Legal Description:

A portion of Tract A of F & N Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeasterly corner of Tract A of F & N Subdivision, and the point of beginning. Thence, first course: S00°07'40"W, a distance of 25.77 feet, to the northwesterly corner of Block 12 of Big Sky Subdivision; Thence, second course: S00°07'40"W, along the westerly boundary of said Block 12, a distance of 144.58 feet; Thence, third course: S71°37'02"W, along the westerly boundary of said Block 12, common to the easterly boundary of said Tract A, a distance of 14.49 feet; Thence, fourth course: S40°22'12"E, along the westerly boundary of said Block 12, a distance of 920.50 feet; Thence, fifth course: S18°55'40"E, along the westerly boundary of said Block 12, a distance of 55.05 feet; Thence, sixth course: S22°39'24"E, along the westerly boundary of said Block 12, a distance of 54.51 feet; Thence, seventh course: S05°44'23"E, along the westerly boundary of said Block 12, a distance of 47.63 feet; Thence, eighth course: N89°57'36"E, along the westerly boundary of said Block 12, a distance of 92.82 feet, to the northwesterly corner of Lot 1 of Block 10 of Big Sky Subdivision; Thence, ninth course: S00°00'05"W, along the westerly boundary of said Lot 1 of Block 10, a distance of 115.16 feet, to the southwesterly corner of said Lot 1 of Block 10; Thence, tenth course: S00°00'05"W, a distance of 52.00 feet, to the northwesterly corner Lot 1 of Block 9 of Big Sky Subdivision; Thence, eleventh course: S00°00'05"W, along the westerly boundary of said Lot 1 of Block 9, a distance of 134.71 feet, to a point on the southwesterly corner of said Lot 1 of Block 9; Thence, twelfth course: N89°47'43"W, along the northerly boundary of said Lot 31 of Degeest Subdivision, a distance of 252.04 feet, to the northerly corner of said Lot 31 of Degeest Subdivision; Thence, thirteenth course: N89°47'43"W, a distance of 63.00 feet, to the northerly boundary of Block 1 of Mack Subdivision, Thence, fourteenth course: N89°47'43"W, along the northerly boundary of said Block 1 of Mack Subdivision, a distance of 399.97 feet, to the northerly corner of said Block 1 of Mack Subdivision; Thence, fifteenth course: N00°12'35"E, a distance of 631.94 feet, to the northerly corner Block 1 of Neff's Subdivision No. 2; Thence, sixteenth course: N89°52'44"W, along the northerly boundary of said Block 1 said Neff's Subdivision No. 4, a distance of 468.56 feet, to the northerly corner of said Block 1 of Neff's Subdivision No. 2; Thence, seventeenth course: S89°55'24"W, a distance of 30.00 feet; Thence, eighteenth course: N00°04'43"E, a distance of 8.38 feet; Thence, nineteenth course: curving to the left, on a curve with a radius of 288.00 feet, a delta angle of 20°19'59", a length of 102.21 feet, a chord bearing of N10°05'17"W, and chord distance of 101.67 feet; Thence, twentieth course: N20°15'16"W, a distance of 5.25 feet; Thence, twenty-first course: N69°44'43"E, a distance of 50.69 feet; Thence, twenty-second course: curving to the right, on a curve with a radius of 400.00 feet, a delta angle of 20°23'26", a length of 142.35 feet, a chord bearing of N79°56'27"E, and chord distance of 141.60 feet; Thence, twenty-third course: S89°51'50"E, a distance of 98.10 feet, to a point on the section 1/16th line; Thence, twenty-fourth course: N00°06'38"E, along the section 1/16th line, a distance of 537.65 feet, to the section 1/16th corner, common to a point on the northerly boundary of said Tract A; Thence, twenty-fifth course: S89°48'43"E, along the northerly boundary of said Tract A, a distance of 226.22 feet, to the northeasterly corner of Tract A of F & N Subdivision, and the point of beginning.
REZONE EXHIBIT
LDR1—LOW DENSITY RESIDENTIAL TO MDR—MEDIUM DENSITY RESIDENTIAL
A PORTION OF TRACT A OF F&N SUBDIVISION
SECTION 3, T1N, R8E, BHM.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

PUBLIC DISTRICT

LOW DENSITY RESIDENTIAL DISTRICT 1

AVENUE A

NEEL ST.

LOW DENSITY RESIDENTIAL DISTRICT 1

NEEL ST.

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

POINT OF COMMENCEMENT & POINT OF BEGINNING
SEE METES AND BOUNDS

LOW DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL DISTRICT 1

DIEGREST DR.

PROPOSED MEDIUM DENSITY RESIDENTIAL
684,026 SF±

REAL ESTATE EXHIBIT
LDR1—LOW DENSITY RESIDENTIAL TO MDR—MEDIUM DENSITY RESIDENTIAL
A PORTION OF TRACT A OF F&N SUBDIVISION
SECTION 3, T1N, R8E, BHM.
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

PUBLIC DISTRICT

LOW DENSITY RESIDENTIAL DISTRICT 1

AVENUE A

NEEL ST.

LOW DENSITY RESIDENTIAL DISTRICT 1

NEEL ST.

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

POINT OF COMMENCEMENT & POINT OF BEGINNING
SEE METES AND BOUNDS

LOW DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL DISTRICT 1

DIEGREST DR.

PROPOSED MEDIUM DENSITY RESIDENTIAL
684,026 SF±

PRELIMINARY
FOR REVIEW ONLY

Rapid City Department of Community Development

DEC 08 2017