

## CITY OF RAPID CITY

## RAPID CITY, SOUTH DAKOTA 57701-2724

## PUBLIC WORKS DEPARTMENT

300 Sixth Street

Dirk Jablonski, Public Works Director City web: <a href="https:www.rcgov.org">www.rcgov.org</a>

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## **MEMORANDUM**

TO: Public Works Committee

FROM: Dirk Jablonski, Public Works Director

DATE: January 25, 2006

RE: Right of Way Acquisition

The South Dakota Department of Transportation is anticipating improvements to Mountain View Road from Jackson Boulevard to Omaha Street. The improvements generally consist of a total roadway reconstruction, widening each of the five lanes.

In order to complete the project, the SDDOT requires additional permanent right of way from the frontage property, which is currently owned by the City. In general, the right of way required is a strip approximately 16 feet wide, located between Jackson Boulevard and Canyon Lake Drive, on the west side of Mountain View Road. The property is shown on the three attached plats with LOT H designations.

Additionally, SDDOT requires a permanent aerial utility easement from the same City property frontage. The BHP utility easement required is a strip approximately another 18 feet wide, between Jackson Boulevard and Canyon Lake Drive, on the west side of Mountain View Road permanent right of way. The property is shown on the three attached plats with LOT U designations.

Based on an appraisal, the SDDOT valued the property at \$153,600.12. From this amount the Clarkson Mountain View health Care Facility would be paid \$4,265.00 for damages and Rapid City Regional Hospital System of Care would be paid \$7,671.22 for their damages. The balance, \$141,663.90, was offered to the City.

The SDDOT is requesting that the property be donated by the City to the State and that the \$141,663.90 offer, minus damages, be waived. There is no clear precedence on this type of exchange. In some cases, the SDDOT has paid for property and in other cases it has been donated.

The Public Works Committee is asked to provide some direction on compensation for the property so that the project may proceed.

Parcel IA PLAT OF LOT UI Showing a parcel of land to be acquired for utility use in Tract 10A of the Rapid City Greenway Tract of Section 3 - Township | North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43 PENNINGTON COUNTY, SOUTH DAKOTA Scale: I Inch = 100 feet LEGEND = found corner set corner # = reset found corner All monumentation will be set upon project completion Lot 3 12+05,90 34.95 Rt. 11+35.12 50.68'Lt. Lot 2 ,00, Lot 3 Lot 44 Lot 4 10× 45 Lot 2 Lox 96 Lot 5 40% LOT 48 Lot 49 Lot U1 - Utility Corridor Containing 448 sq ft, more or less. Clark Street 101 Bearing/Radius Line No. S 87°48'27" E 369.86 N 2°08'15" W S 87°48'27" E (0 × 2A LOT RAR /LOX 3A (ox 30 N 648396 308 E 1201641 7193 0+00.00 C1 RAPID 9.87/6 5+41.70 78.42 Lt. Traot IOA Section ,ô DERBY LOT A SUBDIVISION 4+17.44 EI/4 Cor. 3-I-7 N 648214.059 E 1201632.349 . Date 10/01/04 Drawn By R. Mickel Checked By M. Jordon SURVEYOR'S CERTIFICATE I, <u>WICHAEL A JORDAY</u> Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota State Transportation Commission the tract of land as shown on this plat has been surveyed at my direction and under my control and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat. in witness whereof, I have set my hand and seal this\_\_\_\_ \_\_\_day of\_ Registered Land Surveyor Registration No. 5353 OFFICE OF REGISTER OF DEEDS State of South Dokota County of M., and recorded in Books of Plats filled for record the .A.D., 20 Register of Deeds Deputy bу 5617 005p5

Pargel 2A PLAT OF LOT UI Showing a parcel of land to be acquired for utility use in Lot 2 of the SE!/4 NE!/4 of Section 3 -Township | North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43 PENNINGTON COUNTY, SOUTH DAKOTA Societ I Inch = 100 feet LEGEND = found corner = set oorner ■ = reset found corner Lot 3 All monumentation will be set upon project completion 12+05,90 34.95 Rt. Lot i 11+35.12 50.68'L1. Lot 2 Ó, Lot 3 Lox 44 Lot 4 Lot U1 - Utility Corridor Containing 9879 sq ft, more or less. 40% 15 Lot 2 Lot 46 Bouley or J Lot 5 104 Lot 48 Bearing/Radius Line No. Feet S 17°06′18″ W S 2°11′18″ W S 13°19′04″ E S 2°11′16″ W N 87°48′27″ W N 2°08′15″ W N 2°11′19″ E S 87°47′53″ E 4.38 29.07 12.03 485.35 14.38 63.10 467.32 17.05 (Lot 49 L1 L2 L3 L4 L5 L6 L7 L8 Clark Street 104 10× 2A LOT ZAR 10× 34 38 CITY 50.66°L†. N 648396 308 E 12016415193 0+00.00\* RAPID 9.87/. 5+41.70 78.42 Lt. Traot IOA *;*0° DERBY LOT I LOT A SUBDIVISION 4+17.44 E!/4 Cor. 3-1-7 N 648214.059 E 1201632.349 Date 10/01/04 Date 11/16/04 Drawn By R. Mickel Checked By M. Jordan SURVEYOR'S CERTIFICATE 1, <u>HICHAEL A JORDAN</u>, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota State Transportation Commission the tract of land as shown on this plat has been surveyed at my direction and under my control, and such traot of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat. In witness whereof, I have set my hand and seal this \_\_\_\_\_ day of Registered Land Surveyor Registration No. <u>5353</u> OFFICE OF REGISTER OF DEEDS State of South Dakota County of\_ Filed for record the M., and recorded in Books of Plats ,A.D., 20 Register of Deeds ЬУ Deputy 5617 005p6

Parcel 5A PLAT OF LOT UI Showing a parcel of land to be acquired for utility use in Lot I of the SEI/4 NEI/4 Section 3 – Township I North – Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43 PENNINGTON COUNTY, SOUTH DAKOTA Saale: | Inah = 100 feet LEGEND = found corner = set corner m = reset found corner All monumentation will be set upon project completion Lot G of LOT 1 Lot À Mountain View PARIO CARA 18+40,33 34-79'Rt Canyon Lake Drive Lot 3 66 Lot 4A 16+15.46 50.68'Lt. REHDER Lot 4B Lot U1 - Utility Corridor Containing 8602 sq ft; more or less. Lot 1 Lot 1 Bearing/Radius Line No. C11234 L124 L156 L189 روز Lot 2 Section Lot 3 11 487 86 50 68 Lt. Lot 1 TRACT Lot 2 11+25,98 34,97 Rt. Note: The coordinates and/or distance shown on this plat are based on the SO Dakota State Plane coordinate System - South Zone NAD 83/96 SF = 0.99978802 Drawn By R. Mickel Daté 10/01/04 Checked By M. Jordan SURVEYOR'S CERTIFICATE 1, <u>WICHAEL A JURIDAN</u>, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota State Transportation Commission the tract of land as shown on this plat has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat. In witness whereof, I have set my hand and seal this. \_\_\_day of Registered Land Surveyor Registration No. <u>5353</u> OFFICE OF REGISTER OF DEEDS

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by

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County of ..

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PLAT OF LOT HI Showing a parcel of land to be acquired for highway purposes in Tract 10A of Rapid City Greenway Tract of Section 3 - Township I North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43 PENNINGTON COUNTY, SOUTH DAKOTA Soale: | Inch = 100 feet LEGEND = found corner ● = set corner m = reset found corner All monumentation will be set upon project completion 12+05,90 34.95 Rt. Lot 1 11+35,12-50,68'Lt. Lot 2 ò, Lot 3 LOX 94 Lot 4 Lot 45 Lot 2 Lox 46 · BOWNON'S Lot 5 104 Lot 18 Lot 49 Lot H1 Containing 1712 sq ft, more or less. 2.11.16 Clork Street 10% Bearing/Radius Feet (10× 2A Line No. S 87°48'27" E S 2°13'43" W S 40°47'31" W -369.86 Lot ZAR 10+ 34 Tox 38 N 648396 308 E 120164 5193 0+00.00\* RAPID 9.87/ 5+41.70 78.42'Lt. Traot 10A 'oʻ DERBY LOT I SUBDIVISION 4+17.44 1/4 Line EI/4 Cor. 3-1-7 N 648214.059 E 1201632.349 Drawn By R. Mickel Date 10/01/04 Checked By M. Jordan SURVEYOR'S CERTIFICATE "Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South MICHAEL A. JORDAN Dakota State Transportation Commission the tradi of land as shown on this plat has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat. In witness whereof, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_ Registered Land Surveyor Registration No. <u>5353</u> OFFICE OF REGISTER OF DEEDS State of South Dakota \_M., and recorded in Books of Piats \_ Filed for record the \_therein. Register of Deeds Deputy 5617 005pl

PLAT OF LOT HI Showing a parcel of land to be coquired for highway purposes in Lot 2 of the SEI/4 NE !/4 of Section  $3\,$  -Township | North - Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43 PENNINGTON COUNTY, SOUTH DAKOTA Scale: | Inch = 100 feet 🖶 = found corner • = set corner ■ = reset found corner Lot All monumentation will be set upon project completion 12+05,90 Lot I Lot 2 L5 ò Lot 3 Lox 44 Lot 4 Lox 45 Lof 2 Lox 46 Lot 5 برهک 47 Lot 48 Lot H1 Containing 8688 sq ft. more or less. Lo+ 49 Clark Street Line No. Bearing/Radius Feet (40% S 87°47′53″ E S 2°13′43″ W N 87°48′27″ W N 2°11′16″ E N 13°19′04″ E N 13°19′04″ E N 17°06′18″ E 18.42 530.24 15.96 485.35 12.03 29.07 4.38 L1 L2 L4 L5 L7 (107 SA 7+56.68 35.06 Rt. Lot ZAR 107 3A (0x ઝે (0× 4 N 648396 308 E 120164 5193 0+00.00× 9.87 CIT RAPID 5+41.70 78.42 Lt. Traat 10A ,oò DERBY LOT I LOT A SUBDIVISION 4+17.44 1/4 Line EI/4 Cor. 3-1-7 N 648214.059 E 1201632.349 Note: The coordinates and/or distance shown on this plat are based on the So Dakota State Plane ocordinate System ~ South Zone NAO 83/95 SF = 0.99978502 Drawn By R. Mickel .Date \_10/01/04 Checked By M. Jordan SURVEYOR'S CERTIFICATE 1, WICHAEL A JORDAN Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota State Transportation Commission the tract of land as shown on this plot has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat. in witness whereof, I have set my hand and seal this... \_\_day of. Registered Land Surveyor Registration No. <u>5353</u> OFFICE OF REGISTER OF DEEDS State of South Dakota County of, Filed for record the ,A.D., 20 M., and recorded in Books of Plats Register of Deeds Deputy Ьу 5617 005p2

Parcel 2

PLAT OF LOT HI Showing a parcel of land to be acquired for highway purposes in Lot 1 of the SEI/4 NEI/4 Section 3 – Township ! North – Range 7 East of the B.H.M. for construction of Project No. P-PH 0044 (31) 43 PENNINGTON COUNTY, SOUTH DAKOTA Societ | Inch = 100 feet LECEND = found corner • = set corner ■ = reset found corner All monumentation will be set upon project completion Lot G · of LOT 1 Mountain View Road Lot À PARIO CARA 18+40,33 34.79 Rt. Canyon Lake Drive Lot 3 66' Lot 4A 16+15.46 50.68'L+. REHDER Lot 4B C1 Lot H1 Containing 6837 sq ft. more or less. Lot 1 Lot 1 Bearing/Radius Line No. 167.00 2° 13' 43" W N 87° 47' 53" W N 17° 06' 18" E N 2° 11' 18" E N 10° 56' 30" W N 1° 54' 12" E N 15° 16' 55" E N 2° 11' 16" E 75.19 362.76 18.42 8.11 112.94 11.02 5.46 11.16 287.60 <u> 101</u> C1 L2 L3 L4 L5 L6 L7 L8 Lot Lot 2 Lot 3 11+87.86 50.68'Lt. Lot 1 Lot 2 11+25,98 34.97 Rt. Note: The coordinates and/or distances shown on this plat are based on the Scholakota State Plane coordinate System - South Zone NAD 83/96 SF  $\pm$  0.99978502 Drown By R. Mickel Date 1 10/01/04 Checked By M. Jordan Date 11/16/04 SURVEYOR'S CERTIFICATE I, MICHAEL A JORDAN , Registered Land Surveyor, in and for the State of South Dokota, do hereby certify that as ordered by the South Dokota State Transportation Commission the tract of land as shown on this plat has been surveyed at my direction and under my control, and such tract of land shall be hereafter known by the lot number designated herein. The location and dimensions of the tract are shown on this plat. in witness whereof, I have set my hand and seal this \_\_\_\_\_ day of \_ Registered Land Surveyor Registration No. <u>5353</u> OFFICE OF REGISTER OF DEEDS State of South Dakota County of\_ filed for record the M., and recorded in Books of Plats Register of Deeds Deputy bу 5617 012p1

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