Case No. 15PD018

Legal Description:

A tract of land located in portions of "Government" Lots One (1) and Two (2) in Section Nineteen (19), Township One North (T1N), Range Eight East (R8E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota and more fully described as follows: Commencing at the south right-of-way line of Sandra Lane (a 52' dedicated public right-of-way) near its intersection with Shelby Avenue (a 52' dedicated public right-of-way) and marked by a rebar with plastic cap LS 6251, the point of beginning: thence, South 89 degrees 56 minutes 14 seconds East a distance of 375.15 feet more or less on the south line of Sandra Lane right-of-way to a nail; thence, South 29 degrees 31 minutes 51 seconds West a distance of 120.15 feet more or less on the west boundary of a Major Drainage Easement (Book 164, Page 5441) to a nail; thence, South 2 degrees 01 minutes 40 seconds West a distance of 700.41 feet more or less on the west boundary of (and passing through portions of) the previously described Major Drainage Easement to a nail; thence, South 75 degrees 22 minutes 07 seconds West a distance of 255.21 feet more or less to the east right-of-way line of Shelby Avenue, a nail; thence, North 26 degrees 10 minutes 38 seconds West a distance of 72.30 feet more or less on the east right of way line of Shelby Avenue to a point of curvature, a rebar with plastic cap marked LS 6251; thence, continuing on the east right-of-way line of Shelby Avenue, on a curve to the right, whose radius is 174.00 feet, with a delta of 26 degrees 25 minutes 45 seconds, an arc length of 80.26 feet more or less, to a point of tangency, a rebar with cap marked LS 6251; thence, continuing on the east right-of-way line of Shelby Avenue North 0 degrees 03 minutes 45 seconds East a distance of 722.05 feet more or less to an angle point, a rebar with cap marked LS 6251; thence, North 44 degrees 59 minutes 48 seconds East a distance of 7.07 feet more or less at the intersection of Shelby Avenue and Sandra Lane, to the point of beginning