



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## PUBLIC WORKS DEPARTMENT

300 Sixth Street

Dirk Jablonski, Public Works Director  
City web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4165  
Fax: 605-394-6636  
e-mail: [dirk.jablonski@rcgov.org](mailto:dirk.jablonski@rcgov.org)

### MEMORANDUM

TO: Public Works Committee

FROM: Dirk Jablonski, Public Works Director

DATE: January 25, 2006

RE: Right of Way Acquisition

The South Dakota Department of Transportation is anticipating improvements to Mountain View Road from Jackson Boulevard to Omaha Street. The improvements generally consist of a total roadway reconstruction, widening each of the five lanes.

In order to complete the project, the SDDOT requires additional permanent right of way from the frontage property, which is currently owned by the City. In general, the right of way required is a strip approximately 16 feet wide, located between Jackson Boulevard and Canyon Lake Drive, on the west side of Mountain View Road. The property is shown on the three attached plats with LOT H designations.

Additionally, SDDOT requires a permanent aerial utility easement from the same City property frontage. The BHP utility easement required is a strip approximately another 18 feet wide, between Jackson Boulevard and Canyon Lake Drive, on the west side of Mountain View Road permanent right of way. The property is shown on the three attached plats with LOT U designations.

Based on an appraisal, the SDDOT valued the property at \$153,600.12. From this amount the Clarkson Mountain View health Care Facility would be paid \$4,265.00 for damages and Rapid City Regional Hospital System of Care would be paid \$7,671.22 for their damages. The balance, \$141,663.90, was offered to the City.

The SDDOT is requesting that the property be donated by the City to the State and that the \$141,663.90 offer, minus damages, be waived. There is no clear precedence on this type of exchange. In some cases, the SDDOT has paid for property and in other cases it has been donated.

The Public Works Committee is asked to provide some direction on compensation for the property so that the project may proceed.



Parcel 2A

# PLAT OF LOT UI

Showing a parcel of land to be acquired for utility use in Lot 2 of the SE1/4 NE1/4 of Section 3 - Township 1 North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43

PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1 inch = 100 feet

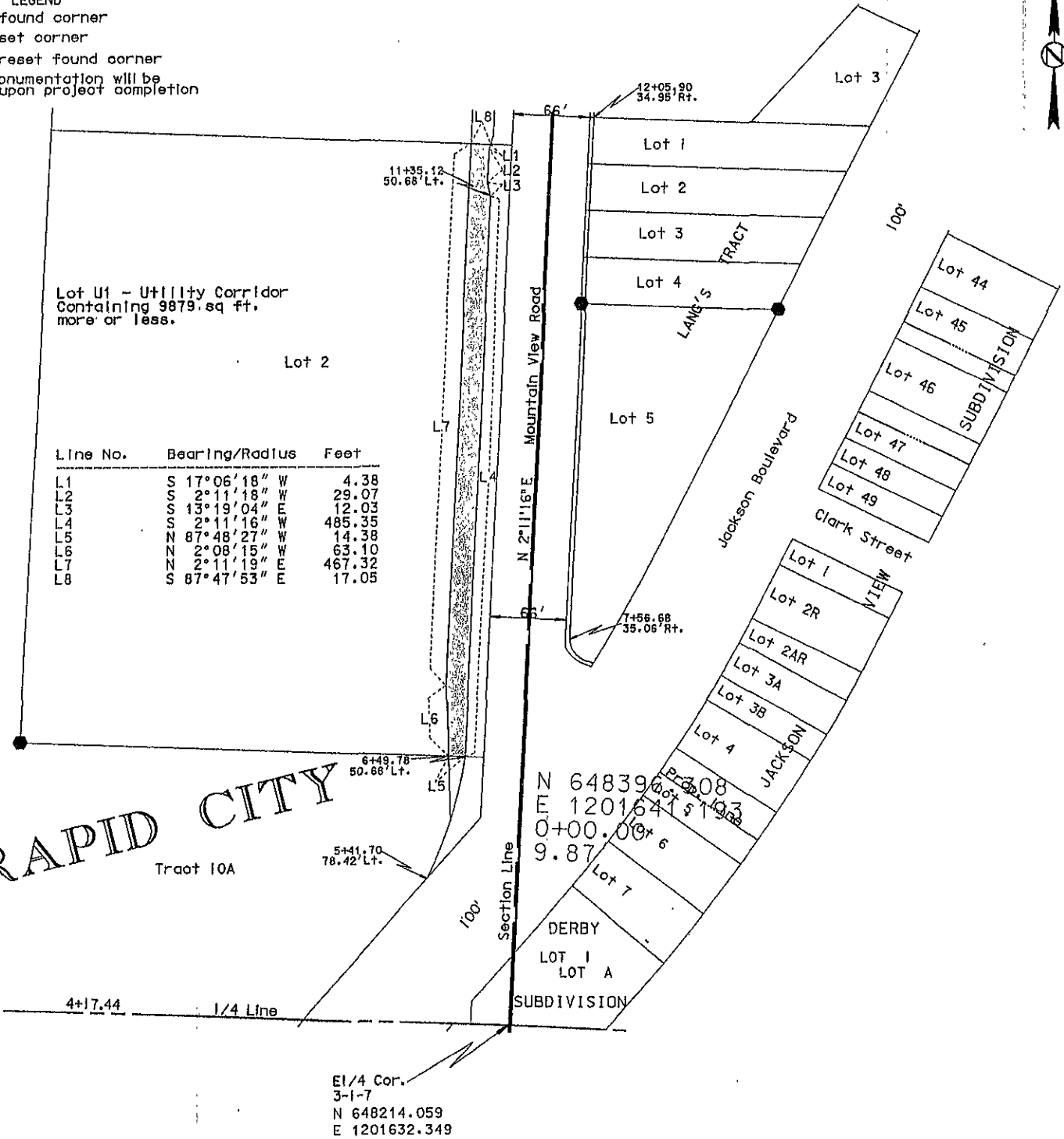
**LEGEND**  
 ● = found corner  
 ○ = set corner  
 ■ = reset found corner  
 All monumentation will be set upon project completion



Lot UI - Utility Corridor  
 Containing 9879 sq ft.  
 more or less.

Line No.	Bearing/Radius	Feet
L1	S 17°06'18" W	4.38
L2	S 2°11'18" W	29.07
L3	S 13°19'04" E	12.03
L4	S 2°11'16" W	485.35
L5	N 87°48'27" W	14.38
L6	N 2°08'15" W	63.10
L7	N 2°11'19" E	467.32
L8	S 87°47'53" E	17.05

**RAPID CITY**  
 Tract 10A



Notes: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - South Zone NAD 83/96 SF = 0.99978502

Drawn By R. Mickel Date 10/01/04  
 checked By M. Jordan Date 11/16/04

## SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, 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 this plat.

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

Registered Land Surveyor  
 Registration No. 5353

## 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

Parcel 5A

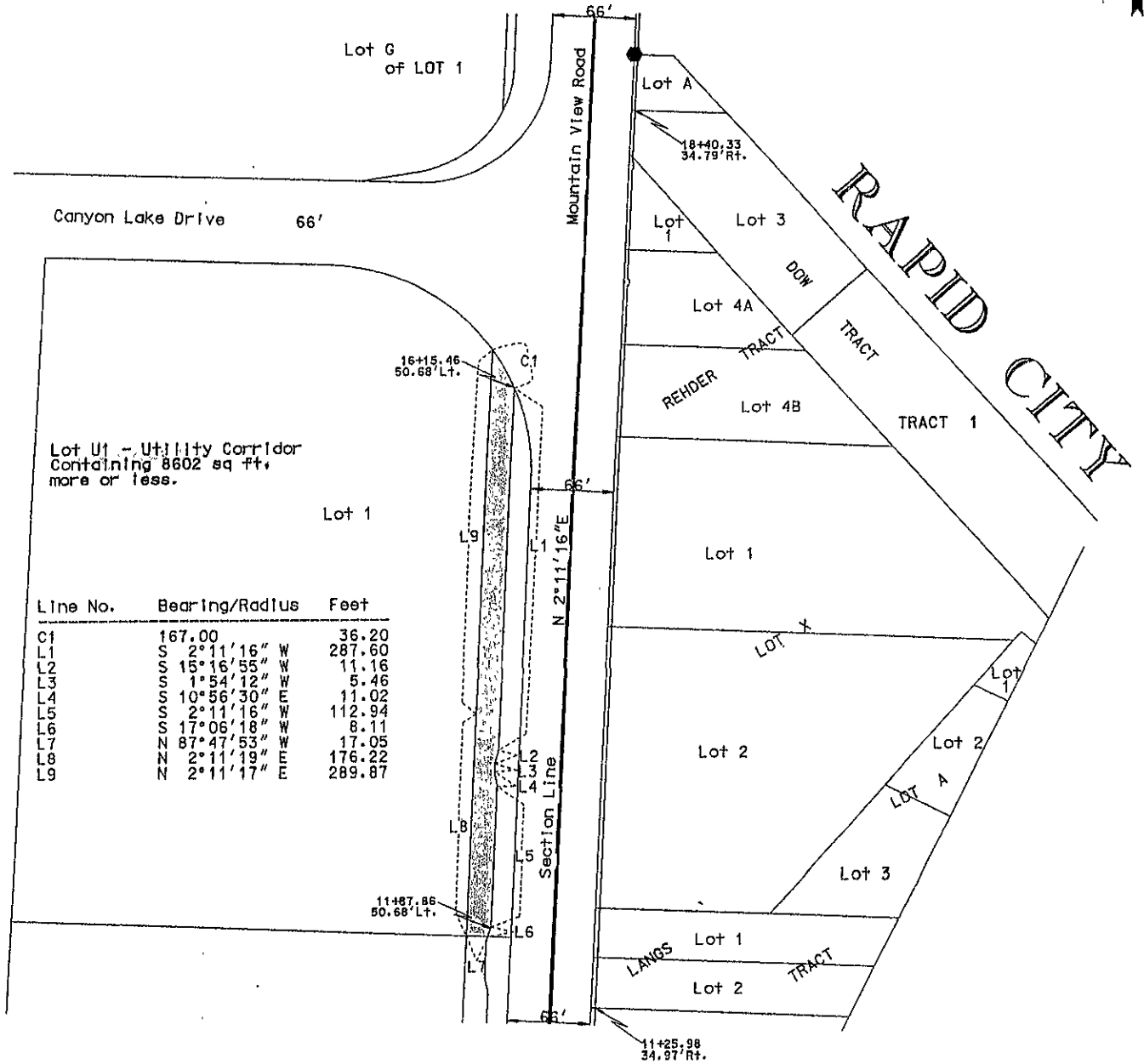
# PLAT OF LOT U1

Showing a parcel of land to be acquired for utility use in Lot 1 of the SE1/4 NE1/4 Section 3 - Township 1 North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43

PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1 Inch = 100 feet

**LEGEND**  
 ● = found corner  
 ○ = set corner  
 ■ = reset found corner  
 All monumentation will be set upon project completion



Line No.	Bearing/Radius	Feet
C1	167.00	36.20
L1	S 2° 11' 16" W	287.60
L2	S 15° 16' 55" W	11.16
L3	S 1° 54' 12" W	5.46
L4	S 10° 56' 30" E	11.02
L5	S 2° 11' 16" W	112.94
L6	S 17° 06' 18" W	8.11
L7	N 87° 47' 53" W	17.05
L8	N 2° 11' 19" E	176.22
L9	N 2° 11' 17" E	289.87

Notes: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - South Zone NAD 83/96 SF = 0.99978502

Drawn By R. Mickal Date 10/01/04  
 Checked By M. Jordan Date 11/16/04

## SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, 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 this plat.

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

Registered Land Surveyor  
 Registration No. 5353

## 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

Parcel 1

# PLAT OF LOT HI

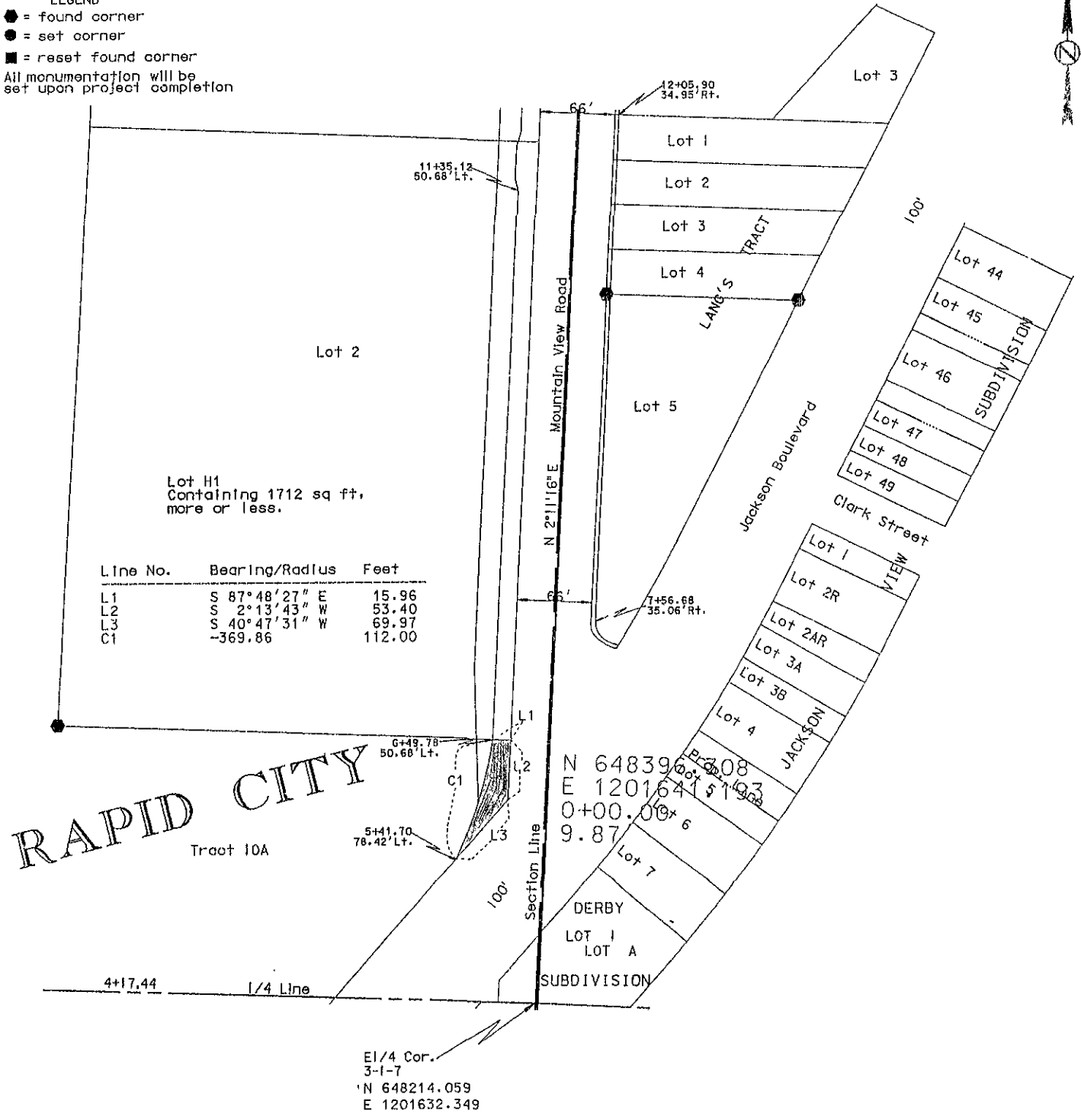
Showing a parcel of land to be acquired for highway purposes in Tract 10A of Rapid City Greenway Tract of Section 3 - Township 1 North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43

PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1 inch = 100 feet

**LEGEND**

- = found corner
  - = set corner
  - = reset found corner
- All monumentation will be set upon project completion



Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - South Zone NAD 83/96 SF = 0.99978502

Drawn By R. Mickel Date 10/01/04  
 Checked By M. Jordan Date 11/16/04

**SURVEYOR'S CERTIFICATE**

I, MICHAEL A. JORDAN, 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 this plat.

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

Registered Land Surveyor  
 Registration No. 5353

**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 \_\_\_\_\_ thereon.

Register of Deeds \_\_\_\_\_ by \_\_\_\_\_ Deputy

Parcel 2

# PLAT OF LOT HI

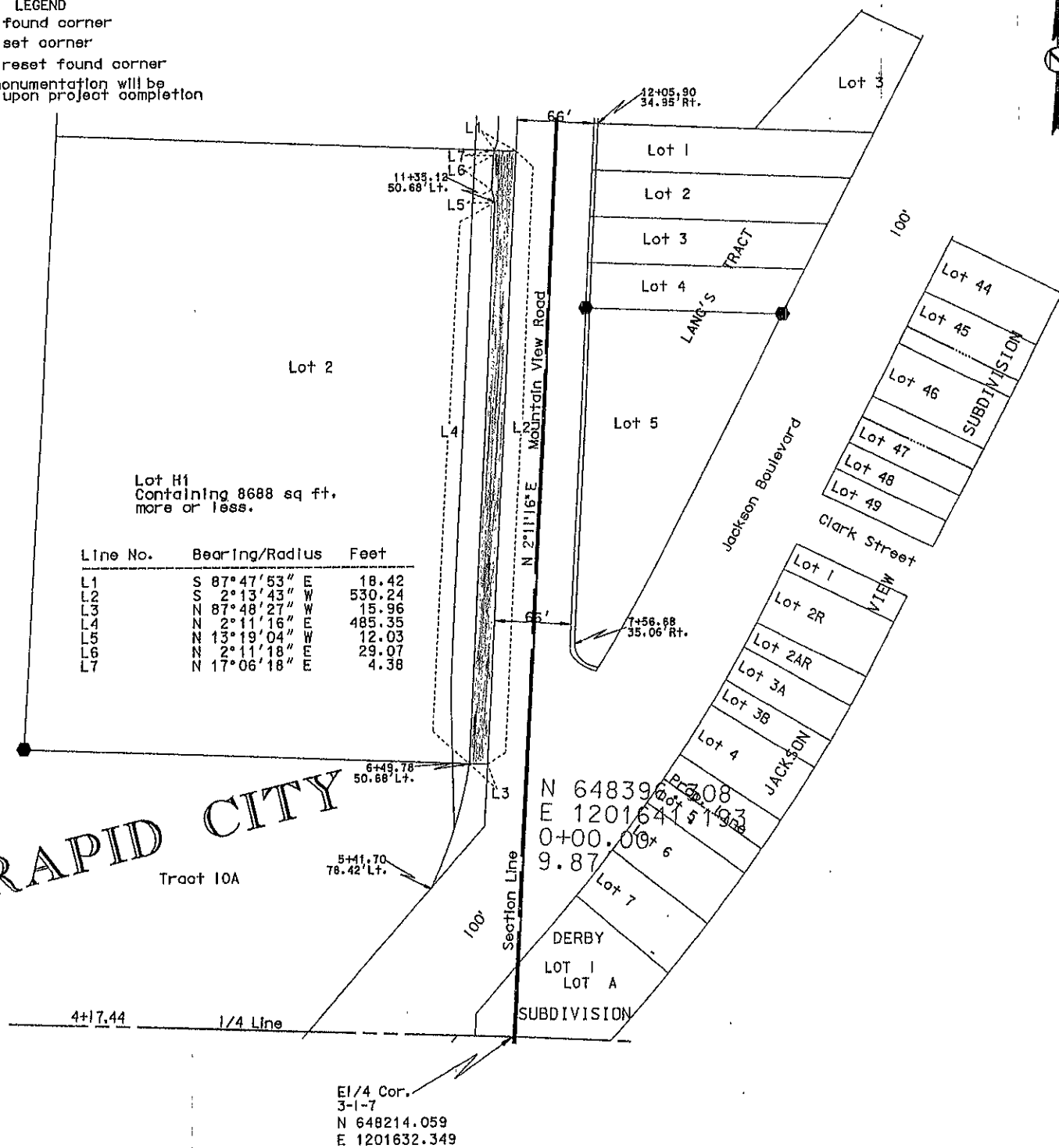
Showing a parcel of land to be acquired for highway purposes in Lot 2 of the SE 1/4 NE 1/4 of Section 3 - Township 1 North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43

PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1 Inch = 100 feet

**LEGEND**

- = found corner
  - = set corner
  - = reset found corner
- All monumentation will be set upon project completion



Notes: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - South Zone NAD 83/96 SF = 0.99978502

Drawn By R. Mickel Date 10/01/04  
 Checked By M. Jordan Date 11/16/04

**SURVEYOR'S CERTIFICATE**

I, MICHAEL A. JORDAN, 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 this plat.

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

Registered Land Surveyor  
 Registration No. 5353

**OFFICE OF REGISTER OF DEEDS**

State of South Dakota  
 County of \_\_\_\_\_ ss  
 Filled for record the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ at \_\_\_\_\_ M., and recorded in Books of Plats \_\_\_\_\_ on Page \_\_\_\_\_ therein.

Register of Deeds \_\_\_\_\_ by \_\_\_\_\_ Deputy

Parcel 5

# PLAT OF LOT HI

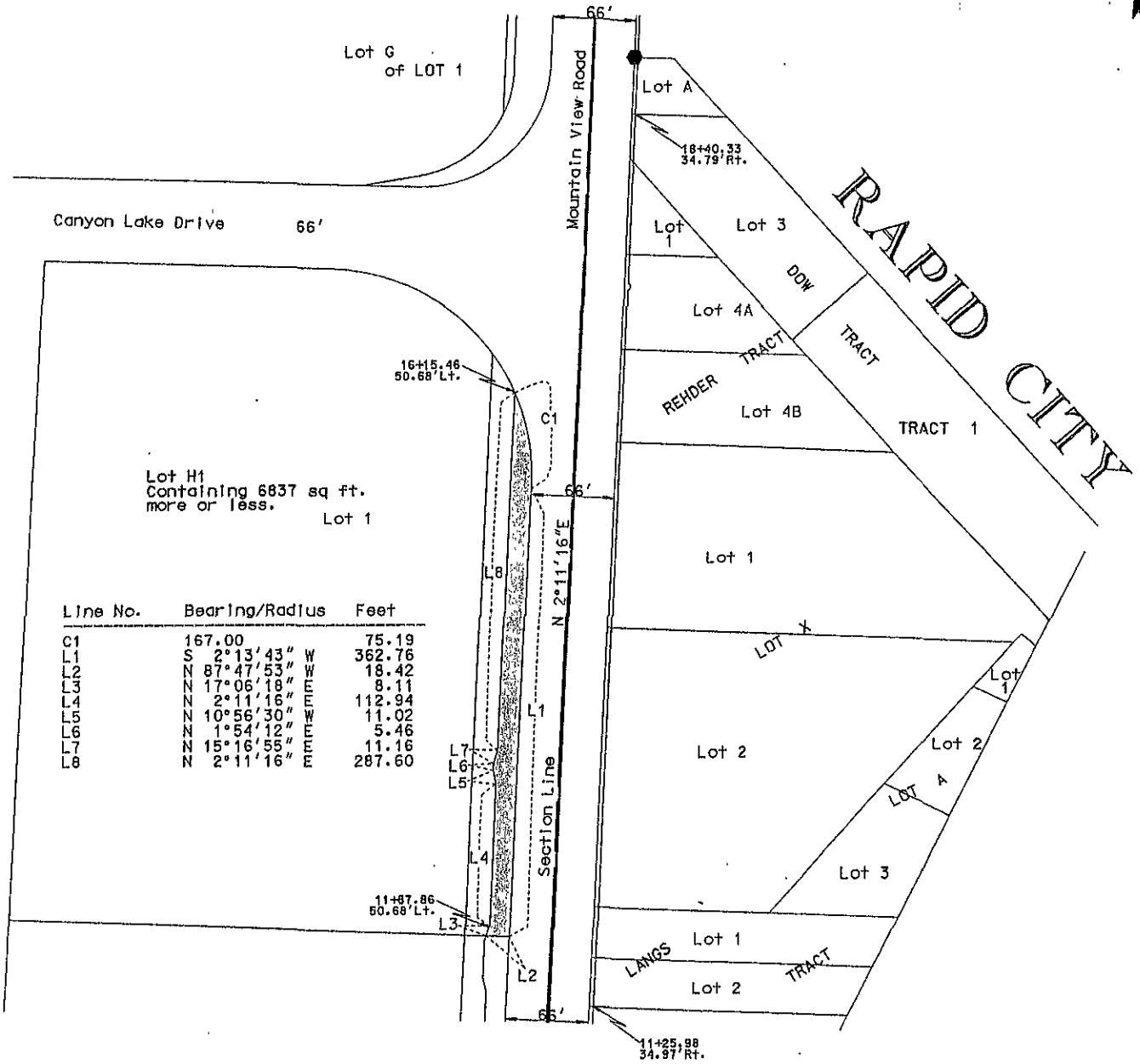
Showing a parcel of land to be acquired for highway purposes in Lot 1 of the SE1/4 NE1/4 Section 3 - Township 1 North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43

PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1 Inch = 100 feet

**LEGEND**

- = found corner
  - = set corner
  - = reset found corner
- All monumentation will be set upon project completion



Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - South Zone NAD 83/96 SF = 0.99978502

Drawn By R. Mickel Date 10/01/04  
 Checked By M. Jordan Date 11/16/04

**SURVEYOR'S CERTIFICATE**

I, MICHAEL A. JORDAN, 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 this plat.

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

Registered Land Surveyor  
 Registration No. 5353

**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