

Case No. 15PD043

Legal Description:

A parcel of land located in the unplatted portion of the West One-Half of the Northwest One-Quarter of the Southeast One-Quarter ($W \frac{1}{2} NW \frac{1}{4} SE \frac{1}{4}$) of Section Thirty-Five (35) in Township Two North (T2N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota to be known as Future Lot 5 of Founders Park Subdivision and more fully described as follows: Beginning at the north corner of Lot 2 of Founders Park Subdivision, located in said $W \frac{1}{2} NW \frac{1}{4} SE \frac{1}{4}$ of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota as shown on the plat filed March 3, 2008 and recorded in Book 35 of Plats on Page 13, said point being coincident with the westerly right-of-way line of Founders Park Drive right-of-way; thence, curving to the right and on the north line of said Lot 2 of Founders Park Subdivision, on a curve with a radius of 193.23 feet, a delta of 86 degrees 48 minutes 45 seconds, an arc length of 292.78 feet, and a chord bearing and distance of South 50 degrees 38 minutes 16 seconds West 265.56 feet more or less; thence, curving to the right and continuing on the north line of said Lot 2 of Founders Park Subdivision, on a curve with a radius of 218.29 feet, a delta of 16 degrees 13 minutes 50 seconds, an arc length of 61.84 feet and a chord bearing and distance of North 80 degrees 09 minutes 05 seconds West 61.63 feet more or less to the northwest corner of said Lot 2 of Founders Park Subdivision, said point being coincident with an easterly corner of Lot 1 of Founders Park Subdivision which is located in said $W \frac{1}{2} NW \frac{1}{4} SE \frac{1}{4}$ of Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and is as shown on the plat filed February 1, 2007 and recorded in Book 34 of Plats on Page 80; thence, curving to the right on the easterly line of said Lot 1 of Founders Park Subdivision, on a curve with a radius of 218.29 feet, a delta of 16 degrees 12 minutes 30 seconds, an arc length of 61.75 feet, and a chord bearing and distance of North 63 degrees 55 minutes 55 seconds West 61.55 feet more or less to a point of curvature on the east line of said Lot 1 of Founders Park Subdivision; thence, North 25 degrees 55 minutes 09 seconds East a distance of 86.32 feet more or less; thence, North 62 degrees 00 minutes 00 seconds East a distance of 226.62 feet more or less to a point on the westerly right-of-way line of Founders Park Drive; thence, curving to the left and on the westerly line of said Founders Park Drive right-of-way on a curve with a radius of 389.50 feet, a delta of 2 degrees 04 minutes 02 seconds, an arc length of 14.05 feet, and a chord bearing and distance of South 56 degrees 36 minutes 59 seconds East 14.05 feet more or less to a point of tangency; thence, southeasterly and on the westerly line of said Founders Park Drive right-of-way South 57 degrees 39 minutes 00 seconds East a distance of 84.96 feet more or less to the point of beginning