

**ANNEXATION STUDY**

**NORTH VALLEY DRIVE ANNEXATION AREA**

**March 2008**

## Annexation Study of North Valley Drive Annexation Area

### **INTRODUCTION:**

The following is a study prepared pursuant to SDCL 9-4-4.1 which examines the merits of annexing portions of Section 4, 5, and 9 all of T1N, R8E, Black Hills Meridian, Pennington County, South Dakota and portions of Section 32 and 33 of T2N, R8E, Black Hills Meridian, Pennington County, South Dakota. This area is located north and south of SD Highway 44 and east and west of Valley Drive, and includes approximately 497.279 acres. The subject area is surrounded by the City limit boundaries on four sides.

This area is one of the areas identified as a short-term priority by the City Council as established in the Resolution Establishing Future Annexation Study Areas, adopted April 2, 2001. On March 3, 2008, the City Council directed the Growth Management Staff to prepare an Annexation Study for the North Valley Drive Annexation Area.

### **THE ANNEXATION PROCESS:**

Annexation is the process by which lands adjacent to a municipality are made part of the municipality so as to share in the services the municipal government provides and share in the obligation of paying for those services. When an area has developed, is in the process of developing, or is key to the development of other properties, annexation should be considered. As stated in the Rapid City Annexation Policy Document, adopted December 19, 1983;

“When a city is willing and able to provide the urban services from which an adjacent and contiguous developing area benefits; when there exists a community of interest between the city and the developing area; when it is essential that a city be allowed to exercise proper police powers to ensure orderly growth and development; when the development of an area may easily effect the health and safety of the residents of a city; and when a tax inequity exists because of the provision of urban services to (a) developing area; then the area so described must fairly be considered for annexation.”

The process of annexation as spelled out in South Dakota Codified Law Chapter 9-4 provides for annexation by petitioner of the property owners and annexation initiated by the municipality. This study represents the first step in the process of a city-initiated annexation. This study will analyze the impacts of annexing the subject territory and identify the municipal resources that are in place or available to serve the area.

### **DESCRIPTION OF TERRITORY:**

The territory considered in this annexation contains 497.279 acres, more or less, and includes the following properties: Tract B of Lot 2 of Lot A, Lot 1 and Lot 2 of Tract A, and Lot 3 all in Barnhart Addition; Tract E & Dedicated Private Drive of KOA Subdivision in the SE1/4SW1/4; Lot A of SE1/4NW1/4; Lot 1A of Lot 1 of Lot A of SW1/4SW1/4; Tract 1, formerly Lot 1 of Lot B, a portion of the residual portion of Lot B, and portions of

Lots 2 and 3 of Lot A including 25 feet private access agreement on residual portion of Lot C, all in the SW1/4SW1/4; Lot D including Lot 1 of Lot D located in the SW1/4SW1/4; Tract B of SE1/4SW1/4; Unplatted Balance of W1/2SE1/4SW1/4; SW1/4NW1/4 and NW1/4SW1/4 including Lot A of NW1/4SW1/4; Government Lot 4; the 150 foot wide E. Highway 44 right-of-way lying south of Lot 1A of Lot 1 of Lot A of SW1/4SW1/4, all located in Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and,

The 150 foot wide E. Highway 44 right-of-way within Section 4 lying south of Lot 3, Lots 1 & 2 of Tract A, Tract B of Lot 2 of Lot A, all of Barnhart Addition, Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and,

Tract A of SE1/4SW1/4 of Section 4 and the NE1/4NW1/4 of Section 9; Tract C of SE1/4SW1/4 of Section 4 and Parcel E of NE1/4NW1/4 of Section 9; and the 150 foot wide E. Highway 44 right-of-way lying south of Tract C of SE1/4SW1/4 of Section 4 and Parcel E of NE1/4NW1/4 of Section 9; all located in T1N, R8E, BHM, Pennington County, South Dakota; and,

The part of Lot E of the NE1/4NW1/4 lying north of the highway right-of-way for access to Interstate Highway No. 90, Section 9, T1N, R8E, BHM, Pennington County, South Dakota; and,

All of Hillside Subdivision including Hillside Drive and Eagle Drive rights-of-way and Rockhill Road, an access easement; SE1/4 of GL 1 less N100 feet of SE1/4 of GL 1 including Lot A of Lutheran Subdivision; All of Marshall Subdivision including Homestead Street and Glenside Drive rights-of-way and Windhaven Drive, a private access easement; NE1/4 of Government Lot 1 (NE1/4NE1/4NE1/4); Lot 5 and Lot 7 of E1/2SE1/4; The 150 foot wide E. Highway 44 right-of-way, including Lots H-1, H-2, H-3, and H-4, all located in the E1/2 of Section 5, lying south of Lot 5 and Lot 15 Revised and Lot 17 and the west 100 feet of Lot 14, all of Hillside Subdivision, and Lot 7 of E1/2SE1/4; all located in Section 5, T1N, R8E, BHM, Pennington County, South Dakota; and,

The 66 foot wide Valley Drive right-of-way north of S. D. Highway 44 located in the western boundary of the W ½ of Section 4 and the eastern boundary of the E ½ of Section 5, all located in T1N, R8E, BHM, Pennington County, South Dakota; and,

The 100 foot wide railroad right-of-way lying north of Lot D of SW1/4SW1/4 not already located within the City of Rapid City, Section 4, T1N, R8E, BHM, Pennington County, South Dakota; and,

E1/2SE1/4 of Section 32, T2N, R8E, BHM, Pennington County, South Dakota; and,

SW1/4 of Section 33, T2N, R8E, BHM, Pennington County, South Dakota.

There are 90 properties and 75 property owners, as evidenced by information provided by the Pennington County Director of Equalization's Office. The property owners for each parcel are identified in Appendix A.

The study area is located north and south of S.D. Highway 44 and east and west of Valley Drive. The majority of the properties located adjacent to S.D. Highway 44 are developed and are the location of commercial businesses. Single family residences and mobile home residences are located north of S.D. Highway 44 and west of Valley Drive.

A single family residence in conjunction with agriculture uses is located north of S. D. Highway 44 and east of Valley Drive. The majority of the larger land area in the northern most portion of the annexation area and east of Valley Drive, approximately 340 acres, is undeveloped property. The undeveloped properties are covered by native grasses. It is unknown if any endangered plants or animal species inhabit the area or if any historic or prehistoric resources exist in the annexation area. The subject territory represents a developing area which is a part of the Rapid City community that should have available to it the types of services, protection and guidance that other areas of the City receive.

A portion of the annexation area is located in the Unnamed Tributary Drainage Basin and the Perrine Drainage Basin.

#### **AREA STUDIES:**

The Rapid City Annexation Policy Document of December 1983 identifies the Rapid Valley Annexation Area as a priority area for annexation. The proposed annexation area is located in the northwest portion of the Rapid Valley Annexation Area. This document was adopted by the City of Rapid City to set forth the criteria under which land was to be considered for annexation, and to specifically identify the geographic priority areas for annexation.

On April 2, 2001, the Rapid City Council adopted a Resolution Establishing Future Annexation Study Areas. This area is one of the short-term priorities listed in the resolution.

The Elk Vale Neighborhood Area Future Land Use Plan was adopted in May 2000. This plan has been revised several times since that date. The Elk Vale Neighborhood Area Future Land Use Plan incorporates the properties located north of S.D. Highway 44. Currently, there are several land uses indicated on the Future Land Use Plan for the proposed annexation area.

The Draft Southeast Connector Neighborhood Future Land Use Plan indicates General Commercial land uses for properties located south of S.D. Highway 44.

#### **FUTURE DEVELOPMENT:**

As stated previously, the Elk Vale Neighborhood Area Future Land Use Plan indicates several different land uses. The land uses for properties adjacent to S.D. Highway 44 are General Commercial. The land uses for areas not adjacent to S.D. Highway 44 include: Low Density Residential, Medium Density Residential with a Planned Residential Development, Mobile Home Park, Mobile Home Park with a Planned Residential Development, Planned Residential Development with a maximum of 1.5 dwelling units per acre and Public with an alternate use of Planned Residential Development with a maximum of 1.5 dwelling units per acre and General Commercial with a Planned Commercial Development. The maximum projected density at build-out for this area, using the Elk Vale Future Land Use Plan, would be 1,765 residential dwelling units. Based upon average household sizes of 2.5 to 3 persons, the estimated population of this study area at build-out is approximately 4,465 persons.

The draft Southeast Connector Neighborhood Future Land Use Plan indicates that the two properties located south of S.D. Highway 44 are proposed to be General

Commercial land uses and Public land uses with an alternative land use of General Commercial with a Planned Commercial Development.

### **PUBLIC SERVICES:**

Municipal services afforded the residents and property owners of the area surrounding the subject territory include police, fire protection, garbage collection, building inspections and nuisance control, parks, airport, public transit, civic center, fine arts, and library.

**Street and Road Services:** The Major Street Plan for Rapid City shows S. D. Highway 44 as a principal arterial road servicing this area. The South Dakota State Department of Transportation has responsibility for controlling access to S. D. Highway 44 and for road maintenance.

Valley Drive, a collector road, bisects the proposed annexation area in a north/south direction and is proposed to extend north into the undeveloped area. Valley Drive serves access to the majority of the properties in the annexation area. In addition, there are three east/west roads that are proposed to be extended in the future; Homestead Street extension - a proposed collector street, Anamosa Street extension - a proposed arterial street, and Philadelphia Street extension - a proposed collector street at the northernmost boundary of the area. The Valley Drive and Homestead Street rights-of-way have been maintained previously by Pennington County.

The Rapid City Street Department has estimated that the cost to provide service to these areas, including snow removal, would be approximately \$70,539.

**Water/Sewer:** The southern developed portion of the annexation area is served by the Rapid Valley Sanitary District. The District purchases water from the City and then sells it to their users within the North Valley Drive Annexation Area. This arrangement between the Rapid Valley Sanitary District and the City of Rapid City will not change upon annexation. The District will continue to provide water to users for those portions of the area located within the Rapid Valley Sanitary District unless Rapid City and the Sanitary District re-negotiate their agreement.

The northern undeveloped portion of the area is not located within the Rapid Valley Sanitary District and currently has no water or sewer. As development occurs, City water and sewer could be provided to the northern portion not served by the Rapid Valley Sanitary District. Additions or extensions to City water and sewer systems will be borne by the developer once the property is annexed into the corporate limits of Rapid City. Future connection and use of City sanitary sewer and City water would be allowed only according to State Law and in accordance with the City Subdivision Ordinance.

**Drainage:** The proposed annexation area includes a portion of the Unnamed Tributary Drainage Basin. Detention Cell 102 is shown to be located within the annexation area and is currently not constructed. Upon development of the undeveloped property located east of Valley Drive and north of the Hawthorne Ditch (Subbasin CU-1), Detention Cell 102 will need to be constructed or other means of stormwater detention must be provided. Until those properties are platted and development occurs, the cost to the City is unknown.

**Solid Waste Collection and Disposal:** The City currently services the annexation area by allowing commercial solid waste haulers serving the area to utilize the landfill and material recovery facility. The cost to commercial haulers for using the landfill is \$56.18 per ton. The collection and disposal of solid waste for any households within the subject territory would be handled by the City of Rapid City rather than commercial haulers once residents petition for this service. The fee for City service would be based on the size of the container used for collection and would be increased on April 1 each year based upon the annual percentage change in the consumer price index as per Ordinance #3796. The rate per month would be \$15.49 per month for a small 35 gallon container, \$17.49 per month for a medium 65 gallon container, and \$19.49 per month for a large 95 gallon container.

**Fire Protection:** The City of Rapid City currently provides mutual aid response to the proposed annexation area through the mutual aid agreements with the North Elk Fire District and the Rapid Valley Fire District. Upon annexation, all City fire services would be provided to the area including: fire suppression (structure and wildland protection), fire prevention services (code enforcement, plans review, fire investigation), hazardous materials response and mitigation, rescue functions (water related rescue and recovery, vehicle extrications, and industrial rescue), and emergency medical service (basic life support and advance life support).

The City has an obligation to compensate rural fire districts that have capital improvement debts, when annexations diminish their tax base. Don Kobes, President of the Rapid Valley Fire District indicated that they do not have a long term capital debt and thus will not be requiring reimbursement from Rapid City. Jim Theis, President of the North Elk Fire District, has indicated that the district has a long term capital debt for the construction of their building. Reimbursement to the North Elk Fire District will be required upon annexation. The estimated dollar amount that would have to be reimbursed to the North Elk Fire District would be approximately \$194.95.

The Rapid City Fire Department is currently in the development stage of a fire station and associated equipment for this area. The estimated costs to the City to build and supply a fire station are: \$1,800,000 dollars for building costs, \$425,000 for fire apparatus, and \$750,000 for the 15 additional personnel assigned to the new station. Insurance costs to the property owners could be lowered due to the location of the new fire station near the annexation area.

The cost to the City for providing mutual aid fire protection services to this area is based on a formula that is a current average yearly cost per acre for fire protection and related services multiplied by the number of acres to be annexed. This formula has been adjusted for residential properties within the annexation area. The cost estimated for providing services to a future response district of the North Valley Drive annexation area is \$115,190.21.

**Police Protection:** Law enforcement is currently provided to the subject properties by the Pennington County Sheriff's Department with occasional calls for service from the Rapid City Police Department. Upon annexation, the territory would become the responsibility of the City of Rapid City Police Department. In 2007, there were 363 calls for service in this area. The Rapid City Police Department estimates the average cost of a call to be \$95.10. As such, the annual cost of calls for service would be \$34,521.30 for the same number of calls. In addition, the Police Department anticipates one additional FTE to service this area, but no equipment or building costs.

**Building Inspection:** The services of the Building Inspection Division required by City Ordinance and available immediately to the proposed annexation area include: building permits, sign permits, travel park and mobile home park licenses, addressing, plan reviews, building inspections, mechanical inspections, electrical inspections, ordinance enforcement, and other similar services. There is an increase in cost to the City of approximately \$20,000 in providing these services to the developed portion of the study area. As the northern area develops, additional costs will be incurred. However, fees or charges for building inspection services would help support the staff and any additional costs.

**Community Resources/Ordinance Enforcement:** The services of the Community Resources Division include: ACE (Advocates for Community Enhancement), code enforcement, GIS/LIS information, human resources, computer center, and community development. Two services that would affect the annexation area are code enforcement and community development. Approximately \$7,000 is the additional cost to provide code enforcement services to the annexation area. Community development offers residential housing services and Community Development Block Grants to properties within the Rapid City limits. There is no additional cost to provide the community development services to the area. These services are available immediately following annexation.

**Public Transit:** The City of Rapid City currently operates both a fixed route and dial-a-ride transit system. The City provides dial-a-ride services to all incorporated areas of the City. This service must be provided to all individuals meeting Americans with Disabilities Act (ADA) certification criteria. Dial-a-ride service is provided on a space available basis to the public at large provided they reside more than three-quarters of a mile from a transit stop. A cost estimate is not available at this time due to the uncertainty of the need for transit service in the annexation area.

**Other Public Services:** Community wide services provided to residents of Rapid City include but are not limited to: parks and recreation, the Rushmore Plaza Civic Center, Dahl Fine Arts Center, Rapid City Regional Airport and the Public Library. Upon annexation, the levy for library services applied to County residents will be removed. The additional cost to the City for 2008 is \$44.79 per capita. The Rapid City Public Library is currently discussing a possible satellite library facility for this area in the future. There are some recreation fees, such as swimming pool passes, that would be lowered upon annexation. The Parks and Recreation Department is reviewing the need for a public park and trail system in the area. Additional costs in the future with the addition of a park and trail system would be approximately \$15,000 per year.

Residency is not considered for services provided patrons of the Rushmore Plaza Civic Center, Dahl Fine Arts Center or Rapid City Regional Airport. While fees and rental payments help offset costs for these and other citywide facilities, tax support from the City residents does play a role.

**Summary of Public Services/Costs:** Table 1 represents an itemization of the city services and associated costs described in the preceding sections.

Table 1  
Summary of Estimated Costs of Annexation

<u>Improvement</u>	<u>Estimated Cost</u>
Street/Road Maintenance	\$70,539 annually
Police Department	\$34,521.30 annually
Building Inspection	\$20,000 annually
Ordinance Enforcement	\$7,000 annually
Fire Department	\$115,190.21 annually <u>after</u> new station
Parks and Recreation Department	\$15,000 annually <u>after</u> new park & trails
Library	\$44.79 per capita
North Elk Fire District	\$194.95 after annexation

**TAXATION:**

Upon annexation, the estimated difference in the 2007 tax assessment rate applied to the subject territory within the Rapid Valley Fire District would be the addition of the City of Rapid City levy of 1.47 for agriculture properties and 2.96 for non-agriculture and owner occupied properties and the elimination of a total of 2.18 mills for the County Fire Administration, Unorganized Road District, Rapid Valley Fire District, and the Rapid City Library. For properties located within the North Elk Fire District, the estimated difference in the 2007 tax assessment rate applied to the subject territory upon annexation would be the addition of the City of Rapid City levy of 1.47 for agriculture properties and the elimination of a total of 2.51 mills for the County Fire Administration, Unorganized Road District, North Elk Fire District, and the Rapid City Library.

Table 2 gives the current mill rates and the anticipated changes upon annexation for the three primary taxing districts found in the North Valley Annexation Area. Appendix A provides the district information for each parcel.

Table 2  
Mill Rate Comparisons

<u>Taxing District</u>	<u>Current Mill Rate</u>	<u>Mill Rate Upon Annexation</u>	<u>Net Change in Mills</u>	<u>% Change in Total Tax</u>
4D-VF Owner Occupied	15.92	16.70	.78	4.89%
4D-VF Ag	14.32	13.61	-.71	-4.95%
4D-VF NonAg	20.93	21.71	.78	3.72%
4D-VF VS Owner Occupied	16.36	17.14	.78	4.76%
4D-VF VS NonAg	21.37	22.15	.78	3.64%
4D-NF Ag	14.65	13.61	-1.04	-7.09%

(4D is Rapid City School District, VF is the Rapid Valley Fire Department, VS is the Rapid Valley Sanitary Sewer District, and NF is North Elk Fire Department)

## **COMMUNITY GROWTH:**

Rapid City continues to grow, with a substantial amount of current development occurring in the southeast section of the City. According to the U.S. Census Bureau, the Rapid City Population numbers have increased from 54,523 in 1990 to 59,607 in 2000 to 69,242 in 2007. Rapid City needs to annex areas beyond its boundaries to accommodate the continued growth of the community.

## **NEED FOR ANNEXATION:**

Annexation is the traditional method by which a city extends its boundaries to include areas that are urbanized or are in the process of urbanizing, and are contiguous and adjacent to the existing boundaries of the city. Rapid City established a policy in December 1998, regarding the annexation of property into the City. In developing the Rapid City Annexation Policy Document, the City adopted a set of annexation goals. These goals are:

1. The annexation of lands which are necessary for the orderly growth and development of the City;
2. The annexation of lands which are urbanized or urbanizing to the extent that they require an urban level of services;
3. The annexation of lands the development of which effects the health and/or safety of the residents of the City;
4. The annexation of lands to ensure an equitable tax base.

Annexation of North Valley Drive is an area that should be considered according to the four previous goals, based on the following findings:

- The annexation of the land is necessary for the orderly growth and development of Rapid City. Currently this area incorporates several acres of undeveloped land. It is surrounded by the City limits on four sides, and has the potential for development, which would include roads and utility services. Zoning and nuisance ordinances will ensure that negative impacts from future developments are minimized.
- The annexation of the subject area is necessary as this area is urbanizing and will require future urban level of services. These properties can be serviced by the current level of City services.
- The annexation of North Valley Drive impacts the City of Rapid City as this area is surrounded by the City limit boundaries. Future development will have a direct impact on adjoining incorporated areas.
- The annexation of the subject area is also necessary to preserve an equitable tax base. Services such as police and fire protection are more adequately and efficiently provided if they cater to a cohesive service area rather than a scattered or broken service area. Infrastructure improvement costs and maintenance costs are also reduced with a compact urban form rather than a sprawling form.

The property owners of the North Valley Drive Annexation Area share a community of interest with Rapid City and benefit now from certain city services. Residents of the annexation area drive upon City streets, utilize City parks, and benefit from other City services such as City planning. Many of the properties within this territory have available to them an urban level of service due to the growth that has occurred in adjacent portions of Rapid City.

Based on the goals of the City's adopted Annexation Policy Document, annexation of the subject territory is warranted.

**CONCLUSIONS:**

The Annexation Policy that Rapid City has adopted will ensure the continued orderly growth of the City and the equitable development of our infrastructure.

The area under study for annexation has some developed and undeveloped properties. There is supporting infrastructure and service in place to accommodate continued development. The costs of annexation to the City are negligible. The study area complies with all aspects of the City's Annexation Policy Document. To continue the orderly growth of the City and ensure equitable development of supporting infrastructure, the annexation of this Study Area is warranted.

## APPENDIX A. PROPERTY OWNERS LIST

PROPERTY OWNER	LEGAL DESCRIPTION	DISTRICT
BARNHART, LEROY & PEARL	LOT 10 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
BECKWITH, GARY & RUTH	LOT 7C OF LOT 7 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
BELL, KIM	LOT 2 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
BRUCE, WILBUR & GLORIA	S150' OF LOT 7 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
CAUGHRON, LILLIAN & JAMES	LOT D OF LOT 3 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
COMER, HAZEL	LOT 9 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
CONRAD/CENTURYRESOURCES INC, SYLVIA	NE1/4SE1/4 OF SECTION 32, T2N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DNF
COUNTRY CABIN LLC	LOT 1A OF LOT 1 OF LOT A OF SW1/4SW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DACOTA FCU	LOT 3 OF BARNHART ADDITION, SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DEH&S ENTERPRISES INC	TRACT E & PRIVATE DRIVE OF KOA SUBDIVISION, SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DEH&S ENTERPRISES INC	TRACT 1 OF SW1/4SW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DEH&S ENTERPRISES INC	TRACT B OF SE1/4SW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DONNELLY, KENNETH	LOT B OF LOT 3 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DRAINAGE COMMISSION	UNPLATTED BALANCE OF W1/2SE1/4SW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4D RCVS
DUMP, ROBERT & HOLLIE	W60' OF E160' OF LOT 16 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
DUNHAM, DALE & MARY	E184.5' OF LOT 11 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
EATON, JAMES	LOT 6 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
EDDY, RANDY	LOT 1 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
EMBREE, PAUL	LOT 10 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>DISTRICT</b>
FETTERS, SHAD & RACHEL	LOT 1 LESS E138' OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
FREIBERG, ANTHONY & ABBIE	LOT 11 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
GIBBS, CLIFFORD	W100' OF LOT 14 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
GLM LAND CORP	LOT 2 OF TRACT A OF BARNHART ADDITION, SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
GRAMBERG, MERLYN & KARLEEN	N1/2 OF LOT C OF LOT 3 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
GREEN, PAUL & CHRISTIE	LOT 4 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
HAMMERQUIST, CHARLES & LORETTA	SE1/4 OF GL 1 LESS N100' OF SE1/4 OF GL1 & LESS LOT A, LUTHERAN SUBDIVISION & LESS ROW, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF
HAMMERQUIST, CHARLES & LORETTA	LOT A OF LUTHERAN SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF
HAUGO, HOUSTON	LOT D OF SW1/4SW1/4 (LESS RTY & LOT 1) OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
HIEB, HARRY & CAROLYN	LOT 1-4 & LOT 6-8 OF LOT 6 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
INGALLS, JOHN & ROBIN	LOT 5 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
ISEMAN HOMES INC	LOT 1 OF TRACT A OF BARNHART ADDITION, SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
ISEMAN HOMES INC	TRACT B OF LOT 2 OF LOT A OF BARNHART ADDITION, SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
JOHNSON, ROSS & FERN	LOT A OF NW1/4SW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
JOHNSON BAR FIVE RANCH INC	SW1/4 OF SECTION 33, T2N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DNF
JOHNSON BAR FIVE RANCH INC	SW1/4NW1/4 LESS ROW; NW1/4SW1/4 LESS LOT A & LESS ROW ALL LOCATED IN SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
JOHNSON BAR FIVE RANCH INC	GL 4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF
JOHNSON BAR FIVE RANCH INC	SE1/4SE1/4 OF SECTION 32, T2N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DNF
KELLERMANN, RICHARD & ROBBYN	LOT 9 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>DISTRICT</b>
KIERSTEAD, LORETTA	LOT 12 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
KOBES, DONALD	W1/2 OF LOT 8 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
KYLE, SHAROL	E1/2 OF LOT 8 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
LARSEN, JERRY & VERA	BAL LOT 7 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
LARSEN, WILLIAM	LOT 9-10 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
LEFLER, JOHN & DOLORES	W130' OF LOT 11 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
LEIGHTON, ALAN & JANET	LOT 5 OF E1/2SE1/4 OF SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MCKINNEY, BRUCE	E138' OF LOT 1 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MEYER/PINKOWSKI, TINA & RYAN	LOT 13 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MITCHELL, MARK	LOT 5 OF LOT 6 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MONTANA DAKOTAUTILITIES	LOT 1 OF LOT D OF SW1/4SW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MORGAN, DONALD & JANICE	LOT A OF LOT 6 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MORGAN, DONALD & JANICE	LOT B OF LOT 6 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MORGAN, DONALD & JANICE	LOT C OF LOT 6 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MORRELL/HOWES, HOLLY & JAMES	LOT 7A OF LOT 7 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
MULZ, MARILYN	S1/2 OF LOT C OF LOT 3 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
NEUMILLER DBADS&S INVESTMENTS, DON & STEVE	TRACT C OF SE1/4SW1/4 OF SECTION 4 & PARCEL E OF NE1/4NW1/4 OF SECTION 9 ALL LOCATED IN T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
NEUMILLER DBA DS&B INVESTMENTS, DON & STEVE	N PT LOT E OF NE1/4NW1/4 LYING NORTH OFACCESS HWY, SECTION 9, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
NIELSEN, ROYAL & MERLE	LOT 15 REVISED OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS

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NIELSEN, ROYAL & MERLE	LOT 17 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
NIELSEN, ROYAL & MERLE	S293' OF LOT 6 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
OLSON, JERRY & DONNA	LOT 4 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
OLSON, JERRY & DONNA	LOT 5 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
PAHKAMAA, JAMES & ALICE	LOT A OF LOT 13 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
PENNINGTON COUNTY TREASURER	E20' OF THE N140' OF LOT 13 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
PEROVICH, CONRAD & SANDRA	LOT A OF LOT 2 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
PETERSEN, LARRY & DIANNE	LOT 3 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
PICARD, GEORGE	W170' OF LOT 16 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
POURIER, DOUGLAS	E160' OF S140' OF LOT 13 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
QUINN, PETER & JOYCE	LOT A OF 3 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
RALL/JONES-RALL, JEFF & PHYLLIS	LOT 12 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
RAMSEY, JULIANNE & GARY	LOT 12 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
RAPID VALLEY SANITARY DIST-WATER SER	LOT A OF SE1/4NW1/4 OF SECTION 4, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF
RECREATIONAL ADVENTURES CO	TRACT A OF SE1/4SW1/4 OF SECTION 4 & NE1/4NW1/4 SECTION 9, ALL LOCATED IN T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
REUB, RONALD & VIVIAN	LOT 7D OF LOT 7 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
ROE, JAMES & CAROL	LOT 3 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
ROGERS, MARK & KATHRYN	LOT 5 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
RYAN, ELDONNA	LOT 8 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS

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SCHORTZMANN, MICHAEL & DEBORAH	LOT B OF LOT 13 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
SCHOUTEN, DONALD & DELRITA	LOT 7 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
SEALOCK, DONALD & MARY	BALANCE OF LOT 2 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
SHORTER, JOHN & SHARON	LOT 11 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
SHULL, TIMOTHY	NE1/4 OF GOV'T LOT 1 (NE1/4NE1/4NE1/4), SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF
SIBAL, RICHARD	LOT 8 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
SOELZER, STEVE	LOT 7B OF LOT 7 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
STAUFFACHER, JOHN & ROSE	LOT 7 OF LOT 4 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
VALLEY DEVELOPERS	LOT 7 OF E1/2SE1/4 OF SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
WILD BUFFALO LLC	LOT 14 LESS W100' OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
WISE, ROBERT & PATRICIA	LOT 1 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
WISWELL, ROGER & BETTY	E100' OF LOT 16 OF HILLSVIEW SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
WOOD, MICHAEL & PATRICK	LOT B OF LOT 2 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS
WOOD/WOOD, PATRICK & MICHAEL	LOT A OF LOT 2 OF MARSHALL SUBDIVISION, SECTION 5, T1N, R8E, BHM, PENNINGTON COUNTY, SOUTH DAKOTA	4DVF VS