Case No. 18PD012

Legal Description:

A parcel of land within a portion of Lot B of Menard Subdivision, located in the SE1/4 of the NW1/4, Section 32, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota, more particularly described as follows, commencing at the southeasterly corner of Lot B of Menard Subdivision; common to the northeasterly corner of Lot A of Menard Subdivision, and common to the northwesterly right-of-way line of North Creek Drive, said corner marked by a 5/8" rebar; thence N45°11'40"E along the southeasterly boundary of Lot B a distance of 355.89 feet to the PC of a curve which is marked by a 5/8" rebar; thence northwesterly along the southeasterly boundary of Lot B on a non-tangent curve to the left with a delta angle of 2°19'51" and a radius of 710.00 feet (which chord bears N44°02'37"E with a length of 28.88 feet) for an arc length of 28.88 feet to the point of beginning (pob), said point being marked by a rebar with a cap stamped Is#6119; thence northwesterly along the southeasterly boundary of Lot B on a non-tangent curve to the left with a delta angle of 18°31'46" and a radius of 710.00 feet (which chord bears N33°36'48"E with a length of 228.62 feet) for an arc length of 229.61 feet to the pt of the curve which is marked by a 5/8" rebar; thence N24°28'19"E along the southeasterly boundary of Lot B a distance of 16.15 feet to a rebar with a cap stamped Is#4225; thence N20°46'38"W along the easterly boundary of Lot B a distance of 28.27 feet to a rebar with a cap stamped Is#4225; thence N65°40'27"W along the northeasterly boundary of Lot B a distance of 35.30 feet to a rebar with a cap stamped Is#4225; thence N50°38'12"W along the northeasterly boundary of Lot B a distance of 99.43 feet to a rebar with a cap stamped Is#4225; thence N50°41'29"W along the northeasterly boundary of Lot B a distance of 60.66 feet to the PC of a curve which is marked by a rebar with cap a stamped Is#6119; thence southwesterly along the northwesterly boundary of Lot B on a non-tangent curve to the right, concave to the northwest, with a delta angle of 4°25'04" and a radius of 3014.79 feet (which chord bears S42°30'55"W with a length of 232.39 feet) for an arc length of 232.45 feet to a rebar with a cap stamped Is#6119; thence S47°07'12"E a distance of 259.01 feet to the point of beginning and there terminating.