

RESOLUTION 23.987 continued from page A5

ORDINANCE NO. 23-988

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the east side of Meridian St. and north of Mertele Drive, which area is now shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, Residence 1-B District, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

A tract of land located in the Northwest Quarter of Section 06, Township 03 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama and being more particularly described as follows: Commence at a point located at the Center of the North boundary of said Section 06; thence from the Point of Commencement, South 01 Degree 39 Minutes 40 Seconds West, 40.02 feet to the Point of Beginning; thence from the Point of Beginning, South 01 Degree 23 Minutes 03 Seconds West, 1218.60 feet to a point; thence North 85 Degrees 17 Minutes 52 Seconds West, 1967.88 feet to a point; thence North 31 Degrees 27 Minutes 02 Seconds West, 80.00 feet to a point; thence North 58 Degrees 32 Minutes 58 Seconds East, 133.72 feet to a point at the beginning of a curve to the right; thence along said curve to the right, having a radius of 395.00 feet, a chord bearing and distance of North 77 Degrees 00 Minutes 33 Seconds East, 250.15 feet to a point; thence South 84 Degrees 31 Minutes 51 Seconds East, 145.05 feet to a point; thence North 34 Degrees 11 Minutes 16 Seconds East, 246.60 feet to a point; thence North 01 Degree 23 Minutes 03 Seconds East, 454.66 feet to a point; thence South 88 Degrees 45 Minutes 07 Seconds East, 33.37 feet to a point; thence North 01 Degree 14 Minutes 53 Seconds East, 248.00 feet to a point; thence South 88 Degrees 45 Minutes 07 Seconds East, 1342.22 feet back to the Point of Beginning and containing 40.02 Acres, more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2024.

President of the City Council of the City of Huntsville, Alabama.

APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor of the City of Huntsville, Alabama

RESOLUTION NO. 23-987 (Cont.)

ADOPTED this the 7th day of December, 2023.

/s/ David Little
President of the City Council of the City of Huntsville, Alabama.

APPROVED this the 7th day of December, 2023.

/s/ Tommy Battle
Mayor of the City of Huntsville, Alabama

RESOLUTION NO. 23-949

BE IT RESOLVED by the City Council of the City of Huntsville, within the State of Alabama, as follows:

1. That the Home Space Builders, LLC, is the sole landowner abutting the property hereinafter described, made application for the vacation of that certain Right-of-way more particularly described as follows (the "Right-of-way" or the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

2. That notice of the vacation of the Right-of-way has been given as required by Section 23-4-1 et seq. of the Code of Alabama, 1975, as amended, and a public hearing held for purposes of allowing public comments on the proposed vacation before the City Council.

3. That after vacation of the designated portion of Right-of-way and all public rights therein, convenient and reasonable means of ingress and egress to and from the respective property will be afforded to all property owners owning property in or near the Right-of-way by the remaining streets, avenues, and highways.

4. That in the judgment and opinion of the City Council of the City of Huntsville that it is in the public interest and necessary and expedient that the City vacate the designated portion of Right-of-way and that the vacation of the designated portion of Right-of-way is in the best interests of the citizens of the City in that same will contribute to the health and general welfare of the citizens of the City of Huntsville, Alabama.

5. That the filing of the resolution with the Judge of Probate of Madison County, Alabama, shall operate as a declaration of the City's vacation of that portion of the Right-of-way as described herein and shall divest all public rights and liabilities, including any rights which may have been acquired by prescription, in that part of the Right-of-way. Title and all public rights shall vest in the abutting landowner, Home Space Builders, LLC.

6. That notice of this resolution shall be published in The Speakin' Out News no later than fourteen (14) days from the date hereof.

NOW THEREFORE, be it resolved by the City Council of the City of Huntsville that they do hereby assent to the said vacation of the herein described portion of Right-of-way and that the above described Property be and the same is hereby vacated and annulled and all public rights therein divested of the Property.

RESOLUTION NO. 23-949 (Cont.)

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

EXHIBIT A

Legal Description of Right-of-Way and Utility and Drainage Easement

STATE OF ALABAMA
MADISON COUNTY

Legal Description of Right-of-Way and Utility and Drainage Easement

Right-of-Way Easement:

All that part of the Northeast Quarter of the southwest Quarter of Section 2, Township 4 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama. Particularly described as beginning at the Northeast corner of Lot 6, Block 66, according to the record plat of the Lowe Corporation Addition as recorded in Plat Book 1, Page 166 in the Office of the Judge of Probate, Madison County, Alabama; said point being a 1/2 inch rebar set at the intersection on the West right of way margin of First Street with the South right of way margin of Seventh Avenue;

Thence from the Point of Beginning and along the North boundary line of said Lot 6, Block 66, North 87 degrees 52 minutes 16 seconds West 123.00 feet to a 1/2 inch rebar set; Thence South 87 degrees 03 minutes 47 seconds East 20.00 feet to a 1/2 inch rebar set; Thence South 87 degrees 52 minutes 16 seconds East 123.00 feet to a 1/2 inch rebar set on the West right of way margin of said First Street; Thence along said margin, South 01 degree 03 minutes 47 seconds West 20.00 feet to the Point of Beginning and containing 2,459.5 square feet, more or less.

ORDINANCE NO.23-950

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of a certain right-of-way; that the applicant has represented to the City of Huntsville that Home Space Builders, LLC, is the owner of the property across which said rights-of-way lies; that said right-of-way, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute quitclaim deed vacating the rights-of-way hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA

COUNTY OF MADISON

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 21st day of December, 2023, by and between THE CITY OF HUNTSVILLE, a municipal corporation organized and existing under the laws of the State of Alabama, as Grantor, and HOME SPACE BUILDERS, LLC, an Alabama limited liability company, as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described property, lying and being in the County of Madison, State of Alabama, to-wit:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance transfers the vacated right-of-way into a public utility and drainage easement.

No title search requested; none rendered.

To have and to hold to the said Grantee, its successors and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the day and year first above written.

THE CITY OF HUNTSVILLE
A municipal corporation

By Tommy Battle, Mayor

ATTEST:

SHAUNDRIKA EDWARDS
City Clerk

STATE OF ALABAMA

COUNTY OF MADISON

Before me, the undersigned Notary Public in and for said county and State, personally appeared Tommy Battle and Shaundrika Edwards who are known to me to be the Mayor and the City Clerk respectively of the City of Huntsville, a municipal corporation, and they acknowledged before me on this date that they, being duly informed of the contents of this instrument, executed the same voluntarily and with full authority on behalf of and as the act of the City of Huntsville, a municipal corporation, on the day the same bears date.

GIVEN under my hand and official seal on this the 21st day of December, 2023.

Notary Public
My commission expires: 11-11-2025

Prepared by:
Charles L. Brinkley
307 Randolph Avenue
Huntsville, AL 35801

Amanda Kayla Brown
Notary Public, Alabama State at Large
My Commission Expires 06/11/2025

EXHIBIT "A"

STATE OF ALABAMA
COUNTY OF MADISON

All that part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 4 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama. Particularly described as beginning at the Northeast corner of Lot 6, Block 66 according to the record plat of the Lowe Corporation Addition as recorded in Plat Book 1, Page 166 in the Office of the Judge of Probate, Madison County, Alabama; said point being a 1/2 inch rebar set at the intersection on the West right of way margin of First Street with the South right of way margin of Seventh Avenue;

Thence from the Point of Beginning and along the North boundary line of said Lot 6, Block 66, North 87 degrees 52 minutes 16 seconds West 123.00 feet to a 1/2 inch rebar set; Thence North 01 degree 03 minutes 47 seconds East 20.00 feet to a 1/2 inch rebar set; Thence South 87 degrees 52 minutes 16 seconds East 123.00 feet to a 1/2 inch rebar set on the West right of way margin of said First Street; Thence along said margin, South 01 degree 03 minutes 47 seconds West 20.00 feet to the Point of Beginning and containing 2,459.5 square feet, more or less.

Grantor's Mailing Address: 320 Fountain Circle, Huntsville, AL 35801
Grantee's Mailing Address: 2811 Thornblade Place, Huntsville, AL 35891
Property Address: 2100 1st Street Huntsville, AL, 35805
Date of Transfer:
Deed consideration: \$500.00 (Minimum Deed Tax due to vacated right-of-way into a public utility and drainage easement)

ORDINANCE NO. 23-950 (Cont'd)

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE NO. 23-907

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the west side of Old Big Cove Rd and south Walter Bird Drive, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 02 and 03, Township 5 South, Range 1 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Southeast Corner of said Section 03; thence North 0 Degrees 1 Minutes 26 Seconds East 1143.28 feet to a point; said point is further described as the Point of True Beginning; thence North 0 Degrees 29 Minutes 10 Seconds West 198.57 feet to a point; thence North 1 Degrees 4 Minutes 31 Seconds East 228.6 feet to a point; thence North 1 Degrees 4 Minutes 31 Seconds East 442.87 feet to a point; thence North 89 Degrees 9 Minutes 49 Seconds East 271.28 feet to a point; thence North 0 Degrees 0 Minutes 0 Seconds East 3.96 feet to a point; thence North 89 Degrees 51 Minutes 1 Seconds East 295.61 feet to a point; thence South 34 Degrees 48 Minutes 2 Seconds East 70.01 feet to a point; thence South 32 Degrees 35 Minutes 47 Seconds East 148.45 feet to a point; thence South 50 Degrees 13 Minutes 1 Seconds West 47.56 feet to a point; thence South 0 Degrees 35 Minutes 31 Seconds West 683.98 feet to a point; thence North 88 Degrees 23 Minutes 41 Seconds West 654.35 feet to the Point of True Beginning and containing 13.20 acres, more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ORDINANCE NO. 23-907 (Cont.)

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE NO. 23-909

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the east side of Wade Road and north of Taylor Lane, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Highway Business C-4 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 36, Township 4 South, Range 1 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Northwest corner of said Section 36; thence South 41 Degrees 0 Minutes 42 Seconds East 1,963.91 feet to a point; said point is further described as the Point of True Beginning; thence North 88 Degrees 35 Minutes 25 Seconds East 152.35 feet to a point; thence South 0 Degrees 0 Minutes 0 Seconds West 323.15 feet to a point; thence North 90 Degrees 0 Minutes 0 Seconds East 154 feet to a point; thence South 0 Degrees 0 Minutes 0 Seconds West 313.5 feet to a point; thence South 89 Degrees 41 Minutes 42 Seconds West 110.57 feet to a point; thence North 89 Degrees 50 Minutes 29 Seconds West 200.19 feet to a point; thence North 0 Degrees 37 Minutes 6 Seconds East 309.8 feet to a point; thence North 0 Degrees 11 Minutes 49 Seconds East 324.27 feet to the Point of True Beginning and containing 3.36 acres more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ORDINANCE NO. 23-909 (Cont.)

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE NO. 23-911

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the east side of Dug Hill Road and north of Raintree Road, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 02 Township 4 South, Range 1 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Southeast Corner of said Section 02; thence North 0 Degrees 56 Minutes 56 Seconds East 920.81 feet to a point; said point is further described as the Point of True Beginning; thence North 89 Degrees 27 Minutes 48 Seconds West 1,419.06 feet to a point; thence North 7 Degrees 50 Minutes 8 Seconds West 150.89 feet to a point; thence South 88 Degrees 37 Minutes 3 Seconds East 1,441.94 feet to a point; thence South 0 Degrees 52 Minutes 15 Seconds West 128 feet the Point of True Beginning and containing 4.55 acres, more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district

under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama.

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE NO. 23-913

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the south side of Martin Road and east of Estuary Drive, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 2-B District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 33, Township 4 South, Range 2 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Southeast Corner of said Section 33; thence North 23 Degrees 18 Minutes 03 Seconds West 2,012.48 feet to a point; said point is further described as the Point of True Beginning; thence North 89 Degrees 13 Minutes 39 Seconds West 150.00 feet to a point; thence North 0 Degrees 46 Minutes 20 Seconds East 250.00 feet to a point; thence South 89 Degrees 13 Minutes 40 Seconds East 150.00 feet to a point; thence South 0 Degrees 46 Minutes 20 Seconds West 250.00 feet to the Point of True Beginning and containing 0.86 acres, more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama.

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE NO. 23-915

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the south side of Dug Hill Road and east of Wimbledon Road, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 11 Township 4 South, Range 1 East of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama more particularly described as beginning at a point located at the Southwest Corner of said Section 11; thence North 6 Degrees 34 Minutes 56 Seconds East 2,090.261 feet to a point; said point is further described as the Point of True Beginning; thence North 19 Degrees 58 Minutes 29 Seconds East 439.158 feet to a point; thence South 62 Degrees 37 Minutes 30 Seconds East 373.171 feet to a point; thence South 19 Degrees 44 Minutes 29 Seconds West 496.052 feet to a point; thence North 11 Degrees 53 Minutes 19 Seconds West 230.048 feet to a point; thence North 89 Degrees 51 Minutes 49 Seconds West 75.929 feet to a point; thence North 89 Degrees 51 Minutes 50 Seconds West 190.526 feet to a the Point of True Beginning and containing 3.29 acres, more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the 21st day of December, 2023.

President of the City Council of the City of Huntsville, Alabama.

APPROVED this the 21st day of December, 2023.

Mayor of the City of Huntsville, Alabama

ORDINANCE NO. 23-917

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, BE IT ORDAINED by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the north and south side of Cecil Ashburn Drive, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Residence 1-A District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of Section 26, Township 04 South, Range 01 East of the Huntsville Meridian, Madison County, Alabama more particularly described as beginning at a point located at the Southwest Corner of said Section 26; thence North 55 Degrees 57 Minutes 07 Seconds East 447.52 feet to a point; thence North 34 Degrees 50 Minutes 17 Seconds West 528.80 feet to a point; thence North 14 Degrees 36 Minutes 05 Seconds East 426.98 feet to a point; thence North 88 Degrees 49 Minutes 08 Seconds East 168.44 feet to a point; thence North 74 Degrees 14 Minutes 16 Seconds East 223.69 feet to a point; thence North 15 Degrees 50 Minutes 21 Seconds West 642.45 feet to a point; thence North 17 Degrees 02 Minutes 22 Seconds East 708.62 feet to a point; said point is further described as the Point of True Beginning; thence from the Point of True Beginning, South 40 Degrees 24 Minutes 31 Seconds West 264.81 feet to a point; thence North 40 Degrees 06 Minutes 25 Seconds West 194.43 feet to a point; thence North 38 Degrees 01 Minute 27 Seconds West 76.90 feet to a point; thence North 52 Degrees 14 Minutes 29 Seconds East 215.00 feet to a point; thence South 37 Degrees 56 Minutes 31 Seconds East 100.99 feet to a point; thence North 52 Degrees 00 Minutes 00 Seconds East 39.52 feet to a point; thence North 38 Degrees 00 Minutes 06 Seconds West 15.00 feet to a point; thence North 52 Degrees 21 Minutes 14 Seconds East 70.59 feet to a point; thence North 57 Degrees 31 Minutes 37 Seconds East 110.74 feet to a point; thence North 62 Degrees 42 Minutes 57 Seconds East 26.29 feet to a point; thence North 64 Degrees 48 Minutes 56 Seconds East 32.62 feet to a point; thence North 67 Degrees 13 Minutes 44 Seconds East 32.65 feet to a point; thence North 70 Degrees 01 Minute 00 Seconds East 40.77 feet to a point; thence North 73 Degrees 00 Minutes 11 Seconds East 80.99 feet to a point; thence South 86 Degrees 45 Minutes 15 Seconds East 120.00 feet to a point; thence South 00 Degrees 04 Minutes 07 Seconds East 43.28 feet to a point; thence South 88 Degrees 13 Minutes 12 Seconds East 237.92 feet to a point; thence South 87 Degrees 13 Minutes 18 Seconds East 393.02 feet to a point; thence South 87 Degrees 03 Minutes 45 Seconds East 1116.07 feet to a point; thence South 02 Degrees 21 Minutes 02 Seconds West 108.33 feet to a point at the beginning of a curve to the right; thence northwestwardly along said curve to the right, having a radius of 6643.90 feet, and a chord bearing and distance of North 86 Degrees 27 Minutes 43 Seconds West 452.01 feet to a point; thence North 84 Degrees 53 Minutes 00 Seconds West 605.42 feet to a point; thence South 82 Degrees 56 Minutes 09 Seconds West 148.92 feet to a point; thence North 87 Degrees 32 Minutes 15 Seconds West 280.00 feet to a point; thence North 02 Degrees 37 Minutes 45 Seconds East 20.00 feet to a point; thence North 87 Degrees 32 Minutes 15 Seconds West 200.14 feet to a point at the beginning of a curve to the left; thence 313.20 feet along said curve to the left, having a radius of 641.00 feet, and a chord bearing and distance of South 78 Degrees 27 Minutes 44 Seconds West 310.09 feet to a point; thence North 25 Degrees 22 Minutes 01 Second West 23.52 feet to a point at the beginning of a curve to the left; thence 135.00 feet along said curve to the left, having a radius of 664.08 feet