#3

NOV 05 2012

ORDINANCE NO. 4381

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, ESTABLISHNG INITIAL CITY ZONING OF AGRICULTURAL (AG-1) (DVR12-0020 NW AND W OF THE SWC OF APPLEBY AND GILBERT ROADS) 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 Attached Exhibit 'A'

Said parcel is hereby zoned Agricultural District (AG-1).

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 this _____ day of _____, 2012.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2012.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4381 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2012, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY GAB

PUBLISHED:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN;

EXCEPT THE EAST 33.0 FEET THEREOF AS DEDICATED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2011-0941687; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2011-0941688, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF A PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 1985-0577730, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 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 SAID SECTION 13, BEING MONUMENTED WITH A 1-½ INCH ALUMINUM CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE, BEARS NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 2648.72 FEET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE EXISTING NORTH RIGHT OF WAY LINE OF APPLEBY ROAD;

THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 89 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF GILBERT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF APPLEBY ROAD, SOUTH 89 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 52.24 FEET;

THENCE NORTH 44 DEGREES 40 MINUTES 56 SECONDS EAST, A DISTANCE OF 28.62 FEET TO A LINE PARALLEL WITH AND 65.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13;

THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 291.08 FEET TO A POINT ON THE NORTH DEED LINE OF SAID PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 1985-0577730;

THENCE ALONG SAID NORTH DEED LINE, NORTH 89 DEGREES 00 MINUTES 27 SECONDS EAST A DISTANCE OF 32.00 FEET TO A POINT ON SAID EXISTING WEST RIGHT OF WAY LINE OF GILBERT ROAD;

THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 18 MINUTES 57 SECONDS EAST A DISTANCE OF 311.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED IN DOCUMENT NO. 1996-0401463, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A 1 ½ INCH ALUMINUM CAP;

THENCE SOUTH 00 DEGREES 01 MINUTES 35 SECONDS EAST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 331.34 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1321.11 FEET TO A POINT ON

THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BEARS SOUTH 0 DEGREES 00 MINUTES 48 SECONDS EAST, 993.07 FEET DISTANT THEREFROM, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 280.20 FEET TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER BEARS SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, 1040.92 FEET DISTANT THEREFROM;

THENCE NORTH 0 DEGREES 00 MINUTES 48 SECONDS WEST BEING PARALLEL WITH SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 330.95 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, 1040.85 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 280.20 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 0 DEGREES 00 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 331.02 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 3

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MARKED BY A 1 ½ INCH ALUMINUM CAP;

THENCE SOUTH 00 DEGREES 01 MINUTES 35 SECONDS EAST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 331.34 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 1321.11 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 13, FROM WHICH THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BEARS SOUTH 0 DEGREES 00 MINUTES 48 SECONDS EAST, 993.07 FEET DISTANT THEREFROM, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 280.20 FEET TO A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER BEARS SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, 1040.92 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST BEING PARALLEL WITH SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 330.95 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, 1040.85 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 280.20 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS EAST ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 331.02 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL 4

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY LINE OF SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 663.16 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS EAST, A DISTANCE OF 331.18 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 657.88 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST, A DISTANCE OF 331.02 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AND FROM WHICH THE CENTER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST, 1321.05 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 657.88 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 15 MINUTES 20 SECONDS WEST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1176.04 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 331.06 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 16 MINUTES 10 SECONDS WEST ALONG THE SAID SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST 331.02 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 15 MINUTES 20 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, PARALLEL TO AND 20.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 59.59 FEET;

THENCE NORTH 45 DEGREES 37 MINUTES 14 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 41.84 FEET TO A POINT ON A LINE PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 118.11 FEET;

THENCE NORTH 45 DEGREES 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A POINT ON A LINE PARALLEL TO AND 20.00 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 178.45 FEET TO THE POINT OF BEGINNING.

PARCEL 6

THAT PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL TO AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG A LINE PARALLEL TO AND 20.00 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 178.45 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, ALONG A LINE PARALLEL TO AND 243.45 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13;

THENCE NORTH 89 DEGREES 22 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 178.45 FEET TO THE POINT OF BEGINNING.

PARCEL 7

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 13, TOWNSHIP 2 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 SAID SECTION 13, BEING MONUMENTED WITH A 1-½ INCH ALUMINUM CAP FLUSH, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 13, BEING MONUMENTED WITH A BRASS CAP IN A HAND HOLE, BEARS NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 2648.72 FEET, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 79.99 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 06 SECONDS WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 79.59 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 20.00 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13, A DISTANCE OF 20.23;

THENCE NORTH 44 DEGREES 40 MINUTES 56 SECONDS EAST, A DISTANCE OF 28.62 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 00 DEGREES 18 MINUTES 57 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 291.08 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 57 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 331.09 FEET TO THE POINT OF BEGINNING.