



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 1 of Tract G of Regional Hospital Addition
Medical Services Center, LLP – 2929 Fifth Street

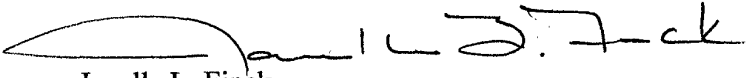
Council Members:

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 "50' 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 north 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 AND CONSULTING ENGINEERS, INC.

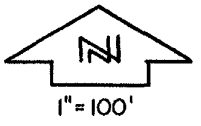
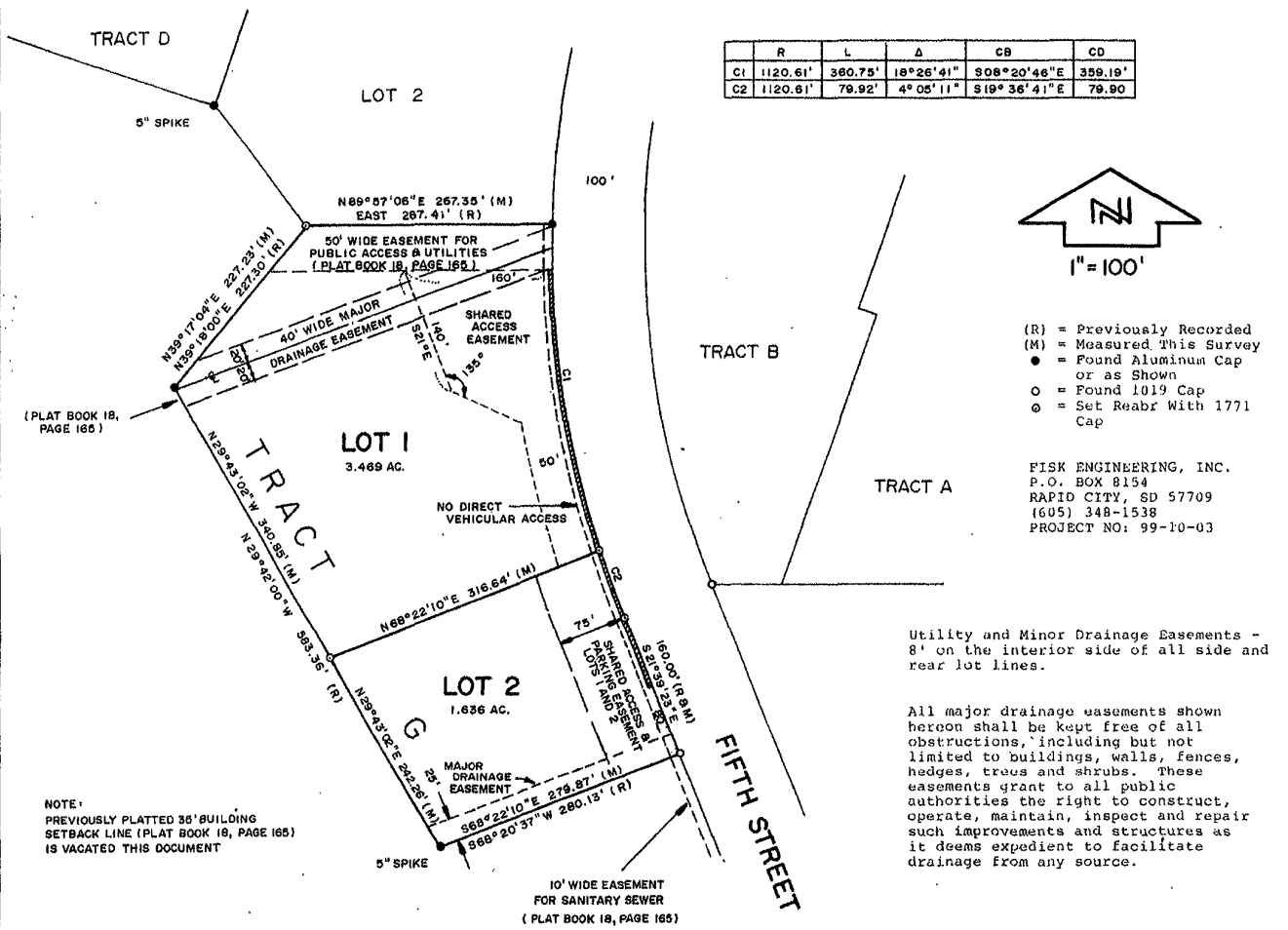

Janelle L. Finck
President

jlf
cc Medical Services Center, LLP

PLAT OF LOTS 1 AND 2 OF TRACT G OF REGIONAL HOSPITAL ADDITION

FORMERLY ALL OF TRACT G OF REGIONAL HOSPITAL ADDITION

LOCATED IN THE SW1/4 OF SECTION 12, T1N, R7E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA



- (R) = Previously Recorded
- (M) = Measured This Survey
- = Found Aluminum Cap or as Shown
- = Found 1019 Cap
- ⊙ = Set Reabr With 1771 Cap

FISK ENGINEERING, INC.
P.O. BOX 8154
RAPID CITY, SD 57709
(605) 348-1538
PROJECT NO: 99-10-03

Utility and Minor Drainage Easements - 8' on the interior side of all side and rear lot lines.

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

NOTE:
PREVIOUSLY PLATTED 35' BUILDING SETBACK LINE (PLAT BOOK 18, PAGE 165) IS VACATED THIS DOCUMENT

CERTIFICATE OF SURVEYOR State of South Dakota County of Pennington ss

I, Warren L. Fisk, Registered Land Surveyor No. 1771 in the State of South Dakota, do hereby certify that being so made the survey and within plat of the land shown and described hereon and that the same is, in all things, true and correct, to the best of my knowledge and belief. In Witness Whereof, I hereunto set my hand and official seal this 30th day of November, 1999.

Warren L. Fisk - Registered Land Surveyor No. 1771 *Warren L. Fisk*



CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP State of South Dakota County of Pennington ss

I, K. Alan Kelts, Managing Partner of Medical Services Center, do hereby certify that Medical Services Center is the owner of the above described lands and that on behalf of Medical Services Center, I did authorize and do hereby approve the survey and within plat of said land and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

K. Alan Kelts (Managing Partner) Medical Services Center - Owner *K. Alan Kelts*

On this 13 day of Dec, 1999, before me, a Notary Public, personally appeared K. Alan Kelts, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public *Jelly A. Walter* Commission Expires Nov. 2004

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Pennington ss

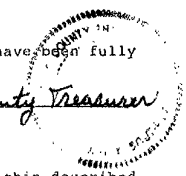
The location of the proposed access road to the County or State Highway or City Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority *Randall Nelson* Date 12-15-99

CERTIFICATE OF COUNTY TREASURER State of South Dakota County of Pennington ss

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

Dated this 14th day of December, 1999 Pennington County Treasurer *Lane Keil, Deputy Treasurer*



CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Pennington ss

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

Signed this 29th day of December, 1999 Pennington County Director of Equalization *Lance Keil, Deputy Treasurer*

APPROVED: *Lynae Thomsen, Cartographic Tech* DATE: December 14, 1999

CERTIFICATE OF FINANCE OFFICER State of South Dakota County of Pennington ss

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 14th day of December, 1999 Rapid City Finance Officer *James F. Preston*

RESOLUTION OF GOVERNING BOARD State of South Dakota County of Pennington ss

I, Finance Officer of the City of Rapid City, do hereby certify that at an official meeting held on the 29 day of December, 1999, the Rapid City Common Council did, by resolution, approve the within plat.

Dated this 29 day of December, 1999 Rapid City Finance Officer *James F. Preston*

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Pennington ss

Filed for record this 29th day of December, 1999 at 3:28 o'clock P M., and recorded in Book 29 of Plats on Page 116.

Pennington County Register of Deeds *Marlye Fisher* Fees \$10.00

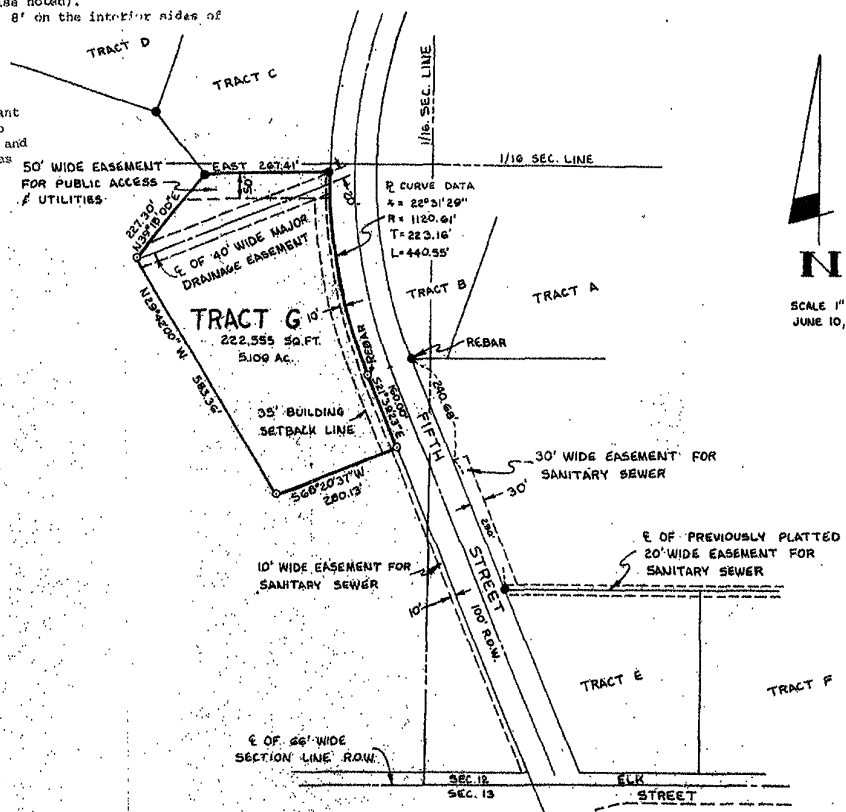
Fisk

Plat of a portion of Regional Hospital Addition to the City of Rapid City, including: Tract G of Regional Hospital Addition located in SW 1/4 of Section 12, T1N, 17E, R1W, Rapid City, Pennington County, South Dakota

Rapid City Regional Hospital
Attn: Mr. Jerry Scott
P.O. Box 5000
Rapid City, SD 57709

NOTES

- Denotes set 5/8" rebar with survey cap marked "Francis-Meador 1019".
 - Denotes "Found Survey Monument" (5/8" rebar with survey cap marked "Francis-Meador 1019" unless otherwise noted).
- Utility and Minor Drainage Easements: 8' on the interior sides of all side and rear lot lines.
- All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems expedient to facilitate drainage from any source.



CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington

S.S.

We, the undersigned, do hereby certify that Rapid City Regional Hospital, Inc. is the owner of the portion of land shown and described hereon that we did authorize and do hereby approve this survey and within plat of said land for and on behalf of Rapid City Regional Hospital, Inc. and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Any land shown on the within plat as an easement for public access and utilities is hereby dedicated to public use and public utility use as such; however, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, we have hereunto set our hand and seal.

OWNER: RAPID CITY REGIONAL HOSPITAL, INC.

BY: James H. Wilson
Chairman of Board of Trustees

BY: Jerry B. Scott
Executive Vice President

On the 10th day of June, 1982, before me, a Notary Public, personally appeared James H. Wilson and Jerry B. Scott, known to me to be the Chairman of Board of Trustees and the Executive Vice President of Rapid City Regional Hospital, Inc. and the persons described in the foregoing instrument and acknowledged to me that they signed the same.

NOTARY PUBLIC James P. Heald

My Commission Expires 7-5-85

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 23 day of June, 1982

Richard Hawk
Director of Equalization of Pennington County

APPROVED: Richard Hawk 6/14/82 LR
Director of Equalization of Pennington County

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 14th day of June, 1982.

Betty Matern Deputy
Treasurer of Pennington County

CERTIFICATE OF SURVEYOR

State of South Dakota
County of Pennington

S.S.

I, James P. Heald, Registered Land Surveyor No. 2199 of the State of South Dakota, do hereby certify that being so authorized, the survey and within plat of the land shown and described hereon were made under my responsible direction and supervision and that to the best of my knowledge and belief the within plat is a representation of said survey. All areas shown on the within plat are to be considered as having the words "more or less" following.

In witness whereof, I have hereunto set my hand and seal.

REGISTERED LAND SURVEYOR: James P. Heald

On the 10th day of June, 1982, before me, a Notary Public, personally appeared James P. Heald, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: James P. Heald

My commission expires: 11/26/84

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 15th day of June, 1982.

Ken Buechel
Finance Officer of the City of Rapid City

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 June 21, 1982, the Common Council by resolution did approve the plat as shown hereon.

Ken Buechel
Finance Officer of the City of Rapid City

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON
Filed for record this 22 day of June, A.D. 1982, at 3 o'clock PM and recorded in Book 16, Page 10 of Plat Records of Pennington County State of South Dakota
By James P. Heald
Registered Land Surveyor



