

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 Lots 5A and 5B of Founders Park Subdivision and more fully described as follows: Beginning at the northwest 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 a southeasterly corner of Lot 1 of Founders Park Subdivision, also 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 February 1, 2007 and recorded in Book 34 of Plats on Page 80 and said point being marked by a rebar with survey cap "LS 6565" thence, curving northwesterly and to the right on the northerly 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 marked by a rebar with survey cap "LS 6565"; thence, North 25 degrees 55 minutes 09 seconds East a distance of 86.32 feet more or less to a point marked by a rebar with survey cap "LS 6565"; thence, North 62 degrees 00 minutes 00 seconds East a distance of 91.04 feet more or less to a point marked by a rebar with survey cap "LS 6565"; thence, North 62 degrees 00 minutes 00 seconds East a distance of 130.50 feet more or less to a point on the west line of the 63.5 feet wide Founders Park Drive right-of-way and said point being marked by a rebar with survey cap "LS 6565"; thence, southeasterly on the west line of said 63.5 feet wide Founders Park Drive right-of-way and curving to the left on a curve with a radius of 394.00 feet, a delta of 2 degrees 24 minutes 31 seconds, an arc length of 16.56 feet, and a chord bearing and distance of South 56 degrees 26 minutes 45 seconds East 16.56 feet more or less, to a point marked by a rebar with survey cap "LS 6565"; thence, continuing southeasterly on the west line of said 63.5 feet wide Founders Park Drive right-of-way, South 57 degrees 39 minutes 00 seconds East a distance of 87.00 feet more or less to a point on the north line of said Lot 2 of Founders Park Subdivision and said point being marked by a rebar with survey cap "LS 6565"; thence, southwesterly on the northerly line of said Lot 2 of Founders Park Subdivision and curving to the right on a curve with a radius of 193.23 feet, a delta of 59 degrees 36 minutes 37 seconds, an arc length of 201.04 feet and a chord bearing and distance of South 38 degrees 30 minutes 06 seconds West, 192.09 feet, more or less to a point marked by a rebar with survey cap "LS 6565"; thence, continuing southwesterly on the northerly line of said Lot 2 of Founders Park Subdivision and curving to the right on a curve with a radius of 193.23 feet, a delta of 25 degrees 44 minutes 14 seconds, an arc length of 86.80 feet and a chord bearing and distance of South 81 degrees 10 minutes 32 seconds West 86.07 feet more or less to a point marked by a rebar with survey cap "LS 6565"; thence, northwesterly and continuing on the northerly line of said Lot 2 of Founders Park Subdivision and curving to the right 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 point of beginning.