

PREPARED BY: City's Attorney Office
300 Sixth Street
Rapid City, SD 57701
(605) 394-4140

New
11-6-13

AGREEMENT WAIVING RIGHT TO PROTEST
(SDCL 9-45-26; 9-47-13; 9-48-18; 9-48-42)

THIS AGREEMENT is made and entered into this _____ day of _____, 2013, by and for THF STONERIDGE DEVELOPMENT, LLC, a Missouri limited liability company, of 211 North Stadium Boulevard, Ste. 201, Columbia, MO, 65203-1161, hereinafter called "Developer," and the City of Rapid City, a municipal corporation of the State of South Dakota, hereinafter called the "City."

WHEREAS, the Developer has submitted a proposed subdivision plat; and

WHEREAS, it is the intended purpose of the Developer to obtain final approval for this subdivision plat; and

WHEREAS, the City of Rapid City's subdivision regulations require installation of curb, gutter, street light conduit, water, and sidewalk, which in this instance would require the Developer to install curb, gutter, street light conduit, water main and sidewalk in Catron Boulevard as it abuts a piece of land described as: Commencing at the Northwesterly corner of Lot 7 of Block 2, Black Hills Center, common to a point on the southerly edge of Stumer Road right of way, and the point of beginning; thence, First Course: S 00°19'55" W, along the westerly boundary of said Lot 7, a distance of 398.60', to the southwesterly corner of said Lot 7, common to a point on the northerly edge of East Catron Boulevard right of way; thence, Second Course: N 89°40'08" W, along the northerly edge of said East Catron Boulevard right of way, a distance of 197.50'; thence, Third Course: N 00°19'55" E, a distance of 272.80', to a point on the southerly edge of said Stumer Road right of way; thence, Fourth Course: along the southerly edge of said Stumer Road right of way with a curve turning to the left with an arc length of 188.20', with a radius of 429.50', with a chord bearing of N 59°37'15" E, with a chord length of 186.70'; thence, Fifth Course: along the southerly edge of said Stumer Road right of way, with a reverse curve turning to the right with an arc length of 47.94', with a radius of 370.50', with a chord bearing of N 50°51'43" E, with a chord length of 47.91', to the said point of beginning; and

WHEREAS, it is the intent and purpose of both the Developer and the City to enter into an agreement whereby the Developer will consent to a future assessed project for the installation

of sidewalk in Catron Boulevard as it abuts the above described property in exchange for the City not requiring immediate installation of the improvements as required by Rapid City's Subdivision Regulations.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. This agreement pertains to, and includes those properties which are designated and identified as follows:

A piece of land described as: Commencing at the Northwesterly corner of Lot 7 of Block 2, Black Hills Center, common to a point on the southerly edge of Stumer Road right of way, and the point of beginning; thence, First Course: S 00°19'55" W, along the westerly boundary of said Lot 7, a distance of 398.60', to the southwesterly corner of said Lot 7, common to a point on the northerly edge of East Catron Boulevard right of way; thence, Second Course: N 89°40'08" W, along the northerly edge of said East Catron Boulevard right of way, a distance of 197.50'; thence, Third Course: N 00°19'55" E, a distance of 272.80', to a point on the southerly edge of said Stumer Road right of way; thence, Fourth Course: along the southerly edge of said Stumer Road right of way with a curve turning to the left with an arc length of 188.20', with a radius of 429.50', with a chord bearing of N 59°37'15" E, with a chord length of 186.70'; thence, Fifth Course: along the southerly edge of said Stumer Road right of way, with a reverse curve turning to the right with an arc length of 47.94', with a radius of 370.50', with a chord bearing of N 50°51'43" E, with a chord length of 47.91', to the said point of beginning.

2. This agreement specifically references the installation of curb, gutter, street light conduit, water main, and sidewalk in Catron Boulevard as it abuts the above described property.

3. The Developer acknowledges the City has the power to make assessments for local improvements on property adjoining or benefited thereby, to collect same in the manner provided by law, and to fix, determine and collect penalties for nonpayment of any special assessments. The Developer agrees that if at any time in the future the City determines it is necessary or desirous to install curb, gutter, street light conduit, water main, and sidewalk in Catron Boulevard as it abuts the above described property through an assessed project, the Developer or its heirs, assigns, or successors in interest, waive any right to object to such an assessed project as allowed under state law in consideration for the final approval of the subdivision plat without the immediate installation of curb, gutter, street light conduit, water main, and sidewalk. It is understood by the Developer that the City of Rapid City's primary consideration for granting approval of the subdivision plat on the herein described property and its forbearance from requiring Developer to immediately install curb, gutter, street light conduit, water main, and sidewalk is the Developer's covenant and promise to waive any right to object to the assessed project and its consent to the assessed project.

4. Developer further covenants and agrees for itself, its heirs, assigns, and successors in interest, that should it or any of its heirs, assigns, or successors in interest fail to abide by each and every covenant herein contained, the immediate installation of curb, gutter, street light conduit, water main, and sidewalk in Catron Boulevard as it abuts the above described property will be required within 90 days of the objection in order to comply with the City of Rapid City's subdivision regulations. Should the weather prevent immediate installation of these subdivision improvements, the City Council may accept a surety bond in an amount equal to the estimated cost of installation of the improvements, whereby the improvements will be made and utilities installed without cost to the City in the event of default of the Developer.

5. All of the terms and conditions herein set forth shall extend to and be binding upon the heirs, assigns, or successors in interest of the Developer, and be considered as a covenant running with the above-described property. Furthermore, it is agreed that, in accepting title to the above-described property any grantee, heir, assign, or successor in interest to the undersigned expressly agrees to be bound by the terms of this agreement recorded with the Pennington County Register of Deeds' Office pursuant to the provisions of South Dakota statutes.

6. The City may undertake any legal or equitable action available to enforce the provisions of this agreement in addition to any remedy provided herein. In the event the City is required to undertake any action to enforce the terms of this agreement or its subdivision regulations in connection with this agreement, the undersigned, heirs, assigns or successors in interest agree the City may recover from the owner of said property its reasonable expenses, including attorney's fees incurred with respect to such action.

7. If any section(s), or provision of this application is declared invalid for any reason whatsoever by any competent court, such invalidity shall not affect any other section(s) or provision of this application if they can be given effect without the invalid section(s) or provisions.

8. This agreement shall be construed according to the laws of the State of South Dakota. No modification or amendment to this agreement shall be valid, unless evidenced by a writing signed by the parties hereto.

9. If the Developer is a corporation, it has the power to enter into this agreement and its officers signing for it have full power and authority to do so.

DATED this _____ day of _____, 2013.

CITY OF RAPID CITY

Sam Kooiker, Mayor

by signing the name of THF STONERIDGE DEVELOPMENT, LLC by himself as

_____.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota

My Commission Expires:

(SEAL)