Case No. 16RZ016

Legal Description:

That portion of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 27, Township 2 North, Range 7 East of the Black Hills Meridian, Rapid City, Pennington County, South Dakota, said 0.49 acre of land being more particularly described by metes and bounds as follows: Commencing, for location purposes only, at the intersection of the North right-of-way line of South Plaza Drive, a 66 foot wide dedicated public street, with the East right-of-way line of Fountain Plaza Drive, a 66 foot wide dedicated public street; Thence, Northerly, following said East right-of-way line of Fountain Plaza Drive in a curve to the left for which the record calls the center of curvature to bear North 89° 57' 39" West a distance of 613.02 feet, with a central angle of 12° 32' 39" and a record arc distance of 134.21 feet to an iron rod with cap marked "L.S. 4224" found marking a point of tangency on the West boundary of Lot A of Tract C Revised of S. G. Interstate Plaza, as shown on plat filed in Plat Book 21, Page 96, in the office of the Pennington County Register of Deeds; Thence, North 12° 27' 53" West, continuing along said East right-of-way line of Fountain Plaza Drive and following the West boundary of Lot A, a record distance of 143.51 feet to the Northwest corner of said Lot A and POINT OF BEGINNING of the herein described tract; Thence, North 12° 27' 53" West, continuing along said East right-of-way line of Fountain Plaza Drive, a distance of 95.03 feet, more or less, to a point for corner from which an iron rod with cap marked "L.S. 1771" bears North 12° 27' 53" West, a distance of 90.27 feet; Thence, North 77° 30' 00" East, a distance of 98.93 feet to a point for corner; Thence, South 18° 20' 00" East, a distance of 83.13 feet to a point for corner; Thence, East, a distance of 173.84 feet to a point for corner; Thence, South, a distance of 151.49 feet to a point for the Southeast corner of said Lot A on a tangent line defining the center of a 50-foot wide major drainage easement as shown on plat filed in Plat Book 16, Page 79, in the office of the Pennington County Register of Deeds; Thence, North 30° 28' 30" West, a record distance of 134.18 feet to a point for the Northeast corner of said Lot A; Thence, West, a record distance of 208.13 feet to the point of beginning