



**FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.**  
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November 13, 2009

Marcia Elkins – Director  
Growth Management Department  
City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

RECEIVED  
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Rapid City Growth  
Management Department

RE: Ehil Replat

Dear Marcia:

We are representing Mr. Wendline Ehli who is the owner/developer of the properties known as 125, 131 and 133 MacArthur Street. Each of the three properties contains a residence and accessory structures. According to Mr. Ehli, the property known as 125 MacArthur was constructed in 1927; 131 MacArthur in 1973; and 133 MacArthur in 1952.

The location of the property lines does not currently reflect the fencing and existing use of the properties and the structure at 131 MacArthur has an enclosed porch that is currently 0.5' over the easterly property line. Mr. Ehli would like to amend the property boundaries to reflect the existing fence and occupation and to correct the encroachment along the east property line as shown on the attached site plan. The existing lot lines are highlighted in yellow.

The proposed change in lot lines does not adversely affect the building setbacks (or cause incompliance) for any of the structures. However the location of the existing structures in relation to the stationary lot lines is not compliant with the current zoning ordinance. It is our understanding that due to the age of the structures they would be considered as legal non-conforming.

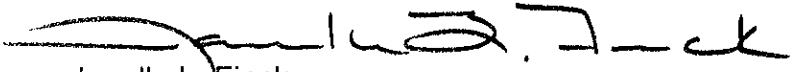
The current properties have no platted or miscellaneous easements. We are proposing to provide standard 8' Utility and Minor Drainage Easements on all lot lines, with an exception for the existing structures as shown. At such time as the structures may be removed, the 8' easements will run continuously along said lot lines.

As shown on the topographic information, there are no significant drainages or drainage patterns that are affected by either the existing structures or the proposed adjustment of lot lines.

Mr. Ehli would like to make the necessary lot line adjustments before the properties are transferred and create hardships for a future owner. The proposed plat request does not represent an increase in lot density and we request your support and approval of the lot line adjustments.

Thank you for your time and consideration.

Sincerely,  
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Janelle L. Finck". The signature is fluid and cursive, with a prominent loop at the beginning and a long, sweeping tail.

Janelle L. Finck  
President

jlf  
encl