

SPECIAL DISTRICT SERVICE PLAN (Recommend Approval)

Morales moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. ID252

AMENDED AND RESTATED FALCON FIELD METROPOLITAN DISTRICT, THE (PROPOSED) FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1 AND (PROPOSED) FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2

WHEREAS, Icenogle Seaver Pogue, P.C., did file an application with the Planning and Community Development Department of El Paso County, pursuant to § 32-1-204 (2), Colorado Revised Statutes (C.R.S.), for the review of a Service Plan for the Amended and Restated Falcon Field Metropolitan District, the (proposed) Falcon Field Residential Metropolitan District No. 1 and (proposed) Falcon Field Residential Metropolitan District No. 2 for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

WHEREAS, a public hearing was held by this Commission on July 17, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, study of the Service Plan for Amended and Restated Falcon Field Metropolitan District, the Falcon Field Residential Metropolitan District No. 1 and Falcon Field Residential Metropolitan District No. 2, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public

officials and agencies, and comments from all interested persons, and comments by the El Paso County Planning Commission during the hearing, this Commission finds as follows:

1. That the application for the draft Service Plan for the Special District was properly submitted for consideration by the Planning Commission.
2. That proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. That all exhibits were received into evidence.
5. That there is sufficient existing and projected need for organized service in the area to be served by the proposed Special District.
6. That existing service in the area to be served by the proposed Special District is inadequate for present and projected needs.
7. That the proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries.
8. That the area to be included in the proposed Special District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

9. That adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.
10. That the facility and service standards of the proposed Special District are compatible with the facility and service standards of each County within which the proposed Special District is to be located and each municipality which is an interested party as defined in C.R.S. § 32-1-204 and the El Paso County Land Development Code.
11. That the proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. § 30-28-106.
12. That the proposal is in compliance with any duly adopted County, regional or state long-range water quality management plan for the area.
13. That the creation of the proposed Special District will be in the best interests of the area proposed to be served.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Planning Commission recommends the Service Plan for Amended and Restated Falcon Field Metropolitan District, the Falcon Field Residential Metropolitan District No. 1 and Falcon Field Residential Metropolitan District No. 2 be approved for the following, subject to the following:

#### CONDITIONS

1. As stated in the Service Plan, the maximum combined mill levy shall not exceed 65 mills for any property within the, the proposed Falcon Field Residential Metropolitan District No. 1 and the proposed Falcon Field Residential Metropolitan District No. 2 with no more than 50 mills devoted to residential debt service, no more than 10 mills devoted to operations and maintenance, and 5 mills for special purpose all subject to the Assessment Rate

Adjustment unless the District receives Board of County Commissioners approval to increase the maximum mill levy.

The maximum combined mill levy shall not exceed 40 mills for any property within the, the amended and restated Falcon Field Metropolitan District with no more than 30 mills devoted to commercial debt service, no more than 5 mills devoted to operations and maintenance, and 5 mills for special purpose all subject to the Assessment Rate Adjustment unless the District receives Board of County Commissioners approval to increase the maximum mill levy.

2. As stated in the attached Service Plan, the maximum authorized debt for the amended and restated Falcon Field Metropolitan District, the proposed Falcon Field Residential Metropolitan District No. 1 and proposed Falcon Field Residential Metropolitan District No. 2 is limited to \$35,000,000.00 until and unless the Districts receive Board of County Commissioners approval to increase the maximum authorized debt.
3. Approval of the Service Plan for the amended and restated Falcon Field Metropolitan District, the proposed Falcon Field Residential Metropolitan District No. 1 and proposed Falcon Field Residential Metropolitan District No. 2 includes the ability of the Districts to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the District or another public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without prior approval by the Board of County Commissioners at a publicly noticed hearing after showing that the use of eminent domain is necessary for the District to continue to provide service(s) within the Districts' boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.
4. The amended and restated Falcon Field Metropolitan District, the proposed Falcon Field Residential Metropolitan District No. 1 and proposed Falcon Field Residential Metropolitan District No. 2 shall provide a disclosure form to future purchasers and or lessors of property

in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent Final Plat associated with the development of the annually filed public notice. County staff is authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.

5. The amended and restated Falcon Field Metropolitan District, the proposed Falcon Field Residential Metropolitan District No. 1 and proposed Falcon Field Residential Metropolitan District No. 2 is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners' right to declare such creation to be a material modification of the Service Plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).
6. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

#### NOTATION

1. Approval of this Service Plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the Districts.

AND BE IT FURTHER RESOLVED that this Resolution and Recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

Whitney seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows:

Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	aye / no / non-voting / recused / <u>absent</u>
Becky Fuller	aye / no / non-voting / recused / <u>absent</u>
Jeffrey Markewich	aye / no / non-voting / recused / <u>absent</u>
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	aye / no / non-voting / recused / <u>absent</u>
Wayne Smith	aye / no / non-voting / recused / <u>absent</u>
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 5 to 0 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 17<sup>th</sup> day of July 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:   
Jay Carlson, Chair  


EXHIBIT A

**LEGAL DESCRIPTION:**

**AMENDED AND RESTATED FALCON FIELD METROPOLITAN DISTRICT**

A TRACT OF LAND SITUATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF ARROWHEAD ESTATES FILING NO. 1 AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE EL PASO COUNTY RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, ARROWHEAD ESTATES FILING NO. 1, AND CONSIDERING THE NORTH LINE OF LOT 10, LOT 11, AND SAID LOT 13 TO BEAR N 89°24'00" W, MONUMENTED AT THE NORTHWEST CORNER OF SAID LOT 13 BY A FOUND #4 REBAR, NO CAP, AND AT THE NORTHEAST CORNER OF SAID LOT 11 BY A FOUND #4 REBAR, NO CAP, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N50°25'35"W, 62.79 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, WHENCE THE RADIAL LINE BEARS S50°25'35"E;

THENCE SOUTHWESTERLY 48.33 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 586.50 FEET, A CENTRAL ANGLE OF 04 °43'17", AND BEING SUBTENDED BY A CHORD THAT BEARS S37°12'47"W, 48.32 FEET;

THENCE S31°41'23"W, 52.43 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 95.69 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 103.50 FEET, A CENTRAL ANGLE OF 52°58'17", AND BEING SUBTENDED BY A CHORD THAT BEARS S58°05'05"W, 92.32 FEET;

THENCE S84°34'13"W, 49.62 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 78.58 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 98.50 FEET, A CENTRAL ANGLE OF 45°42'30", AND BEING SUBTENDED BY A CHORD THAT BEARS S61°42'58"W, 76.51 FEET;

THENCE S38°51'43"W, 44.11 FEET;

THENCE S74°11'06"W, 9.24 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; WHENCE THE RADIAL LINE BEARS N46°29'51"W;

THENCE SOUTHWESTERLY 43.63 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 409.50 FEET, A CENTRAL ANGLE OF 06°06'17", AND BEING SUBTENDED BY A CHORD THAT BEARS S46°33'17"W, 43.61 FEET;

THENCE S49°36'26"W, 365.01 FEET TO A POINT OF CURVE TO THE LEFT;



THENCE 25.20 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF  $45^{\circ}07'32''$ , AND BEING SUBTENDED BY A CHORD THAT BEARS  $S27^{\circ}02'40''W$ , 24.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE 64.33 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID ARC HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF  $63^{\circ}33'03''$ , AND BEING SUBTENDED BY A CHORD THAT BEARS  $S36^{\circ}15'25''W$ , 61.08 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE 10.29 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF TANGENT; SAID ARC HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF  $18^{\circ}25'31''$ , AND BEING SUBTENDED BY A CHORD THAT BEARS  $S58^{\circ}49'11''W$ , 10.25 FEET;

THENCE  $S49^{\circ}36'26''W$ , 82.96 FEET TO THE EASTERLY LINE OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE  $N00^{\circ}15'00''W$ , 759.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1)  $N 49^{\circ}14'51'' E$ , 122.50 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHENCE THE RADIAL LINE BEARS  $N 40^{\circ}26'31'' W$ ;

2) NORTHEASTERLY 366.73 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF  $03^{\circ}37'22''$ , AND BEING SUBTENDED BY A CHORD THAT BEARS  $N 47^{\circ}44'48'' E$ , 366.67 FEET;

3)  $N 46^{\circ}00'02'' E$ , 768.18 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIO LANE AS SHOWN ON THE PLAT OF FALCON RANCH ESTATES SUBDIVISION, DESCRIBED IN PLAT BOOK T-2, PAGE 47 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIO LANE THE FOLLOWING TWO (2) COURSES:

1)  $S22^{\circ}43'18''E$ , 219.81 FEET;

2)  $S89^{\circ}37'19''E$ , 87.94 FEET;

THENCE  $S44^{\circ}37'19''W$ , 37.71 FEET;

THENCE  $S00^{\circ}24'17''W$ , 64.95 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 170.42 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 469.00 FEET, A CENTRAL ANGLE OF  $20^{\circ}49'10''$ , AND BEING SUBTENDED BY A CHORD THAT BEARS  $S10^{\circ}00'17''E$ , 169.48 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE 73.31 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 531.00 FEET, A CENTRAL ANGLE OF  $07^{\circ}54'37''$ , AND BEING SUBTENDED BY A CHORD THAT BEARS  $S16^{\circ}27'34''E$ , 73.25 FEET;

THENCE  $S12^{\circ}30'15''E$ , 83.04 FEET TO A POINT OF CURVE TO THE LEFT;



THENCE 26.21 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 25°01'30", AND BEING SUBTENDED BY A CHORD THAT BEARS S25°01'00"E, 26.00 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE 90.96 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 83°22'58", AND BEING SUBTENDED BY A CHORD THAT BEARS S04°09'43"W, 83.14 FEET;

THENCE S00°36'00"W, 336.84 FEET TO THE NORTH LINE OF SAID ARROWHEAD ESTATES FILING NO. 1;

THENCE ALONG THE SAID NORTH LINE N89°24'00"W, 363.21 FEET TO THE **"POINT OF BEGINNING"**.

CONTAINING 917,112 SQUARE FEET OR 21.054 ACRES MORE OR LESS.

#### **FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 1**

A TRACT OF LAND SITUATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ARROWHEAD ESTATES FILING NO. 1 AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE EL PASO COUNTY RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, ARROWHEAD ESTATES FILING NO. 1, AND CONSIDERING THE NORTH LINE OF LOT 10, LOT 11, AND SAID LOT 13 TO BEAR N 89°24'00" W, MONUMENTED AT THE NORTHWEST CORNER OF SAID LOT 13 BY A FOUND #4 REBAR, NO CAP, AND AT THE NORTHEAST CORNER OF SAID LOT 11 BY A FOUND #4 REBAR, NO CAP, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°24'00"E, ALONG SAID NORTH LINE, 363.21 FEET TO THE POINT OF BEGINNING;

THENCE N00°36'00"E, 336.84 FEET, TO A NON-TANGENT CURVE CONCAVE TO THE WEST, WHENCE THE RADIAL LINE BEARS N44°08'48"W;

THENCE NORTHERLY 90.96 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE, SAID ARC HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 83°22'58", AND BEING SUBTENDED BY A CHORD THAT BEARS N04°09'43"E, 83.14 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE 26.21 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF TANGENT; SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 25°01'30", AND BEING SUBTENDED BY A CHORD THAT BEARS N25°01'00"W, 26.00 FEET;

THENCE N12°30'15"W, 83.04 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 73.31 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 531.00 FEET, A CENTRAL ANGLE OF 07°54'37", AND BEING SUBTENDED BY A CHORD THAT BEARS N16°27'34"W, 73.25 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE 170.42 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF TANGENT; SAID ARC HAVING A RADIUS OF 469.00 FEET, A CENTRAL ANGLE OF 20°49'10", AND BEING SUBTENDED BY A CHORD THAT BEARS N10°00'17"W, 169.48 FEET;

THENCE N00°24'17"E, 64.95 FEET;

THENCE N44°37'19"E, 37.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIO LANE AS SHOWN ON THE PLAT OF FALCON RANCH ESTATES SUBDIVISION, DESCRIBED IN PLAT BOOK T-2, PAGE 47 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°37'19"E, 983.93 FEET TO THE WESTERLY LINE OF SAID FALCON RANCH ESTATES SUBDIVISION;

THENCE ALONG SAID WESTERLY LINE, S00°39'13"E, 704.41 FEET TO THE MOST NORTHWEST CORNER OF SAID LOT 10, ARROWHEAD ESTATES FILING NO. 1;

THENCE ALONG THE WEST LINE OF SAID LOT 10, S00°39'13"E, 152.43 FEET TO THE ANGLE POINT THEREOF;

THENCE ALONG THE NORTH LINE OF SAID LOT 10, LOT 11, AND LOT 13, SAID ARROWHEAD ESTATES FILING NO. 1, N89°24'00"W, 951.08 FEET TO THE "POINT OF BEGINNING".

CONTAINING 825,636 SQUARE FEET OR 18.954 ACRES MORE OR LESS.

## **FALCON FIELD RESIDENTIAL METROPOLITAN DISTRICT NO. 2**

A TRACT OF LAND SITUATED IN THE NORTH ONE-HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ARROWHEAD ESTATES FILING NO. 1 AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE EL PASO COUNTY RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, ARROWHEAD ESTATES FILING NO. 1, AND CONSIDERING THE NORTH LINE OF LOT 10, LOT 11, AND SAID LOT 13 TO BEAR N 89°24'00" W, MONUMENTED AT THE NORTHWEST CORNER OF SAID LOT 13 BY A FOUND #4 REBAR, NO CAP, AND AT THE NORTHEAST CORNER OF SAID LOT 11 BY A FOUND #4 REBAR, NO CAP, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID ARROWHEAD ESTATES FILING NO. 1:

1. S00°16'50"W, 1185.50 FEET;
2. S85°33'38"W, 327.55 FEET;
3. S00°12'06"W, 68.22 FEET TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 212078214 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE N89°29'48"W, 430.53 FEET TO THE SOUTHEAST CORNER OF VERBURG SUBDIVISION WAIVER, A TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID EL PASO COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID VERBURG SUBDIVISION WAIVER N00°15'00"W, 716.42 FEET;

THENCE N49°36'26"E, 82.96 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 10.29 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 18°25'31", AND BEING SUBTENDED BY A CHORD THAT BEARS N58°49'11"E, 10.25 FEET;

THENCE 64.33 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 63°33'03", AND BEING SUBTENDED BY A CHORD THAT BEARS N36°15'25"E, 61.08 FEET;

THENCE 25.20 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 45°07'32", AND BEING SUBTENDED BY A CHORD THAT BEARS N27°02'40"E, 24.56 FEET;

THENCE N49°36'26"E, 365.01 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 43.63 FEET ALONG THE ARC OF SAID CURVE TO A THE END THEREOF, WHENCE THE RADIAL LINE BEARS N46°29'51"W, SAID ARC HAVING A RADIUS OF 409.50 FEET, A CENTRAL ANGLE OF 06°06'17", AND BEING SUBTENDED BY A CHORD THAT BEARS N46°33'17"E, 43.61 FEET;

THENCE N74°11'06"E, 9.24 FEET;

THENCE N38°51'43"E, 44.11 FEET TO A POINT OF CURVE TO THE RIGHT;

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THENCE N84°34'13"E, 49.62 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 95.69 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENT, SAID ARC HAVING A RADIUS OF 103.50 FEET, A CENTRAL ANGLE OF 52°58'17", AND BEING SUBTENDED BY A CHORD THAT BEARS N58°05'05"E, 92.32 FEET;

THENCE N31°41'23"E, 52.43 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 48.33 FEET ALONG THE ARC OF SAID CURVE TO THE END THEREOF, WHENCE THE RADIAL LINE BEARS S50°25'35"E, SAID ARC HAVING A RADIUS OF 586.50 FEET, A CENTRAL ANGLE OF 04°43'17", AND BEING SUBTENDED BY A CHORD THAT BEARS N37°12'47"E, 48.32 FEET;

THENCE S50°25'35"E, 62.79 FEET TO THE "POINT OF BEGINNING".

CONTAINING 770,630 SQUARE FEET OR 17.691 ACRES MORE OR LESS.

