



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PUBLIC WORKS DEPARTMENT

300 Sixth Street

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MEMORANDUM

TO: Public Works Committee

CC: Mayor Shaw
Ted Vore, Interim City Engineer

FROM: Dirk Jablonski, Public Works Director

DATE: January 22, 2007

RE: Lot 1, Vineyard Subdivision

At the October 2, 2006 City Council meeting Council declared Lot 1, Vineyard Subdivision to surplus property. Adjoining property owners have shown an interest in the property. Staff was directed to prepare appropriate plats, deeds and related documents necessary to enable disposition.

The survey and plats were prepared by Sperlich Engineering. The plat was submitted to the Growth Management Department for review and comment.

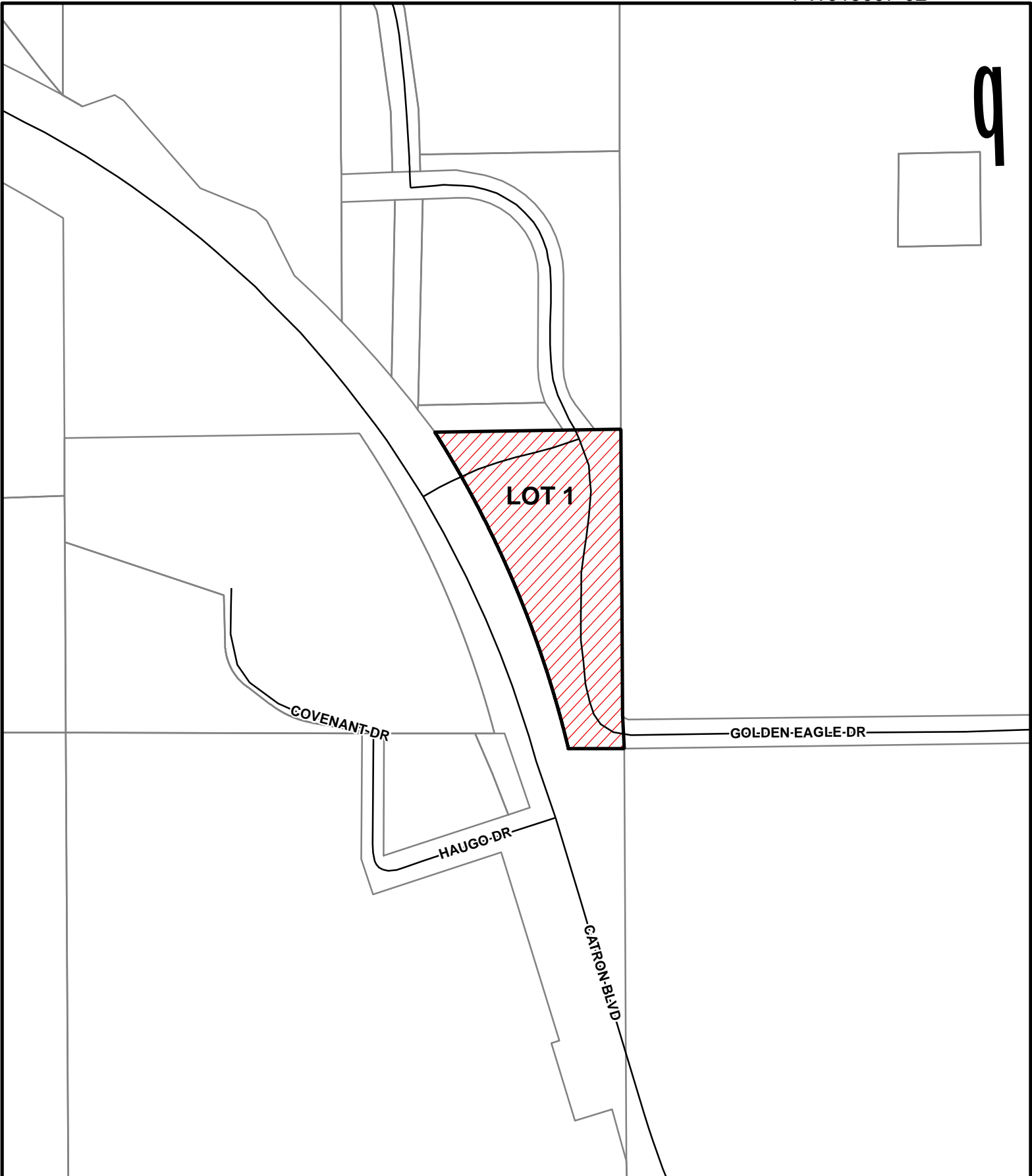
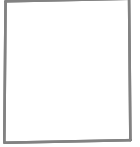
An easement exists through the property that provides access to the adjoining property. The easement is shown on the attached plat. The adjoining property is owned by Mr. Jerry Johnson. Growth Management advised Public Works that the easement must be maintained unless Mr. Johnson agrees to have it vacated. Mr. Johnson has not agreed and wants the easement to remain. Note on the plat that the access is not straight and meanders due to the terrain.

The platting process requires that improvements be made to the property. Those improvements include street and utility improvements constructed to City standards. A surety to guarantee installation of the improvements may be posted.

The preliminary probable cost for providing the required improvements is in the range of \$175,000 to \$200,000.

Direction is requested from the Council on whether or not staff should proceed with the disposition of this property.

q



LOT 1, VINEYARD SUBDIVISION
Located in the SE1/4 of the SW1/4 of the SE1/4,
Section 22, TIN, R7E, B.H.M.
Rapid City, Pennington County, South Dakota

GOLDEN EAGLE DRIVE A 66' WIDE PRIVATE DRIVE FOR UTILITIES & ACCESS AS SHOWN IN PLAT BOOK 22 PAGE 83.

LS 3977 N89°51'15"E 621.85'(M) N89°52'37"E 621.90'(R) LS 1019

N89°51'15"E 525.59'(M)

VINEYARD LANE

115.00'

N89°51'15"E 379.32'

ACCESS RESTRICTION THIS PLAT

PORTION OF GOLDEN EAGLE DRIVE A 66' WIDE PRIVATE DRIVE FOR UTILITIES & ACCESS AS SHOWN IN PLAT BOOK 22 PAGE 83 TO BE VACATED THIS PLAT.

LOT 1 3.175 Ac±

CATRON BOULEVARD

L=745.20' R=2352.36 Δ=18°09'03"(M)
CB=A28°22'13"W CD=742.09(M)
L=745.10'(R) R=2352.36(R)

L=616.43' R=2502.36 Δ=14°06'51"(M)
CB=N23°18'15"W CD=614.87

S00°08'46"E 665.01'(M)
S00°08'46"E 565.01'

100' WIDE UTILITY & ACCESS EASEMENT THIS PLAT

150.00'

LOT 2 OF ITS SUBDIVISION

SECTION 1/64 LINE

SECTION OF THE CITY

NOTES:

- Den
- Den
- Den
- (R) Den
- Ⓜ Den
- CB Den
- CD Den
- Bas
- Pos
- City
- of
- *Ac
- ap
- Util
- lot
- Any
- all
- hed
- outl
- repr
- faci

LS 3977 LS 3977 LS 3977 L6 3977 L5 3977 L4 LS 6119 SECTION

8" REBAR

66' WIDE SECTION LINE RIGHT-OF-WAY

33' WIDE PORTION OF SECTION LINE R.O.W. TO BE VACATED THIS PLAT

LOT 42 OF THE NW¼ OF THE NE¼

LOT 1 OF UTILITY SUBDIVISION

REBAR TO BE VACATED 100' WIDE PORTION OF SECTION LINE R.O.W. AS SHOWN IN PLAT BOOK 22 PAGE 83

LOT 14 OF THE NE¼

OWNERSHIP Dakotaington s.s.

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