

## **ORDINANCE NO. 884**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC19-009) BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY TWO (2) ACRE SITE LOCATED NORTHEAST OF THE NORTHEAST CORNER OF GLASSFORD HILL ROAD AND SANTA FE LOOP ROAD, IN A PORTION OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 1 WEST AND APPROXIMATELY SIX (6) ACRES LOCATED AT THE SOUTHEAST AND SOUTHWEST CORNERS OF TUSCANY WAY AND SANTA FE LOOP ROAD IN A PORTION OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, FROM PL PAD (PUBLIC LANDS PLANNED AREA DEVELOPMENT) TO R1L-10 PAD (RESIDENTIAL;SINGLE FAMILY LIMITED, PLANNED AREA DEVELOPMENT) AND C1 PAD (COMMERCIAL; NEIGHBORHOOD SALES AND SERVICES PLANNED AREA DEVELOPMENT) TO R1L-10 PAD (RESIDENTIAL;SINGLE FAMILY LIMITED, PLANNED AREA DEVELOPMENT); AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the Town of Prescott Valley annexed by Ordinance No. 441 (dated July 9, 1998) some 1,268 acres of real property located in Sections 10 and 15, R1W, T14N, G&SRB&M; and

WHEREAS, said real property was given a zoning classification of RCU-70 at annexation, which classification was comparable to its former County zoning classification of RCU-2A; and

WHEREAS, in August 1998, the Prescott Valley Planning and Zoning Commission considered a Master Development Plan for the property in order to assist the owners in preserving the right to use groundwater in light of a pending declaration of groundwater mining by the Arizona Department of Water Resources (ADWR), said Plan proposing to develop 3,400 units on 1,243 acres; and

WHEREAS, on March 8, 1999, the Planning and Zoning Commission held a public hearing on an application to re-zone the property to R1L-10 PAD, R2 PAD and C1 PAD, and to consider a Preliminary Development Plan for the property; and

WHEREAS, at the public hearing, the Commission considered protests, support, and other public comments (including a stipulation by the project developer, worked out with adjoining property owners, which minimized the impact of the development on adjoining properties), then voted to forward the application to the Town Council with a recommendation of approval, with conditions [impliedly approving the Preliminary Development Plan per Town Code §13-19-060(E) & (F)]; and

WHEREAS, the project developer and property owners finalized negotiations with the Town towards a Development Agreement pursuant to ARS §9-500 05, as well as an effluent use agreement mandated by A D W R as an additional condition of providing the project with a certificate of assured water supply; and

WHEREAS, on November 23, 1999, the project developer and its agent met again with property owners residing along Lone Cactus Drive, and refined the earlier stipulations which were then set forth as an Exhibit zoning ordinance; and

WHEREAS, by Resolution No. 931 (dated December 16, 1999), the Town Council adopted the Development Agreement and effluent use agreement; and

WHEREAS, on December 16, 1999, the Council also held a public hearing to consider further public comments regarding the application for re-zoning; and

WHEREAS, at its regular meetings held December 16, 1999 and January 13, 2000, the Council considered Ordinance No. 482 approving said application and voted to adopt the same and approve the requested re-zoning, with conditions; and

WHEREAS, in September 2002, Glassford Hill Holdings, L.L C , applied for re-zoning (ZMC02-006) of a three (3) acre parcel on the southeast of Glassford Hill Road and the proposed Santa Fe Loop from C1 PAD to R2 PAD in order to permit development of a new 150 unit apartment complex, and re-zoning from R1L-10 PAD to C1 PAD of a corresponding three (3) acre parcel to replace the commercially zoned property in the Granville project being used for an apartment complex; and

WHEREAS, the Planning and Zoning Commission held a public hearing on said application (ZMC02-006) at its regular meeting on November 4, 2002, and voted to forward the application to the Town Council with a recommendation of approval, with conditions (inasmuch as the application complies with the Prescott Valley General Plan); and

WHEREAS, in the course of its recommendation, the Planning and Zoning Commission approved an amendment to the Granville Master Plan (Preliminary Development Plan) to correspond the same to the re-zoning; and

WHEREAS, at its regular meetings held January 9, 2003 and January 23, 2003, the Town Council considered the proposed re-zoning and voted to approve the same, with conditions, by adopting Ordinance No. 538, and

WHEREAS, as a condition of the Development Agreement approved by the Town Council on December 16, 1999 by Resolution 931 between the Town and Universal Homes, Inc., the Developer agreed that the Town has a standard requirement of providing 6.8 acres of land per 1,000 residents of open space/public parks; and

WHEREAS, to satisfy a portion of this requirement, the Developer proposes to develop and dedicate to the Town an approximate 33 acre parcel for the purpose of a public park; and

WHEREAS, at its regular meeting held December June 9, 2016 the Council considered Ordinance No 817 approving ZMC16-001 to change the zoning the Zoning Map in order to reclassify approximately 33 acres of land from R1L-10 PAD (Residential; Single Family, Limited-Planned Area Development) to PL (Public Lands)

WHEREAS, at its regular meeting held February 8, 2021 the Planning and Zoning Commission held a public hearing on the Minor General Plan Application (GPA19-002) and voted to forward the same to the Town Council with a recommendation of approval, and the Council subsequently held a public hearing on the application at its regular meeting on February 25, 2021; and

WHEREAS at its regular meeting the Council held a public hearing and considered Resolution 2175 (GPA19-002) on February 11, 2021 and voted to approve the same, and

WHEREAS, the Council has now held a public hearing on February 25, 2021, and has then considered this Ordinance on March 11, 2021 and has determined that re-zoning ZMC19-009 will be beneficial to the community and is in conformity with the Prescott Valley *General Plan 2025*, and

WHEREAS, the Town Council finds that the procedures required by ARS §§9-462.03 and 9-462.04 (and by Article 13-30 of the Prescott Valley Town Code) have been complied with in connection with this zoning action;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows.

SECTION 1. That the Zoning Map of the Town of Prescott Valley be hereby amended from PL PAD (Public Lands Planned Area Development) to R1L-10 PAD (Residential ;Single Family Limited, Planned Area Development) and C1 PAD (Commercial, Neighborhood Sales and Services Planned Area Development) to R1L-10 PAD (Residential ;Single Family Limited, Planed Area Development) as shown in “Exhibit A, attached hereto and expressly made part hereof

SECTION 2. That this amendment is hereby expressly conditioned as follows:

1. Unit 15 will require that a Conditional Letter of Map Revision (CLOMR) has been reviewed and approved by the Federal Emergency Management Authority (FEMA) prior to commencement of development of the site.
2. Prior to the first building permit issuance in Granville Unit 15 a Letter of Map Revision (LOMR) is required to be reviewed and approved by the Federal Emergency Management Authority (FEMA).


3. Full buildout of Santa Fe Loop Road along Granville Unit 15's frontage is required prior to the issuance of the first building permit in Granville Unit 15 and shall meet Town of Prescott Valley Engineering Requirements.
4. A secondary means of emergency ingress/egress from the northeast section of the Granville Unit 15 may be required. The applicant will be required to either sprinkler any residences in this area or may provide a secondary emergency access which meets Central Arizona Fire and Medical Authority (CAFMA) requirements.

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from RIL-10 PAD back to the original designations of PL PAD and C1 PAD in accordance with the procedures set forth in ARS §9-462.01(E)


SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and approval according to law.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 11<sup>th</sup> day of March, 2021.

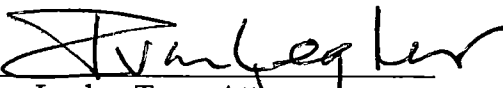


  
\_\_\_\_\_  
Kell Palguta, Mayor

ATTEST:

  
\_\_\_\_\_  
Fatima Fernandez, Town Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Ivan Legler, Town Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MARKED BY AN ARIZONA PUBLIC SERVICE COMPANY BRASS CAP, STAMPED RLS #16292, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3, BEING MARKED BY A 1/2-INCH REBAR WITH NO CAP BEARS NORTH 87 DEGREES 53 MINUTES 27 SECONDS EAST, A DISTANCE OF 5,269.61 FEET;

THENCE NORTH 87 DEGREES 53 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 4,042.46 FEET TO A POINT ON THE CENTER LINE OF GLASSFORD HILL ROAD, PER BOOK 27, PAGE 18, YAVAPAI COUNTY RECORDS;

THENCE NORTH 23 DEGREES 24 MINUTES 06 SECONDS WEST, ALONG SAID CENTER LINE, A DISTANCE OF 329.82 FEET;

THENCE LEAVING SAID CENTER LINE NORTH 66 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GLASSFORD HILL ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN BOOK 4172, PAGE 29, YAVAPAI COUNTY RECORDS;

THENCE NORTH 87 DEGREES 54 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 342 18 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH LINE, NORTH 29 DEGREES 09 MINUTES 43 SECONDS EAST, A DISTANCE OF 206 86 FEET;

THENCE NORTH 46 DEGREES 03 MINUTES 03 SECONDS EAST, A DISTANCE OF 177.08 FEET;

THENCE NORTH 67 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 218.66 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 00 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 104.70 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 42 MINUTES 59 SECONDS WEST, A DISTANCE OF 174.38 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 02 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 94.08 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE SOUTH 87 DEGREES 53 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 400.77 FEET;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 87 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 21.91 FEET TO THE **POINT OF BEGINNING**.

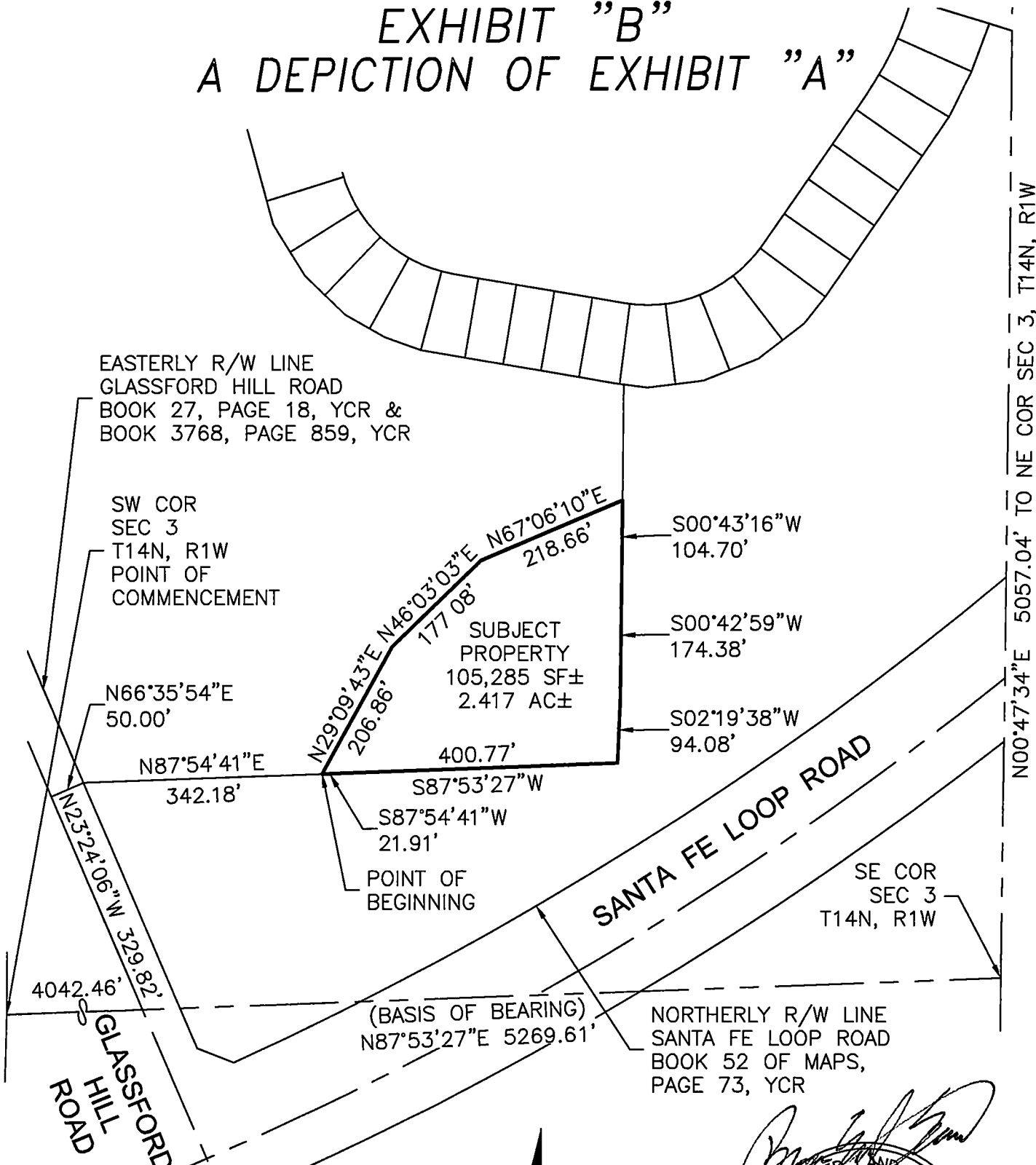
SAID PARCEL CONTAINS 105,285 SQUARE FEET OR 2 417 ACRES, MORE OR LESS.



EXPIRES 12/31/21

# EXHIBIT "B"

## A DEPICTION OF EXHIBIT "A"



PROJECT: 16101  
 DATE: 08.07.19  
 FILE: 16101\_X\_U15.dwg

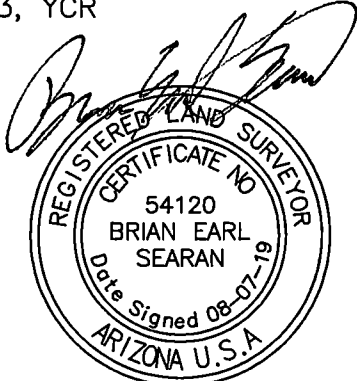


NTS

SHEET 1 OF 1



**OUTER LIMITS  
 LAND SURVEYING**  
 PO Box 71957 | Phoenix, AZ 85050 | 602 486 1154  
 www.outerlimitslandsurveying.com



EXPIRES 12/31/21

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SOUTHWEST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
FOUND 1/2" PIPE

NORTHWEST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
FOUND BRASS CAP WITH RLS# 16292

TRUE POINT  
OF BEGINNING

NORTHEAST CORNER OF  
SECTION 10  
TOWNSHIP 14 NORTH,  
RANGE 1 WEST  
GILA & SALT RIVER BASE  
& MERIDIAN  
FOUND 1/2" REBAR  
POINT OF COMMENCEMENT

**GRANVILLE  
PARCEL 11  
COMMERCIAL SITE  
EXHIBIT**



RBF JOB #45-101470  
SHEET 1 OF 1



PLANNING  
DESIGN  
CONSTRUCTION

N T S.

SOUTHEAST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
NOTHING FOUND



**GRANVILLE PARCEL 11  
COMMERCIAL SITE  
LEGAL DESCRIPTION  
SEPTEMBER 23, 2004**

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, MONUMENTED BY A ½" REBAR, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 10, MONUMENTED BY AN ARIZONA PUBLIC SERVICE BRASS CAP BEARS AS A BASIS OF BEARINGS SOUTH 87°53'27" WEST, A DISTANCE OF 5269.61 FEET;

THENCE SOUTH 87°53'27" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 1323.75 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GLASSFORD HILL ROAD;

THENCE SOUTH 23°24'06" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 375.95 FEET;

THENCE NORTH 67°45'19" WEST, A DISTANCE OF 57.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 21°53'00" WEST, A DISTANCE OF 5090.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°21'54", AN ARC DISTANCE OF 210.10 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 70°28'54" WEST, A DISTANCE OF 560.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 19°31'06" EAST, A DISTANCE OF 3910.00 FEET,

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°04'40", AN ARC DISTANCE OF 892.46 FEET TO A POINT OF NON-TANGENCY SAID POINT BEING THE TRUE POINT OF BEGINNING,

THENCE SOUTH 77°34'08" EAST, A DISTANCE OF 29.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 58°22'08" WEST, A DISTANCE OF 565.00 FEET,

THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 50°21'36", AN ARC DISTANCE OF 496.61 FEET TO A POINT OF TANGENCY,

THENCE SOUTH 18°43'44" WEST, A DISTANCE OF 72.62 FEET,

THENCE SOUTH 63°30'40" WEST, A DISTANCE OF 29.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 16°55'11" WEST, A DISTANCE OF 320.00 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°31'34", AN ARC DISTANCE OF 58.79 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 40°14'21" WEST, A DISTANCE OF 439.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°08'20" EAST, A DISTANCE OF 3910.00 FEET,

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 05°32'34", AN ARC DISTANCE OF 378.25 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 140,394 SQUARE FEET OR 3.2230 ACRES MORE OR LESS.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

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Project: 45101470  
Parcel Map Check

Wed September 22 10:36:34 2004

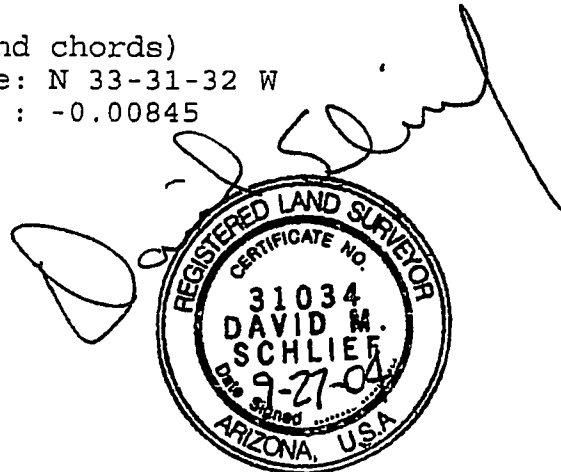
Parcel name: PARCEL 11 BDY

North: 1314433.2575	East : 569246.2831
Line Course: S 77-34-08 E	Length: 29.76
North: 1314426.8512	East : 569275.3454
Curve Length: 496.61	Radius: 565.00
Delta: 50-21-36	Tangent: 265.63
Chord: 480.77	Course: S 06-27-04 E
Course In: S 58-22-08 W	Course Out: S 71-16-16 E
RP North: 1314130.5379	East : 568794.2805
End North: 1313949.1254	East : 569329.3625
Line Course: S 18-43-44 W	Length: 72.62
North: 1313880.3507	East : 569306.0449
Line Course: S 63-30-40 W	Length: 29.81
North: 1313867.0547	East : 569279.3643
Curve Length: 58.79	Radius: 320.00
Delta: 10-31-34	Tangent: 29.48
Chord: 58.71	Course: N 78-20-36 W
Course In: S 16-55-11 W	Course Out: N 06-23-37 E
RP North: 1313560.9064	East : 569186.2342
End North: 1313878.9169	East : 569221.8652
Line Course: N 40-14-21 W	Length: 439.51
North: 1314214.4189	East : 568937.9507
Curve Length: 378.25	Radius: 3910.00
Delta: 5-32-34	Tangent: 189.27
Chord: 378.10	Course: N 54-37-57 E
Course In: S 38-08-20 E	Course Out: N 32-35-46 W
RP North: 1311139.1412	East : 571352.6488
End North: 1314433.2702	East : 569246.2747

Perimeter: 1505.35 Area: 140,393.60 sq.ft. 3.2230 acres

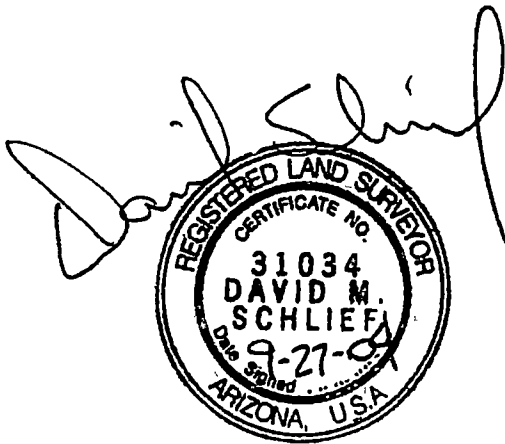
Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0153	Course: N 33-31-32 W
Error North: 0.01275	East : -0.00845
Precision 1: 97,338.56	



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Parcel name: PARCEL 11 BDY TIE

North: 1315458 1730                      East : 571997 9210                      (POINT OF COMMENCEMENT)  
Line Course. S 87-53-27 W Length. 1323.75  
    North: 1315409.4542                      East    570675.0678  
Line Course: S 23-24-06 E Length. 375.95  
    North: 1315064.4287                      East    570824 3856  
Line Course. N 67-45-19 W Length: 57.20  
    North: 1315086.0826                      East    570771 4427  
Curve Length: 210 10                      Radius: 5090.00  
    Delta: 2-21-54                      Tangent: 105.07  
    Chord: 210.10                      Course: S 69-17-57 W  
    Course In: N 21-53-00 W                      Course Out: S 19-31-06 E  
    RP North: 1319809.3212                      East    568874 3087  
    End North: 1315011.8146                      East    570574 9070  
Line Course: S 70-28-54 W Length. 560.84  
    North: 1314824.4332                      East    570046.2959  
Curve Length: 892 46                      Radius: 3910.00  
    Delta: 13-04-40                      Tangent: 448.18  
    Chord: 890.52                      Course: S 63-56-34 W  
    Course In S 19-31-06 E                      Course Out: N 32-35-46 W  
    RP North. 1311139 1228                      East    571352 6600  
    End North: 1314433.2558                      East    569246 2921                      (POINT OF BEGINNING)



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NORTHWEST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
FOUND BRASS CAP WITH RLS# 16292

NORTHEAST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH,  
RANGE 1 WEST  
GILA & SALT RIVER BASE  
& MERIDIAN  
FOUND 1/2" REBAR  
POINT OF COMMENCEMENT

TRUE POINT  
OF BEGINNING

**GRANVILLE  
PARCEL 12  
COMMERCIAL SITE  
EXHIBIT**



SOUTHWEST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
FOUND 1/2" PIPE

SOUTHEAST CORNER OF SECTION 10  
TOWNSHIP 14 NORTH, RANGE 1 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
NOTHING FOUND

RBF JOB #45-101470  
SHEET 1 OF 1



PLANNING  
DESIGN  
CONSTRUCTION

NTS

**GRANVILLE PARCEL 12  
COMMERCIAL SITE  
LEGAL DESCRIPTION  
SEPTEMBER 23, 2004**

A PARCEL OF LAND SITUATE IN A PORTION OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, MONUMENTED BY A ½" REBAR, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 10, MONUMENTED BY AN ARIZONA PUBLIC SERVICE BRASS CAP BEARS AS A BASIS OF BEARINGS SOUTH 87°53'27" WEST, A DISTANCE OF 5269.61 FEET,

THENCE SOUTH 87°53'27" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 10, A DISTANCE OF 1323.75 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF GLASSFORD HILL ROAD;

THENCE SOUTH 23°24'06" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 375.95 FEET,

THENCE NORTH 67°45'19" WEST, A DISTANCE OF 57.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 21°53'00" WEST, A DISTANCE OF 5090.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°21'54", AN ARC DISTANCE OF 210.10 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 70°28'54" WEST, A DISTANCE OF 560.84 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 19°31'06" EAST, A DISTANCE OF 3910.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°25'29", AN ARC DISTANCE OF 233.71 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 22°56'35" EAST, A DISTANCE OF 10.00 FEET,

THENCE SOUTH 14°37'13" WEST, A DISTANCE OF 383.47 FEET,

THENCE SOUTH 21°51'55" WEST, A DISTANCE OF 21.08 FEET;

THENCE SOUTH 87°44'45" WEST, A DISTANCE OF 167.92 FEET;

THENCE SOUTH 58°52'44" WEST, A DISTANCE OF 144.09 FEET,

THENCE SOUTH 78°41'49" WEST, A DISTANCE OF 20 00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 78°41'49" WEST, A DISTANCE OF 635.00 FEET,

THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°20'38", AN ARC DISTANCE OF 225 47 FEET TO A POINT OF NON-TANGENCY;

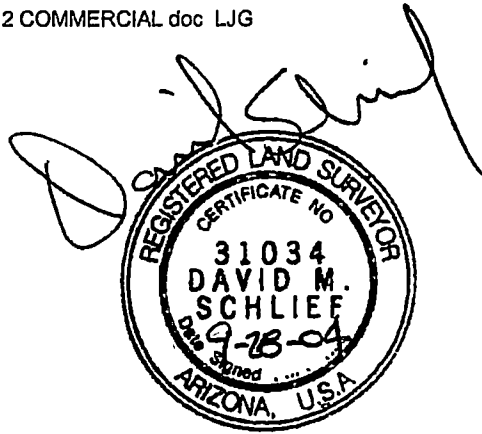
THENCE NORTH 13°08'56" EAST, A DISTANCE OF 29.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 30°57'16" EAST, A DISTANCE OF 3910.00 FEET;

THENCE NORTHEASTELRY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°00'41", AN ARC DISTANCE OF 546.72 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 124,934 SQUARE FEET OR 2 8681 ACRES MORE OR LESS.

SAID LANDS SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

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Parcel name. PARCEL 12 BDY TIE

North. 1315458.1730 East . 571997 9210 (POINT OF COMMENCEMENT)  
Line Course: S 87-53-27 W Length: 1323 75  
North. 1315409.4542 East 570675 0678  
Line Course: S 23-24-06 E Length: 375.95  
North. 1315064 4287 East : 570824 3856  
Line Course: N 67-45-19 W Length: 57.20  
North: 1315086.0826 East : 570771 4427  
Curve Length 210.10 Radius: 5090.00  
Delta 2-21-54 Tangent. 105.07  
Chord 210.10 Course. S 69-17-57 W  
Course In N 21-53-00 W Course Out: S 19-31-06 E  
RP North. 1319809 3212 East 568874.3087  
End North. 1315011 8146 East . 570574.9070  
Line Course: S 70-28-54 W Length. 560.84  
North 1314824 4332 East . 570046.2959  
Curve Length. 233 71 Radius: 3910.00  
Delta 3-25-29 Tangent: 116.89  
Chord 233.68 Course. S 68-46-10 W  
Course In. S 19-31-06 E Course Out. N 22-56-35 W  
RP North. 1311139.1228 East . 571352.6600  
End North 1314739.8126 East : 569828.4755 (POINT OF BEGINNING)





Project: 45101470  
Parcel Map Check

Wed September 22 10:34:57 2004

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Parcel name: PARCEL 12 BDY

North: 1314739.8143	East : 569828.4688
Line Course: S 22-56-35 E	Length: 10.00
North: 1314730.6054	East : 569832.3670
Line Course: S 14-37-13 W	Length: 383.47
North: 1314359.5522	East : 569735.5746
Line Course: S 21-51-55 W	Length: 21.08
North: 1314339.9886	East : 569727.7239
Line Course: S 87-44-45 W	Length: 167.92
North: 1314333.3839	East : 569559.9338
Line Course: S 58-52-44 W	Length: 144.09
North: 1314258.9112	East : 569436.5817
Line Course: S 78-41-49 W	Length: 20.00
North: 1314254.9912	East : 569416.9697
Curve Length: 225.47	Radius: 635.00
Delta: 20-20-38	Tangent: 113.93
Chord: 224.28	Course: N 21-28-30 W
Course In: S 78-41-49 W	Course Out: N 58-21-11 E
RP North: 1314130.5322	East : 568794.2860
End North: 1314463.7011	East : 569334.8618
Line Course: N 13-08-56 E	Length: 29.31
North: 1314492.2426	East : 569341.5293
Curve Length: 546.72	Radius: 3910.00
Delta: 8-00-41	Tangent: 273.80
Chord: 546.26	Course: N 63-03-05 E
Course In: S 30-57-16 E	Course Out: N 22-56-35 W
RP North: 1311139.1184	East : 571352.6628
End North: 1314739.8029	East : 569828.4728
Line Course: S 21-48-05 E	Length: 0.00
North: 1314739.8029	East : 569828.4728

Perimeter: 1548.04 Area: 124,934.33 sq.ft. 2.8681 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0121	Course: S 19-05-48 E
Error North: -0.01144	East : 0.00396
Precision 1: 127,802.48	

