



Division of Planning & Engineering  
Office of Right of Way  
700 E. Broadway Avenue  
Pierre, South Dakota 57501  
O: 605.773.3746 | F: 605.773.5867  
dot.sd.gov

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July 20, 2022

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

RE: July 28, 2022 Transportation Commission Agenda

Dear Mr. Behm:

The following items are recommended for Commission consideration:

1. Disposal – Butte 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 A1, a Subdivision of Tract “A” of Prairie View Addition to the City of Belle Fourche, Butte County, South Dakota.

Appraised Value: \$3,270

The above property contains 0.30 acre located in Belle Fourche near the intersection of Highways 85 and 212.

Access to Lot A1 is from a private parking lot. Zoning is Highway Commercial, but City zoning ordinances prevent future site improvements unless the property is assembled with adjacent acreage.

Belle Fourche Area DOT advises the property is not needed for future department use. (See attachments)

2. Disposal – Minnehaha 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 B in the North 2500 feet of the West 660 feet of the SW1/4 of Section 30, Township 102 North, Range 48 West of the 5th P.M., Minnehaha County, South Dakota, except Lot Rist 2 of Government Lot 2, and except Lot R-1 of Government Lot 2 and except the South 420 feet of the North 2500 feet of the West 660 feet of Government Lot 2, Minnehaha County, South Dakota.

And

The South 420 feet of the North 2500 feet of the West 660 feet of Government Lot 2 of the SW1/4 of Section 30, Township 102 North, Range 48 West of the 5th P.M., Minnehaha County, South Dakota.

Appraised Value: \$83,600

The above 12.86 acres of primarily agricultural property is located east of Sioux Falls at the intersection of Redwood Blvd and Hwy 100. This is 1/4 mile south of I90 on the east side of Hwy 100 near the Big Sioux River.

The property was purchased in 2017 for DOT project NH 0100(104)420, PCN 00WN and lies entirely within the FEMA floodplain.

Access is from Redwood Blvd and zoning is Recreational/Conservation District.

Sioux Falls Area DOT advises the property is not needed for future department use. (See attachment)

3. Disposal – Minnehaha County

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

Tract 3 in the E1/2 NE1/4 of Section 36, Township 102 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota, less Lots H3, H4, County Auditor Lot H-1 and County Auditor Lot H-2.

Appraised Value: \$10,400

The above property contains 4.17 acres of heavy woodland entirely within the FEMA floodplain. Location is east of Sioux Falls near the Big Sioux River at the intersection of E 60th Street and Hwy 100.

Access to Tract 3 is from E 60th Street. Zoning is Recreational/Conservation District.

Sioux Falls Area DOT advises the property is not needed for future department use. (See attachment)

4. Vacate Plat – Ziebach County

Request Transportation Commission approval to vacate by resolution the following plats:

Parcel 1: Lot H2 in the W1/2 NW1/4 SE1/4 of Section 27, Township 7 North, Range 18 East of the B.H.M., Ziebach County, South Dakota.

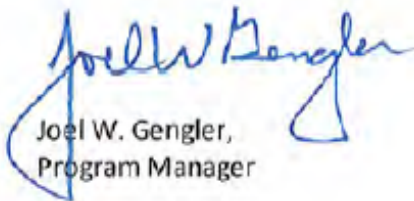
Parcel 2: Lot H1 in the NE1/4 SW1/4 of Section 27, Township 7 North, Range 18 East of the B.H.M., Ziebach County, South Dakota.

Parcel 3: Lot H2 in Government Lot 2 of Section 27, Township 7 North, Range 18 East of the B.H.M., Ziebach County, South Dakota.

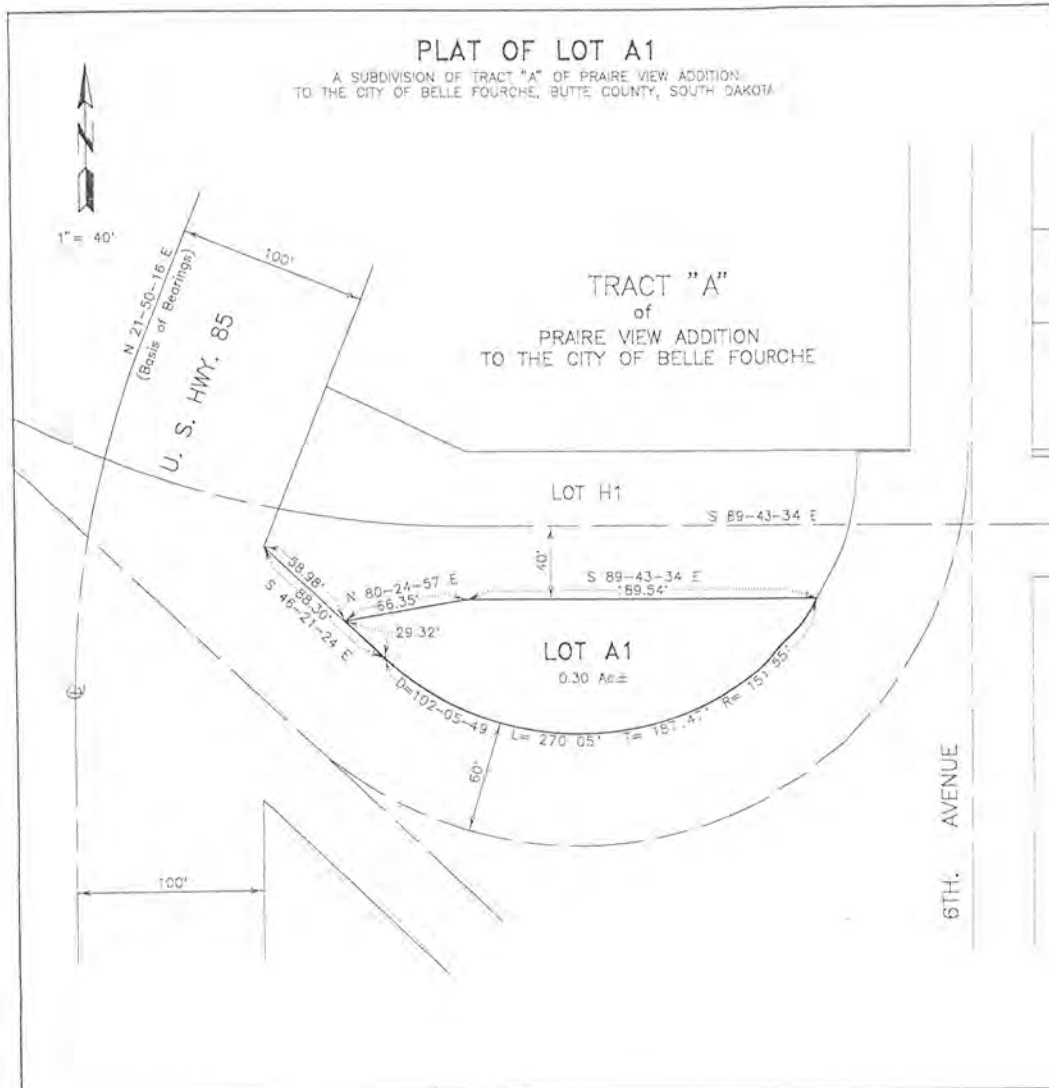
Parcel 4: Lot H1 in Government Lot 1 of Section 27, Township 7 North, Range 18 East of the B.H.M., Ziebach County, South Dakota.

The above plats were recorded on June 10, 2022 in Book of Plats 6, pages 32-36 and are not needed for DOT project NH 0034(176)123, PCN 04XU construction because alternate right of way for the construction, operation, and ongoing maintenance was negotiated with the owner after the above plats were recorded. The negotiated right of way plats will be recorded if the Transportation Commission approves the vacating of these plats. The Pierre Area DOT requests the plats be vacated.

Sincerely,



Joel W. Gengler,  
Program Manager



**OWNERS CERTIFICATE**

We, MOTIVE PARTS & SUPPLY, INC., do hereby certify that we are the Owners of Lot A1, as shown on the above plat, and do join in and approve the above survey and plat. IN WITNESS WHEREOF, we have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Owner(s)

**ACKNOWLEDGEMENT OF OWNER**

STATE OF SOUTH DAKOTA } ss.  
 COUNTY OF BUTTE }

On this day, before me, a Notary Public within the State and County aforesaid, personally appeared \_\_\_\_\_ known to me to be the person(s) who executed the foregoing Owners Certificate and acknowledged that they executed the same. In witness whereof, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Notary Public  
 My commission expires : \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Gregory Wierenga, Registered Land Surveyor in the State of South Dakota, do hereby certify that being so authorized, the survey and within plot of land shown and described hereon were made under my responsible direction and supervision, that to the best of my knowledge and belief, the within plat is a representation of said survey, and that the plot is correct as shown. All area amounts shown on the within plot are to be considered as having the words "more or less" following. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of FEBRUARY, 1991.

Gregory M. Wierenga  
 Registered Land Surveyor

**COUNTY TREASURER'S CERTIFICATE**

I, Treasurer of Butte County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon as shown by the records of my office, have been paid. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Butte County Treasurer

**OFFICE OF REGISTER OF DEEDS**

State of South Dakota  
 County of Butte

Filed for record this 13<sup>th</sup> day of February, 1991, at 11:55 AM (PM) and recorded in book of  
 Plots 3 on Page 85 therein.



Register of Deeds of  
 Butte County

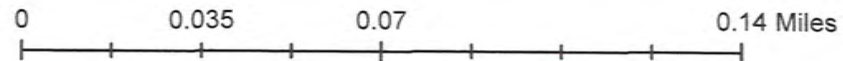
# Belle Fourche Disposal

Item #1



## Legend

-  Proposed Disposal
-  Section Line



D-9-546

PARCEL NO. 107XX

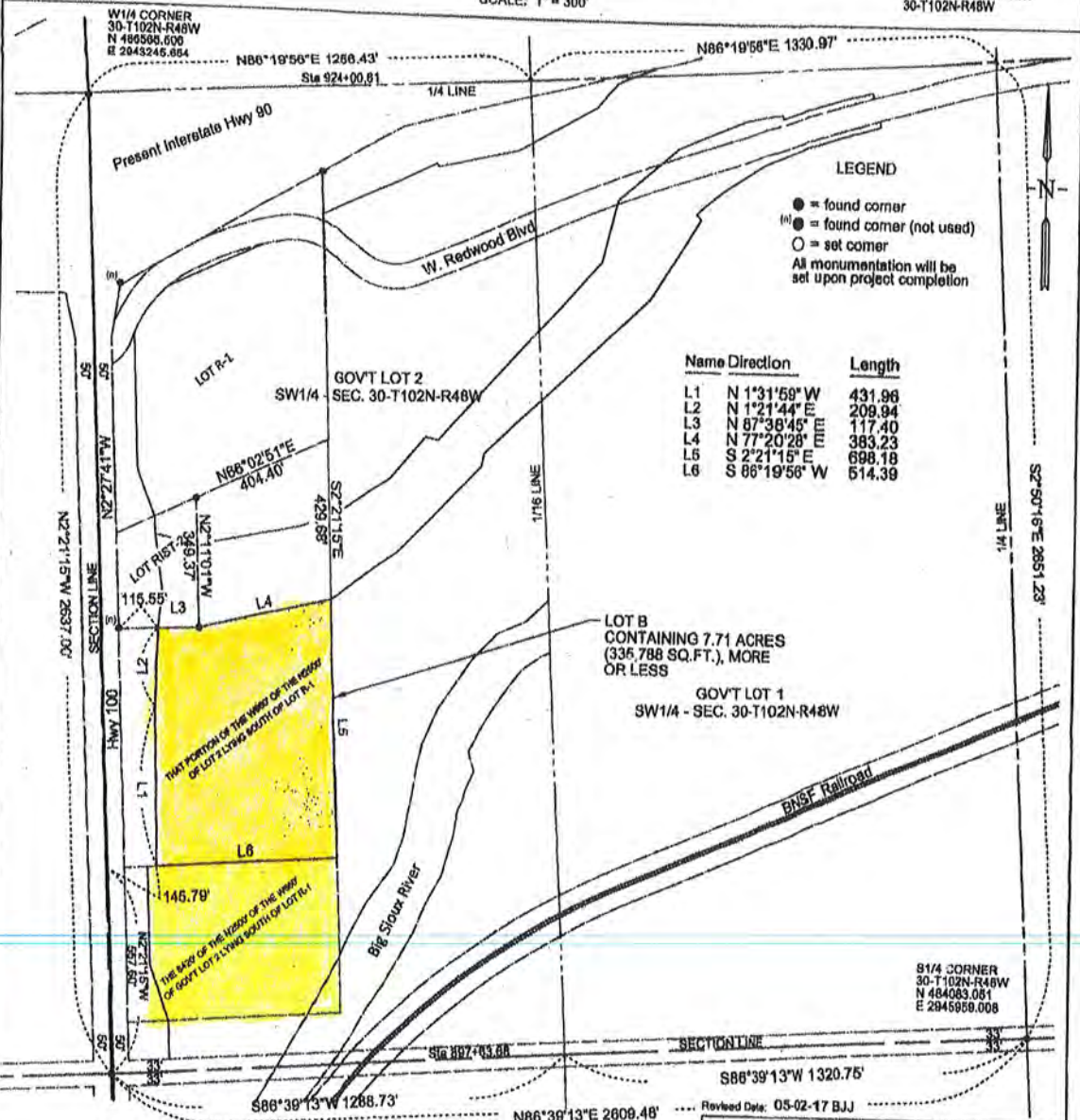
PLAT OF LOT B

SHOWING A PARCEL OF LAND IN  
 THE NORTH 2600 FEET OF THE WEST 660 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 102 NORTH,  
 RANGE 48 WEST OF THE 6TH P.M., EXCEPT LOT R1ST 2 OF GOVERNMENT LOT 2, AND EXCEPT LOT R-1 OF GOVERNMENT LOT 2  
 AND EXCEPT THE SOUTH 420 FEET OF THE NORTH 2600 FEET OF THE WEST 660 FEET OF GOVERNMENT LOT 2,  
 FOR CONSTRUCTION OF PROJECT P 0100(101)406

MINNEHAHA COUNTY, SOUTH DAKOTA

SCALE: 1" = 300'

CENTER OF SECTION  
 30-T102N-R48W



Name	Direction	Length
L1	N 1°31'59" W	431.96
L2	N 1°21'44" E	209.94
L3	N 87°38'45" E	117.40
L4	N 77°20'28" E	383.23
L5	S 2°21'15" E	698.18
L6	S 86°19'58" W	514.39

LEGEND  
 ● = found corner  
 (●) = found corner (not used)  
 ○ = set corner  
 All monumentation will be set upon project completion

SW CORNER  
 30-T102N-R48W  
 N 483930.730  
 E 2943353.977

Note: The coordinates, distances and areas shown on this plat are based on the South Dakota State Plane coordinate System - South Zone NAD 83 epoch 85 Geoid 03 SF = 0.99984343

S1/4 CORNER  
 30-T102N-R48W  
 N 484083.081  
 E 2945869.008

DRAWING PREPARED BY HDR, INC.  
 SIOUX FALLS, SOUTH DAKOTA  
 Drawn By B. Jensen Date 03-23-2018  
 Checked By D. Salonen Date 03-24-2018

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 thereof, I have set my hand and seal this 12 day of May A.D., 20 17

*[Signature]*  
 Registered Land Surveyor  
 Registration No. 8014

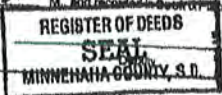


State of South Dakota R714950 OFFICE OF REGISTER OF DEEDS  
 County of Minnehaha ss

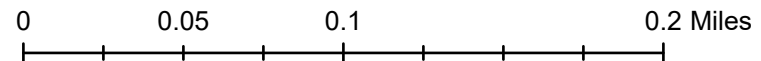
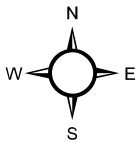
Filed for record the 5 day of July A.D., 20 17, at 14:30 M., and recorded in Book 77 on Page 120 therein.

00T7

*[Signature]*  
 Register of Deeds



Chg DOT #20. 62



D-9-547

PARCEL NO. 101

**PLAT OF LOTS H3 AND H4 IN TRACT 3 AND LOTS H2, H3 AND H4 IN TRACT 4**

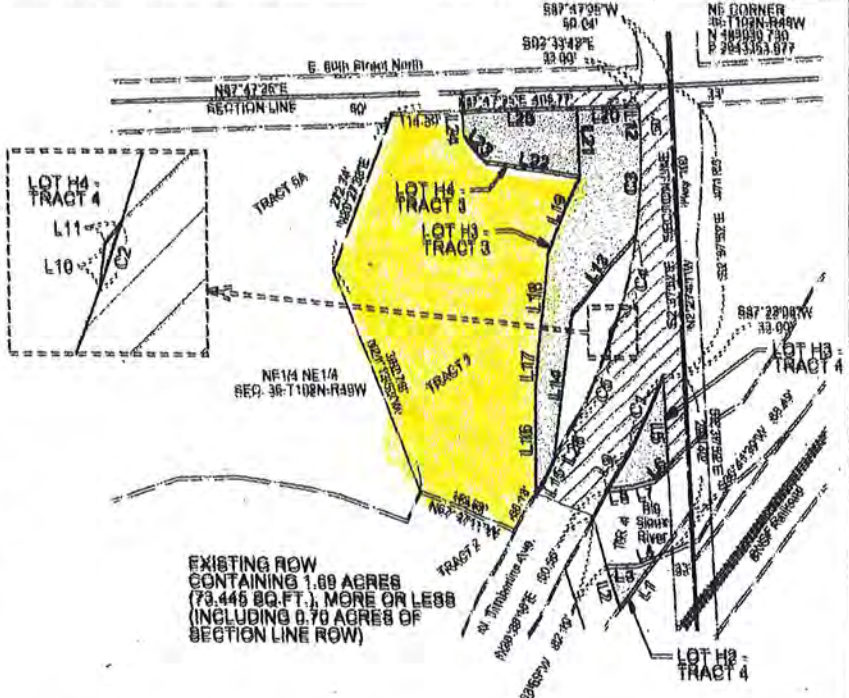
SHOWING PARCELS OF LAND TO BE DEDICATED FOR HIGHWAY PURPOSES ALL IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2NE1/4) OF SECTION 36, TOWNSHIP 102 NORTH, RANGE 49 WEST OF THE 6TH P.M. FOR CONSTRUCTION OF PROJECT P 0100(101)405

**MINNEHAHA COUNTY, SOUTH DAKOTA**

SCALE: 1" = 100'

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

Direction / Name Chord	Length	Delta	Radius
L1 S 38°41'30" W	105.94		
L2 N 15°53'59" W	72.00		
L3 N 87°50'49" E	50.74		
L4 N 66°52'18" E	38.14		
L5 S 2°37'52" E	149.78		
L6 S 48°40'22" W	29.63		
L7 S 74°48'21" W	30.47		
L8 S 81°32'28" W	38.34		
L9 N 28°38'18" E	68.86		
L10 N 7°28'26" E	18.99	7°49'58"	-1005.00
L11 N 30°22'21" E	10.29		
L12 S 18°35'17" W	28.22	1°47'13"	805.00
L13 S 2°33'42" E	40.57		
L14 S 2°51'34" W	171.27	10°50'56"	805.00
L15 S 39°22'21" W	189.18		
L16 S 7°28'26" W	240.40		
L17 S 28°38'18" W	65.34		
L18 N 0°13'29" E	170.78		
L19 N 4°03'40" E	70.48		
L20 N 6°11'57" E	152.74		
L21 N 23°14'57" E	135.33		
L22 N 87°47'28" E	100.74		
L23 S 2°02'42" E	111.34		
L24 N 11°44'56" W	151.86		
L25 N 44°22'03" W	60.64		
L26 N 2°27'41" W	38.82		
L27 S 87°47'28" E	190.62		
C4 S 12°59'17" W	148.88	9°24'48"	805.00
C5 S 24°03'36" W	144.63	8°09'24"	805.00
L28 S 28°38'18" W	68.74		



EXISTING ROW CONTAINING 1.69 ACRES (73,445 SQ. FT.), MORE OR LESS (INCLUDING 0.70 ACRES OF SECTION LINE ROW)

- LOT H3 - TRACT 3 CONTAINING 1.08 ACRES (46,774 SQ. FT.), MORE OR LESS
- LOT H4 - TRACT 3 CONTAINING 0.38 ACRES (17,088 SQ. FT.), MORE OR LESS
- LOT H2 - TRACT 4 CONTAINING 0.06 ACRES (2,711 SQ. FT.), MORE OR LESS
- LOT H3 - TRACT 4 CONTAINING 0.17 ACRES (7,581 SQ. FT.), MORE OR LESS
- LOT H4 - TRACT 4 CONTAINING 64 SQ. FT., MORE OR LESS

The State of South Dakota, acting by and through the Department of Transportation and its State Transportation Commission owner of Tract 3 and Tract 4 of the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 36, Township 102 North, Range 49 West of the 6th P.M. 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 H3 of Tract 3 containing 1.08 acres, more or less, Lot H4 of Tract 3 containing 0.38 acres, more or less, Lot H2 of Tract 4 containing 0.06 acres, more or less, Lot H3 of Tract 4 containing 0.17 acres, more or less and Lot H4 of Tract 4 containing 64 Sq. Ft., 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 14th day of September 2017.

State of South Dakota Acting by and through the Department of Transportation and its State Transportation Commission.

SECRETARY, SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION

Revised Date: 08-28-2017 BJJ

Note: The coordinates, distances and areas shown on this plat are based on the South Dakota State Plane coordinate system - South Zone, NAD 83, zone 50, Spheroid: GRS 80, Datum: NAD 83, Projection: UTM, Unit: Meter, Contour Interval: 1:250,000

DRAWING PREPARED BY HDR, INC. SIOUX FALLS, SOUTH DAKOTA  
 Drawn By: B. Jensen Date: 03-23-2016  
 Checked By: D. Salonen Date: 03-24-2016

**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 thereof, I have set my hand and seal this 14 day of SEPTEMBER A.D., 2017



State of South Dakota 1721999 OFFICE OF REGISTER OF DEEDS

County of Minnehaha Filed for record the 19 day of Sept A.D. 2017 at 14:25 M., and recorded in Book of Plats 79 on Page 248 therein

00T7

Julie Rishy Register of Deeds

REGISTER OF DEEDS SEAL BY MINNEHAHA COUNTY S.D.

Deputy

890p101





0 0.05 0.1 0.2 Miles

