

Case No. 23RZ015

Legal Description:

A portion of Lot 2BR of Fountain Springs Square, Rapid City, Pennington County, South Dakota, said 0.26 acre of land being more particularly described by metes and bounds as follows, to-wit: commencing, for location purposes only, at an iron rod with cap marked "KTM 9961" on the East right-of-way line of Fountain Plaza Drive, a 68 foot wide dedicated public street, said iron rod with cap marking the Southwest corner of Lot 2A of Fountain Springs Square as shown on plat recorded December 22, 2017, and filed as Document No. A201718094 in the office of the Pennington County Register of Deeds, said iron rod with cap also marking a Northwest corner of said Lot 2BR of Fountain Springs Square as shown on plat recorded January 11, 2023, and filed as Document No. A202300330 in the office of the Pennington County Register of Deeds; Thence, North 77° 30' 27" East, along a common boundary line between said Lot 2A and Lot 2BR, a distance of 96.90 feet to an iron rod with cap marked "KTM 9961" found for corner; Thence, North 59° 44' 20" East, along a common boundary line between Lot 2A and Lot 2BR, a distance of 265.87 feet to the point of beginning of the herein described tract; Thence; North 59° 44' 20" East, continuing along a common boundary line between Lot 2A and Lot 2BR, a distance of 61.42 feet to an iron rod with cap marked "KTM 9961" found for a Southeast corner of Lot 2A and interior corner of Lot 2BR; Thence, North 30° 28' 56" West, along a common boundary line between Lot 2A and Lot 2BR, a distance of 35.55 feet to an iron rod with cap marked "Scott 4897" found for a Northeast corner of Lot 2A and a Northwest corner of Lot 2BR and a Southern corner of Lot 1 of Fountain Springs Square as shown on plat recorded June 23, 2017, and filed as Document No. A201708266 in the office of the Pennington County Register of Deeds; Thence, North 83° 29' 56" East, along a common boundary line between said Lot 1 and Lot 2BR, a distance of 89.91 feet to an iron rod with cap marked "Scott 4897" found for the Northeast corner of Lot 2BR and a Northwest corner of Lot 3R of Fountain Springs Square as shown on plat recorded January 11, 2023, and filed as Document No. A202300330 in the office of the Pennington County Register of Deeds; Thence, South 22° 19' 59" East, along a common boundary line between Lot 2BR and said Lot 3R, a distance of 135.49 feet to a point for corner from which an iron rod with cap marked "Scott 4897" found for a Southeast corner of Lot 2BR and interior corner of Lot 3R bears South 22° 19' 59" East, a distance of 31.61 feet; Thence, North 73° 03' 30" West across Lot 2BR, a distance of 183.81 feet to the point of beginning