

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of July 2, 2012

Date: July 6, 2012

Item Title: Resolution Authorizing the Mayor to Accept Title regarding Certain Property adjacent to Wescott Golf Course for Tree Mitigation in the development of a retail center at the intersection of Wescott Blvd. and Dorchester Road.

Submitted by: Derk Van Raalte, Legal Department

Contact Person: Gwen Moultrie, Zoning Department 740-2572
Derk Van Raalte, Legal Department 572-8700

SUMMARY EXPLANATION

Hendon Wescott, LLC is developing a parcel of land at the corner of Wescott Blvd. and Dorchester Road called The Corner at Wescott. The construction of the retail center will require the removal of many trees. The City's Ordinance provides tree mitigation for removal of grand and significant trees may be satisfied through a land donation to the City of North Charleston's tree bank. The City's Horticulturist has reviewed and approved the tree removal plan submitted by the Developer. The Developer will also construct a retail project on New Tract A-14B-1 (14.441 acres) in the future and this donation will also be considered tree mitigation for the future development. This property is located immediately to the West of Lowes and any tree removal on New Tract A-14B-1 will be subject to approval by the City's Horticulturist and the City's Zoning Department. The Developer proposes to donate a wetland and highland area, consisting of approximately 18.22 acres (New Tract A-14B-2) and provide a pedestrian/bike path and additional easement access points, as shown on the attached Plat, adjacent to the City's golf course at Wescott Plantation. This 18.22 acre tract will serve as tree mitigation for both The Corner at Wescott parcel and the above referenced Tract A-14B-1 (14.441 acres).

The attached Resolution would authorize the Mayor to accept the donation to bring this transaction to fruition, subject to approval of all plans by the City's Zoning Department and the City's Horticulturist. The main documents are the (1) survey of the donated property and (2) plat of the Corner at Wescott proposed development. Copies of the documents are attached and substantially in final form.

Staff Recommendation:

Staff recommends approval.

Board, Commission, Committee Recommendations:

N/A

Council Action

N/A

Exhibits

 X_Resolution __ Ordinance __ Contract __ Minutes __ X_Plan/Map __ Transfer of Funds __ X__ Other

A RESOLUTION

Resolution Authorizing the Mayor to Accept Title regarding Certain Property adjacent to Wescott Golf Course for Tree Mitigation in the development of a retail center at the intersection of Wescott Blvd. and Dorchester Road.

WHEREAS, Hendon Wescott, LLC desires to develop a parcel of land at the Corner of Wescott Blvd. and Dorchester Road and an additional parcel next to Lowes at the same intersection; and,

WHEREAS, in order to develop the aforesaid properties, Hendon Wescott, LLC will need to comply with the City's tree mitigation Ordinance; and,

WHEREAS, Hendon Wescott, LLC has agreed to donate a wetland and highland area adjacent to Wescott Golf Course as mitigation; and,

WHEREAS, the City believes that it is in the best interest of the citizens of North Charleston to accept title to the property.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of North Charleston, in Council assembled, that the Mayor is hereby authorized to Accept Title regarding Certain Property adjacent to Wescott Golf Course for Tree Mitigation in the development of a retail center at the intersection of Wescott Blvd. and Dorchester Road and to execute any documents incident thereto after review and approval by Legal Counsel, Zoning Department and the City's Horticulturist.

- 1 Copies of the plats in their present form are attached hereto and incorporated by reference as if set forth fully herein.
2. Copy of the proposed legal description is attached hereto and incorporated by reference as if set forth fully herein.

The above Resolution shall become effective immediately upon its ratification by City Council.

ATTEST:

Resolved in City Council the _____ day of _____, in the Year of Our Lord, 2012, and in the 237th year of the Independence of the United States of America.

ELLEN CLARK,
MUNICIPAL CLERK

R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:

LEGAL COUNSEL

SITE PLAN SHALL NOT BE RECORDED IN ANY MANNER OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF SEAMONWHITESIDE ASSOCIATES

FORT DORCHESTER ELEMENTARY

WINDSOR CLUB AT WESCOTT PLANTATION

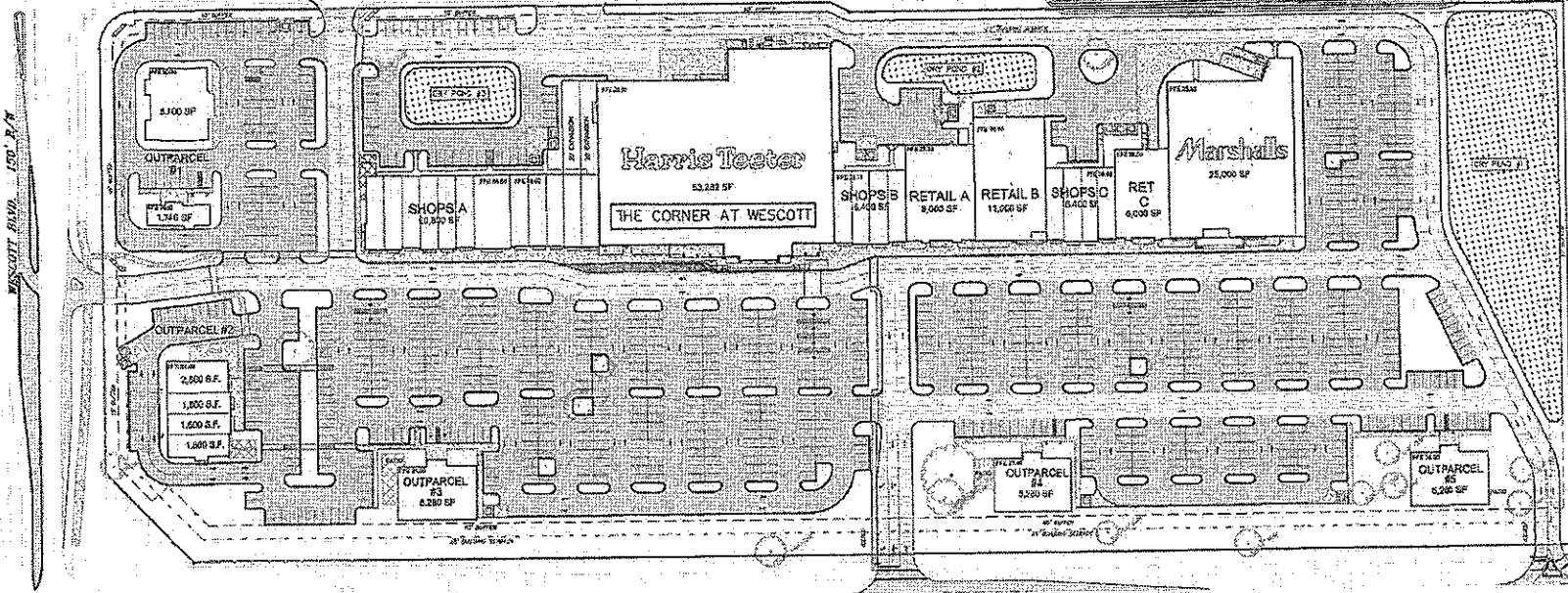
OLD GLORY LN. 80' R/W



SeamonWhiteside ASSOCIATES
 1111 W. Main Street, Suite 100
 Charleston, SC 29401
 Phone: 843.799.1111
 Fax: 843.799.1112
 Email: info@seamonwhiteside.com

The Corner at Wescott
 Hendon Properties
 Near Charleston, SC

DESIGNED BY: CHUCKAD P.L.L.C.
 DATE: 12/14/12

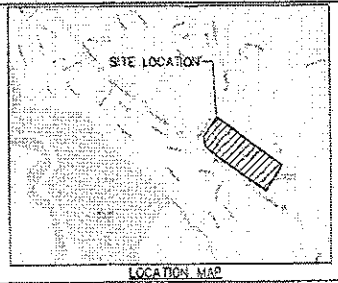


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- CENTERLINE
- BIO-RETENTION AREA WITH SEGMENTAL BLOCK WALL
- EXPANDED NET POND
- NEW CURB AND GUTTER
- CONCRETE SIDEWALK
- CONCRETE COMPACTOR/COMPACTOR/UTILITY AREA
- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY PAVING
- SCOT PAVING SECTION
- SITE SIGNAGE (SIZE 10' X 15')

SITE DATA

● HARRIS TEETER	53,282 S.F.	● OUT-PARCEL 1	7,440 SF
● MARSHALLS	25,000 S.F.	● OUT-PARCEL 2	7,500 SF
● RETAIL A	8,000 S.F.	● OUT-PARCEL 3	5,280 SF
● RETAIL B	11,000 S.F.	● OUT-PARCEL 4	5,280 SF
● RETAIL C	8,000 S.F.	● OUT-PARCEL 5	5,280 SF
● SHOPS A	20,800 S.F.		
● SHOPS B	6,400 S.F.		
● SHOPS C	6,400 S.F.		
→ TOTAL	136,882 S.F.	→ TOTAL	30,780 S.F.
→ TOTAL PARKING	922 SPACES	→ RATIO	5.50 CARS/1,000 SF



LOCATION MAP

Site Plan

Sheet 1 of 1

1



1. I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.

PAUL E. SMITH
 License No. 12897
 State of South Carolina
 P.E. 12897-SC-0001

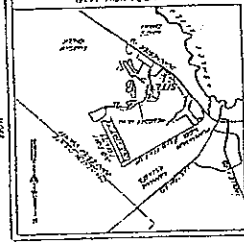
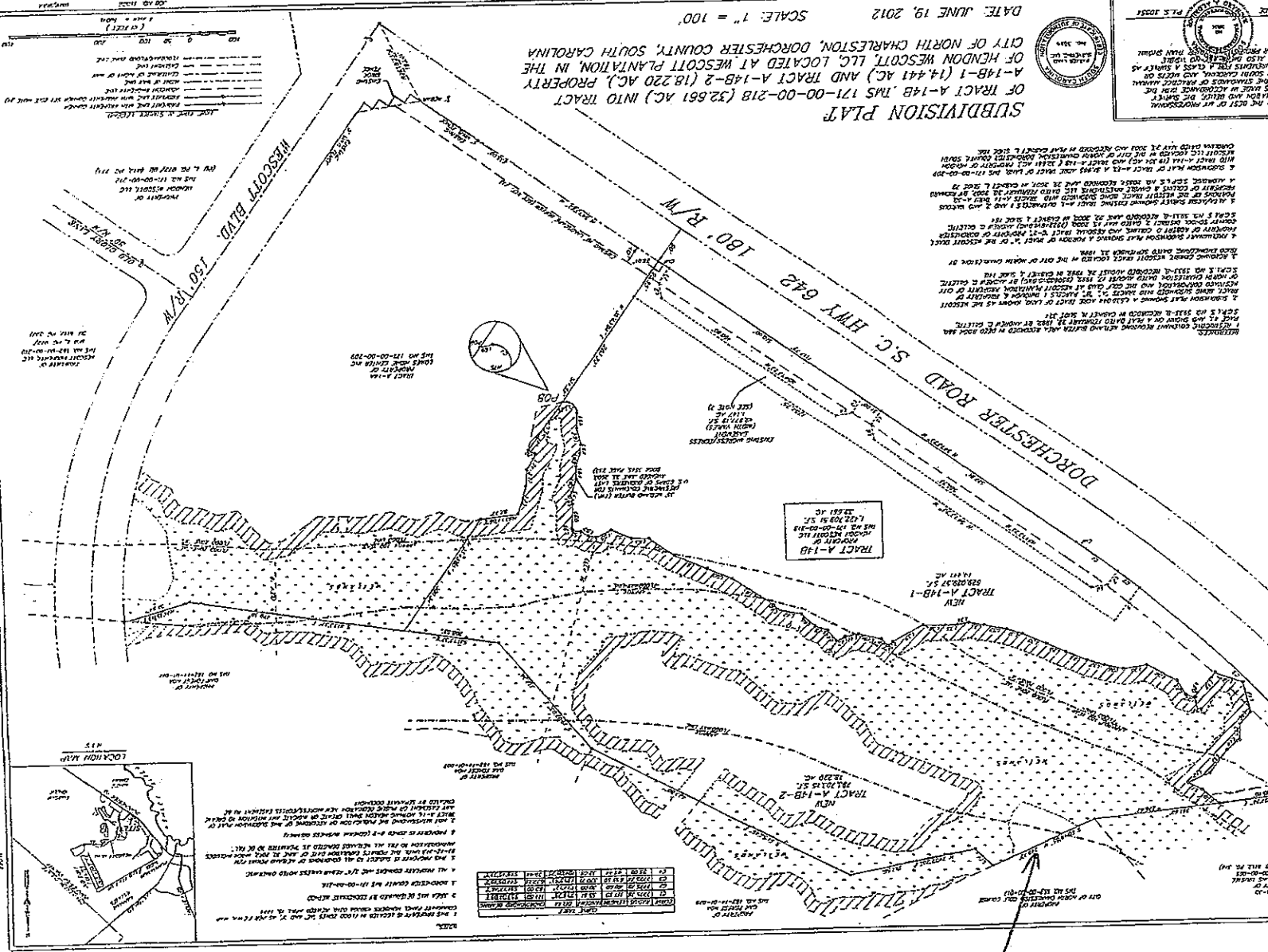


DATE: JUNE 19, 2012 SCALE: 1" = 100'

SUBDIVISION PLAN
 OF TRACT A-148, PLS 171-00-00-218 (32,661 AC.) INTO TRACT A-148-1 (14,441 AC.) AND TRACT A-148-2 (18,220 AC.), PROPERTY OF HENNON WESCOTT, LLC, LOCATED AT WESCOTT PLANTATION, IN THE CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA.

PLANNING AND P.L.C. USE ONLY

TRACT NO.	TRACT AREA (AC.)	TRACT PERCENTAGE	TRACT TOTAL AC.
1	14.441	44.23	32.661
2	18.220	55.77	32.661
3	0.000	0.00	0.000
4	0.000	0.00	0.000
5	0.000	0.00	0.000
6	0.000	0.00	0.000
7	0.000	0.00	0.000
8	0.000	0.00	0.000
9	0.000	0.00	0.000
10	0.000	0.00	0.000
11	0.000	0.00	0.000
12	0.000	0.00	0.000
13	0.000	0.00	0.000
14	0.000	0.00	0.000
15	0.000	0.00	0.000
16	0.000	0.00	0.000
17	0.000	0.00	0.000
18	0.000	0.00	0.000
19	0.000	0.00	0.000
20	0.000	0.00	0.000
21	0.000	0.00	0.000
22	0.000	0.00	0.000
23	0.000	0.00	0.000
24	0.000	0.00	0.000
25	0.000	0.00	0.000
26	0.000	0.00	0.000
27	0.000	0.00	0.000
28	0.000	0.00	0.000
29	0.000	0.00	0.000
30	0.000	0.00	0.000
31	0.000	0.00	0.000
32	0.000	0.00	0.000
33	0.000	0.00	0.000
34	0.000	0.00	0.000
35	0.000	0.00	0.000
36	0.000	0.00	0.000
37	0.000	0.00	0.000
38	0.000	0.00	0.000
39	0.000	0.00	0.000
40	0.000	0.00	0.000
41	0.000	0.00	0.000
42	0.000	0.00	0.000
43	0.000	0.00	0.000
44	0.000	0.00	0.000
45	0.000	0.00	0.000
46	0.000	0.00	0.000
47	0.000	0.00	0.000
48	0.000	0.00	0.000
49	0.000	0.00	0.000
50	0.000	0.00	0.000
51	0.000	0.00	0.000
52	0.000	0.00	0.000
53	0.000	0.00	0.000
54	0.000	0.00	0.000
55	0.000	0.00	0.000
56	0.000	0.00	0.000
57	0.000	0.00	0.000
58	0.000	0.00	0.000
59	0.000	0.00	0.000
60	0.000	0.00	0.000
61	0.000	0.00	0.000
62	0.000	0.00	0.000
63	0.000	0.00	0.000
64	0.000	0.00	0.000
65	0.000	0.00	0.000
66	0.000	0.00	0.000
67	0.000	0.00	0.000
68	0.000	0.00	0.000
69	0.000	0.00	0.000
70	0.000	0.00	0.000
71	0.000	0.00	0.000
72	0.000	0.00	0.000
73	0.000	0.00	0.000
74	0.000	0.00	0.000
75	0.000	0.00	0.000
76	0.000	0.00	0.000
77	0.000	0.00	0.000
78	0.000	0.00	0.000
79	0.000	0.00	0.000
80	0.000	0.00	0.000
81	0.000	0.00	0.000
82	0.000	0.00	0.000
83	0.000	0.00	0.000
84	0.000	0.00	0.000
85	0.000	0.00	0.000
86	0.000	0.00	0.000
87	0.000	0.00	0.000
88	0.000	0.00	0.000
89	0.000	0.00	0.000
90	0.000	0.00	0.000
91	0.000	0.00	0.000
92	0.000	0.00	0.000
93	0.000	0.00	0.000
94	0.000	0.00	0.000
95	0.000	0.00	0.000
96	0.000	0.00	0.000
97	0.000	0.00	0.000
98	0.000	0.00	0.000
99	0.000	0.00	0.000
100	0.000	0.00	0.000



1. THE SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 46-21-101 OF THE SOUTH CAROLINA CODE OF LAWS, WHICH PROVIDES THAT THE SUBDIVISION SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

2. THE SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 46-21-102 OF THE SOUTH CAROLINA CODE OF LAWS, WHICH PROVIDES THAT THE SUBDIVISION SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

3. THE SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 46-21-103 OF THE SOUTH CAROLINA CODE OF LAWS, WHICH PROVIDES THAT THE SUBDIVISION SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

4. THE SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 46-21-104 OF THE SOUTH CAROLINA CODE OF LAWS, WHICH PROVIDES THAT THE SUBDIVISION SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

5. THE SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 46-21-105 OF THE SOUTH CAROLINA CODE OF LAWS, WHICH PROVIDES THAT THE SUBDIVISION SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION.

15' pedestrian
 bike access

JUNE 19, 2012
PROPERTY DESCRIPTION
TRACT A-14B-2
WESCOTT PLANTATION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN DORCHESTER COUNTY, CITY OF NORTH CHARLESTON, STATE OF SOUTH CAROLINA BEING MORE FULLY SHOWN AND DESIGNATED ON A PLAT ENTITLED "SUBDIVISION PLAT OF TRACT A-14B, TMS 171-00-00-218 (32.661 AC.) INTO TRACT A-14B-1 (14.441 AC.) AND TRACT A-14B-2 (18.220 AC.) PROPERTY OF HENDON WESCOTT, LLC, LOCATED AT WESCOTT PLANTATION, IN THE CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA DATED JUNE 19, 2012 BY RICHARD A. ALDRIDGE SCPLS NO. 20854, RECORDED IN PLAT CABINET, PAGE, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT'

TO FIND THE POINT OF BEGINNING LOCATE THE CENTERLINE INTERSECTION OF DORCHESTER ROAD AND WESCOTT BOULEVARD TO A POINT, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N26° 18' 23"W FOR A DISTANCE OF 193.01' TO A 5/8" REBAR ON THE NORTHERN RIGHT OF WAY OF DORCHESTER ROAD, THENCE TURNING AND RUNNING ALONG THE NORTHERN RIGHT OF WAY OF DORCHESTER ROAD IN A NORTHWESTERLY DIRECTION N54° 13' 23"W FOR A DISTANCE OF 635.00' TO A CONCRETE MONUMENT, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N35° 43' 04"E FOR A DISTANCE OF 379.22' TO A 3/4" REBAR, THE POINT OF BEGINNING, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S79° 10' 08"W FOR A DISTANCE OF 1.74' TO A 3/2" REBAR, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A ARC LENGTH OF 45.44', A CHORD DISTANCE OF 39.44' AND A CHORD BEARING OF N48° 45' 39"W TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N03° 18' 33"E FOR A DISTANCE OF 36.77' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N11° 26' 45"W FOR A DISTANCE OF 38.00' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N06° 59' 01"E FOR A DISTANCE OF 20.17' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N17° 14' 50"E FOR A DISTANCE OF 31.14' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N01° 46' 46"E FOR A DISTANCE OF 28.62' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N19° 48' 26"E FOR A DISTANCE OF 29.33' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N26° 53' 50"E FOR A DISTANCE OF 12.63' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N22° 31' 23"W FOR A DISTANCE OF 17.44' TO A 3/4" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N03° 25'

52"E FOR A DISTANCE OF 55.42' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N06° 19' 03"W FOR A DISTANCE OF 3.30' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A NORTHWESTERLY DIRECTION N79° 40' 04"W FOR A DISTANCE OF 19.35' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N59° 45' 37"W FOR A DISTANCE OF 17.10' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N78° 25' 09"W FOR A DISTANCE OF 19.62' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S65° 43' 36"W FOR A DISTANCE OF 36.65' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N66° 44' 35"W FOR A DISTANCE OF 49.09' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N88° 16' 48"W FOR A DISTANCE OF 37.14' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N54° 48' 28"W FOR A DISTANCE OF 68.37' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N66° 23' 41"W FOR A DISTANCE OF 77.82' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N66° 32' 40"W FOR A DISTANCE OF 58.38' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N56° 00' 47"W FOR A DISTANCE OF 107.38' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N38° 42' 17"W FOR A DISTANCE OF 13.48' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N78° 22' 44"W FOR A DISTANCE OF 51.50' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N46° 44' 16"W FOR A DISTANCE OF 42.40' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N69° 16' 59"W FOR A DISTANCE OF 27.63' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N35° 44' 24"W FOR A DISTANCE OF 30.70' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N60° 21' 50"W FOR A DISTANCE OF 1.53' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S62° 05' 01"W FOR A DISTANCE OF 20.08' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S80° 04' 15"W FOR A DISTANCE OF 30.57' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N76° 31' 08"W FOR A DISTANCE OF 51.34' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N47° 06' 51"W FOR A DISTANCE OF 21.36' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S58° 53' 37"W FOR A DISTANCE OF 14.50' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S62° 39' 59"W FOR A DISTANCE OF 79.67' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N87° 28' 34"W FOR A DISTANCE OF 48.71' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S88° 13' 20"W FOR A DISTANCE OF 27.45' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S80° 06' 54"W FOR A DISTANCE OF 25.29' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N79° 21' 33"W FOR A DISTANCE OF 34.58' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N77° 46' 08"W FOR A DISTANCE OF 50.87' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N71° 19' 18"W FOR A DISTANCE OF 36.39' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N66° 30' 36"W FOR A DISTANCE OF 58.93' TO

A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N64° 45' 34"W FOR A DISTANCE OF 46.41' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N67° 03' 07"W FOR A DISTANCE OF 50.59' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N71° 48' 58"W FOR A DISTANCE OF 40.10' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N76° 52' 47"W FOR A DISTANCE OF 43.50' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S81° 30' 10"W FOR A DISTANCE OF 51.68' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N61° 05' 17"W FOR A DISTANCE OF 74.88' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N29° 19' 15"W FOR A DISTANCE OF 37.09' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N72° 45' 03"W FOR A DISTANCE OF 20.12' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S87° 56' 59"W FOR A DISTANCE OF 2.12' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S26° 13' 03"W FOR A DISTANCE OF 10.23' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S42° 25' 26"W FOR A DISTANCE OF 59.84' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N69° 02' 06"W FOR A DISTANCE OF 64.54' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N12° 31' 35"W FOR A DISTANCE OF 68.25' TO A ¾" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N42° 59' 38"E FOR A DISTANCE OF 35.31' TO A ¾" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N02° 14' 08"E FOR A DISTANCE OF 36.64' TO A ¾" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N53° 38' 52"E FOR A DISTANCE OF 36.04' TO A ¾" REBAR, THENCE RUNNING IN A NORTHEASTERLY DIRECTION N65° 51' 06"E FOR A DISTANCE OF 52.39' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N61° 09' 27"W FOR A DISTANCE OF 33.61' TO A ¾" REBAR, THENCE RUNNING IN A NORTHWESTERLY DIRECTION N49° 41' 47"W FOR A DISTANCE OF 47.61' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N83° 57' 26"E FOR A DISTANCE OF 276.52' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N66° 45' 55"E FOR A DISTANCE OF 248.77' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S45° 12' 36"E FOR A DISTANCE OF 54.94' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION N79° 32' 20"E FOR A DISTANCE OF 287.56' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S61° 57' 46"E FOR A DISTANCE OF 633.80' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S39° 02' 03"E FOR A DISTANCE OF 312.36' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S81° 13' 37"E FOR A DISTANCE OF 208.88' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S35° 43' 05"W FOR A DISTANCE OF 300.34' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S83° 14' 06"W FOR A DISTANCE OF 82.77' TO A ¾" REBAR,

THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S17° 49' 13"W FOR A DISTANCE OF 65.01' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S04° 29' 32"W FOR A DISTANCE OF 35.97' TO A ¾" REBAR, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S30° 37' 53"W FOR A DISTANCE OF 39.20' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S54° 16' 56"E FOR A DISTANCE OF 18.94' TO A ¾" REBAR, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S35° 43' 04"W FOR A DISTANCE OF 135.37' TO A ¾" REBAR, THE POINT OF BEGINNING AND CONTAINING 18.220 ACRES OR 793,703 SQUARE FEET MORE OR LESS.