



**Land & Marine Developments, Inc.**

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City of Rapid City,  
Growth Management Division  
300 Sixth Street  
Rapid City, South Dakota  
57701-5035

October 10, 2007

Dear Vicki,

Reference: Vacation of Non Access Easements currently on Lots 7, 22, 31 and 32; Plat of Lots 1 thru 7, 22, 31 and 32 Rockinon Ranch Estates Located in the N1/2 NE1/4 SE1/4 Section 23, T2N, R7E, BHM Rapid City, Pennington County, South Dakota.

We are writing to request the removal of the of the non access easement that is currently in place on corner lots on Abbey Road/Hovering Heights Court (to be Lennon Lane) within Phase I of Rockinon Ranch Estates.

As you are aware, this non access easement was granted to the previous owner of Rockinon Ranch Estates and we just recently found about it.

As the new owners we are sure that this decision was based on the fact that the previous owner had anticipated developing as many as 12 lots along Abbey Road/Hovering Heights Court (to be Lennon Lane) within Phase III of Rockinon Ranch Estates. We are substantially altering the designs for all of Phase III as the existing plans were in our opinion unworkable due to contours and elevational challenges. We will be shortening the length of Abbey Road/Hovering Heights Court (to be Lennon Lane) and developing no more than 4 lots off the repositioned cul-de-sac to the west of those on the existing plat.

Abbey Road/Hovering Heights Court (to be Lennon Lane) will always be a residential street serving a limited number of homes, with our revised Phase III plans this traffic will be reduced still further.

Our goal with Phases I and II of Rockinon Ranch Estates is to provide affordable, high quality housing and so to restrict the way that we can use these few lots for building make them very difficult to build on. The removal of the non access easement will allow us some flexibility with regard to the type of home and the size of homes that we can place on these single family lots.

Sincerely,

  
Michael and Fiona Harrison