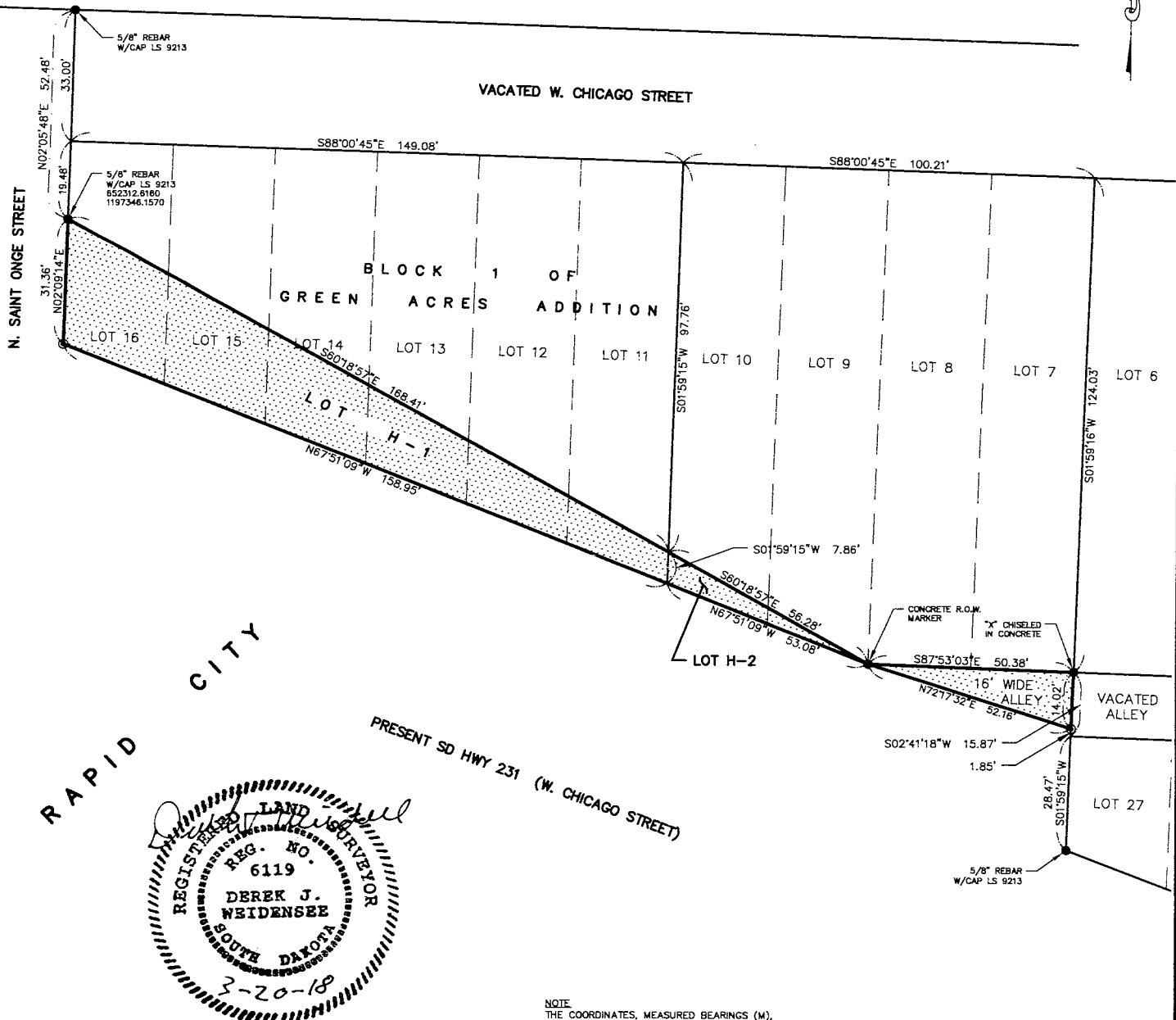
State of South Dakota
County of Pennington

Filed for record this _____ day of _____, 2018, at _____ M., and Recorded in Document No. _____

Item #2

PENNINGTON COUNTY, SOUTH DAKOTA

LOT A1
CONTAINING 0.08 ACRES,
3,478 SF MORE OR LESS



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

- ② SET 5/8" REBAR WITH SURVEY CAP MARKED "FMG, INC. LS SD 6119" - ALL MONUMENTATION WILL BE SET UPON PROJECT COMPLETION.
- FOUND SURVEY MONUMENT.

Drawn By: KJS Date: 5/30/14
Checked By: DW Date: 5/30/14

I, Derek J. Weidensee, Registered Land Surveyor No. 6119 in the State of South Dakota, do hereby certify that, as ordered by South Dakota Department of Transportation, 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 MARCH, 2018

John W. Widen
Registered Land Surveyor
Registration No. 6119

FMG Inc.
3700 Sturgis Rd.
Rapid City, SD 57702
(605) 342-4105
www.fmgengineering.com

State of South Dakota
County of Pennington


Filed for record this _____ day of _____, 2018, at _____ M., and Recorded in Document No. _____.

Register of Deeds


Proposed Abandonments - HWY 231 - Rapid City



Legend

 Proposed Abandonment

0 37.5 75 150 Feet



PLAT OF LOT A

In Lot H1 of the NE1/4 SW1/4, Section 9, Township 1 South, Range 7 East of the B.H.M.

PENNINGTON COUNTY, SOUTH DAKOTA

Showing a parcel of land to be abandoned

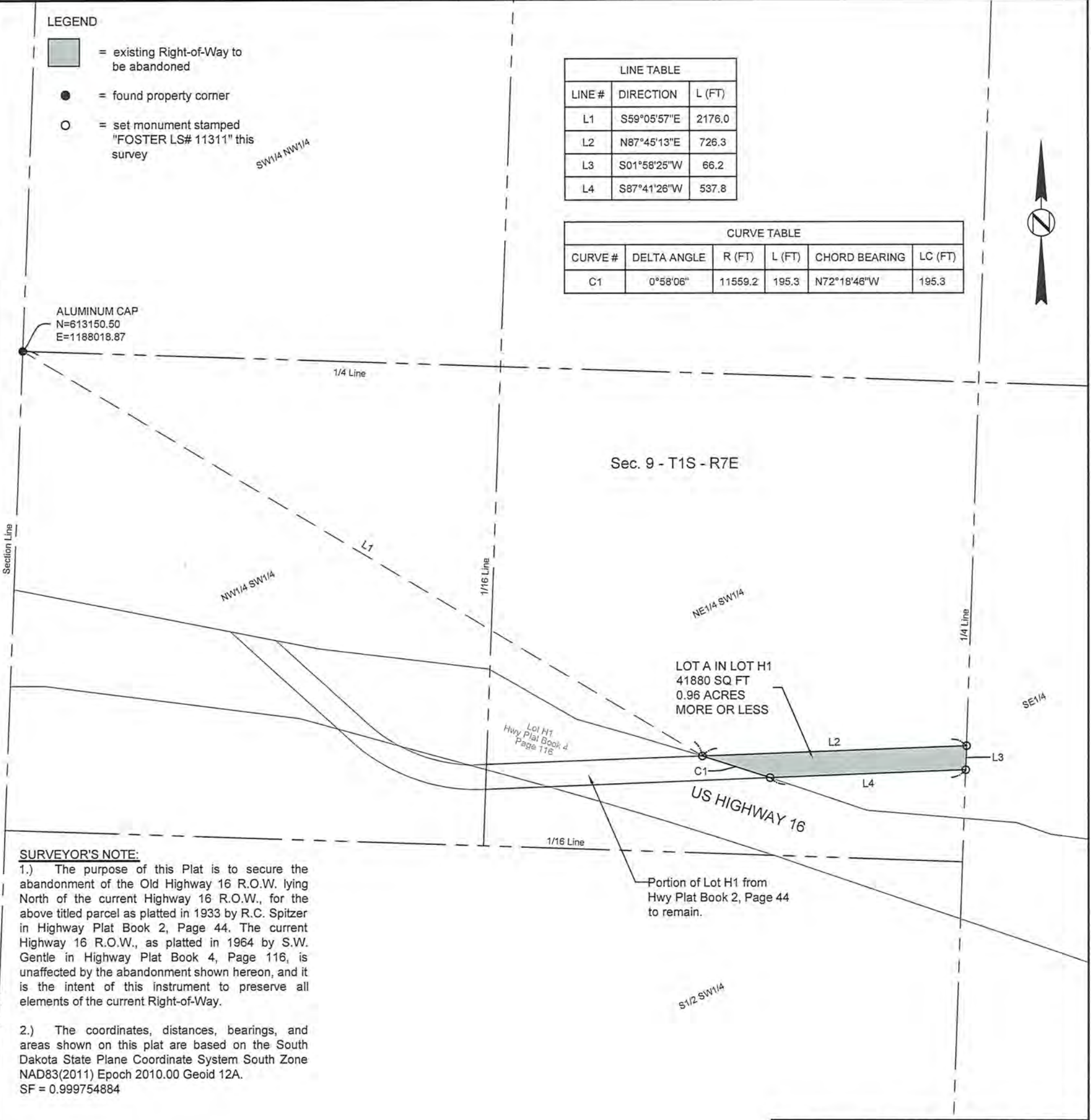
Scale: 1 inch = 200 feet

LEGEND

- = existing Right-of-Way to be abandoned
- = found property corner
- = set monument stamped "FOSTER LS# 11311" this survey

LINE TABLE		
LINE #	DIRECTION	L (FT)
L1	S59°05'57"E	2176.0
L2	N87°45'13"E	726.3
L3	S01°58'25"W	66.2
L4	S87°41'26"W	537.8

CURVE TABLE					
CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C1	0°58'06"	11559.2	195.3	N72°18'46"W	195.3



SURVEYOR'S NOTE:

- 1.) The purpose of this Plat is to secure the abandonment of the Old Highway 16 R.O.W. lying North of the current Highway 16 R.O.W., for the above titled parcel as platted in 1933 by R.C. Spitzer in Highway Plat Book 2, Page 44. The current Highway 16 R.O.W., as platted in 1964 by S.W. Gentle in Highway Plat Book 4, Page 116, is unaffected by the abandonment shown hereon, and it is the intent of this instrument to preserve all elements of the current Right-of-Way.
- 2.) The coordinates, distances, bearings, and areas shown on this plat are based on the South Dakota State Plane Coordinate System South Zone NAD83(2011) Epoch 2010.00 Geoid 12A. SF = 0.999754884

Drawn By Zach Lampert Date 05-29-20
Checked By Linda Foster Date 05-29-20

SURVEYOR'S CERTIFICATE

I, LINDA M. FOSTER, 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 29th day of May A.D., 20 20

Register Land Surveyor
Registration No. 11311



OFFICE OF REGISTER OF DEEDS

State of South Dakota

County of Pennington; ss

Filed for record the _____ day of _____ A.D., 20 _____, at _____ M. and recorded as Document Number _____ therein.

Register of Deeds


by _____ Deputy

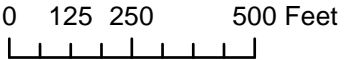
07HD

Proposed Abandonment - Lot A - Pennington County



Legend

 Proposed Abandonment



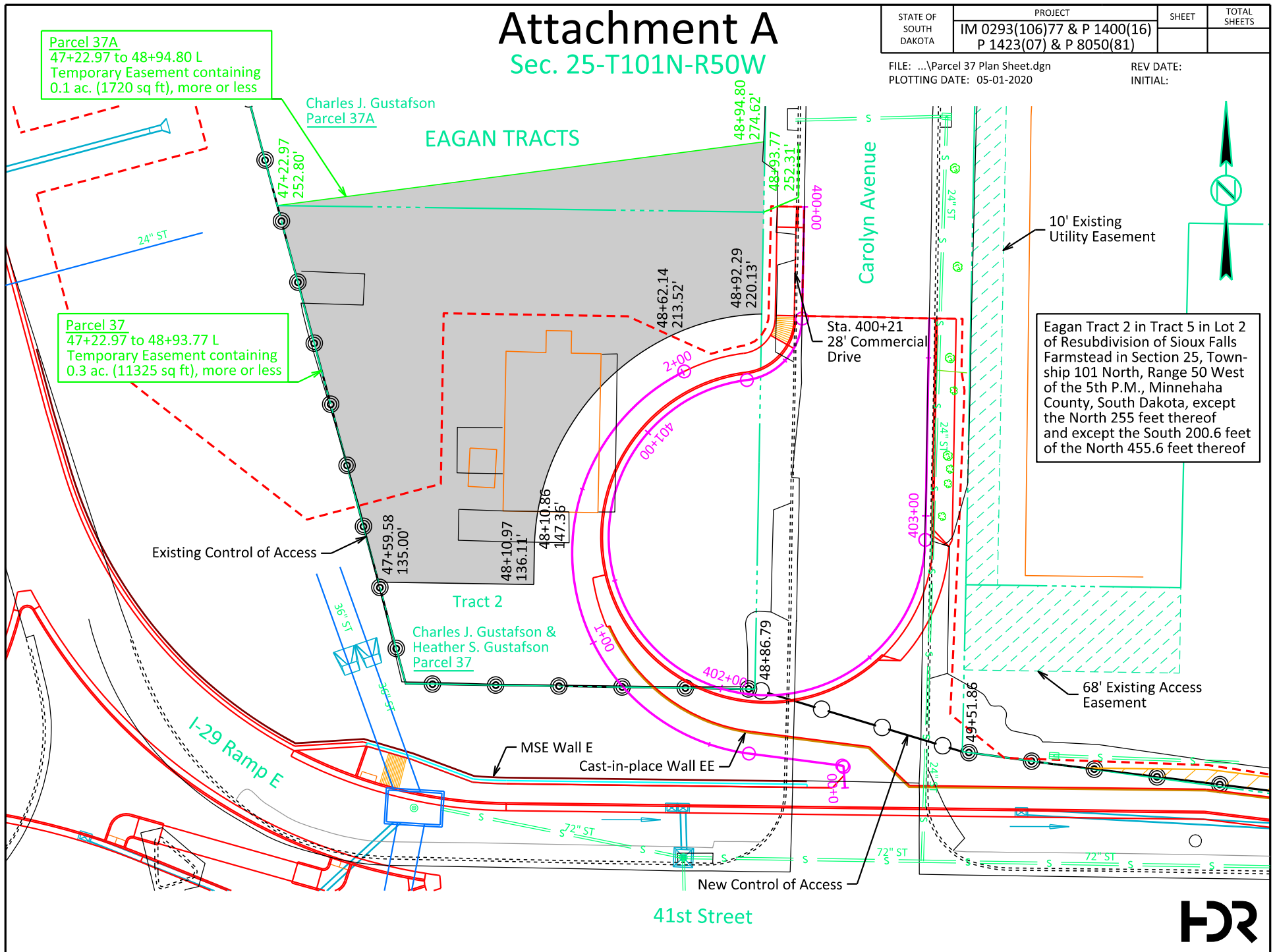
Attachment A

Sec. 25-T101N-R50W

STATE OF SOUTH DAKOTA	PROJECT	SHEET	TOTAL SHEETS
	IM 0293(106)77 & P 1400(16) P 1423(07) & P 8050(81)		

FILE: ...\\Parcel 37 Plan Sheet.dgn
PLOTING DATE: 05-01-2020

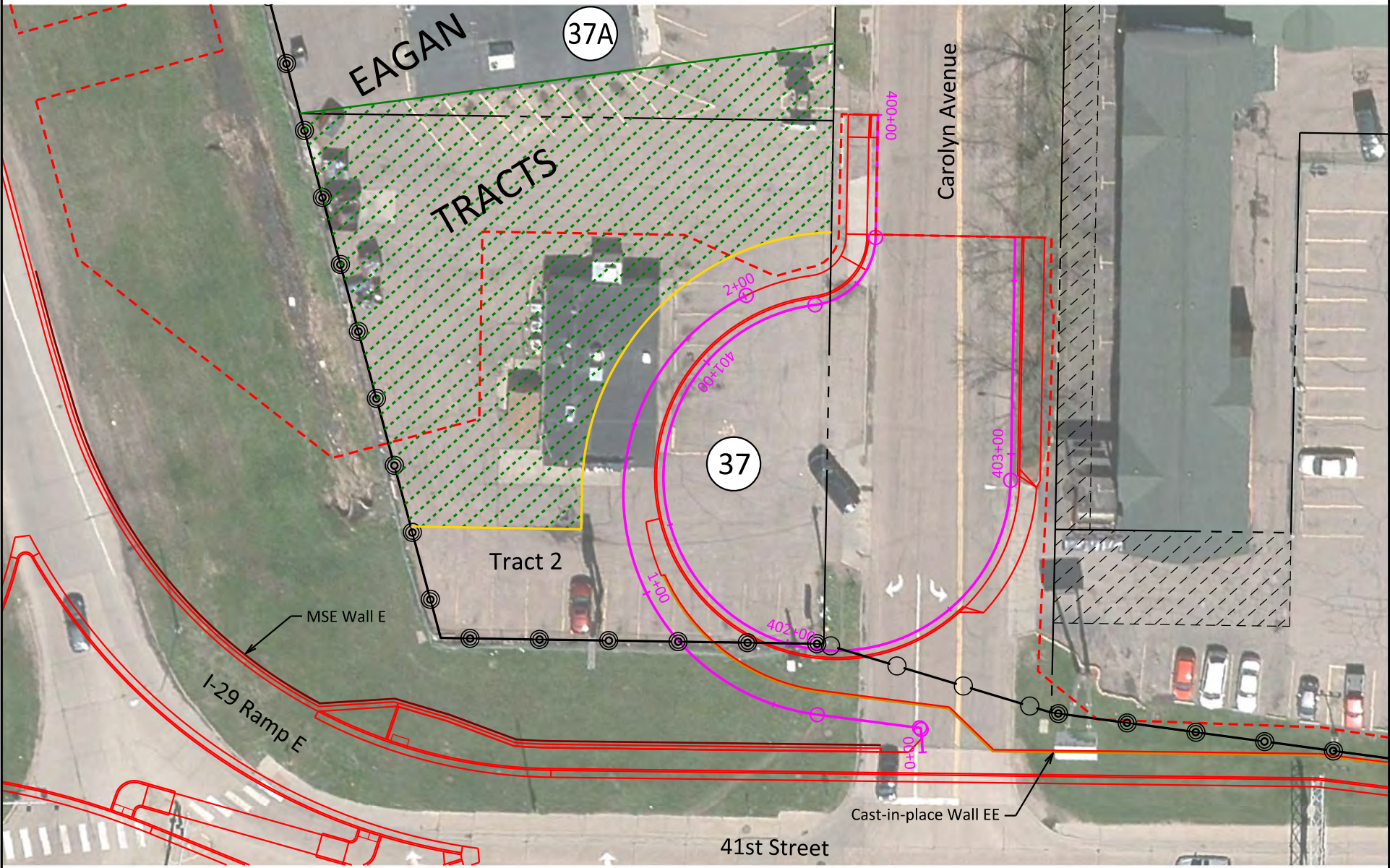
REV DATE:
INITIAL:



STATE OF SOUTH DAKOTA	PROJECT	SHEET	TOTAL SHEETS
	IM 0293(106)77 & P 1400(16) P 1423(07) & P 8050(81)		

FILE: ...\\Parcel 37 ROW Sheet.dgn
PLOTING DATE: 05-01-2020

REV DATE:
INITIAL:

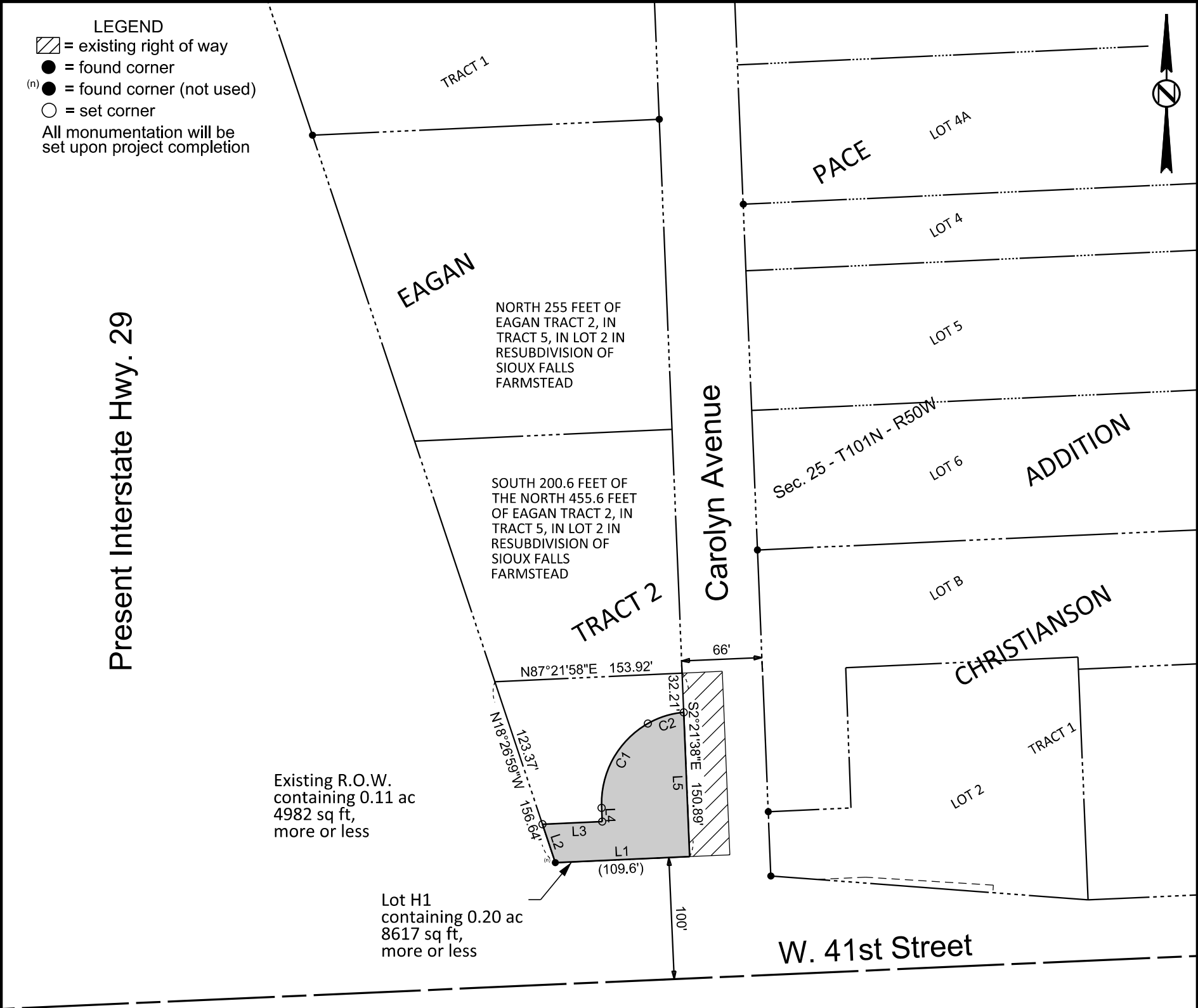


Parcel 37

PLAT OF LOT H1

IN EAGAN TRACT 2 IN TRACT 5 IN LOT 2 OF RESUBDIVISION OF SIOUX FALLS FARMSTEAD
IN SECTION 25, TOWNSHIP 101 NORTH, RANGE 50 WEST OF THE 5TH P.M.,
EXCEPT THE NORTH 255 FEET THEREOF AND
EXCEPT THE SOUTH 200.6 FEET OF THE NORTH 455.6 FEET THEREOF,
MINNEHAHA COUNTY, SOUTH DAKOTA

Showing a parcel of land to be acquired for highway purposes
for construction of Project IM 0293(106)77
Scale: 1 inch = 100 feet



Name	Chord Direction	Length	Delta	Radius
L1	S 87°27'26" W	110.5110'		
L2	N 18°26'59" W	103.2045'		
L3	N 85°53'39" E	95.9135'		
L4	N 2°32'34" W	11.2506'		
C1	N 53°55'54" E	83.0921'	12°10'50"	76.0944
C2	N 72°39'09" E	31.1119'	25°15'39"	70.5669
L5	S 2°21'38" E	118.6731'		

Note: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid South - South Zone NAD 83/2011 epoch 2010 Geoid 12A SF = 0.99984369

Prepared by : Brian J. Jensen 6300 S. Old Village Place, Suite 100
Registered Land Surveyor Sioux Falls, SD 57508-2102
Registration No. 8014 Telephone (605)977-7740

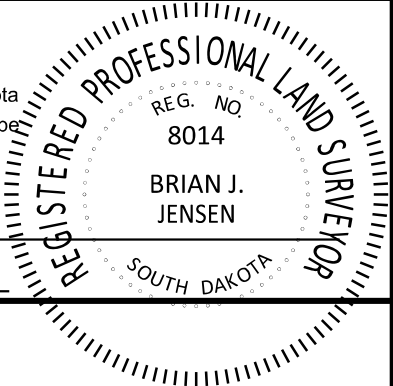
Drawn By BJENSEN Date 03-13-2019
Checked By BMILLER Date 03-13-2019

SURVEYOR'S CERTIFICATE

I, BRIAN J. JENSEN, 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 _____ day of _____ A.D., 20 ____.

Registered Land Surveyor
Registration No. 8014



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.

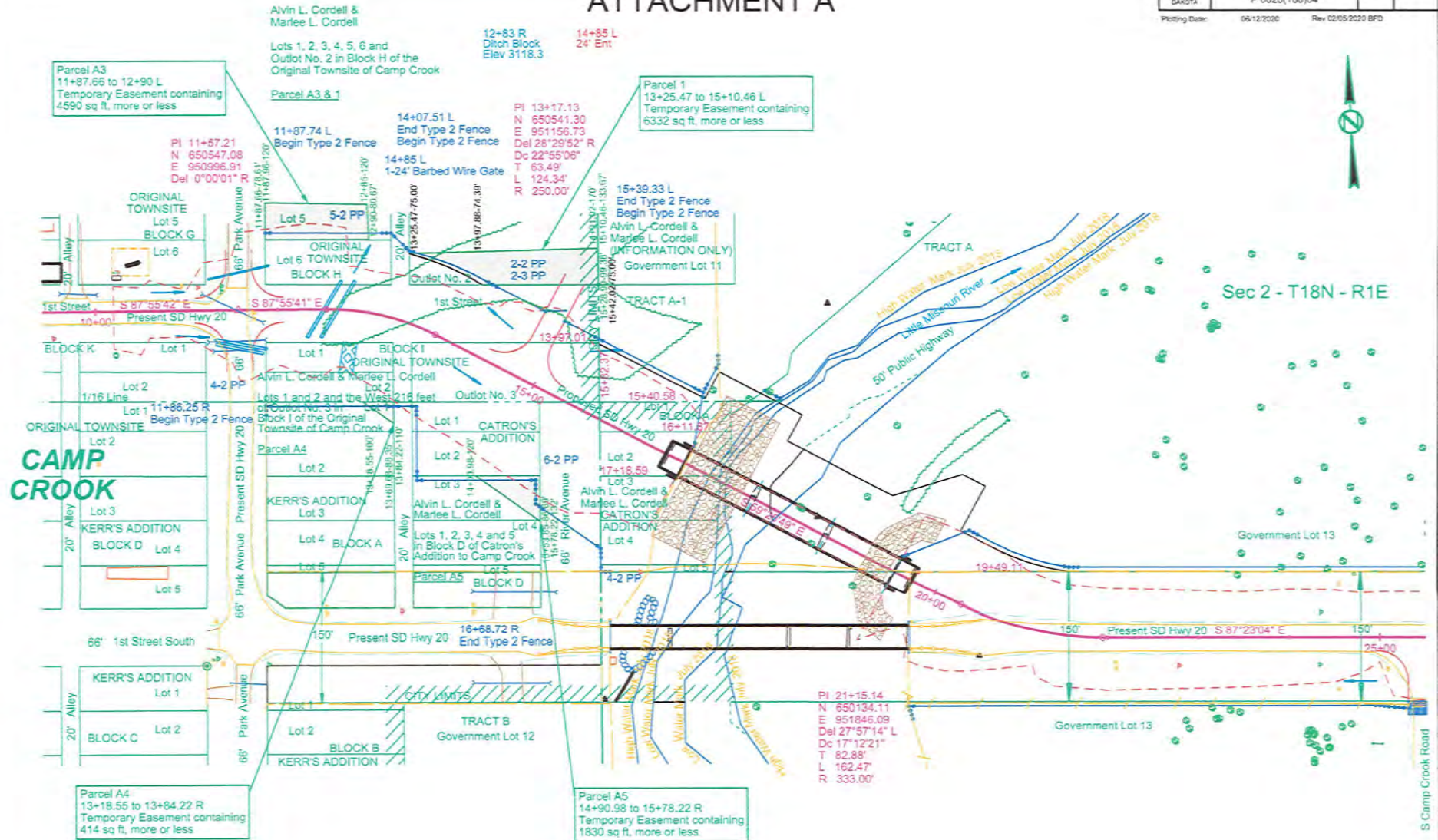
Register of Deeds

by

Deputy

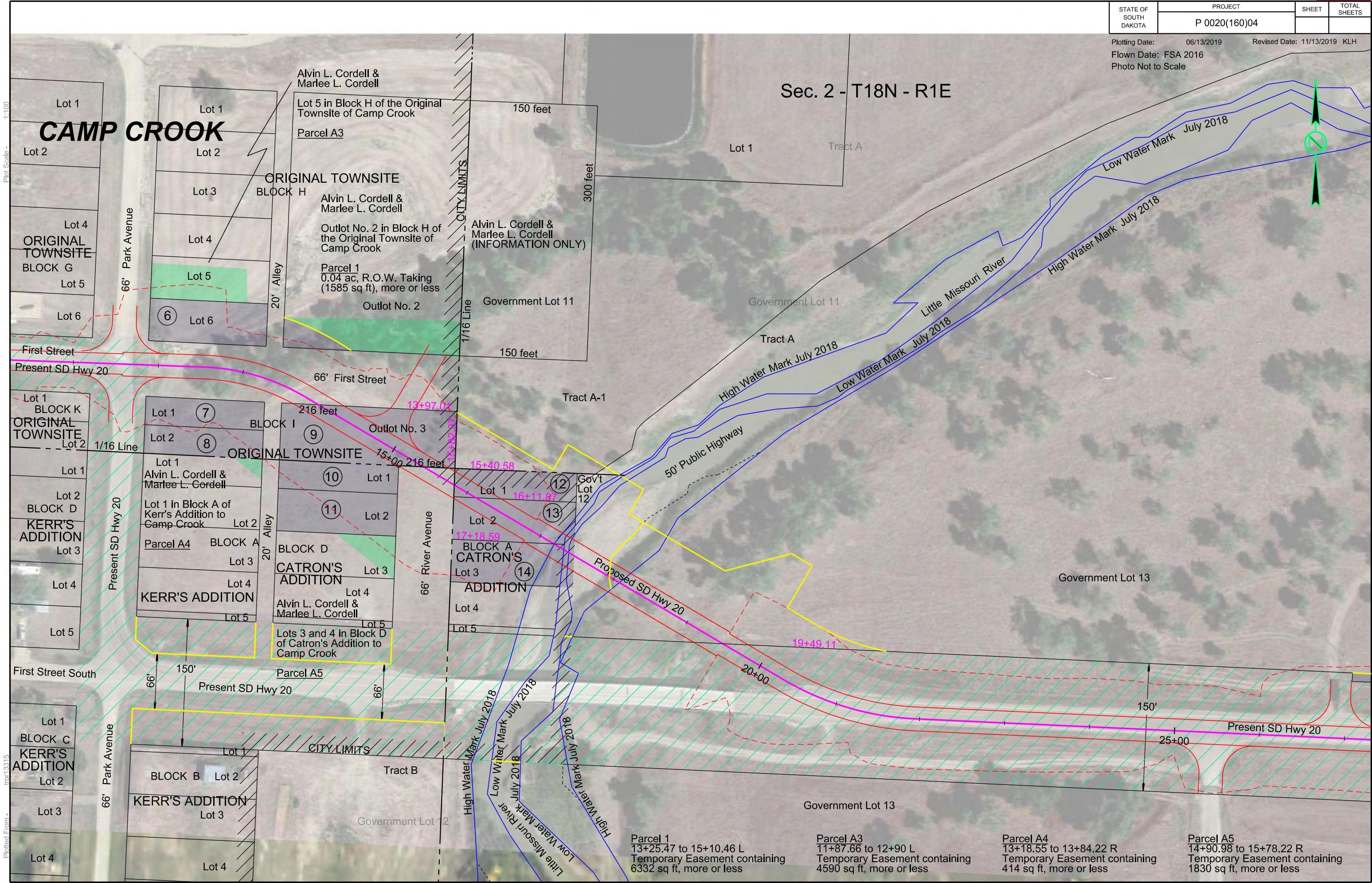
ATTACHMENT A

STATE OF SOUTH DAKOTA	PROJECT	SHEET	TOTAL SHEETS
	P 0020(150)04		
Plotting Date:	06/12/2020	Rev 02/05/2020 BFD	



STATE OF SOUTH DAKOTA	PROJECT P 0020(160)04	SHEET	TOTAL SHEETS

Plotting Date: 06/13/2019 Revised Date: 11/13/2019 KLH
Flown Date: FSA 2016
Photo Not to Scale



Parcel 1

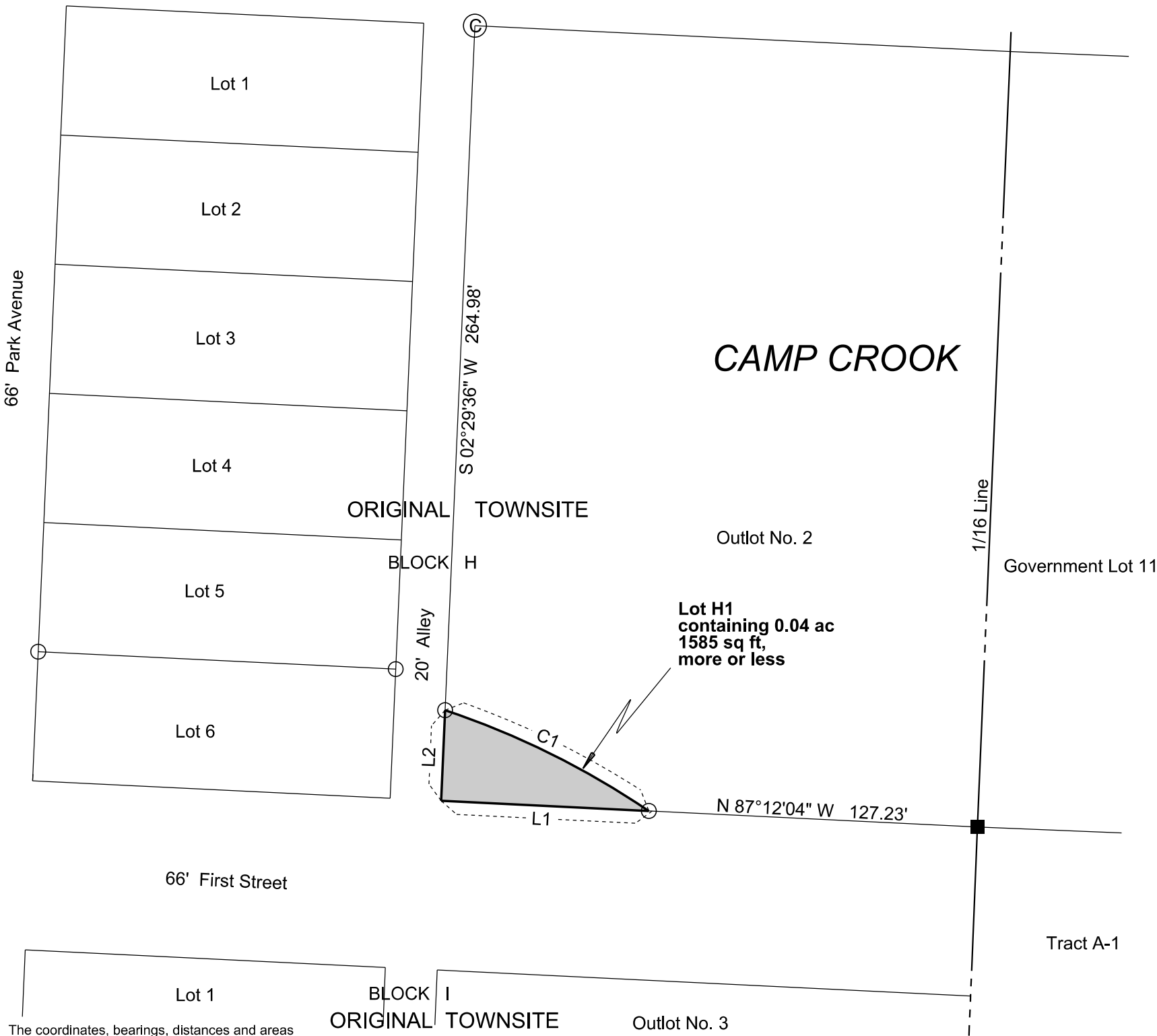
PLAT OF LOT H1

in Outlot No. 2 in Block H of the Original Townsite of Camp Crook

HARDING COUNTY, SOUTH DAKOTA
Showing a parcel of land to be acquired for highway purposes
for construction of Project P 0020(160)04
Scale: 1 inch = 50 feet

- LEGEND
- = existing right of way
 - = found R.O.W. corner
 - = set R.O.W. corner
 - = found P.L.S.S. corner
 - = set P.L.S.S. corner
 - = calculated corner
 - = found property corner
 - = set property corner
 - (n) = not used for boundary location

	Bearing	Length	Chord	Radius
L1	N 87° 12' 04" W	80.42		
L2	N 02° 29' 36" E	35.06		
C1	S 63° 41' 35" E	88.18	87.91	325.00R



Note 1: The coordinates, bearings, distances and areas shown on this plat are based on the South Dakota State Plane Coordinate System Grid North - North Zone ITRF to NAD 83/11 epoch 2010.00 Geoid 12A SF = 0.9998306404

Note 2: All monumentation will be set upon project completion.

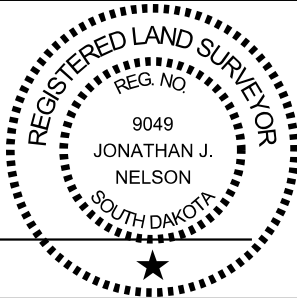
Drawn By Kimberly L. Herrman Date 06/07/2019
Checked By Jon Nelson Date 06/13/2019

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 _____ day of _____ A.D., 20 ____.

Registered Land Surveyor
Registration No. 9049



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.

04FR

Register of Deeds

by

Deputy

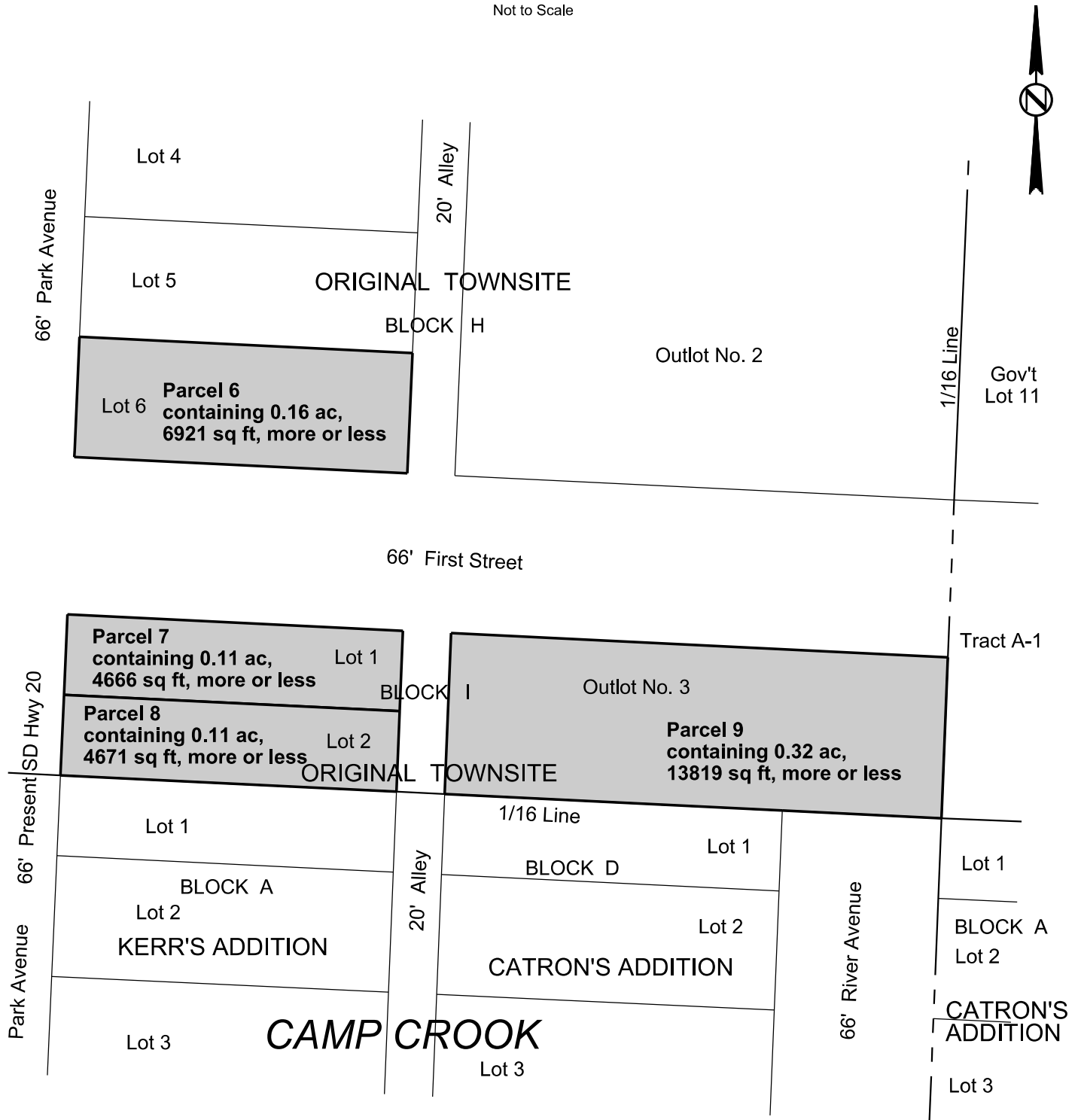
Parcel 6, 7, 8 & 9

EXHIBIT A

in Lots 1 and 2 and the West 216 feet of Outlot No. 3 in Block I and Lot 6 in Block H;
all of the Original Townsite of Camp Crook

HARDING COUNTY, SOUTH DAKOTA

Not to Scale



04FR

Drawn By Kimberly L. Herrman Date 06/11/2020
Checked By _____ Date _____

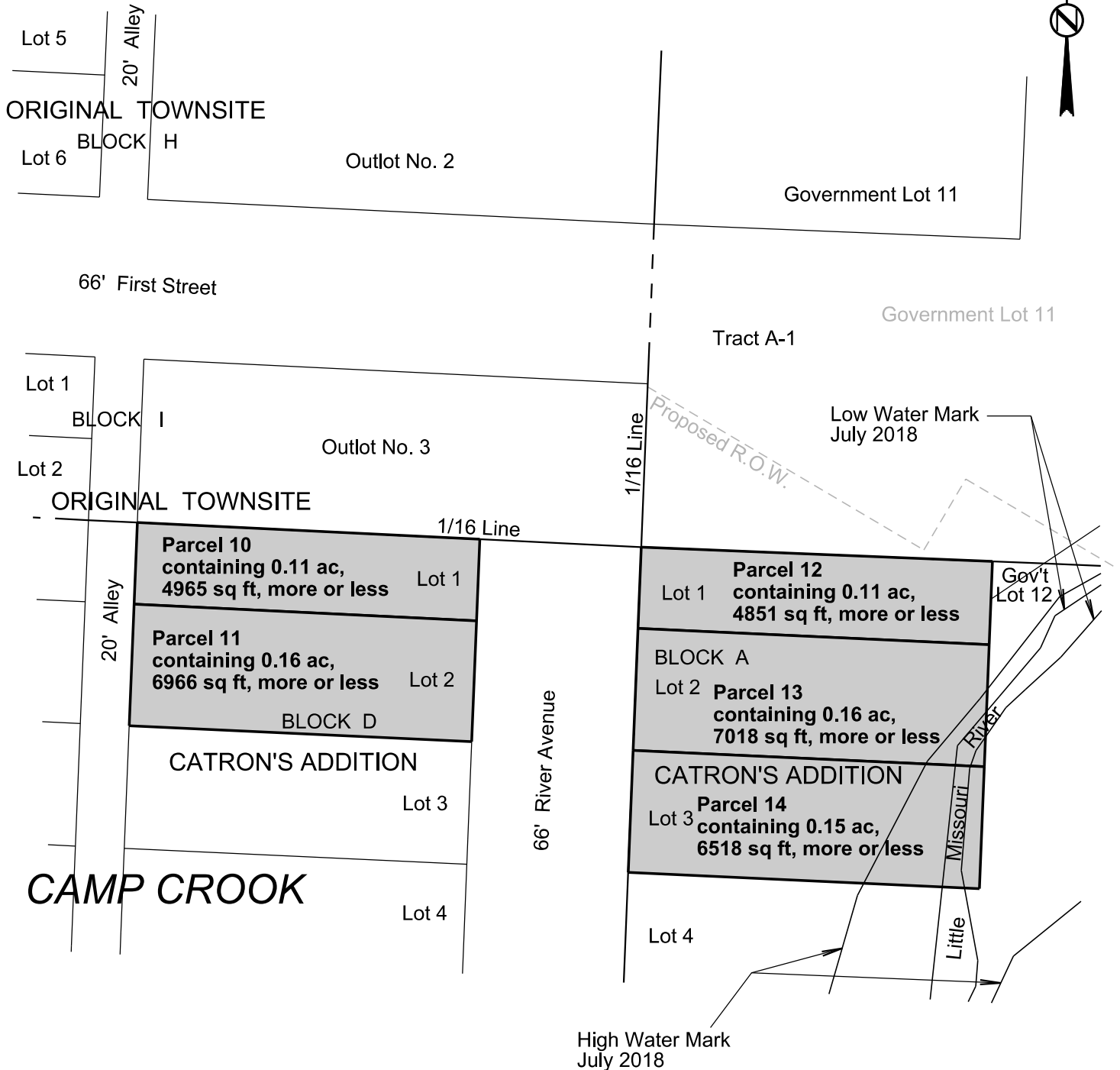
Parcel 10, 11, 12, 13 & 14

EXHIBIT A

in Lots 1 and 2 in Block D and Lots 1, 2 and 3 in Block A; all of Catron's Addition to Camp Crook

HARDING COUNTY, SOUTH DAKOTA

Not to Scale



04FR

Drawn By Kimberly L. Herrman Date 06/12/2020

Checked By _____ Date _____