

Matt,

Here are our responses to the questions on the legal description:

1-1)

Regarding questions i), ii), iii) – These lots have not been platted and we are not comfortable making calls in a document referencing lines that are not established and could change.

Regarding question iv) – The “current terminus” is the presently platted ROW and the position is monumented, this is also the end of existing pavement.

1-2)

Exhibit A – As stated above, we are not willing to reference “future” lot lines, any lot revisions that may occur would create ambiguity within the filed document.

Please let me know if you have questions.

Thanks,

Mike Stetson, PE | PROJECT MANAGER



18 E Kansas City St., Suite 3, Rapid City, SD 57701

E-MAIL: mikes@adesinc.com | **WEB:** www.adesinc.com

OFFICE: (605) 791-5866 | **CELL:** (308) 430-2339

[We've rebranded from KTM Design Solutions! Please note my new email address](#)

From: Matt Schmahl <Matt.schmahl@westriver.coop>

Sent: Friday, April 12, 2024 3:07 PM

To: Mike Stetson <mikes@adesinc.com>

Subject: PUC Request

Good afternoon Mike,

Please see the PUC's request on the documentation that Dream Design drafted.

1-1) Referring to the legal description (metes and bounds):

- i) Does step 6 end at the corner of a lot? If yes, why was the lot identifier left out of the description?
- ii) Does step 10 end at the corner of a lot? If yes, why was the lot identifier left out of the description?
- iii) Does step 11 run along a future lot line yet to be platted? If so, is the lot known so it can be included in the legal description?
- iv) In step 19, what establishes the "current terminus" of North Valley Drive? Is there a monument there? Is it the end of the existing pavement? Please describe.

1-2) On Exhibit A, does the future platting have lot, block, and subdivision identifiers yet? If so, can the lot numbers be added to the map for further clarification on the boundary?

Thank you

Matt Schmahl

Construction Project Manager



**West River Electric
Association, Inc.**

A Touchstone Energy® Cooperative 
"Powering You For A Brighter Future"

3250 East Highway 44

Rapid City, SD. 57703

Office Phone 605-791-6512 | Cell Phone 605-391-1956

matt.schmahl@westriver.coop