

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 4 of Founders Park Subdivision and more fully described as follows: Commencing 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 northerly and 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, a chord bearing and distance of North 63 degrees 55 minutes 55 seconds West 61.55 feet more or less to the point of beginning, said point being marked by a rebar with survey cap "LS 6565"; thence, curving northwesterly and to the right on the easterly line of said Lot 1 of Founders Park Subdivision, on a curve with a radius of 274.56 feet, a delta of 91 degrees 33 minutes 44 seconds, an arc length of 438.76 feet and a chord bearing and distance of North 12 degrees 09 minutes 35 seconds East 393.54 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 37 degrees 24 minutes 47 seconds, an arc length of 257.27 feet, and a chord bearing and distance of South 36 degrees 32 minutes 06 seconds East 252.73 feet more or less, to a point marked by a rebar with survey cap "LS 6565"; thence, South 62 degrees 00 minutes 00 seconds West a distance of 130.50 feet more or less to a point marked by a rebar with survey cap "LS 6565"; thence, South 62 degrees 00 minutes 00 seconds West a distance of 91.04 feet more or less to a point marked by a rebar with survey cap "LS 6565"; thence, South 25 degrees 55 minutes 09 seconds West a distance of 86.32 feet more or less to the point of beginning