Case No. 21PD053

Legal Description:

A portion of Tract 1 of the E½ of Section 16, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwest corner of Lot A of Lot 1 of Block 7 of Elks Country Estates Subdivision, also common to the dedicated right-of-way of Augusta Drive, and the Point of Beginning of property as surveyed; thence N 89048'23" W a distance of 52.00’ along the south line of dedicated right-of-way of Augusta Drive, thence N 00011'37"E a distance of 10.00’ along the west line of dedicated right-of-way of Augusta Drive, thence N89048'23"W a distance of 117.83’ along the south line of Lot 1 of Block 12 of Elks Country Estates Subdivision, thence S00001'31"W a distance of 180.50’ along the east property line of the SE1/4 of the SW1/4 Less Lot H3, Less Elks Crossing, Less right-of-way, thence N89056'31"E along a random line a distance of 118.04’ to a random point, thence S00003'29"E along a random line a distance of 26.20’ to a random point, thence N89056'31"E along a random line a distance of 52.00’ to a random point, thence N00003'29"W along a random line a distance of 16.36’ to a random point, thence N44045'05"E along a random line a distance of 19.19’ to a random point, thence N89056'45"E along a random line a distance of 45.48’ to a random point of curvature, thence entering a curve to the right with a length of 62.07’ a radius of 194.00’ a delta of 18019’50” a chord bearing of S80053'20"E a chord distance of 61.80’ to a random point, thence S00003'15"E along a random line a distance of 283.62’ to a random point, thence S42027’12”E along a random line a distance of 328.51’ to a random angle point, thence S59025’19"E along a random line a distance of 95.82’ to the southwest corner of Lot 11 of Block 16 of Elks Country Estates, thence N30034'41"E a distance of 120.00’ along the west property line of Lot 11 of Block 16 of Elks Country Estates to the northwest property corner of Lot 11 of Block 16 of Elks Country Estates, thence N30034'41"E a distance of 52.00’ along the west line of dedicated right-of-way of Ping Drive, thence S59025'19"E a distance of 43.41’ along the north line of dedicated right-of-way of Ping Drive to the southwest corner of Lot 38 of Block 10 of Elks Country Estates, thence N30034'41"E a distance of 135.00’ along the west property line of Lot 38 of Block 10 of Elks Country Estates to the northwest property corner of Lot 38 of Block 10 of Elks Country Estates, thence N59025'19"W a distance of 124.78’ along the south line of Tract 3R of the E1/2 of Section 16, thence N23019'08"W a distance of 261.31’ along the west line of Tract 3R of the E1/2 of Section 16, thence N11035'19"W a distance of 183.39’ along the west line of Tract 3R of the E1/2 of Section 16, thence N86007'00"W a distance of 371.38’ along the south line of a portion of Tract 3R of the E1/2 of Section 16, and Lots 3R and Lot B of Lot 2 and Lots A of Lot 2 and Lot B and Lot A of Lot 1 all of Elks Country Estates to the southwest corner of Lot A of Lot 1 of Block 7 of Elks Country Estates and the point of beginning.
**Use**

To create 16 single family residential lots ranging in size from 0.244 acres to 0.479 acres. This is Phase 5 of Elks Country Estates development, with full development to include 9 phases.