



MEMORANDUM Transportation & Development – CC Memo No. 12-001

DATE: JANUARY 5, 2012
TO: MAYOR AND CITY COUNCIL
THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*
SUBJECT: DVR11-0024 GREYWOOD PROFESSIONAL OFFICES

Request: Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agriculture District (AG-1) zoning

Location: South of the southwest corner of Frye Road and Gilbert Road, north of Pecos Road

Applicant: Scott Fey, Omni American LLC

Project Info: Approximately 2 acres, a 15,000 square foot single-story office building

RECOMMENDATION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of extending the timing condition for an additional three (3) years.

EXTENSION OF THE TIMING CONDITION

This application requests a time extension for an approximately 2 net acre parcel located south of the southwest corner of Frye Road and Gilbert Road, north of Pecos Road. In July 2008, City Council approved rezoning this subject site from AG-1 (Agricultural) to Planned Area

Development (PAD) for one, single-story 15,000 square foot office building for general, medical, and dental uses with Preliminary Development Plan (PDP). The office development is designed to allow 50% general office and 50% medical/dental office. The PAD zoning was approved with a 3-year development timing condition. Time limits are calculated from the previous zoning approval's expiration date, which is calculated from the Ordinance's effective date, not the Council meeting date. The PAD zoning for this project expired September 13, 2011.

This application requests a time extension approval to maintain the PAD zoning for office use for an additional three (3) years in which the zoning would expire September 13, 2014. The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

BACKGROUND

The property is undeveloped and adjacent to existing single-family residential subdivisions Country Cove and Country Cove 2 to the west and north. South of the site is vacant, undeveloped property owned by the Maricopa Community College District. Gilbert Road abuts the site's eastern side, which is the city limit line for Chandler and the Town of Gilbert.

Greywood Professional Offices consists of one, single-story 15,000 square foot office building for general, medical, and dental uses. This application does not seek to modify the previously approved land use, site or building design, but seeks to extend the timing condition for an additional three (3) years. There are no development plans at this time.

If any other alternative design or use is proposed, an amendment to the PAD zoning and/or PDP will be required. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect. Planning Commission and Planning Staff has no concerns with the conditions in the original approval. Attached is a copy of the approved ordinance with the zoning conditions.

Planning Staff is in support of the zoning time extension request for an additional three years, which extends the PAD zoning until September 13, 2014. Staff is of the opinion the office land use is still appropriate for this site.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 14, 2011. No one attended other than the applicant.
- As of the date of this memo, Planning Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 4 Opposed: 0 Absent: 3 (Baron, Cunningham, Rivers)

RECOMMENDED ACTION

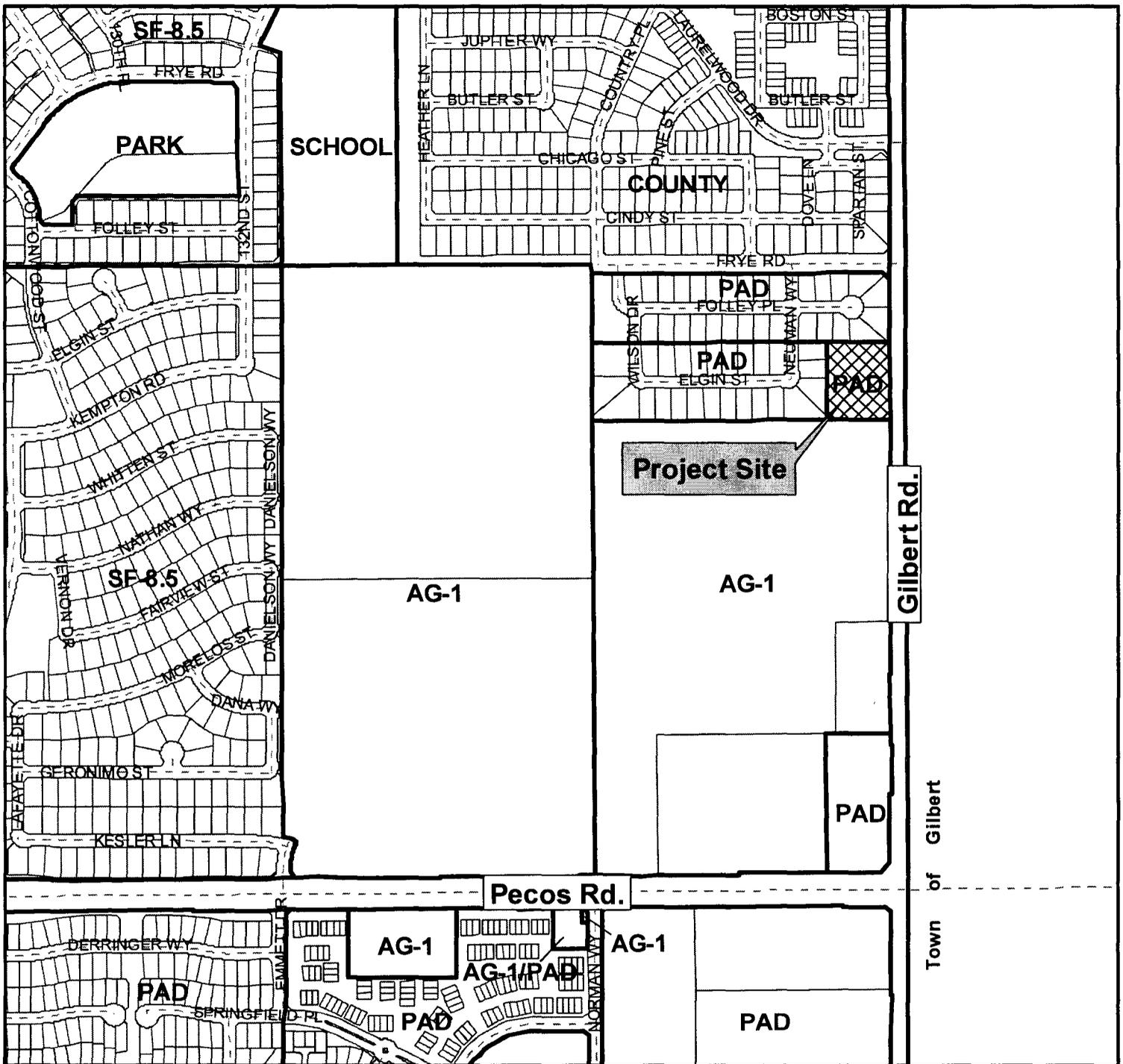
Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval to extend the timing condition for three (3) years with all of the conditions in the original approval remaining in effect.

PROPOSED MOTION

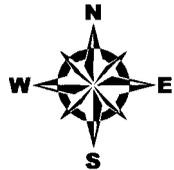
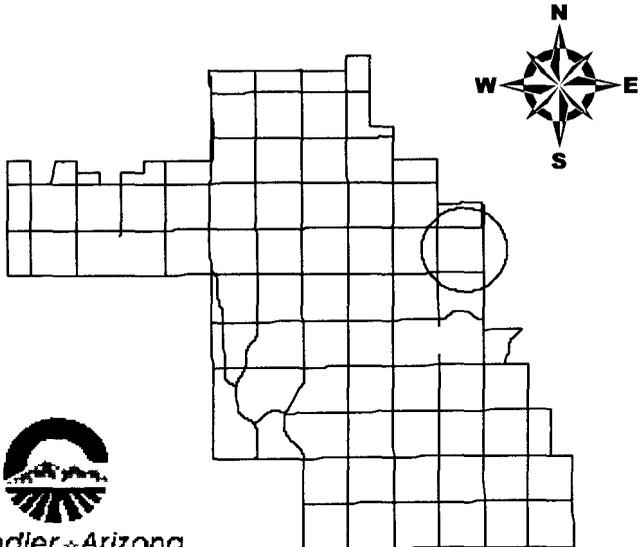
Move to approve extending the timing condition for case DVR11-0024 GREYWOOD PROFESSIONAL OFFICES for an additional three (3) years, in which the zoning would be in effect until September 13, 2014, and with all of the conditions in the original approval remaining in effect.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Building Elevation
5. Ordinance No. 4083



Vicinity Map



DVR11-0024

Greywood Professional Offices



Vicinity Map



DVR11-0024

Greywood Professional Offices



OMNI AMERICAN, L.L.C.

A Full Service Commercial Real Estate Company

October 27, 2011

NARRATIVE STATEMENT

Zoning Case No. DVR11-0024

To City of Chandler,

Greywood LLC is the property owner of the development project named Greywood Professional Offices located at 500 North Gilbert Road in Chandler, Arizona. We are requesting a zoning time extension on this property which is approximately 2 acres.

In August 2008, the City of Chandler approved rezoning this parcel from AG-1 to Planned Area Development (PAD) for general, medical, and dental offices along with Preliminary Development Plan (PDP) approval. The PDP approved a single-story 15,000 square foot office building for general, medical, and dental uses. The office development is designed to allow a maximum of 50% general office and a maximum of 50% medical/dental office.

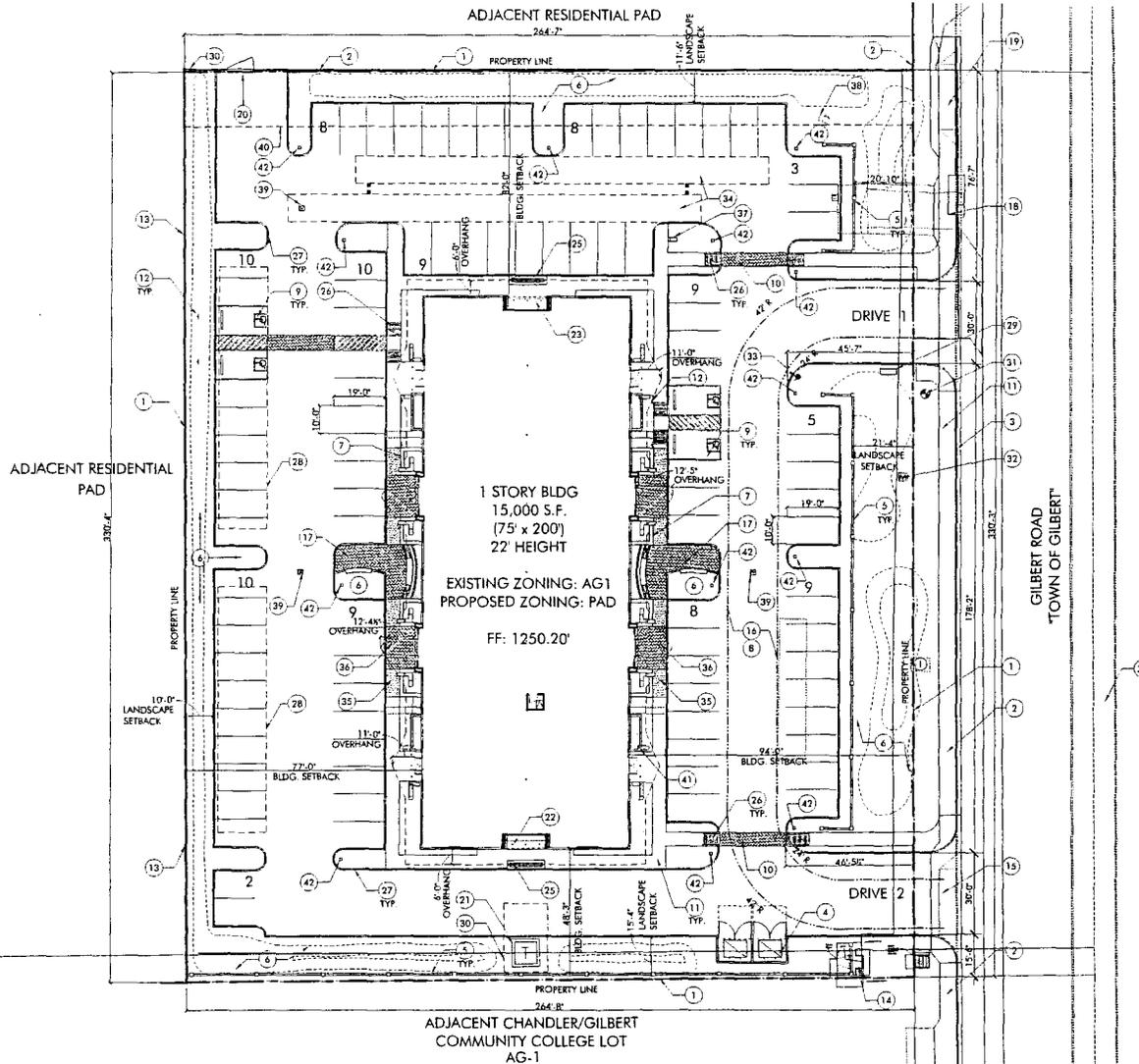
The ownership of the parcel Greywood LLC was prepared to move forward and secure all of the necessary approvals to build on the site; however, the company's plans were interrupted by current national economic conditions. Greywood LLC respectfully requests a zoning time extension on the approved PAD zoning for an additional three (3) years.

At this point in time there is no immediate plan to move forward on a development project; however, we are in the process of marketing the development to prospective Tenants. The company has placed a sign on the property with a pictorial of the proposed office building and we have started to receive inquiries.

We continue to believe that a development at this site of a professional office center will be a positive addition to the area and provide a service to the community.

Regards,

Scott Fey
Member



KEYNOTES

1. PROJECT PROPERTY LINE.
2. EXISTING SITE WALL. 6'-0" HIGH.
3. EXISTING EDGE OF STREET CURB.
4. DOUBLE TRASH ENCLOSURE. SEE DETAIL 6/A1.5.
5. SCREEN WALL. SEE DETAIL 1/A1.5.
6. LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS.
7. RAISED PLANTER & ENTRY COLUMN. SEE DETAIL 6/A1.6.
8. FIRE TRUCK ACCESS. PROVIDE CLEAR PATH WITH 24'-0" INSIDE AND 42'-0" OUTSIDE TURNING RADIUS.
9. ADA ACCESSIBLE PARKING SPACE. SEE DETAIL 16/A1.5.
10. DECORATIVE CONCRETE PAVERS FLUSH TO PAVEMENT. STONE BROWN FINISH.
11. SIDEWALK. SEE LANDSCAPE AND CIVIL DRAWINGS.
12. PARKING SIGN. SEE DETAIL 17/A1.5.
13. EXISTING PARTIAL RETAINING SITE WALL AT 7'-6" HIGH INSIDE OF PROPERTY.
14. ABANDON EXISTING IRRIGATION DITCH & HEADWALL.
15. EXISTING DRIVE TO REMAIN. RESTORE TO CITY OF CHANDLER DESIGN STANDARDS.
16. FIRE LANE.
17. OUTDOOR SPACE/PLAZA. SEE DETAIL 11/A1.7 AND LANDSCAPE DRAWINGS.
18. CONCRETE SPILLWAY. SEE CIVIL DRAWINGS.
19. EXISTING DRIVE TO BE REMOVED. CURB AND SIDEWALK TO BE RESTORED TO MATCH EXISTING. SEE CIVIL DRAWINGS.
20. EXISTING GATE/ACCESS TO NEIGHBORING SITE TO BE REMOVED. PENDING APPROVAL OF ADJACENT HOME OWNERS.
21. PROPOSED SRP TRANSFORMER LOCATION.
22. SEE EXTERIOR LOCATION.
23. FIRE RISER LOCATION.
24. EXISTING MEDIAN.
25. RAISED PLANTER SCREEN WALL. SEE DETAIL 9/A1.6.
26. RAMP.
27. 6" CURB.
28. LINE OF CANOPY ABOVE. CANOPIES TO BE DESIGNED PER DETAIL 11/A1.5 AND OTHERS.
29. MONUMENTAL SIGN, UNDER SEPARATE PERMIT.
30. EXISTING SITE WALL. 6'-6" HIGH.
31. PROPOSED FIRE HYDRANT LOCATION. SEE CIVIL DRAWINGS.
32. PROPOSED WATER METER LOCATION. SEE CIVIL DRAWINGS.
33. PROPOSED FDC LOCATION. SEE CIVIL DRAWINGS.
34. UNDERGROUND RETENTION. SEE CIVIL DRAWINGS.
35. GROSSED AGGREGATE. SEE LANDSCAPE DRAWINGS.
36. CONCRETE PAVERS. 3 TONE BROWN FINISH.
37. BIKE BACK. SEE DETAIL 18/A1.5.
38. DRY WELL. SEE CIVIL DRAWINGS.
39. AREA INTAKE. SEE CIVIL DRAWINGS.
40. 20' INGRESS/EGRESS EASEMENT PER DKT #10527 P&S 1353. TO BE REMOVED. PENDING APPROVAL OF ADJACENT HOME OWNERS.
41. ENTRY COLUMN WITH RAISED PLANTER. SEE DETAIL #8/A1.6.
42. BOLLARD LIGHTING. SEE DETAIL 18/A1.7.

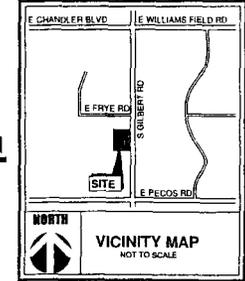


ARCHITECTURAL SITE PLAN
SCALE: 1" = 20' - 0"

PROJECT DATA	
PROJECT NAME	GREYWOOD PROFESSIONAL OFFICES
PROJECT ADDRESS	500 S. GILBERT ROAD CHANDLER, AZ 85225
SCOPE:	(1) ONE STORY OFFICE BUILDING. GROUND-UP, GRAY SHELL (FUTURE T.I. UNDER SEPARATE PERMIT)
EXISTING ZONING:	AG-1
PROPOSED ZONING:	PAD
GROSS SITE AREA:	87,556 SF. (2.01 AC)
BUILDING LOT COVERAGE PROPOSED:	BUILDING 15,000 SF. CAR CANOPIES 3,048 SF.
TOTAL COVERAGE:	18,048 SF. (21%)
PAVING COVERAGE PROPOSED:	45,753 SF. (52%)
LANDSCAPE COVERAGE PROPOSED:	21,991 SF. (27%)
BUILDING HEIGHT:	22'-0"
CONSTRUCTION TYPE:	V-B FULLY SPRINKLERED
OCCUPANCY TYPE:	B (OFFICES) (UGAR CANOPIES)
OCCUPANCY LOAD:	150 PEOPLE
AREAS	
PROJECT AREA CALCULATION	= 15,000 SF.
(1) BUILDING	= 15,000 SF.
CAR CANOPIES	= 3,260 SF.
PARKING	
PARKING REQUIREMENTS	
THE PARKING RATIO BASED ON A 15,000 SF BUILDING:	
50% (7,500) OCCUPANCY FOR MEDICAL USE PER 150 SF FOR ONE PARKING = 50 PARKING SPACES REQUIRED	
50% (7,500) OCCUPANCY FOR OFFICE USE PER 200 SF FOR ONE PARKING = 38 PARKING SPACES REQUIRED	
TOTAL REQUIRED = 88 PARKING SPACES	
(ADA SPACES REQUIRED (76-100) = 4 PARKING SPACES REQUIRED)	
PARKING PROVIDED	
10X19' SPACES PROVIDED	= 93 SPACES
ACCESSIBLE PROVIDED	= 4 SPACES
TOTAL PROVIDED	= 97 SPACES
PROJECT DIRECTORY	
OWNER:	GREYWOOD, LLC 15601 N. 40TH ST SUITE 130 PHOENIX, AZ 85027 CONTACT: SCOTT FEY
ARCHITECT:	PETERSON ARCHITECTURE & ASSOC. 9495 E. SAN SALVADOR DRIVE SCOTTSDALE, AZ 85258 PHONE: (480) 477-1111 CONTACT: ERIC B. PETERSON ARACELI M. FRAUSTO



GREYWOOD PROFESSIONAL OFFICES
500 S. GILBERT ROAD
CHANDLER, AZ 85225

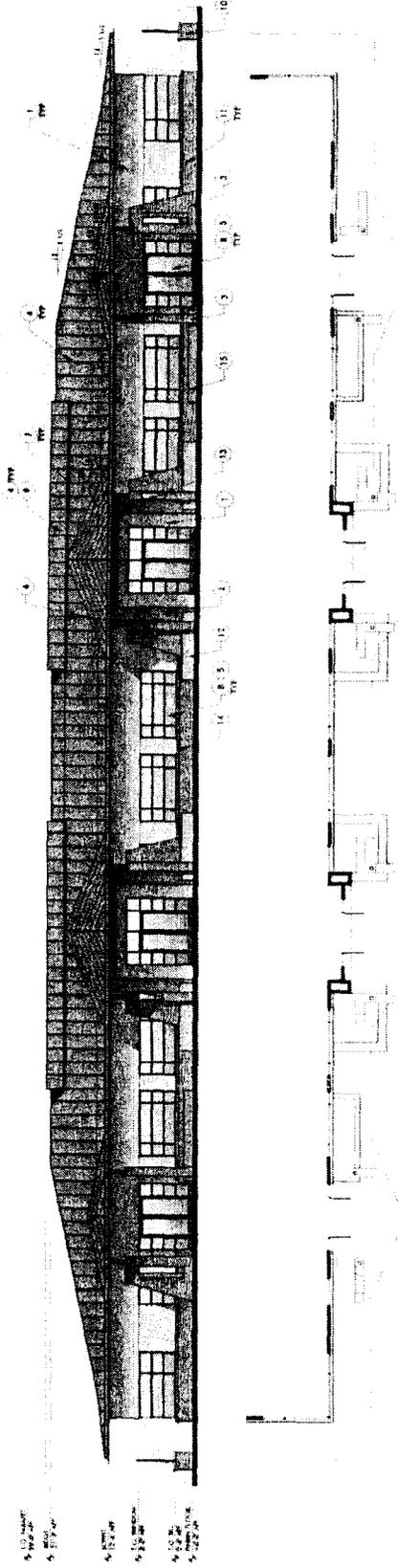


DATE: APR 03 2008
SCALE: 1" = 20'-0"
ARCHITECT: ERIC B. PETERSON, AIA
PROJECT NO.: 2007
DRAWN BY: EBP
CHECKED BY: AMF
ARCHITECTURAL SITE PLAN
A1.0

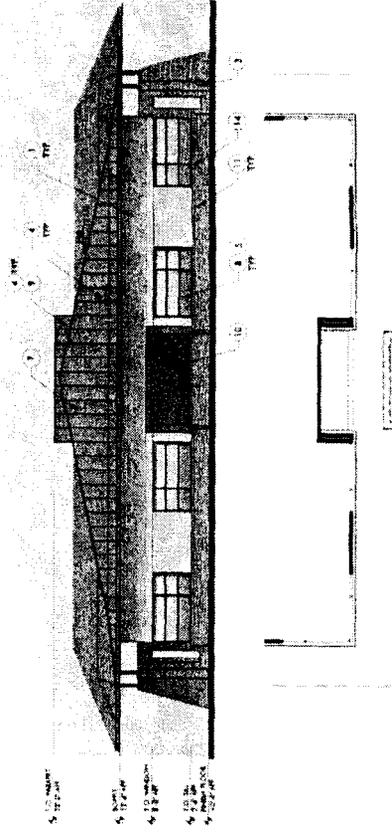


DATE	12/15/18
BY	J. SMITH
CHECKED	M. JONES
SCALE	AS SHOWN
PROJECT	GREYWOOD PROFESSIONAL OFFICES
LOCATION	500 S. GILBERT ROAD, CHANDLER, AZ

A6.1
 EXTERIOR ELEVATIONS



1 WEST ELEVATIONS
 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

GENERAL NOTES	KEYNOTES	KEY PLAN	NOT TO SCALE	KEY PLAN	NOT TO SCALE
<p>A. SEE COLOR BOARD FOR MATERIAL SAMPLES</p> <p>B. ALL EXTERIOR ACQUIRED ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>C. EXTERIOR ROOF LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>D. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>E. SEE UNIT TO BE INTERCHANGEABLE WITH THE EXISTING UNIT.</p> <p>F. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.</p>	<p>1. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>2. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>3. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>4. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>5. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>6. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>7. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>8. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>9. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>10. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>11. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>12. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>13. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p> <p>14. SAND PAINTED BRICK (SEE DETAIL 19A.1.8 - 19A.1.9)</p>				

ORDINANCE NO. 4083

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 to PAD (DVR08-0012 GREYWOOD PROFESSIONAL OFFICES) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Greywood Professional Offices", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0012, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
10. Raceway signage shall be prohibited within the development.
11. Landscaping shall be in compliance with current Commercial Design Standards.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The site shall be maintained in a clean and orderly manner.
14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede,

diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Greywood Professional Offices development shall use treated effluent to maintain open space, common areas, and landscape tracts.

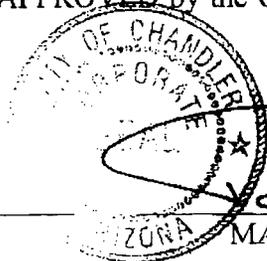
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 31st day of July 2008.

ATTEST:


CITY CLERK


MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 14th day of August 2008.

ATTEST:


CITY CLERK

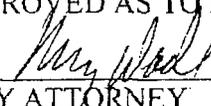

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4083 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 14th day of August 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLISHED in the Arizona Republic on August 22 and 29, 2008.

LEGAL DESCRIPTION

THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DEED #99-1052969, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN, THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER OF SECTION 36 BEARS SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 2641.64 FEET, SAID LINE BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE, SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 330.21 FEET MORE OR LESS;

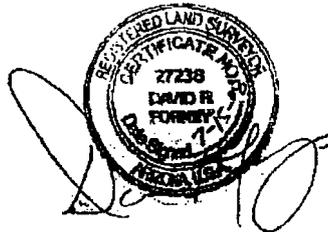
THENCE, SOUTH 89 DEGREES 41 MINUTES 55 SECONDS WEST, TO A POINT FALLING ON THE NORTH LINE OF THE SUBJECT PARCEL, A DISTANCE OF 33.00 FEET; TO THE TRUE POINT OF BEGINNING;

THENCE, SOUTH 00 DEGREES 16 MINUTES 53 SECONDS EAST, ALONG THE WEST GILBERT ROAD RIGHT-OF-WAY LINE, A DISTANCE OF 330.15 FEET;

THENCE, SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF THE SUBJECT PARCEL, A DISTANCE OF 32.00 FEET;

THENCE, NORTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PARALLEL TO AND 85.00 FEET WEST OF THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 330.32 FEET;

THENCE, NORTH 89 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF THE SUBJECT PARCEL, A DISTANCE OF 32.00 FEET TO THE TRUE POINT OF BEGINNING AND EXCEPT THE EAST 33.00 FEET.



EXPIRES 6-30-2011