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Northern 10-Acre Tract

Rapid City, S.D.
 Management Department

(NE ¼ NE ¼ NE ¼ - Section 14, Township one North,
 Range Six East of the Black Hill Meridian, Pennington County,
 South Dakota)

Description

Figure N-1 illustrates an air photo of the northern 10-acre tract. Much of the tract is clear of trees. An initial thinning program was initiated in the late summer of 2006 and is expected to be complete in the summer of 2007.

Vacations

The 33-foot portion of the section line highway on the northern boundary of the tract has been vacated. A copy of the certified copies of the minutes of the Pennington County Commissioners meeting in which the vacation was approved is attached. The certified copies of the minutes were submitted to the Pennington County Register of Deeds on February 2, 2007. It is expected that the vacation will be registered within 14 days of the submittal.

Access

Access to the northern 10-acre tract is along a north-south gravel road from West Highway 44 to the most northerly part of the east boundary of the tract. The gravel road is within the west 33 feet of the section line highway. Three parties use this 400-500 foot gravel road – (1) the Theberge family (residing directly to the east of the northern 10-acre tract), (2) the Ratigan family (residing in the southern 10-acre tract), and (3) the parties residing in the subject northern 10-acre tract. The road is a well graded and maintained gravel road with a width of approximately 20 feet and a ¾-inch gravel base of 6 to 8 inches.

Structures

Figure N-2 illustrates (to scale) the permanent structures on the property. The residence is a modern split level home. The detached garage is a two-car garage with an office (16 feet by 24 feet) in the western end of the garage. Several outbuildings exist to the southwest of the residence.

Septic System

There are two permitted septic systems on the property. One system (for the residence) is approximately 20 feet from the west side of the residence. The drain field for this system is a north-south drain field over 100 feet in length. The second septic system is just north of the residence and serves the stool and sink in the ½ bath in the office in the garage.

Future Improvements

The water supply for the residence is a cistern which is filled regularly from the City of Rapid City water supply. The owners intend on drilling a well in the Spring of 2007 to replace the cistern. It is expected that the well will encounter the Deadwood Formation for water production.

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Figure N-1. Air Photo of the Northern 10-Acre Tract



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