



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

August 18, 2022

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

RE: August 25, 2022 Transportation Commission Agenda

Dear Mr. Behm:

The following items are recommended for Commission consideration:

1. Disposal – Codington 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 A2 in the North 315 feet of the NE1/4 of Section 24, Township 117 North, Range 53 West of the 5th P.M., lying East of the ROW of the St. Paul Minneapolis and Manitoba Railway, Codington County, South Dakota.

Appraised Value: \$10,900

Lot A2 contains 1.0 acre located north of Watertown at 814 26th Avenue NW.

The property is zoned Agriculture and development is restricted by County regulations. Access is from 26th Avenue.

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

2. Disposal – Lake 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.

Tract 1 of Lagoon 2nd Addition in the SE1/4 of Section 16, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota.

Appraised Value: \$49,500

The unimproved irregular shaped property contains 10.14 acres located on the north side of Hwy 34 between Madison and Lake Madison. The east 250 feet of Tract 1 includes 3.77 acres of permanent drainageway easement.

Access is from 457th Avenue. Zoning is Agricultural District and utilities are not present.

Sioux Falls Area DOT advises the property is part of the Madison DOT Maintenance Shop site and not needed for future department use. (See attachments)

3. Disposal – Meade 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.

Lots C and D in Lot B in Lot 1 in the NW1/4 NE1/4 and in the NE1/4 NE1/4 of Section 15, Township 3 North, Range 6 East of the B.H.M., Meade County, South Dakota.

Appraised Value: \$198,020

Lots C and D contain 4.76 acres located on the east side of I90 near Piedmont Exit 46.

The property location has no zoning and residential use is allowed. Access is from 219th Street.

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

4. Abandonment – Butte County

Request Transportation Commission approval to abandon by resolution the temporary easement on Butte County DOT Project P 0079(85)160, PCN 07JR.

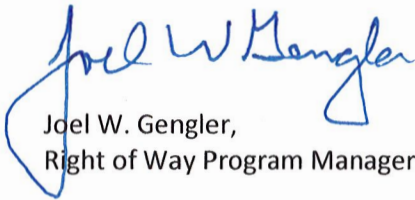
5. Abandonment – Buffalo County

Request Transportation Commission approval to abandon by resolution the temporary easements on Buffalo County DOT Project P 0034(169)269, PCN 04EC.

6. Abandonment – Clay County

Request Transportation Commission approval to abandon by resolution the temporary easements on Clay County Project NH 0050(117)406, PCN 04YU.

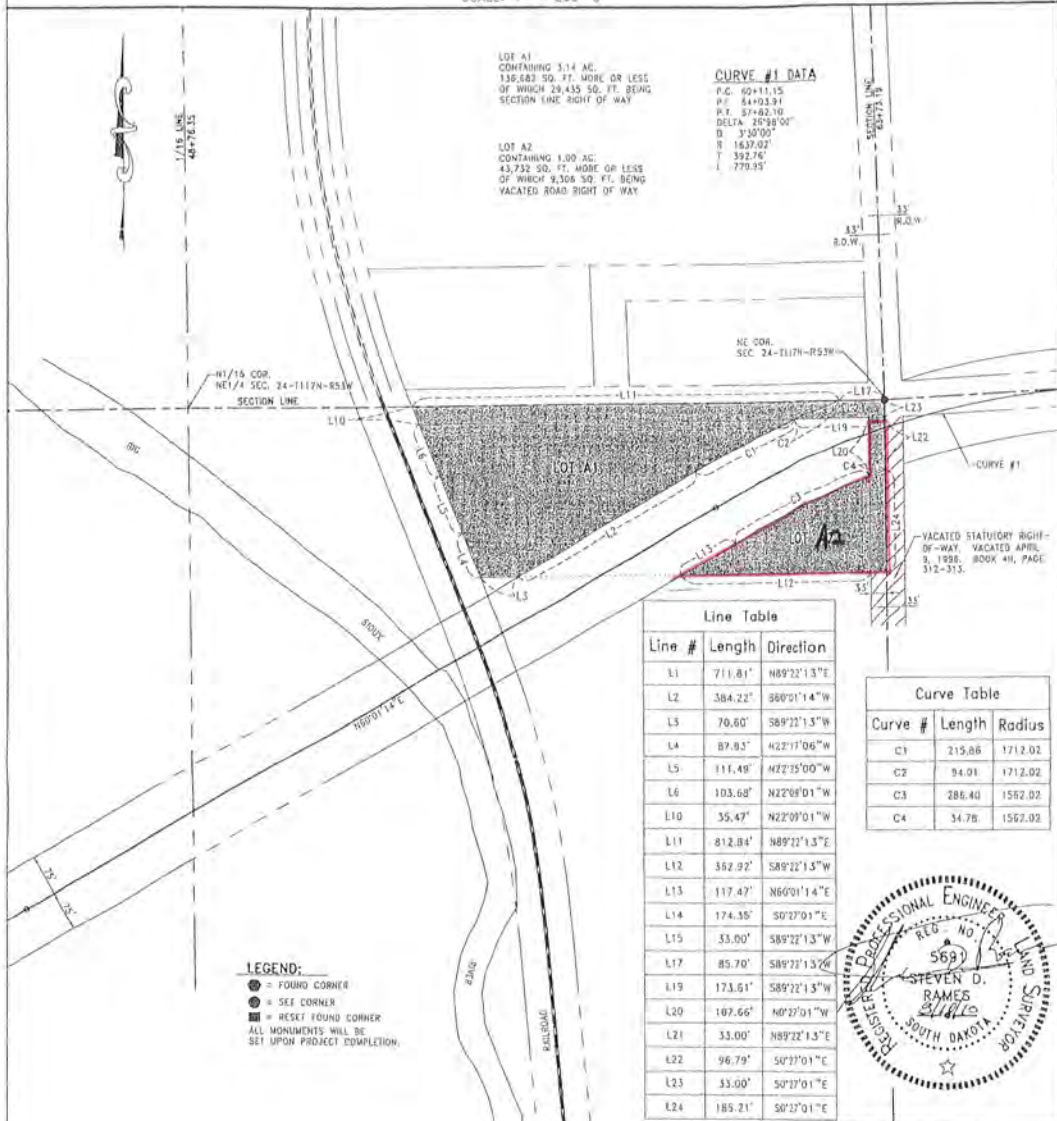
Sincerely,



Joel W. Gengler,  
Right of Way Program Manager

2010-4640

ARCEL 7X  
**PLAT OF LOTS A1 & A2**  
 AMENDING THE ORIGINAL PLAT OF LOTS A1 & A2 AS RECORDED IN BOOK  
 OF PLATS "O" P ON PAGE 59 - DATED JUNE 23, 2005.  
 SHOWING A TRACT OF LAND TO BE ACQUIRED FOR HIGHWAY PURPOSES IN THE  
 NORTH 3/15 FEET OF THE NE1/4 OF SECTION 24 - TOWNSHIP 117 NORTH - RANGE 53 WEST OF THE 5TH P.M., LYING EAST OF THE  
 RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD COMPANY.  
 FOR CONSTRUCTION OF PROJECT No. P0920(68)394  
 CODINGTON COUNTY, SOUTH DAKOTA  
 SCALE: 1" = 200'-0"



**SURVEYOR'S CERTIFICATE**

I, Steven D. Rames, 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 the plat.

In witness whereof, I have set my hand and seal this 10 day of Sept A.D., 20 10.

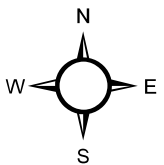
*Steven D. Rames*  
 Steven D. Rames  
 Registered Land Surveyor  
 Registration No. 5691

Banner Associates, Inc.  
 409 22nd Ave. South  
 Brookings, SD 57006  
 Phone: (605) 692-6342



**OFFICE OF REGISTER OF DEEDS**

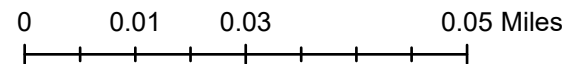
State of South Dakota  
 County of Codington  
 Filed for record the 20 day of Sept A.D., 20 10 at 11:05 A.M. and recorded in Book of Plats CP on Page 419 therein.  
Ann Rasmussen  
 Register of Deeds by \_\_\_\_\_ Deputy





**Legend**

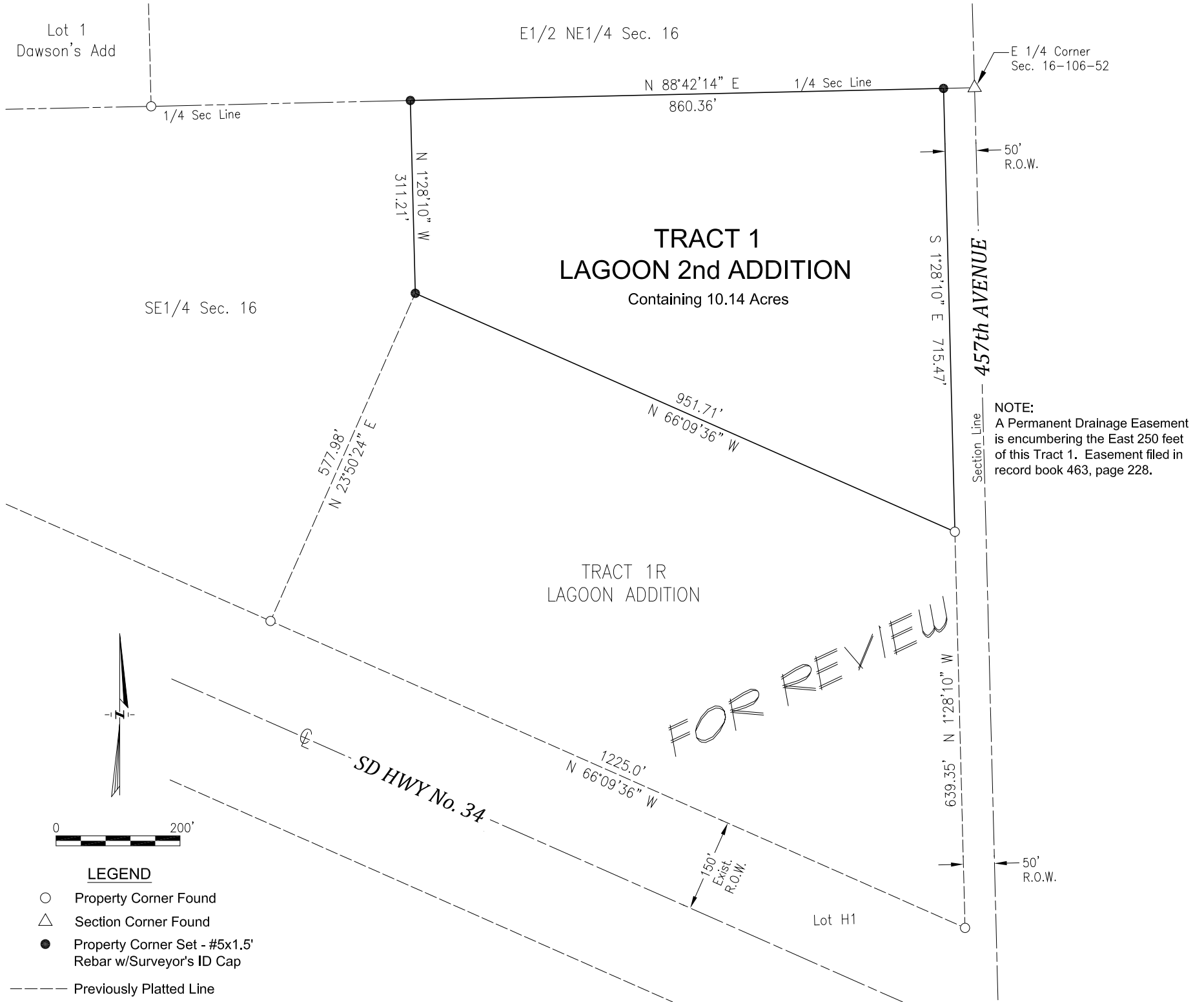
-  Proposed Disposal
-  Section Line



Project No. 21167  
 Dated: X/X/X  
 Dwg: Lagoon Addition Tr 2

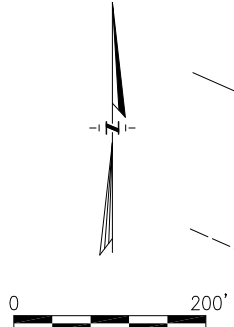
# TRACT 1 OF LAGOON 2nd ADDITION

IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 16,  
TOWNSHIP 106 NORTH, RANGE 52 WEST OF THE 5TH P.M.,  
LAKE COUNTY, SOUTH DAKOTA



NOTE:  
 A Permanent Drainage Easement  
 is encumbering the East 250 feet  
 of this Tract 1. Easement filed in  
 record book 463, page 228.

FOR REVIEW



**LEGEND**

- Property Corner Found
- △ Section Corner Found
- Property Corner Set - #5x1.5' Rebar w/Surveyor's ID Cap
- Previously Platted Line

NOTE:  
 Orientation of this bearing system is the  
 universal transverse mercator system

Prepared By:  
 SCHMITZ, KALDA & ASSOC., INC.  
 320 N. Main Avenue, Sioux Falls, SD 57104  
 (605) 332-8241

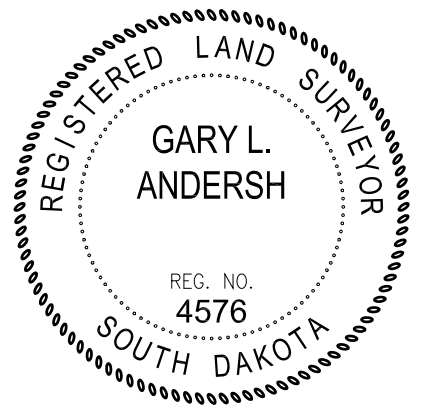
SURVEYOR'S CERTIFICATE

I, Gary L. Andersh, of Schmitz, Kalda & Associates, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby certify that I have, on or before this date, and at the request and direction of the South Dakota Department of Transportation, surveyed a portion of the Southeast Quarter (SE1/4) of Section 16, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota, and divided and platted the same into the following as shown on the plat.

The same shall hereafter be known and described as **Tract 1 of Lagoon 2nd Addition in the Southeast Quarter (SE1/4) of Section 16, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota .**

I further certify that to the best of my knowledge the plat correctly represents the same, is true and correct and that it was made under my direct supervision.

Dated: May X, 2022  
 \_\_\_\_\_  
 Gary L. Andersh, LS #4576

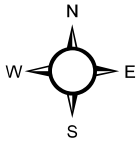


REGISTER OF DEEDS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_ .M. and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ .

Register of Deeds  
 Lake County, South Dakota

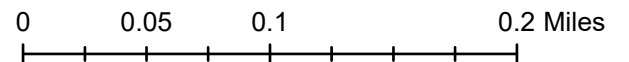




**Legend**

Proposed Disposal  
Section Line

Permanent Drainageway Easement





# PLAT OF LOT C, LOT D AND LOT E

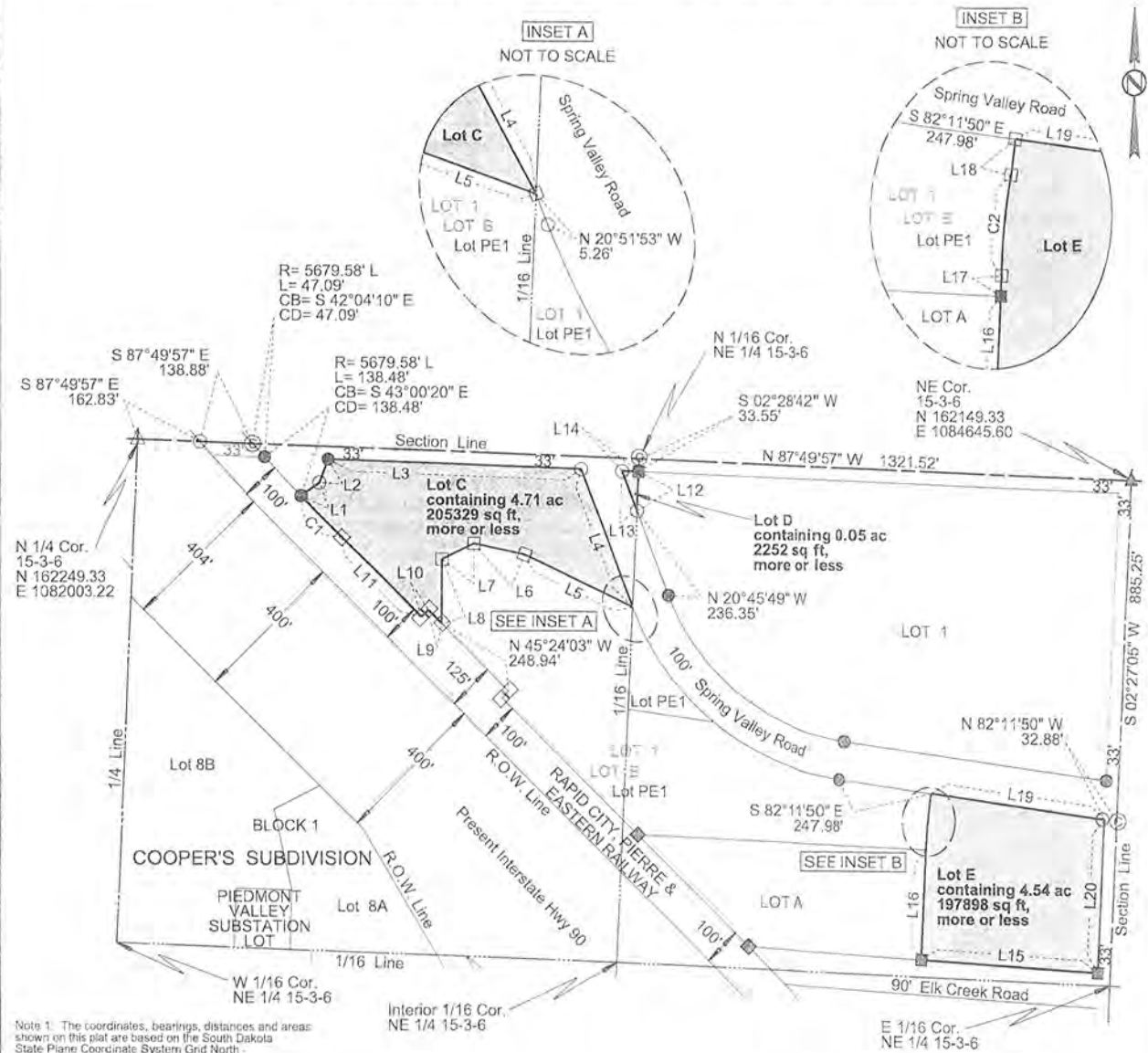
in Lot B in Lot 1 in the NW1/4 NE1/4 and in the NE1/4 NE1/4 of Section 15 - Township 3 North - Range 6 East of the B.H.M.

MEADE COUNTY, SOUTH DAKOTA

Showing parcels of land  
Scale: 1 inch = 300 feet

- LEGEND**
- = 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

	Bearing	Length		Bearing	Length	Chord	Radius
L1	N 55° 14' 39" E	59.00	C1	N 44° 29' 07" W	154.93	154.92	5679.58R
L2	N 20° 35' 39" E	65.57	L12	S 02° 28' 42" W	102.54		
L3	S 87° 50' 38" E	669.39	L13	N 20° 45' 49" W	111.32		
L4	S 20° 51' 53" E	384.87	L14	S 87° 50' 38" E	43.93		
L5	N 64° 49' 31" W	316.64	L15	N 86° 25' 32" W	475.28		
L6	N 78° 18' 34" W	137.40	L16	N 02° 25' 14" E	286.37		
L7	S 63° 59' 47" W	94.29	L17	N 02° 24' 57" E	10.42		
L8	S 00° 00' 00" W	166.27	C2	N 04° 41' 44" E	106.20	106.18	1333.00R
L9	N 45° 24' 03" W	50.95	L18	N 06° 59' 18" E	31.23		
L10	S 44° 35' 57" W	25.00	L19	S 82° 11' 50" E	470.78		
L11	N 45° 24' 03" W	293.93	L20	S 02° 27' 09" W	399.42		



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 NAD 83(1996), epoch 2002.00, Gcsid03, SF = 0.99978150.  
 Note 2: All monumentation will be set upon project completion.

Drawn By: Joe Dietmeier Date: 04/22/2022  
 Checked By: Jon Nelson Date: 04/22/2022

## 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 22<sup>nd</sup> day of April, A.D., 20 22

Registered Land Surveyor  
 Registration No. 9049  
 Signature: Jonathan J. Nelson  
 REGISTERED LAND SURVEYOR  
 REG. NO. 9049  
 JONATHAN J. NELSON  
 S.D.  
 REGISTERED LAND SURVEYOR

## OFFICE OF REGISTER OF DEEDS

State of South Dakota  
 County of \_\_\_\_\_ ss  
 Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ at \_\_\_\_\_ and to

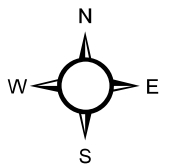
Doc # 22003046 Recording Fee \$20.00  
**MEADE COUNTY REGISTER OF DEEDS**  
 Plats Book 28 Page 35 thru 35 1 Pages  
 Recorded 05/06/2022 at 11:16 AM  
 Lana Anderson, Register of Deeds







# Proposed Disposal

Item #3



**Legend**

-  Proposed Disposal
-  Section Line

