

Case No. 18RZ008

Legal Description:

That portion of the W1/2 of the SE1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the southwest corner of Lot 14, Block 4 of Orchard Meadows, from which the south ¼ corner of Section 9 lies South 61°46'22" West, 831.78 feet; Thence with the west line of Lots 14 and 15, Block 4 of Orchard Meadows, North 0°06'14" East, 43.37 feet to a point; Thence leaving said west line, North 90°00'00" West, 57.87 feet to a point on the west line of previously filed LDR 1 zoning limit and being the point of beginning; Thence, the following 12 courses (1-12) with the future platted boundary of Orchard Meadows Phase 6, (1) North 90°00'00" West, 174.05 feet to the beginning of a curve concave northeasterly; Thence (2) northwesterly along said curve through a central angle of 89°43'27", a radius of 32.00 feet, an arc distance of 50.11 and a chord bearing of North 45°08'16" West, 45.15 feet to a point of tangency; Thence (3) North 0°16'33" West, 241.32 feet to the beginning of a curve concave southwesterly; Thence (4) northwesterly along said curve through a central angle of 54°49'36", a radius of 271.00 feet, an arc distance of 259.32 feet and a chord bearing of North 27°41'21" West, 249.54 feet to a point of tangency; Thence (5) North 55°06'09" West, 75.73 feet to the beginning of a curve concave northeasterly; Thence (6) northwesterly along said curve through a central angle of 55°12'21", a radius of 142.00 feet, an arc distance of 136.82 feet and a chord bearing of North 27°29'59" West, 131.59 feet to a point of tangency; Thence (7) North 0°06'12" East, 111.22 feet to a point of non-tangency; Thence (8) North 16°22'49" West, 68.85 feet to a point of non-tangency; Thence (9) North 4°57'56" West, 8.00 feet to a point of non-tangency; Thence (10) North 89°53'48" West, 92.54 feet to a point of non-tangency; Thence (11) North 0°01'06" West, 52.00 feet to a point of non-tangency; Thence (12) South 89°53'48" East, 92.38 feet to a point; Thence leaving aforementioned future platted boundary, (13) South 89°53'48" East, 129.17 feet to a point of non-tangency, being on the west line of aforementioned previously filed LDR 1 zoning limit; Thence the following 6 courses (14-19) being with the previously filed LDR zoning limit, (14) South 1°01'01" West, 65.63 feet to a point of non-tangency; Thence (15) North 90°00'00" East, 176.00 feet to a point of non-tangency; Thence (16) South 0°00'00" East, 99.00 feet to a point of non-tangency; Thence (17) North 90°00'00" East, 152.00 feet to a point of non-tangency; Thence (18) South 0°00'00" East, 600.00 feet to a point of non-tangency; Thence (19) South 4°34'19" East, 126.98 feet