

Offices of Pennington County Register of Deeds & Planning Div.

May 16, 2017

This petition is being written to request the vacation of the existing platting of our property for the later purpose of requesting deannexation of said property.

On November 14, 1984, Lot's 2 thru 10 and Lot C of Oldfield Subdivision, as well as the unplatted portion, were annexed at the request of Joanne Albrecht who, at time, also owned Wheel Est. Mobil Home Park. Mrs. Albrecht had plans to establish a mobile home developement with approximately one home per acre. Those plans never came to fruition so Mrs. Albrech mailed letters stating that she had decided to sell the property in it's entirety and wished to give her neighbors first chance to purchase it.

My uncle, Edward L. Theis, and we purchased this property from Mrs. Albrecht, dba Coin-a-matic, Inc., April 12, 1988. The transfer document number 64497 was recorded in book 39, page 3047, in the register of deeds office on that date, a copy of which is attached. Also attached are copies of the existing platting and a proposed new description of the property. ALL of the surrounding property on the ridge is in the county.

My uncle constructed a new home on the property in 1990. As is evident from a site visit, no further evelopment has taken place within this property since that initial construction. I had visited with your office in 1988 to request vacation of the existing platting of this property, stating that it would NEVER be developed as platted. I was informed at that time that it would have no bearing on any taxation by leaving it platted as it was. My uncle had just retired and we felt the timing was right so my uncle, my wife and I decided to purchase it, dividing the purchase price equally between us and my uncle.

On October 22, 2013, my uncle passed away leaving my wife and me his house and his half of the property. We decided to sell our house at 1248 Pine Cone Lane in August of 2015 and move into my uncle's house.

A secondary reason for our wishing to request deannexation is that the new storm water runoff tax is killing us. My wife and I are both retired and on a fixed income and this tax was completely unexpected when we decided to move to my uncle's house. Our tax for that alone is over \$600! Up to this point we felt we could live with all the other taxes, but we just can't continue with all of them. This property has NEVER had any City services. We have also expended the consisderable funds necessary to mitigate the beetle attacks and to meet the fire-

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wise initiatives as required of us. Simply stated, if deannexation is out of the question, we will be forced to leave our home.

I am sorry that this request is so lengthy but I wanted you to have all of the facts pertaining to our request for your review.

My wife and I would greatly appreciate your consideration of our request to vacate and reclassify it a precursor to our later requesting deannexation.

Sincerely,

James (Jim) and Wilma Theis
2347 Mount Carmel Street
Rapid City, SD 57701

(605) 342-0340

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