



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: fiskls@rapidnet.com

March 31, 2003

Rapid City Common Council
300 Sixth Street
Rapid City, South Dakota 57702

RE: Dedication of Easement for Public Access and Utilities
Lot 2 of Tract C of Regional Hospital Addition
Black Hills Pediatrics and Neonatology, LLP – 2905 Fifth Street

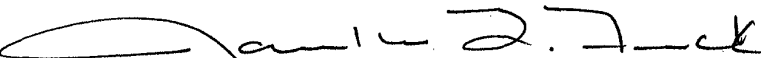
Council Members:

On behalf of the owners of the above described property, we are petitioning the City of Rapid City to accept the dedication of right-of-way on an existing platted "10 Wide Easement for Public Access and Utilities" (see attached copies of plats). Said easement and the road improvements located within the easement are located on the south portion of the subject property (see attached photographs) and serve to provide access to adjoining lands owned and used by Rapid City Regional Hospital.

Having a public road located within property under private ownership deprives the owner of the use of their property, creates a liability for the landowner and adds an unwarranted tax burden for the portion of land under public use. By allowing the roadway to be dedicated as a public right-of-way, responsibility for this "public" roadway would be placed with the City, and not left as a liability and burden to this landowner. The landowner agrees to provide the surveying services associated with the dedication, which would be brought forth in the form of an "H" lot (which you typically see in acquisition of right-of-way).

Thank you for your consideration of this request.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

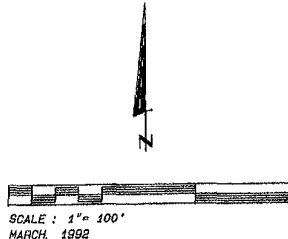
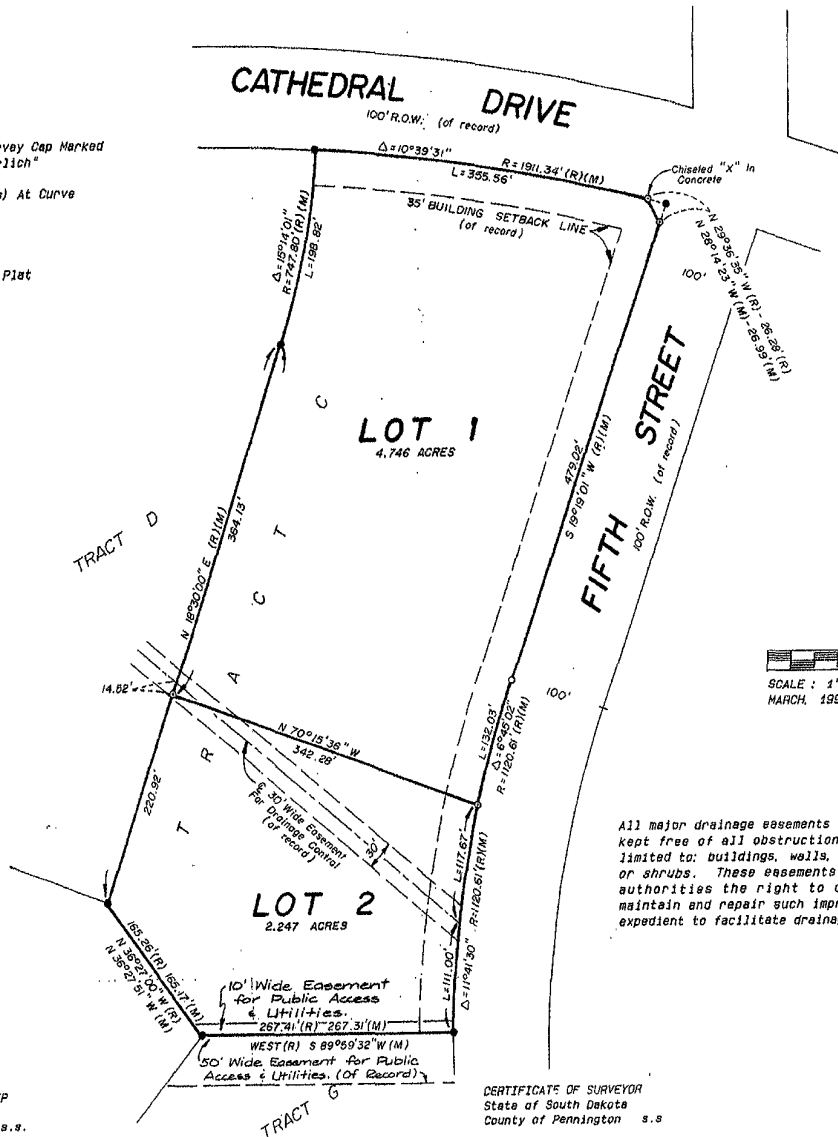

Janelle L. Finck
President

jlf
cc Black Hills Pediatrics & Neonatology, LLP

LOTS 1 AND 2 OF TRACT C OF REGIONAL HOSPITAL ADDITION

LOCATED IN THE SW 1/4 OF SECTION 12, T-1-N, R-7-E, BHM. RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

- Found Monument
- Set 5/8" Rebar with Survey Cap Marked "Renner - 2652 and Sparlich"
- Set 5/8" Rebar (No Caps) At Curve R.O.W. PC's & PT's
- (M) Measured This Survey
- (R) Recorded in a Previous Plat or Description



All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to: buildings, walls, fences, hedges, trees or shrubs. These easements grant to all public authorities the right to construct, operate, maintain and repair such improvements as it deems expedient to facilitate drainage from any source.

CERTIFICATE OF OWNERSHIP
State of South Dakota
County of Pennington s.s.

We, the under signed officers of the EXECUTIVE MANAGING COMMITTEE, do hereby certify that Medical and Dental Building Partners is the owner of Tract C shown and described hereon, that we did authorize and do hereby approve the survey and within plat of said land for and on behalf of said partnership, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

In witness whereof, we have hereunto set our hands and seals.

Owner: MEDICAL AND DENTAL BUILDING PARTNERS
By: David W. Boyer (Signature)
David W. Boyer, President
By: Richard A. Kovarik
Richard A. Kovarik, Vice President
By: Paul H. H. Reinke
Paul H. H. Reinke, Secretary

On the 13 day of October, 1992, before me a Notary Public, personally appeared David W. Boyer, known to me to be the President of Medical and Dental Building Partners and the person described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: Michael Blumhardt
My Commission Expires: 10/29/1999

On the 3 day of October, 1992, before me a Notary Public, personally appeared Richard A. Kovarik, known to me to be the Vice President of Medical and Dental Building Partners and the person described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: Michael Blumhardt
My Commission Expires: 10/29/1999

On the 13 day of October, 1992, before me a Notary Public, personally appeared Paul H. H. Reinke, known to me to be the Secretary, of Medical and Dental Building Partners and the person described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: Michael Blumhardt
My Commission Expires: 10/29/1999

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of Rapid City, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 13 day of October, 1992.
Richard L. Hallstrom
Finance Officer of the City of Rapid City

CERTIFICATE OF SURVEYOR
State of South Dakota
County of Pennington s.s.

I, Gary D. Renner, Registered Land Surveyor No. 2652 of the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey.

In witness whereof, I have hereunto set my hand and seal this 9 day of March, 1992.

REGISTERED LAND SURVEYOR: Gary D. Renner
Gary D. Renner, LS 2652

RESOLUTION BY GOVERNING BOARD
State of South Dakota
County of Pennington s.s.

I, Finance Officer of the City of Rapid City, do hereby certify that at an official meeting held on the 10 day of March, 1992, the Commission by resolution did approve the plat as shown hereon.

Michael Blumhardt
Finance Officer of the City of Rapid City

CERTIFICATE OF STREET AUTHORITY

The location of the proposed access road abutting the County or State Highway or the City Street as shown hereon, is hereby approved. Any change in the location of the proposed access shall require additional approval.

Lawrence J. ... 11 17 92
Highway Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Pennington County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this 26 day of November, 1992
Ronald H. Richmond
Director of Equalization of Pennington County

APPROVED: Suanne Thouson DATE: 11/16/92
Map Processor

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Pennington County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 16 day of November, 1992.
Wendy P. ...
Treasurer of Pennington County

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Pennington s.s.

Filed this 26 day of Nov, 1992, at 2 48

Book 24 Page 223

Marys Faber
Register of Deeds
By: Lu Beard Fee: \$10.00

