



MEMORANDUM Transportation & Development - CC Memo No. 13-162

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0028/PPT13-0017 OCOTILLO LANDING
Introduction and Tentative Adoption of Ordinance No. 4522

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan (PDP) approval for housing product and subdivision layout, and Preliminary Plat (PPT) approval for a 62-lot single-family residential subdivision on approximately 19 acres

Location: South of the southwest corner of McQueen and Ocotillo roads, at the Brooks Farm Road alignment

Applicant: Ed Bull; Burch & Cracchiolo
Mario Mangiamele; Iplan Consulting

RECOMMENDATION

The request is for Rezoning from AG-1 to PAD for single-family residential, with PDP approval for housing product and subdivision layout, and PPT approval for a 62-lot single-family residential subdivision on approximately 19 acres. Planning Commission and Planning Staff, upon finding consistency with the General Plan, Southeast Chandler Area Plan (SECAP), and Kerby Estates Area Plan, recommend approval with conditions.

BACKGROUND

The subject site is located south of the southwest corner of McQueen and Ocotillo roads at the Brooks Farm Road alignment. Single-family residential subdivisions surround the site, with

McQueen Road abutting the eastern portion of the site. North of the subject site is the Country Lane Estates custom subdivision, south is the McQueen Lakes residential subdivision, and west is the Kerby Estates residential subdivision.

The subject site is an assemblage of five parcels and is the last remaining area of vacant land within the Kerby Estates Area Plan. Both the Kerby Estates Area Plan and SECAP designate the site as supporting low-density residential. Various developers have tried to acquire the properties over the years; however with no success.

SUBDIVISION LAYOUT

The gated subdivision is rectangular in design, and provides a single access point off of McQueen Road. The entrance T's off and provides cul-de-sacs along the northern third and southern third of the subdivision. The layout and design of the subdivision is similar to the Estates at McQueen custom single-family residential subdivision 300-feet north of the subject site. An emergency access gate is provided off of Crossbow Way (west end of the subdivision) to allow access to both of the cul-de-sacs. Flanking the entryway are large landscaped areas. Active outdoor amenity areas are provided at the terminus of the entrance and at the western end of the subdivision. Amenities provided in the areas include a ramada, covered tot lot, and amphitheater. Additionally, a trail connecting McQueen Road to Crossbow Way is provided along the sites northern boundary.

The subject site is located within the SECAP and is designated as *Traditional Suburban Character* allowing for a density of up to 2.5 dwelling units per acre, with provisions to allow for up to 3.5 dwelling units per acre if certain amenities are provided; 3.26 dwelling units per acre is proposed. The number of amenities required has been provided to achieve the additional density. In addition to requirements of the SECAP, residential developments are required to provide design elements as outlined in the Residential Development Standards (RDS). As has been the case with similarly sized developments, strict adherence to the RDS has been difficult due to the smaller parcel size. In conjunction with this, as development has occurred along McQueen Road in this area, residential subdivisions tend to be rectangular in length, which makes width of a development difficult to incorporate curvilinear streets that larger developments would be able to integrate. In spite of this, the development provides a number of the components outlined in the RDS, effectively providing distinctive design elements such as the pedestrian trail that runs the length of the development connecting pedestrians along McQueen Road to Crossbow Park.

Excluding the custom subdivision north of the site, lot sizes are consistent with the surrounding residential developments. Lot sizes range from 60'x130' (7,800 sq. ft.) up to 60'x145' (8,700 sq. ft.), with a minimum lot size of 7,500 sq. ft. and a maximum lot size of 13,432 sq. ft. The deeper lots are located along the northern perimeter to provide a greater buffer from the neighborhood to the north, as requested by the neighboring subdivision.

HOUSING PRODUCT

Seven floor plans are proposed, providing four two-story homes and three single-story homes. Home sizes range from 2,200 up to 3,900 square feet. Spanish, Italianate, Ranch Hacienda, and Cottage French Country elevations styles are provided. All plans will offer the Spanish and

Cottage French Country elevations, with the Italianate elevation being provided for plans 4504, 4505, 4506, and the 4507, and Ranch Hacienda being provided for plans 4501, 4502 and 4503. Similarly with subdivision layout, architectural designs of the homes need to meet the requirements of the RDS. Planning Staff has worked with the development team to ensure the development provides the necessary RDS for architectural diversity, with the exception that Planning Staff believes that additional architectural elements can be incorporated on the side and rear elevations as appropriate per architectural elevation style. Additional elements may include arched windows, shutter details, decorative iron work, etc. To address this, Planning Staff has added condition no. 8 in the Preliminary Development Plan portion of the *Recommended Actions*.

DISCUSSION

The development team has met with neighbors on a number of occasions to address various concerns. Two items were predominant in the discussions and relate to vehicular access from Crossbow Way (park site west of development) to McQueen Road, and the buffering along the north and south property boundaries.

In late 2000, the Kerby Estate subdivision (west of the subject site and east of the canal) was submitted for formal review and approval. Since the site was the first development within the square mile, the development was required to provide an area plan. During the area plan process it was determined that a collector street should be provided connecting Crossbow Park to McQueen Road. It was believed that as development occurred along McQueen Road that larger single-family subdivisions would be designed and developed that could easily accommodate the collector street. As development occurred following the Kerby Estates subdivision and area plan, subdivisions were not able to accommodate the additional area that is the current subject site. As development occurred over the years the vacant land along McQueen Road decreased making the inclusion of a collector street connecting the park to McQueen Road more difficult.

Once the subject site was submitted for review, Planning Staff requested that a traffic impact study be provided to determine if a collector street was still warranted. A traffic study was conducted and submitted for staff review, at which point in time it was determined that a collector street connection was not warranted, but that as part of the intent of the collector street a pedestrian connection would be provided linking McQueen Road with the park site. Due to this, Planning Staff required that the development provide a pedestrian connection in lieu of the collector street. The pedestrian connection is provided along the northern boundary.

The second major concern expressed by neighbors was the difference in lot size and buffering between the subject site and the subdivision to the north (Country Lane Estates). Residents of the subdivision had concerns with the lots sizes, two-story homes adjacent to their homes, and the lack of a buffer between the subdivisions. Based on the concerns, the development team ultimately incorporated the buffer along the north, and in addition provided a deeper lot along the north (145'), and has agreed to limit the homes to all single-story. In addition, the lots along the southern boundary will match property lines consistent with the McQueen Lakes subdivision, and will match single-story homes for single-story homes along the southern boundary.

Planning Commission and Planning Staff support the request citing that the development team has presented a design that complements the area and provides additional quality housing options at a location that has historically been difficult to assemble and present as a unified development.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Three neighborhood meetings were held. The first meeting was held prior to the application being submitted and included only the neighbors north the subject site. The second meeting was held March 18, 2013; 17 neighbors attended. The third neighborhood meeting was held Tuesday, June 25, 2013; 11 neighbors attended. Responses to the neighborhood meeting are generally outlined in the *Discussion* section above.

At the time of this writing, Planning Staff has received a couple of phone calls relating to the request. The calls primarily were a follow-up to the concerns expressed at the neighborhood meeting. Planning Staff is unaware of any direct opposition to the rezoning request.

Based on input from the neighbors during the neighborhood meeting process, the development team provided the trail along the northern boundary, provided deeper lots (145' versus 130' and 140') along the northern boundary, aligned lot lines to match the lots along the southern boundary, restricted lots 1-19 to single-story, and has agreed to restrict single-story homes to be adjacent to single-story homes along the southern boundary.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

Approve: 6 Opposed: 0 Absent: 1 (Baron)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, SECAP, and Kerby Estates Area Plan, recommend approval of DVR13-0028 OCOTILLO LANDING, Rezoning from AG-1 to PAD subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "OCOTILLO LANDING", kept on file in the City of Chandler Planning Division, in File No. DVR13-0028, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, SECAP, and the Kerby Estates Area Plan, recommend approval of DVR13-0028 OCOTILLO LANDING, Preliminary Development Plan approval for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "OCOTILLO LANDING", kept on file in the City of Chandler Planning Division, in File No. DVR13-0028, except as modified by condition herein.
2. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.
3. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.

4. Two-story homes shall be prohibited on lots 1-19.
5. For lots 21-38 lots shall be restricted to single-story homes when adjacent to single-story homes located within the McQueen Lakes subdivision.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. The side yard setbacks shall be a minimum of 5 feet and 10 feet, for those lots adjacent to McQueen Road side setbacks shall be 10 feet.
8. The applicant shall work with Planning Staff to incorporate additional architectural elements to the side and rear elevations of the homes.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of Preliminary Plat PPT13-0017 OCOTILLO LANDING, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4522 approving DVR13-0028 OCOTILLO LANDING, Rezoning from AG-1 to PAD for single-family residential development, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

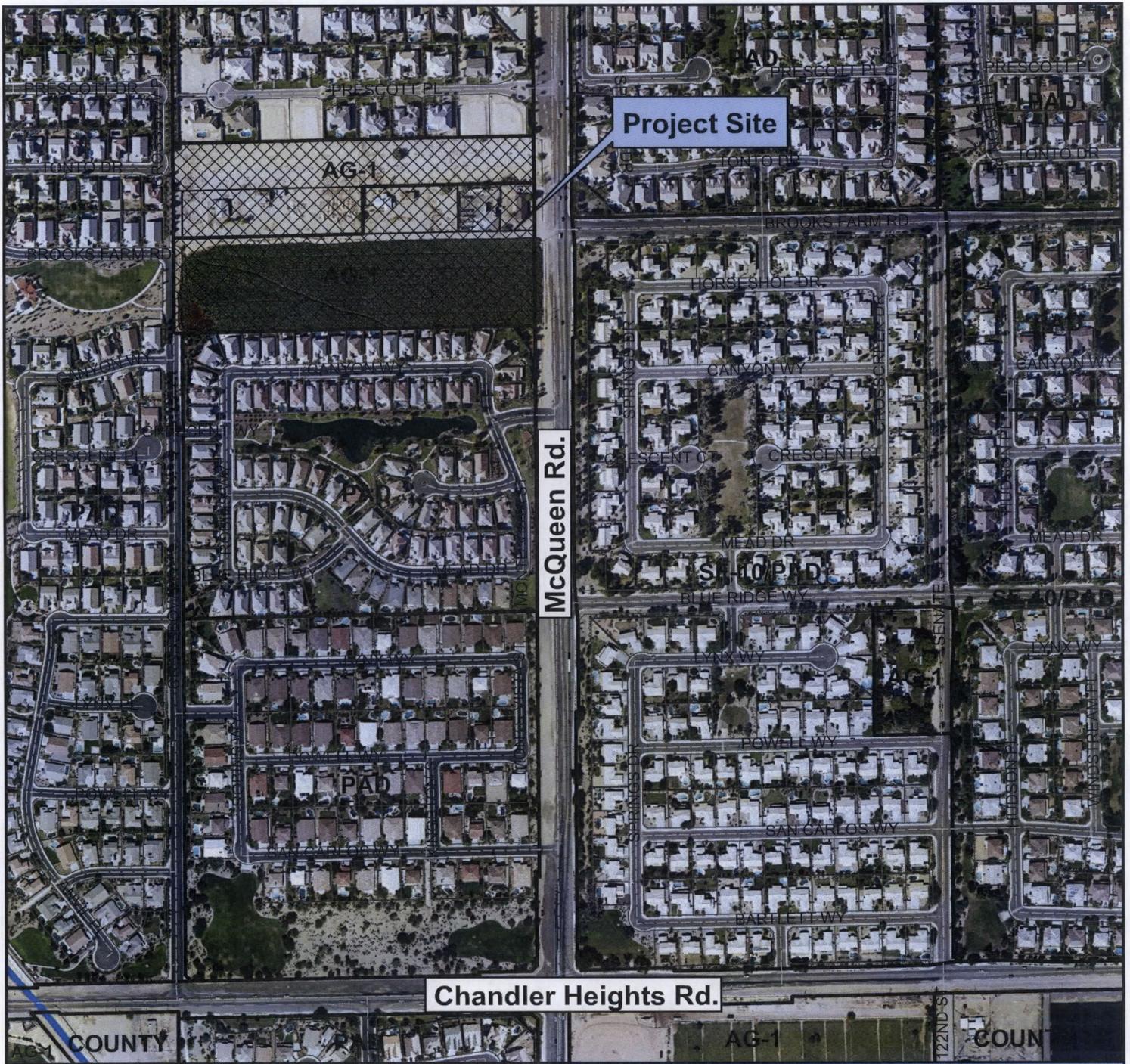
Move to approve DVR13-0028 OCOTILLO LANDING, PDP approval for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Plat

Move to approve PPT13-0017 OCOTILLO LANDING, Preliminary Plat for a single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Kerby Estates Area Plan
3. Site Plan
4. Representative Elevations & Floor Plans
5. Preliminary Plat
6. Ordinance No. 4522
7. Development Booklet

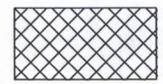
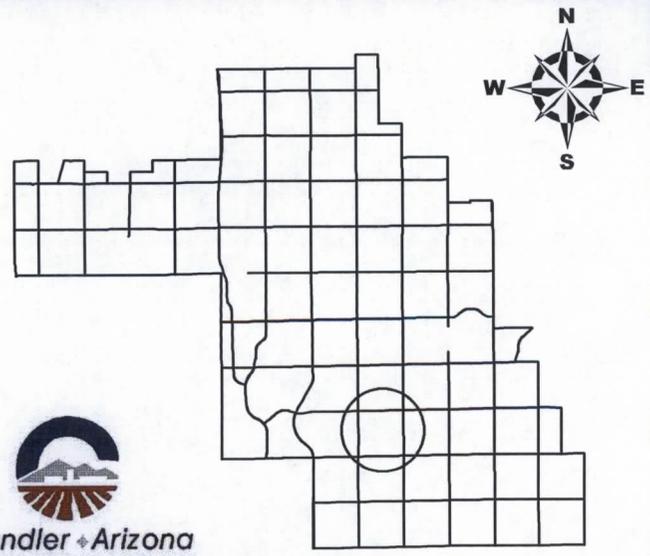


Project Site

McQueen Rd.

Chandler Heights Rd.

Vicinity Map

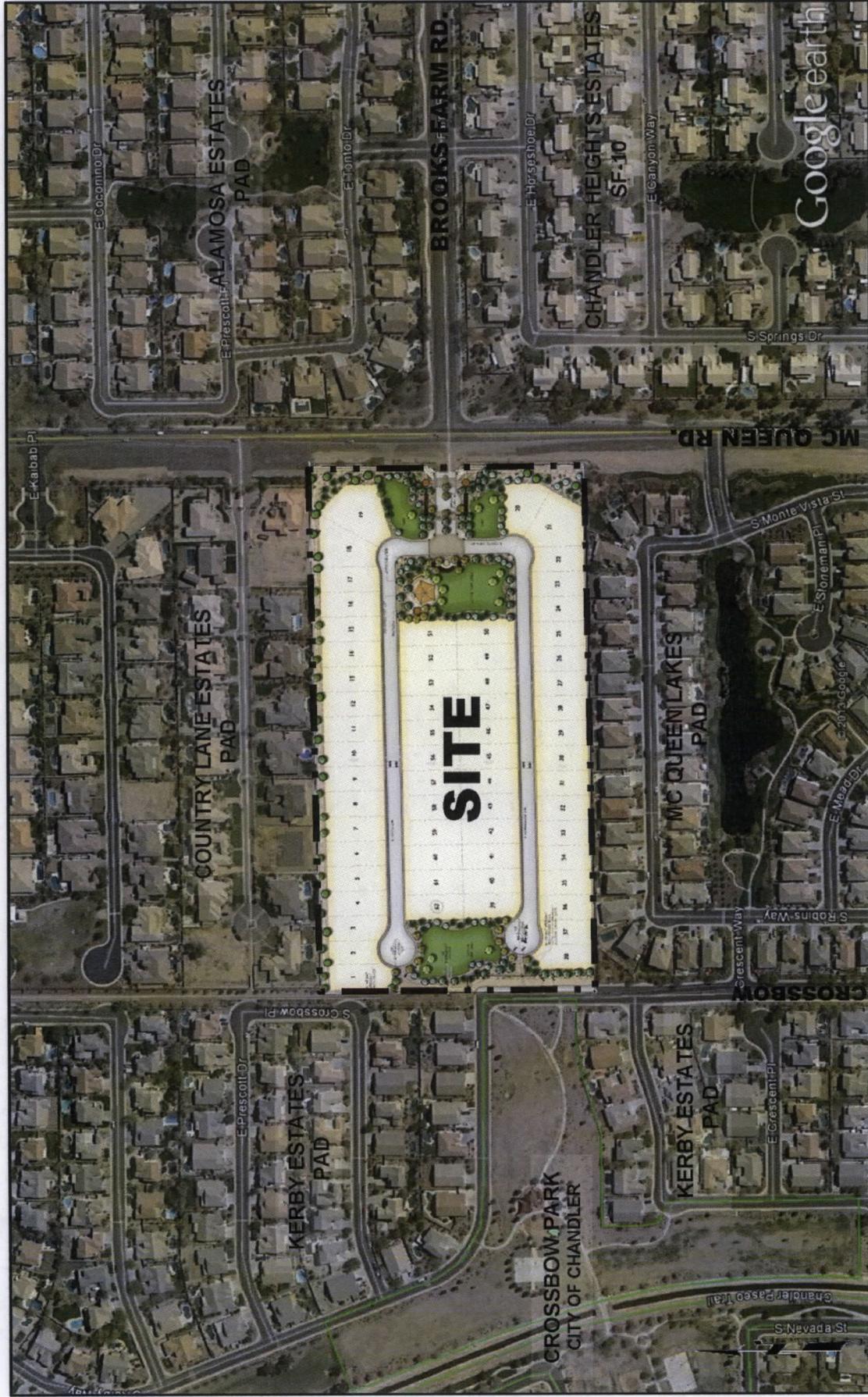


DVR13-0028

Ocotillo Landing

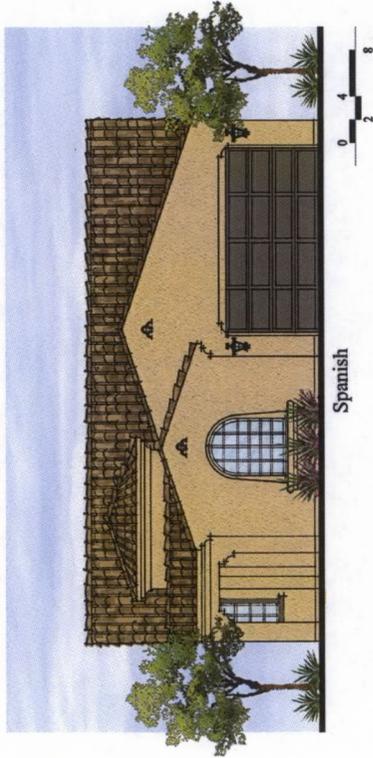
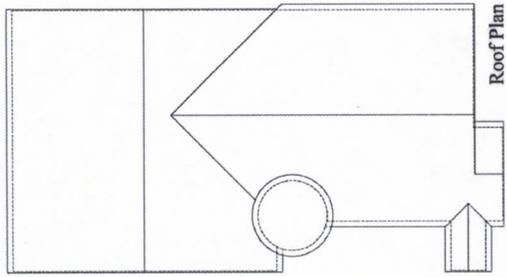


SITE AERIAL PHOTO



Map Source: Maricopa County Assessor, 2013

OCOTILLO LANDING | PLAN 4502 | 'SPANISH' BUILDING ELEVATIONS | 2,587 SQ. FT.



- ELEVATION LEGEND**
(See sheet)
- Concrete 'S' Tile Roof
 - Stucco Exterior
 - Stucco Over Foam Trim
 - Decorative Corbels
 - Decorative Clay Pipes
 - Recessed Windows
 - Roll Up Garage Door
 - Couch Light



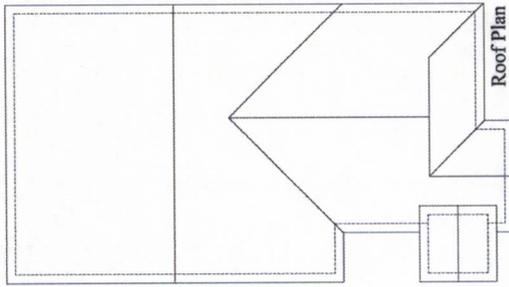
Elevations - Plan 4502

Artisan at Ocotillo Landing

Chandler, Arizona



PROJECT NO. 20120012
09-09-2013



- ELEVATION LEGEND**
(Ranch Hacienda)
- Concrete S' Tile Roof
 - Stucco Exterior
 - Stucco Over Foam Trim
 - Outlookers
 - Stone Accents
 - Faux Wood Shutters
 - Decorative Vents
 - Recessed Windows
 - Roll Up Garage Door
 - Standard Windows
 - Coach Light



Elevations - Plan 4502

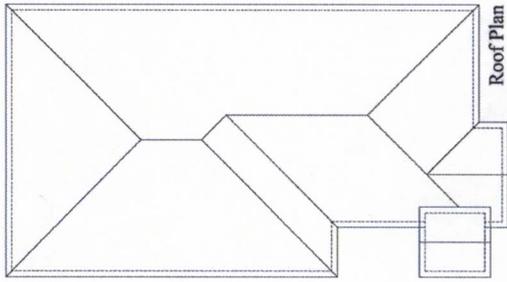
Artisan at Ocotillo Landing

Chandler, Arizona

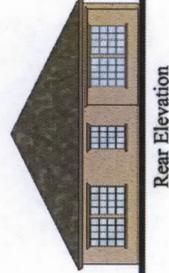


PROJECT NO. 20130012
09-09-2013

OCOTILLO LANDING | PLAN 4502 | 'COTTAGE FRENCH COUNTRY' BUILDING ELEVATIONS | 2,587 SQ. FT.



- ELEVATION LEGEND**
(Cottage French Country)
- Concrete Flat Tile Roof
 - Stucco Exterior
 - Stone Accents
 - Stone Awnings
 - faux Wood Shutters
 - Decorative Vents
 - Recessed Windows
 - Roll Up Garage Door
 - w/ Standard Windows
 - Coach Light



Elevations - Plan 4502

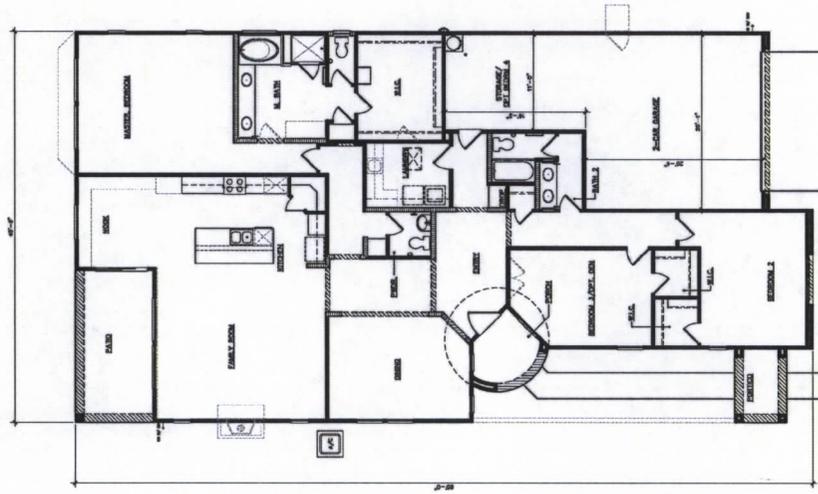
Artisan at Ocotillo Landing

Chandler, Arizona



PROJECT NO. 20120012
09-09-2013

OCOTILLO LANDING | PLAN 4502 | FLOOR PLAN | 2,587 SQ. FT.



Floor Plan

Plan 4502 Spanish - 2,587 Sq. Ft.
Scale: 3/16" = 1'-0"

Artisan at Ocotillo Landing

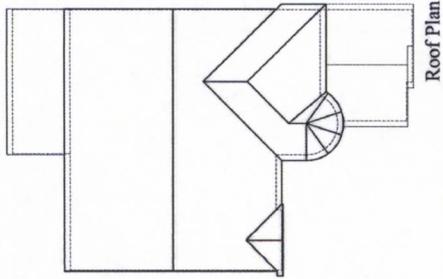
Chandler, Arizona



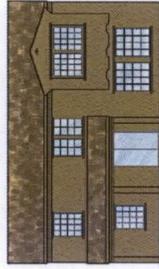
PH: 949.230.4537

PROJECT NO. 20120012
09-09-2013

OCOTILLO LANDING | PLAN 4504 | 'SPANISH' BUILDING ELEVATIONS | 3,056 SQ. FT.



- ELEVATION LEGEND**
- Concrete Tile Roof
 - Stucco Finish
 - Stucco Over Foam Trim
 - Faux Wood Shutters
 - Decorative Corbels
 - Decorative Wrought Iron
 - Decorative Clay Pipes
 - Recessed Windows
 - Roll Up Garage Door
 - Couch Light



Elevations - Plan 4504

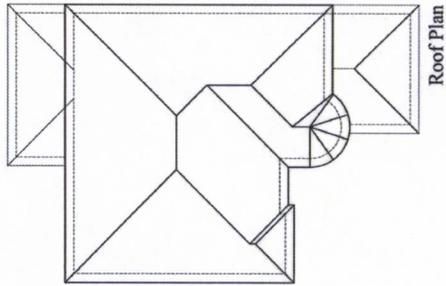
Artisan at Ocotillo Landing

Chandler, Arizona

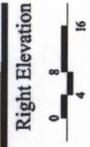


PROJECT NO. 20120012
09-09-2013

OCOTILLO LANDING | PLAN 4504 | 'ITALIANATE' BUILDING ELEVATIONS | 3,056 SQ. FT.



- ELEVATION LEGEND**
- Concrete S' Tile Roof
 - Shwood Ex. Garage
 - Paint Over Foam Trim
 - Faux Wood Shutters
 - Decorative Corbels
 - Recessed Windows
 - Roll Up Garage Door w/ Standard Windows
 - Couch Light



Elevations - Plan 4504

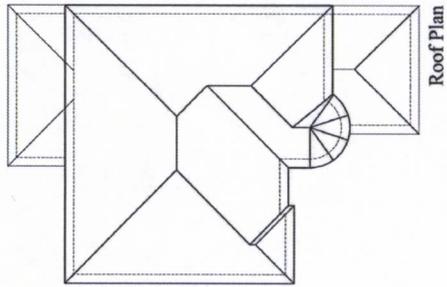
Artisan at Ocotillo Landing

Chandler, Arizona

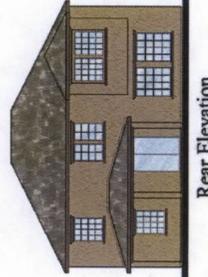


PROJECT NO. 20120012
09-09-2013

OCOTILLO LANDING | PLAN 4504 | 'COTTAGE FRENCH COUNTRY' BUILDING ELEVATIONS | 3,056 SQ. FT.



- ELEVATION LEGEND**
(Cottage French Country)
- Concrete Flat Tile Roof
 - Stucco Exterior
 - Shown Over Foam Trim
 - Flat Wood Shutters
 - Decorative Vents
 - Recessed Windows
 - Roll Up Garage Door
 - w/ Standard Windows
 - Couch Light



Elevations - Plan 4504

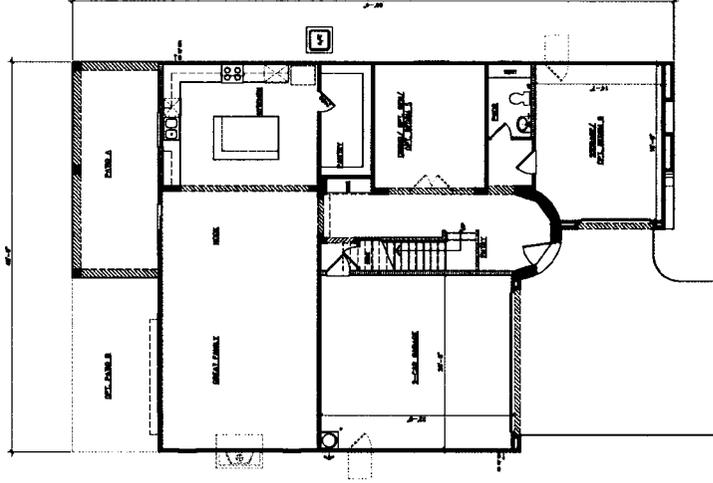
Artisan at Ocotillo Landing

Chandler, Arizona

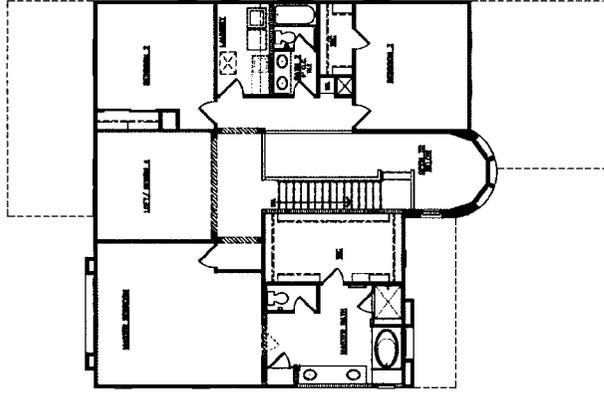


PROJECT NO. 20120012
09-09-2013

OCOTILLO LANDING | PLAN 4504 | FLOOR PLAN | 3,056 SQ. FT.



First Floor Plan



Second Floor Plan

Plan 4504 Spanish - 3,056 Sq. Ft.

Scale: 3/16" = 1'-0"

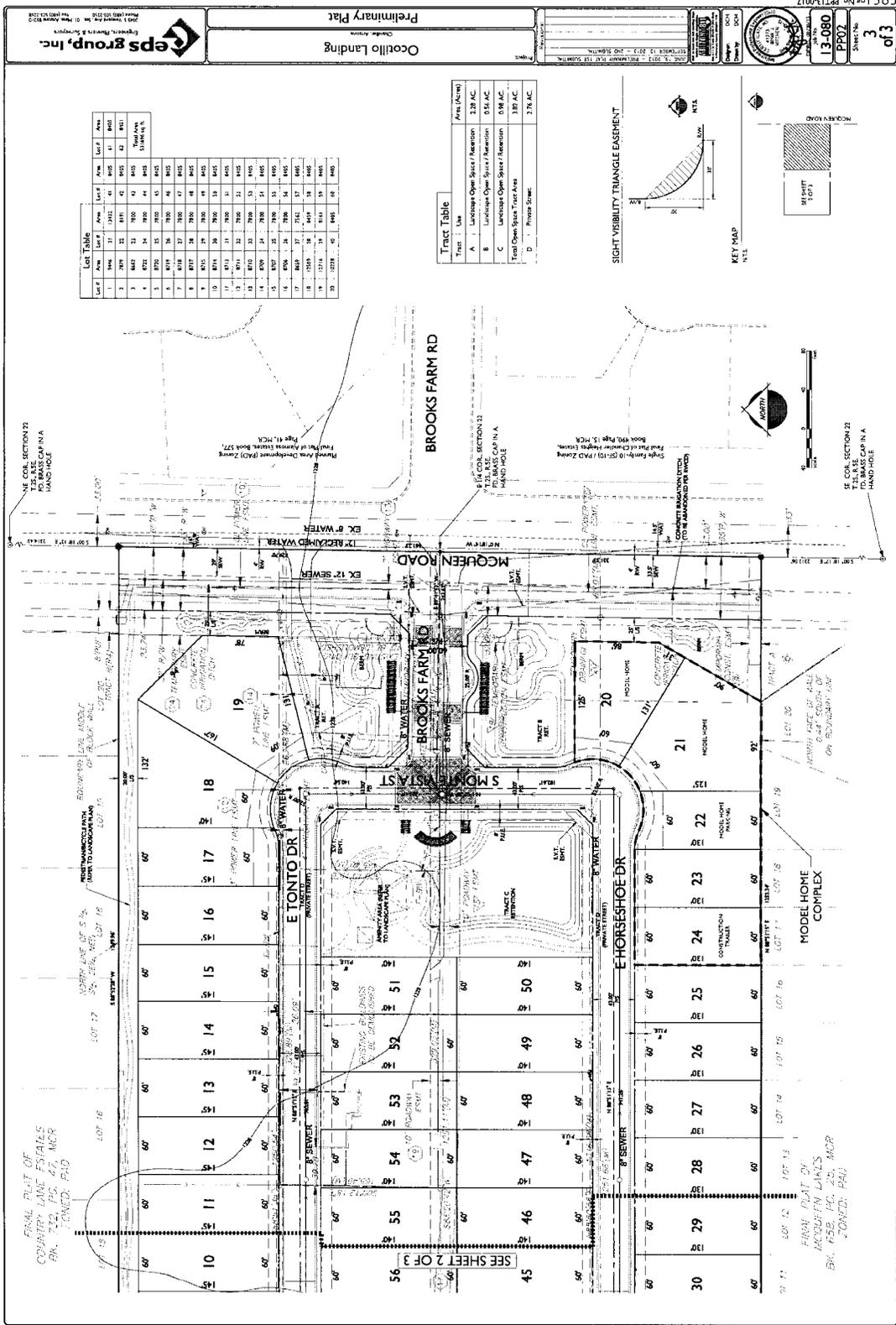
Artisan at Ocotillo Landing

Chandler, Arizona



PROJECT NO. 20120012
09-09-2013

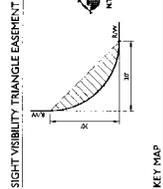
OCOTILLO LANDING | PRELIMINARY SUBDIVISION PLAT



13-080 - Ocotillo Landing

Lot #	Area	Area	Area	Area
1	3494	37	1212	41
2	3494	37	1212	41
3	3494	37	1212	41
4	3494	37	1212	41
5	3494	37	1212	41
6	3494	37	1212	41
7	3494	37	1212	41
8	3494	37	1212	41
9	3494	37	1212	41
10	3494	37	1212	41
11	3494	37	1212	41
12	3494	37	1212	41
13	3494	37	1212	41
14	3494	37	1212	41
15	3494	37	1212	41
16	3494	37	1212	41
17	3494	37	1212	41
18	3494	37	1212	41
19	3494	37	1212	41
20	3494	37	1212	41
21	3494	37	1212	41
22	3494	37	1212	41
23	3494	37	1212	41
24	3494	37	1212	41
25	3494	37	1212	41
26	3494	37	1212	41
27	3494	37	1212	41
28	3494	37	1212	41
29	3494	37	1212	41
30	3494	37	1212	41

Tract	Use	Area (Acres)
A	Landscaped Open Space / Recreation	2.39 AC.
B	Landscaped Open Space / Recreation	0.54 AC.
C	Landscaped Open Space / Recreation	0.08 AC.
D	Private Street	0.00 AC.
Total		3.01 AC.



JAN 23 2014

ORDINANCE NO. 4522

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY (DVR13-0028 OCOTILLO LANDING) 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 for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "OCOTILLO LANDING", kept on file in the City of Chandler Planning Division, in File No. DVR13-0028, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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.
9. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
10. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the

homeowners' association responsible for monitoring and enforcement of this requirement.

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 Transportation & 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, Maricopa County, Arizona, this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4522 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:

ATTACHMENT 'A'

LEGAL DESCRIPTION
OCOTILLO LANDING

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22 (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) FROM WHICH THE SOUTHEAST CORNER THEREOF (3" CITY OF CHANDLER BRASS CAP IN HAND HOLE) BEARS SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), A DISTANCE OF 2644.58 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST (MEASURED), ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 330.57 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 88 DEGREES 51 MINUTES 15 SECONDS WEST (MEASURED), ALONG THE SAID SOUTH LINE, A DISTANCE OF 1317.25 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST (MEASURED), ALONG THE SAID WEST LINE, A DISTANCE OF 330.38 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS WEST (MEASURED), ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 331.33 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 88 DEGREES 52 MINUTES 28 SECONDS EAST (MEASURED), ALONG SAID NORTH LINE, A DISTANCE OF 1314.97 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00 DEGREES 18 MINUTES 12 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 330.64 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 870,441 SQUARE FEET OR 19.98 ACRES MORE OR LESS.

