STATE OF SOUTH DAKOTA  )
COUNTY OF PENNINGTON  )

) SS.             TURN-AROUND EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other
good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, CITY OF RAPID CITY, of 300 Sixth Street, Rapid City, South Dakota,
57701, Grantor, hereby grants to the PENNINGTON COUNTY HOUSING AND
REDEVELOPMENT, of 1805 W. Fulton St Ste 10, South Dakota, 57701, its agents,
employees, and contractors, a turn-around easement over and across the following
described real property:

Lot Two (2) in Block One (1) of Sheridan Heights Subdivision to the City
of Rapid City located in the Northeast Quarter of the Southwest Quarter
(NE1/4SW1/4) of Section Ten (10), Township One (1) North, Range
Seven (7) East of the Black Hills Meridian, Pennington County, South
Dakota, as shown on Exhibit “A”, attached hereto and incorporated herein
by reference.

The purpose of this easement is to provide a street turnaround for vehicles.

Grantee shall keep the area which is the subject of this easement free of all
obstacles or obstructions, including, but not limited to, fences, sheds, all plants, shrubs,
landscaping or trees, walls, or other items which obstruct the visibility or usefulness of
the easement.

This easement shall run with the land, shall be perpetual, and shall be binding upon
and inure to the benefit of the parties and their respective successors and assigns. Such
easement shall include the right to enter upon the easement property to construct, operate,
maintain, and repair any and all city-owned utilities. This easement grants to all public
authorities the right to enter upon the aforesaid real property and otherwise to do
those things reasonably necessary to effectuate its purpose.
Dated this ______ day of __________________, 2016.

CITY OF RAPID CITY

By: _______________________________
   Steve Allender, Mayor

ATTEST:

Pauline Sumption, Finance Officer

(SEAL)

State of South Dakota )
   SS.
County of Pennington )

On this the _____ day of ________________, 2016, before me, the
undersigned officer, personally appeared Steve Allender and Pauline Sumption, who
acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City
of Rapid City, a municipal corporation, and that they as such Mayor and Finance Officer,
being authorized so to do, executed the foregoing instrument for the purposes therein
contained by signing the name the City of Rapid City by themselves as Mayor and
Finance Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

______________________________
Notary Public, South Dakota

My Commission Expires:

(SEAL)
EXHIBIT 'A'

PARKING AREA TURN AROUND EASEMENT
LOT 2 OF BLOCK 1 OF SHERIDAN HEIGHTS SUBDIVISION

LOCATED IN NE1/4 OF SW1/4,
SECTION 10, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

LOT 2

LOT 3

LOT A

MAY 6, 2016
SCALE: 1" = 30'

RENNER ASSOCIATES, LLC
CIVIL ENGINEERING • LAND SURVEYING

9213
ERIC D. HOWARD

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.

2522
TO: Wade Nyberg
FROM: Mary Bosworth
Project Engineer

SUBJECT: Easement Document Request– Parking Area Turn Around

DATE: May 20, 2016

The City of Rapid City owns a lot on Sheridan Lake Road, legal/deed attached. A Detention Pond is located on portions of the lot. The owner of the property to the north - Pennington County Housing and Redevelopment Commission, 1805 W. Fulton St Ste 10, Rapid City, SD 57701 has requested a permanent easement for a Parking Area Turn Around to be used in association with the residence located at 2601 Sheridan Lake Road. Dale Tech and I discussed and do not have any objection to the easement. The Parking Area Turn Around would not conflict with the functions of the Detention Pond. Pennington County Housing would like to concrete the area and would provide maintenance. Please prepare easement document.
SHERIDAN HEIGHTS, INC., a corporation,

grantee, of Rapid City

Pennington County

State of South Dakota for and in consideration of One Dollar ($1.00) and other good and valuable considerations--------- DOLLARS GRANTS, CONVEYS AND WARRANTS TO The City of Rapid City

grantee, of Rapid City, South Dakota

P. O. the following described
real estate in the County of Pennington in the State of South Dakota:

Lot Two (2) in Block One (1) of Sheridan Heights Subdivision to the City of Rapid City located in the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Ten (10), Township One (1) North Range Seven (7) East of the Black Hills Meridian, Pennington County, South Dakota

EXEMPT FROM TRANSFER FEES

ACCORDING
INDEXED 9/23

STATE OF SOUTH DAKOTA, COUNTY OF PENNINGTON

Date: this 2nd day of November, 1977

SHERIDAN HEIGHTS, INC.

By

In. David R. Knecht, President

(Attach corporate seal)

COUNTRY ACKNOWLEDGMENT

On this the 2nd day of November, 1977, before me, Carole Kinger, the undersigned officer, personally appeared David R. Knecht, who acknowledged himself to be the President of Sheridan Heights, Inc., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In witness whereof I hereunto set my hand and official seal.

My commission expires May 27, 1980

Notary Public

Title of Officer