

Since this is under 1 filing, you can only have one ESQCP Application. Please combine the information for both Filings 3 and 4 instead of two separate ESQCPs.

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) EL PASO COUNTY APPLICATION AND PERMIT

PCD Project Number: ~~ECP-22-224~~ **EGP-22-004**

APPLICANT INFORMATION

PERMIT NUMBER

Owner Information	
Property Owner	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
Applicant Name (Permit Holder)	JOHN HELMICK
Company/Agency	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
Position of Applicant	CEO
Address (physical address, not PO Box)	1342 HIGH STREET
City	EUGENE
State	OREGON
Zip Code	97401
Mailing address, if different from above	
Telephone	541-393-9043
FAX number	
Email Address	JOHN@GORILLACAPITAL.COM
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	ALL CONTRACTOR INFORMATION TBD
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Information	
Project Name	SADDLEHORN RANCH-FILING 3 Filings 3 & 4 Early Grading Unresolved.
Legal Description	SEE END OF PDF FOR LEGAL DESCRIPTION
Address (or nearest major cross streets)	INTERSECTION OF JUDGE ORR ROAD & CURTIS 175+166 -- does not match SWMP (179 ac) Unresolved.
Acreage (total and disturbed)	Total: 175 acres Disturbed: 33 acres 33+36 -- does not match SWMP disturbance (54 ac) Unresolved.
Schedule	Start of Construction: 10/2022 - 11/2022 Completion of Construction: 3/2023 - 4/2023 Final Stabilization: 4/2023 - 9/2023 update schedule to include Filing 4 Unresolved.
Project Purpose	TO PROVIDE 44 +/- RURAL 2.5 ACRE LOTS IN EL PASO COUNTY.
Description of Project	SADDLEHORN RANCH IS A RURAL 2.5 ACRE+ LOT SUBDIVISION IN EL PASO COUNTY, COLORADO
Tax Schedule Number	

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs, is not permitted until issuance of a Construction Permit and Notice to Proceed.

Signature of ECM Administrator: _____

Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees;
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be constructed.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder, from any cause. The permit holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application, the El Paso County Engineering Criteria Manual, and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage

Please sign
and date

Unresolved.

Signature of Owner or Representative

Date: _____

Print Name of Owner or Representative

Signature of Operator or Representative

Date: _____

Print Name of Operator or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____

SADDLEHORN RANCH FILING NO. 3

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S57°37'42"E A DISTANCE OF 93.41 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008985 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°59'23"E A DISTANCE OF 822.24 FEET;
2. N00°00'39"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008986;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°59'23"E A DISTANCE OF 2,475.34 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. S00°42'27"E A DISTANCE OF 40.00 FEET;
2. N89°59'23"W A DISTANCE OF 600.05 FEET;
3. S00°42'27"E A DISTANCE OF 1366.43 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34°50'03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF NON-TANGENT;
5. S53°01'17"W A DISTANCE OF 50.63 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°21'21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;
7. S23°39'56"W A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 02°54'45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN FILING NO.2 RECORDED UNDER RECEPTION NO. _____, SAID POINT BEING A POINT OF CURVE;

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING THIRTEEN (13) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 03°09'58" AND AN ARC LENGTH OF 208.89 FEET, TO A POINT OF TANGENT;
2. S29°44'39"W A DISTANCE OF 495.87 FEET;
3. N60°15'21"W A DISTANCE OF 60.00 FEET;

4. S29°44'39"W A DISTANCE OF 35.38 FEET;
5. N58°07'32"W A DISTANCE OF 223.80 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;
7. N71°14'24"W A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°44'59" AND AN ARC LENGTH OF 255.25 FEET, TO A POINT OF TANGENT;
9. N89°59'23"W A DISTANCE OF 303.52 FEET;
10. N00°00'37"E A DISTANCE OF 35.00 FEET;
11. N89°59'23"W A DISTANCE OF 60.00 FEET;
12. S00°00'37"W A DISTANCE OF 35.00 FEET;
13. N89°59'23"W A DISTANCE OF 442.27 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID SADDLEHORN RANCH FILING NO. 2;

THENCE ON SAID WEST LINE, N00°32'28"W A DISTANCE OF 836.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF CURTIS ROAD RECORDED UNDER RECEPTION NO. 215008985;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID CURTIS ROAD, THE FOLLOWING FIVE (5) COURSES:

1. N89°33'03"E A DISTANCE OF 30.00 FEET;
2. N00°32'28"W A DISTANCE OF 984.54 FEET;
3. N89°27'33"E A DISTANCE OF 20.00 FEET;
4. N00°32'28"W A DISTANCE OF 820.00 FEET;
5. N44°44'03"E A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,665,666 SQUARE FEET OR 175.9795 ACRES.

EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) EL PASO COUNTY APPLICATION AND PERMIT

PCD Project Number: EGP-22-224

APPLICANT INFORMATION

PERMIT NUMBER

Owner Information	
Property Owner	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
Applicant Name (Permit Holder)	JOHN HELMICK
Company/Agency	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
Position of Applicant	CEO
Address (physical address, not PO Box)	1342 HIGH STREET
City	EUGENE
State	OREGON
Zip Code	97401
Mailing address, if different from above	
Telephone	541-393-9043
FAX number	
Email Address	JOHN@GORILLACAPITAL.COM
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	ALL CONTRACTOR INFORMATION TBD
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Information	
Project Name	SADDLEHORN RANCH-FILING 4
Legal Description	SEE END OF PDF FOR LEGAL DESCRIPTION
Address (or nearest major cross streets)	INTERSECTION OF JUDGE ORR ROAD & CURTIS
Acreage (total and disturbed)	Total: 166 acres Disturbed: 36 acres
Schedule	Start of Construction: 3/2023 - 4/2023 Completion of Construction: 11/2023 - 12/2023 Final Stabilization: 1/2024 - 6/2024
Project Purpose	TO PROVIDE 42 +/- RURAL 2.5 ACRE LOTS IN EL PASO COUNTY.
Description of Project	SADDLEHORN RANCH IS A RURAL 2.5 ACRE+ LOT SUBDIVISION IN EL PASO COUNTY, COLORADO
Tax Schedule Number	

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs, is not permitted until issuance of a Construction Permit and Notice to Proceed.

Signature of ECM Administrator: _____

Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees;
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be constructed.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder, from any cause. The permit holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application, the El Paso County Engineering Criteria Manual, and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage

Signature of Owner or Representative

Date: _____

Print Name of Owner or Representative

Signature of Operator or Representative

Date: _____

Print Name of Operator or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____

EXHIBIT A

SADDLEHORN RANCH FILING NO. 4

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A 3-1/4" ALUMINUM CAP STAMPED "LS 17496" IN A RANGE BOX AT THE NORTHEAST CORNER OF SECTION 3, BEARING S89°59'23"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF SAID SECTION 3, S89°59'23"E A DISTANCE OF 3,376.48 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°00'37"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SADDLEHORN RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°59'23"E A DISTANCE OF 1899.15 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 3;

THENCE ON SAID EAST LINE, S00°42'27"E A DISTANCE OF 2798.97 FEET;

THENCE DEPARTING SAID EAST LINE THE FOLLOWING EIGHT (8) COURSES:

1. S89°17'33"W A DISTANCE OF 29.12 FEET;
2. N44°37'45"W A DISTANCE OF 546.60 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N48°36'47"W, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 48°37'24" AND AN ARC LENGTH OF 50.92 FEET, TO A POINT OF TANGENT;
4. N89°59'23"W A DISTANCE OF 341.47 FEET;
5. S00°42'27"E A DISTANCE OF 733.37 FEET;
6. S89°17'33"W A DISTANCE OF 277.39 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 46°10'29" AND AN ARC LENGTH OF 48.35 FEET, TO A POINT OF NON-TANGENT;
8. S84°04'11"W A DISTANCE OF 279.81 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____;

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING SEVEN (7) COURSES:

1. N12°59'32"W A DISTANCE OF 287.70 FEET;
2. N58°21'31"W A DISTANCE OF 99.14 FEET;
3. N83°17'36"W A DISTANCE OF 453.41 FEET;
4. N80°55'05"W A DISTANCE OF 329.85 FEET;
5. N65°55'05"W A DISTANCE OF 154.37 FEET;
6. S78°29'56"W A DISTANCE OF 122.41 FEET;

7. N63°25'19"W A DISTANCE OF 253.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY LINE OF SAID SADDLEHORN RANCH FILING NO. 3;

THENCE ON THE EASTERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 3, THE FOLLOWING EIGHT (8) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N63°25'19"W, HAVING A RADIUS OF 3780.00 FEET, A CENTRAL ANGLE OF 02°54'45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT OF TANGENT;

2. N23°39'56"E A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°21'21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;

4. N53°01'17"E A DISTANCE OF 50.63 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N54°27'30"E, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34°50'03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF TANGENT;

6. N00°42'27"W A DISTANCE OF 1366.43 FEET;

7. S89°59'23"E A DISTANCE OF 600.05 FEET;

8. N00°42'27"W A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,070,569 SQUARE FEET OR 162.3179 ACRES.