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June 4, 2015

NOTICE TO LANDOWNERS

Re: Proposed Boundaries of Meade County Tax Increment Finance District #2

Dear Property Owner:

This law firm represents Elk Creek Properties, Inc. The purpose of this letter is to provide notice of the Planning Commission Meeting to be held on June 15, 2015, at 1:00 p.m., where it will review and approve / deny the proposed boundaries for Tax Increment Finance District #2. A map of the proposed district boundaries is attached hereto.

In no way will the creation of the tax district increase property taxes or any other tax. The purpose of the Tax Increment Finance District #2 is to utilize that portion of property tax which increases due to improvements to the land, such as construction of a home. Some of the improvements include paving of 141st Street (Haines), and bridge replacement over Elk Creek on 141st Street. The proposed improvements may also include improvements to the streets in Ranches at Creek Meadows and Golden Valley (Phase II) Subdivisions as shown on the boundary map. Although consent of land owners inside the TIFD District is not required by State Statute, this Notice is being sent to you as a courtesy and to provide another means of Notice in addition to publication by the County Planning Commission.

If you have any questions about this proposed Tax Increment Finance District, please do not hesitate to contact me at your convenience at 605-348-1125 office or 605-391-2205 cell.

Sincerely,

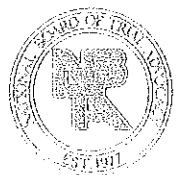
WHITING HAGG HAGG
DORSEY & HAGG, LLP

Kent R. Hagg

KRH/dcc

Enc.

cc: Bill Rich, Meade County Planning Dept.



TAX INCREMENT FINANCE DISTRICT #2 FOR MEADE COUNTY

JUNE 2014

LEGAL DESCRIPTION AS FOLLOWS:

GOLDEN VALLEY SUBDIVISION:

BLOCK 2: LOTS 1-4, 5R, 6R, 7R-1, 8R, 9R, & 10-14.
 BLOCK 3: LOTS 1-4, 5A, 5B, 6A, 6B, 7 & 8.
 BLOCK 4: LOTS 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5, 6, 7A, & 9-17.
 BLOCK 5: LOTS 1, 2, 3A, 3B, 4A, 4B, 5R, 6A, 6B, 7, 8 & 9.
 BLOCK 6: LOTS 1R, 2, 3R, & 4-12.
 BLOCK 7: LOTS 1-4
 BLOCK 8: LOT 1
 HANGER LOT REVISED AND WELL LOT R, ALL LOCATED IN THE SW1/4 SW1/4 OF SECTION 2 AND THE NW1/4; NW1/4 NE1/4; SW1/4 NE1/4; N1/2 SW1/4 & NW1/4 SE1/4 OF SECTION 11. T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

CREEK MEADOWS RANCH SUBDIVISION:

LOT 1 OF HOMESTEAD BLOCK, LOTS 1-6 OF BLOCK 1. LOCATED IN THE NE1/4 SE1/4 & SE1/4 NE1/4 OF SECTION 11, T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

WEST RIVER ADDITION:

TRACT A, LOCATED IN THE S1/2 SW1/4 SW1/4 OF SECTION 12, T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

PRAIRIE HAVEN SUBDIVISION:

LOTS 1, A, B, C, D, E, F, G, H, I, J, K, L, M & N ALL LOCATED IN THE N1/2 NW1/4 OF SECTION 13, T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

TRACT A

ALL LOCATED IN THE S1/2 SE1/4 SE1/4 OF SECTION 11, T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

66' WIDE 141ST PLACE RIGHT-OF-WAY LOCATED IN THE SW1/4SW1/4 OF SECTION 1; THE SE1/4SE1/4 OF SECTION 2; THE NE1/4NE1/4, SE1/4NE1/4, NE1/4SE1/4 AND N1/2SE1/4SE1/4 OF SECTION 11; THE NW1/4NW1/4, SW1/4NW1/4, NW1/4SW1/4, AND N1/2SW1/4SW1/4 OF SECTION 12; ALL LOCATED IN T3N, R7E, B.H.M. MEADE COUNTY, SOUTH DAKOTA.

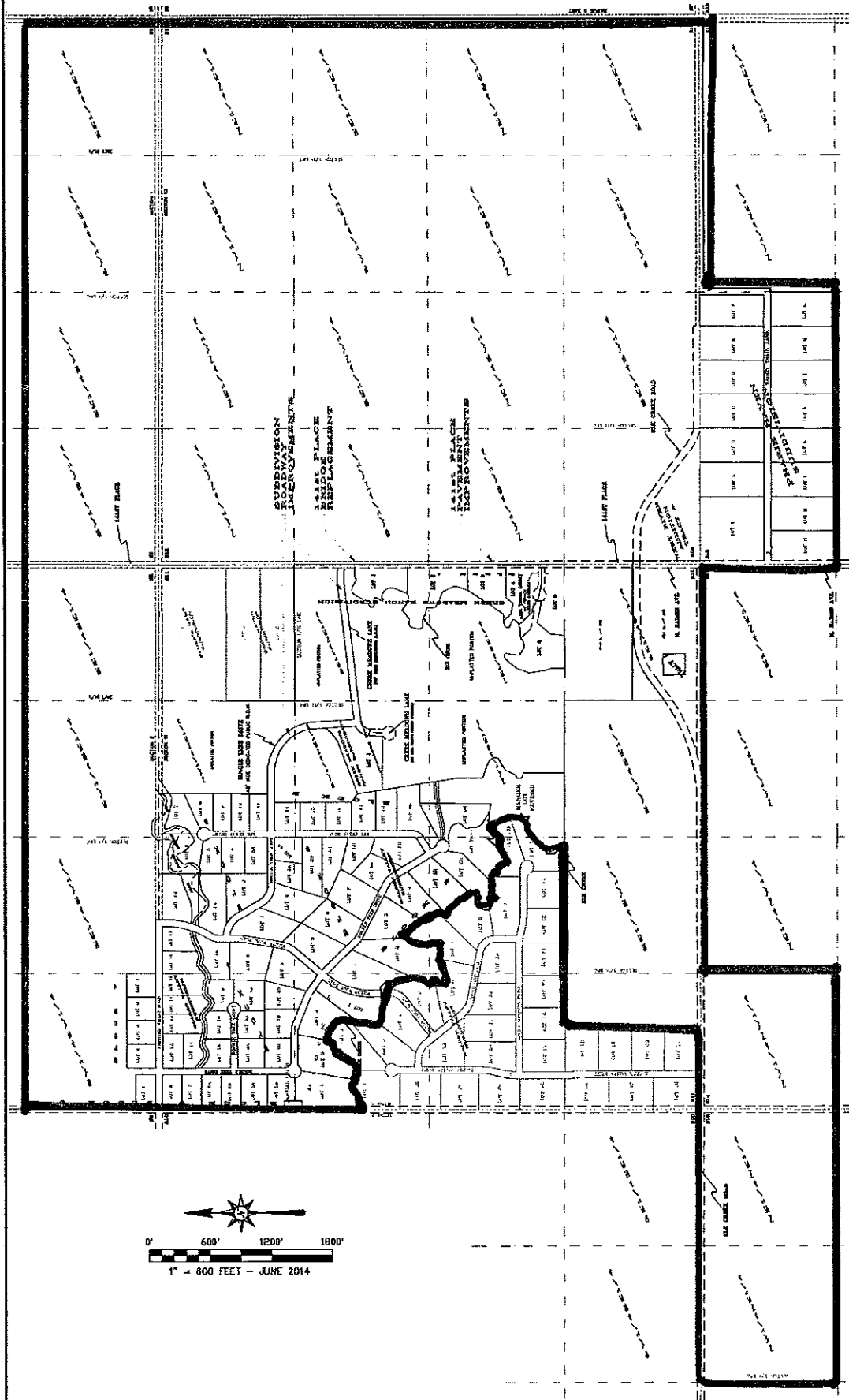
66' WIDE NORTH HANES AVENUE RIGHT-OF-WAY LOCATED IN THE S1/2SE1/4SE1/4 OF SECTION 11; THE S1/2SW1/4SW1/4 OF SECTION 12; THE NW1/4NW1/4 SECTION 13 AND THE NE1/4NE1/4 SECTION 14 ALL LOCATED IN T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

66' WIDE ELK CREEK ROAD RIGHT-OF-WAY LOCATED IN THE SW1/4SE1/4 AND SE1/4SE1/4 OF SECTION 10; THE SW1/4SW1/4, SE1/4SW1/4, SW1/4SE1/4 AND SE1/4SE1/4 OF SECTION 11; THE SW1/4SW1/4, SE1/4SW1/4, SW1/4SE1/4 AND SE1/4SE1/4 OF SECTION 12; NE1/4NE1/4, NW1/4NE1/4, NE1/4NW1/4 AND NW1/4NW1/4 OF SECTION 13; NE1/4NE1/4, NW1/4NE1/4, NE1/4NW1/4 AND NW1/4NW1/4 OF SECTION 14; THE NE1/4NE1/4 AND NW1/4NE1/4 OF SECTION 15 ALL LOCATED IN T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

ALL OF THE SW1/4SW1/4, SE1/4SW1/4, SW1/4SE1/4 AND SE1/4SE1/4 OF SECTION 1. THE UNPLATTED PORTION OF THE SW1/4SW1/4, ALL OF THE SE1/4SW1/4, SW1/4SE1/4 AND SE1/4SE1/4 OF SECTION 2. THE UNPLATTED PORTION OF THE NW1/4NE1/4, SW1/4NE1/4, SE1/4NE1/4, NW1/4SE1/4, NE1/4SE1/4, SE1/4SE1/4, SW1/4SE1/4 AND SW1/4SW1/4 LESS PLATTED LOTS OF SECTION 11. ALL OF SECTION 12. ALL OF THE NW1/4NW1/4 OF SECTION 14. ALL OF THE NE1/4NE1/4 AND THE NW1/4NE1/4 OF SECTION 15. ALL OF THE ABOVE LOCATED IN T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.

DEDICATED PUBLIC RIGHT-OF-WAY OF:

CRESTED WHEAT ROAD, DOUBLE TREE DRIVE, DOUBLE TREE COURT, RED CEDAR ROAD, RED CEDAR COURT, SINGLE TREE DRIVE, WILLOW WOOD ROAD, ALTA TERRA COURT, CREEK MEADOWS LANE, WAGON TRAIN LANE AND SAGE STONE LANE ALL LOCATED IN THE S1/2SW1/4 OF SECTION 2, SECTION 11, THE NW1/4NE1/4, NE1/4NW1/4 AND NW1/4NW1/4 OF SECTION 13. T3N, R7E, B.H.M., MEADE COUNTY, SOUTH DAKOTA.



**NOTICE OF PUBLIC HEARING
MEADE COUNTY PLANNING COMMISSION FOR
ESTABLISHMENT BOUNDARIES OF THE MEADE
COUNTY TAX INCREMENT FINANCE DISTRICT # 2**

June 5, 2015

NOTICE IS HEREBY GIVEN that the Meade County Planning Commission will meet in Regular Session at the Meade County Courthouse, 1300 Sherman Street, Sturgis, South Dakota, on the 15th day of June, 2015, at 1:00 p.m. to consider the proposed boundaries of the Meade County Tax Increment Finance District # 2, including Golden Valley Subdivision and surrounding area.

NOTICE IS FURTHER GIVEN that any person(s) or their attorney who are interested in the approval or rejection of the proposed boundaries may appear and be heard. Individuals needing assistance pursuant to the Americans with Disabilities Act should contact the Meade County Planning Commission (605-347-3818) in advance of the meeting to make any necessary arrangements.

Kent R. Hagg, Attorney for Applicant

Published once at the total approximate cost of \$_____.

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