



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Marcia Elkins, Director
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: marcia.elkins@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Marcia Elkins, Director

DATE: December 22, 2006

RE: Right-of-way Acquisition for Eglin Street Extension/Rushmore Crossing

Staff is requesting that the City Council authorize several actions to facilitate the transfer of two small portions of Interstate 90 right-of-way to facilitate the construction of Eglin Street through the Rushmore Crossing project. Those include:

- 1) Authorize Dream Design International, Inc. to prepare highway plats (also known as H-lot plats) for the two portions of right-of-way needed for the extension of Eglin Street;
- 2) Authorize Mayor to request the South Dakota Department of Transportation to transfer the two parcels to the City of Rapid City for the city street system; and,
- 3) Authorize acceptance of the two parcels onto the City of Rapid City street system.

Attached please find a copy of a letter from Dream Design International, Inc. requesting this action and copies of the plats. This action is necessary to facilitate the Rushmore Crossing project and due to pending land sales needs to occur expeditiously.

Staff Recommendation:

- 1) **Authorize Dream Design International, Inc. to prepare highway plats (also known as H-lot plats) for the two portions of right-of-way needed for the extension of Eglin Street;**
- 2) **Authorize Mayor to request the South Dakota Department of Transportation to transfer the two parcels to the City of Rapid City for the city street system; and,**
- 3) **Authorize acceptance of the two parcels onto the City of Rapid City street system.**



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER



DREAM DESIGN INTERNATIONAL, INC.
CIVIL, STRUCTURAL, AND LAND DEVELOPMENT ENGINEERS

December 20, 2006

City of Rapid City
Public Works
300 Sixth Street
Rapid City, SD 57701

Rushmore Crossing H-Lot Transfer
NW ¼ SW ¼ Section 29, T2N, R8E, BHM
Rapid City, Pennington County, South Dakota

Dear Public Works Committee:

On behalf of the developer of Rushmore Crossing, Dream Design is requesting the City to accept two H-Lots currently platted within the Interstate 90 right of way. These H-Lots are to be utilized as right of way for the future Eglin Street. Dream Design has been working with SDDOT throughout this process. Below, I've listed the steps that have been provided to Dream Design by the SDDOT.

1. The plats being made by Dream Design incorporate the comments from SDDOT.
2. These plats be presented to the City of Rapid City Council by someone to explain the plats and receive acceptance of the council to accept the transfer of these two plats to the city street system.
3. A copy of the city council minutes be sent to the Right of Way office. Attn: Jan Krull
4. Copies of the plats will be presented to the DOT Transportation Commission for approval to transfer this platted area to the City of Rapid City.
5. A copy of the plats with commission acceptance from the two agencies are presented to the FHWA for acceptance.
6. Quit Claim deed is given the City from the state to transfer title to the lots. (I think this is the last step).

I have included copies of the preliminary plats and a copy of an overall site plan that identifies the proposed H-Lot locations.

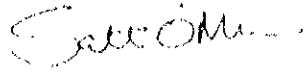
Please contact me if you have any comments or questions. I will plan to attend the Public Works Committee meeting on December 26, 2007 to address any comments.

Please consider this letter as a formal request to transfer the aforementioned H - lots to the City to be utilized for the Eglin Street right of way.

We thank you for your help and please contact us if you have any questions.

Sincerely,

DREAM DESIGN INTERNATIONAL, INC.

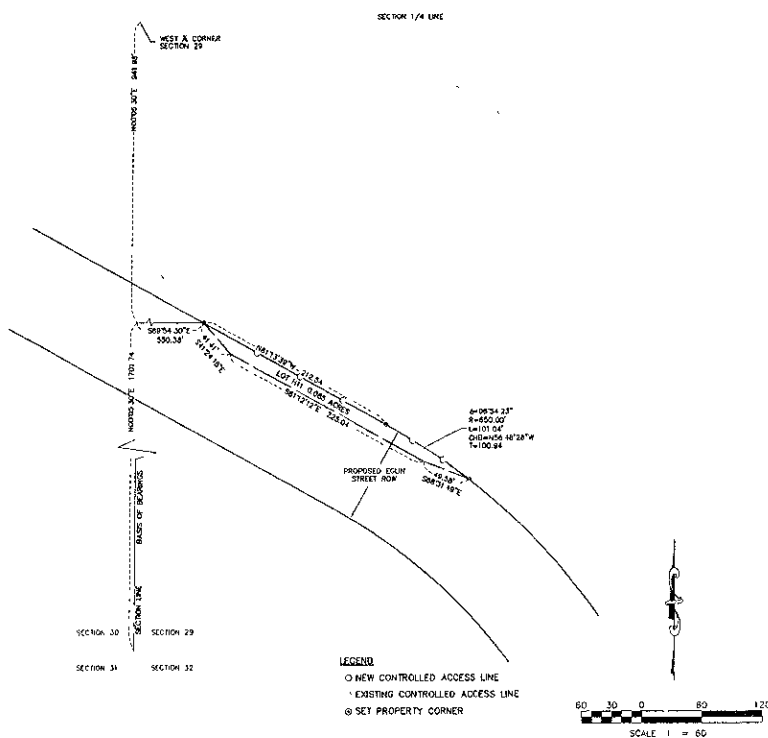
A handwritten signature in cursive script, appearing to read "Scott O'Meara".

Scott O'Meara, PE
Project Manager

CC: Marcia Elkins, Growth Management Director
Midland Atlantic Properties
File

PLAT OF LOT H11

Showing a tract of land to be transferred to the City of Rapid City
 A portion of Highway Lot H2, located in the
 NW1/4S1/4 SECTION 29, T2N, R8E, S14M
 Rapid City, Pennington County, South Dakota



SURVEYOR'S CERTIFICATE

I, John M. Arieth, Registered Land Surveyor, in and for the State of South Dakota, do hereby state that as ordered by the South Dakota 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 _____, 20___

Arieth and Associates
 John M. Arieth
 Registered Land Surveyor
 Registration No. 3977
 25 Kirk Road
 Deadwood, SD 57732
 (605) 578-1637

OFFICE OF REGISTER OF DEEDS

State of South Dakota
 County of Pennington

Filed for record this ___ day of _____, 20___, at ___ m., and recorded in
 Book of Plats ___ on Page ___ therein

Register of Deeds

by

Deputy