



MEMORANDUM Planning Division – CC Memo No. 14-077

DATE: AUGUST 14, 2014
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER [signature]
MARSHA REED, ASSISTANT CITY MANAGER [signature]
JEFF KURTZ, PLANNING ADMINISTRATOR [signature]
KEVIN MAYO, PLANNING MANAGER [signature]
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER [signature]
SUBJECT: DVR13-0010 CONTINUUM AT DOBSON ROAD
Introduction and Tentative Adoption of Ordinance No. 4560

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15-acres, and Preliminary Development Plan (PDP) for site layout and building design
Location: Northwest corner of Dobson and Queen Creek roads
Applicant: Mike Withey, Withey Morris, PLC
Project Info: Approximately 33.73 acres, five office buildings and one hotel

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, South Price Road Employment Corridor, and the Innovation Zone, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Dobson and Queen Creek roads. The existing Continuum campus with Cyrus One, OnTrac, and Nationstar Mortgage is north of the subject site. To the east are Dobson Road and the Clemente Ranch residential subdivision. The Downtown Ocotillo commercial center, a daycare center, and apartments are south and southeast of the site. West of the site is undeveloped land zoned AG-1.

The property was previously zoned as part of the Motorola campus in the 1980s; however, the zoning reverted to AG-1. The proposed business park is an expansion of Continuum's campus adding approximately 306,000 to 435,000 square feet of office and a 64,000 square foot hotel.

The application requests Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan approval for uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15-acres within a 34-acre campus including office buildings and a hotel. The proposed development extends the technology-based employment and office campus further south and along Dobson Road. The property is zoned Agricultural District (AG-1) and undeveloped.

The General Plan designates the subject site as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north and ending at the Chandler Heights Road alignment just north of Sun Lakes.

The Development Booklet represents the site design and building architecture guidelines for two- and three-story office buildings and a four-story hotel. The development is not requesting a Mid-Rise Overlay. A conceptual master plan represents three primary office buildings clustered around a curvilinear vehicular spine and pedestrian corridor. There is an expanded master plan representing two additional office buildings along with above ground parking structures. The architectural exhibits, imagery and representations contained within the attached Development Booklet establish the 'bar' or level of quality expected for the future campus. While the final ultimate design and location of buildings may alter, the exhibits depict a close representation of how the campus will develop. As with the existing Continuum, a variety of architectural styles may occur. Planning Staff will review the final building and site design administratively.

The request seeks to establish a cohesive business park high-quality campus atmosphere with a strong landscaping theme. The development's site design emulates the existing Continuum providing landscape themes, strong pedestrian amenities, and site features. The landscape theme includes a 'radial' design at major intersection points that is carried throughout the campus. Building placement includes a relationship to the radial theme at the boulevard entrances furthering the campus concept.

The building architecture incorporates a mix of stone, precast concrete, brick, colored and textured concrete masonry units, EIFS, and stucco. Vertical and horizontal elements are prescribed along each building façade. Colors are represented to be a mix of cool tones similar to existing Continuum buildings as well as desert hue earth tones. Exhibits are provided for the proposed four-story hotel building at the site's southwest corner and the three two-story office buildings centralized in the parcel. Additional exhibits provide more detailed architectural imagery that further defines the level of quality expected within the Continuum at Dobson Road.

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The request includes a comprehensive sign package that includes building mounted signage, campus identification signs and freestanding single-tenant and multi-tenant monument signage. Building mounted signage can include pan channel, reverse pan channel or flat cut out pin mounted lettering at the discretion of the end user. The signage represents a very high level of quality that provides a strong statement for the Price Corridor as well as creates a unified image for the campus.

DESIGN REVIEW COMMITTEE

A Design Review Committee (DRC) meeting was held on June 23, 2014, to present the development's building and site design. The applicant presented the building elevations for Buildings A, B, and C, example office building images, the hotel, and the proposed site, landscape, and signage plans conveying this is an extension of Continuum's campus. DRC discussion focused on concerns with the architecture for Buildings A, B, and C and the hotel. The DRC requested the three office buildings incorporate a similar level of architectural detail that exists with current Continuum buildings. Architectural details included enhanced front entry elements and wall plane features. DRC requested additional score lines and other depth so there is visual interest and adding more details to tie the buildings to what exists. One example, enhancing the multiple rectangular pop-out sections repeating along each building façade.

DRC requested the hotel tie in with the existing Continuum buildings in the same manner as the office buildings. The hotel is being designed for a specific user thus DRC requested the building be modified from a corporate appearance and to provide other examples of hotel buildings the user has developed that fit within the Continuum theme.

Following DRC, the applicant modified the office and hotel building elevations. Changes to the office buildings include further articulation such as additional glazing and enhanced perspectives reflecting visual interest at front entries. The hotel building includes additional vertical projecting elements with decorative porcelain tiles and additional glazing. Building colors are more reflective of the cool-toned paint colors on existing Continuum buildings. Planning Staff is of the opinion that additional score lines and other depth elements including vertical elements are needed to tie in the buildings further to the existing buildings per DRC's direction. With the proposed development allowing for the administrative review by Planning Staff for building and site design, the applicant is agreeable to a condition to further work with Planning Staff on additional design elements for the office buildings.

DISCUSSION

Due to the scope of the project and the long-term development projections, a phasing plan is not included within the Development Booklet. A project of this size may take several years for full development to be realized in conjunction with the larger Continuum campus. Necessary site work and infrastructure will occur throughout the property as market conditions warrant as each parcel develops.

Planning Staff is of the opinion that Continuum at Dobson Road represents the continuation of Continuum and the development of knowledge-intensive industries. With the quality development standards, as represented in the Development Booklet, Continuum at Dobson Road

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will be used as a guide for future development. Planning Staff finds the development to provide an opportunity to further the South Price Road Employment Corridor's employment preeminence. The development provides distinctive opportunities allowing for emerging knowledge-intensive industries to partner with similar users within a close proximity.

The Development Booklet on Pages 11, 14, and 55 (related to site development and parking standards, commercial design standards, and sign standards respectively) includes different statements that the PDP Development Booklet prevails if there is a discrepancy or conflict between what is stated in the Development Booklet and what is required by Zoning Code/Ordinance. These statements shall be stricken from the Development Booklet. Concerns have risen lately as to whether or not the caveat is appropriate and necessary when dealing with discrepancies between required development standards and elements proposed in the development book.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the City of Chandler Zoning Code.
- A neighborhood meeting was held June 16, 2014. Two people attended who were former employees of Motorola. They were pleased with the proposed development and expressed support. There was no opposition.
- Planning Staff is not aware of any concerns or opposition related to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Cunningham)

Planning Staff inadvertently included a standard 3-year time limit zoning condition. Staff intended to apply the same timing condition included in the prior Continuum zoning case. The condition has been added to the rezoning action below, Condition No. 2.

RECOMMENDED ACTIONS

Rezoning

Upon finding consistency with the General Plan, South Price Road Employment Corridor, and the Innovation Zone, Planning Commission and Planning Staff recommend approval of the Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15-acres in case DVR13-0010 CONTINUUM AT DOBSON ROAD, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, Exhibit A, entitled "CONTINUUM AT DOBSON ROAD", kept on file in the City of Chandler Planning Division, in File No. DVR13-0010, except as modified by condition herein. The Development Booklet provides building layout, site layout, and architectural design for the future development of individual parcels including on-site improvements

which will be reviewed and approved administratively by Planning Staff, except as modified by condition herein.

2. The rezoning request does not include a specified timing condition. This includes relief of the 1-year timing condition from the effective date of the ordinance as specified in the City Code section 35-2603.B.
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. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Planning Administrator for arterial street median landscaping.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. The site shall be maintained in a clean and orderly manner.
6. Building mounted signage shall be consistent with the design expectations as provided in the development booklet, and as such, building mounted signage shall be reviewed and approved administratively by Planning Staff.
7. 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.
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. Raceway and animated signs shall be prohibited within the development.
10. The applicant shall work with Planning Staff to further enhance the office buildings with elements such as, but not limited to, vertical articulation, score lines and other depth elements to tie the buildings to existing Continuum buildings.

PROPOSED MOTIONS

Rezoning

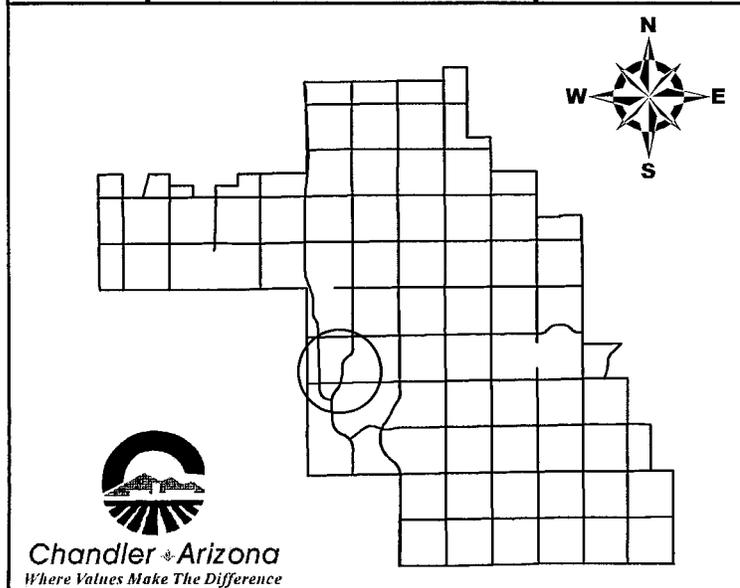
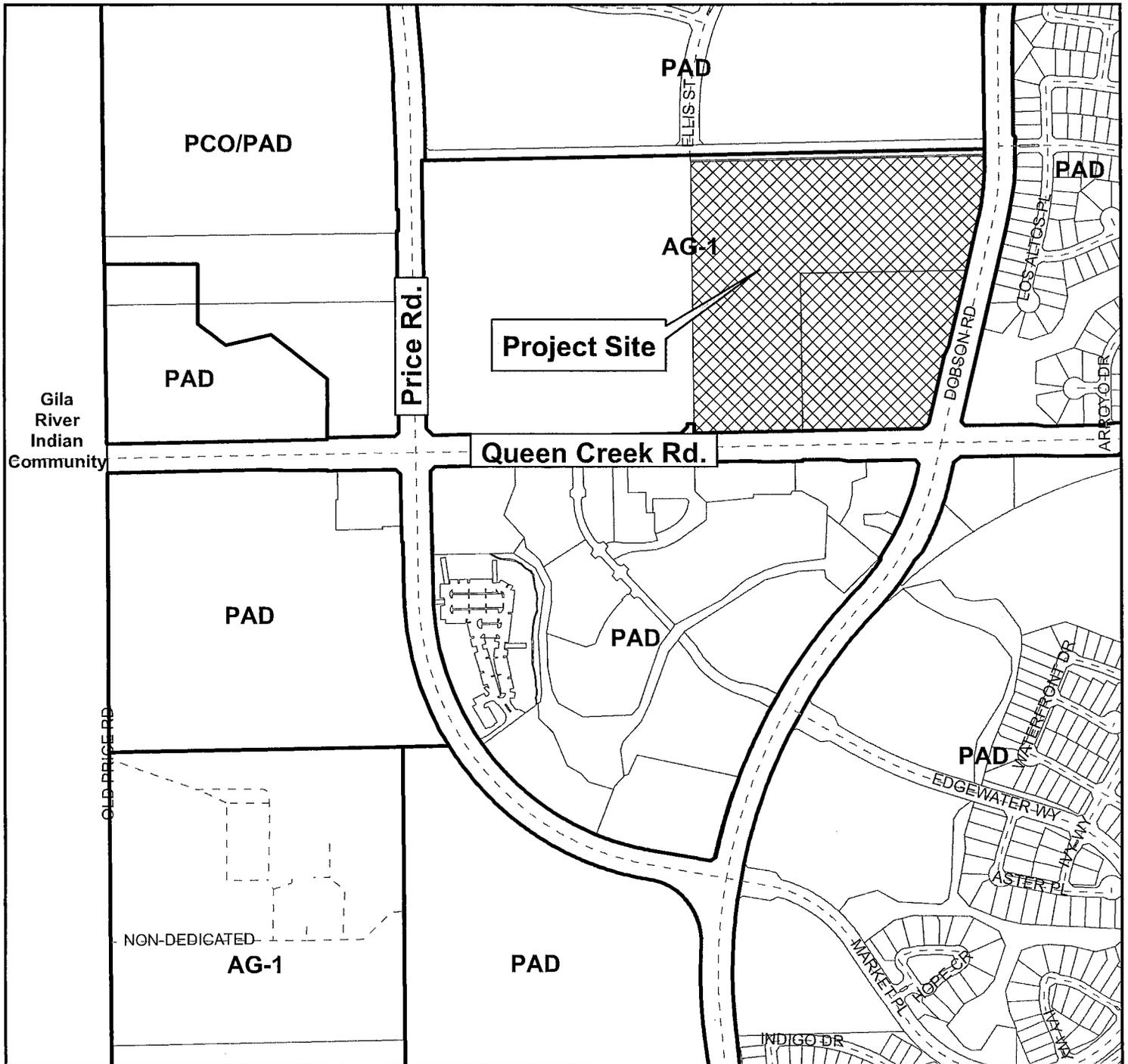
Move to introduce and tentatively adopt Ordinance No. 4560 approving rezoning case DVR13-0010 CONTINUUM AT DOBSON ROAD, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15-acres, subject the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve zoning case DVR13-0010 CONTINUUM AT DOBSON ROAD, Preliminary Development Plan for site design and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Context Plan of Continuum Campus
3. Conceptual Master Plan and Expanded Plan
4. Landscape Plan and Perspectives
5. Building Elevations and Perspectives
6. Ordinance No. 4560
7. Exhibit A, Development Booklet

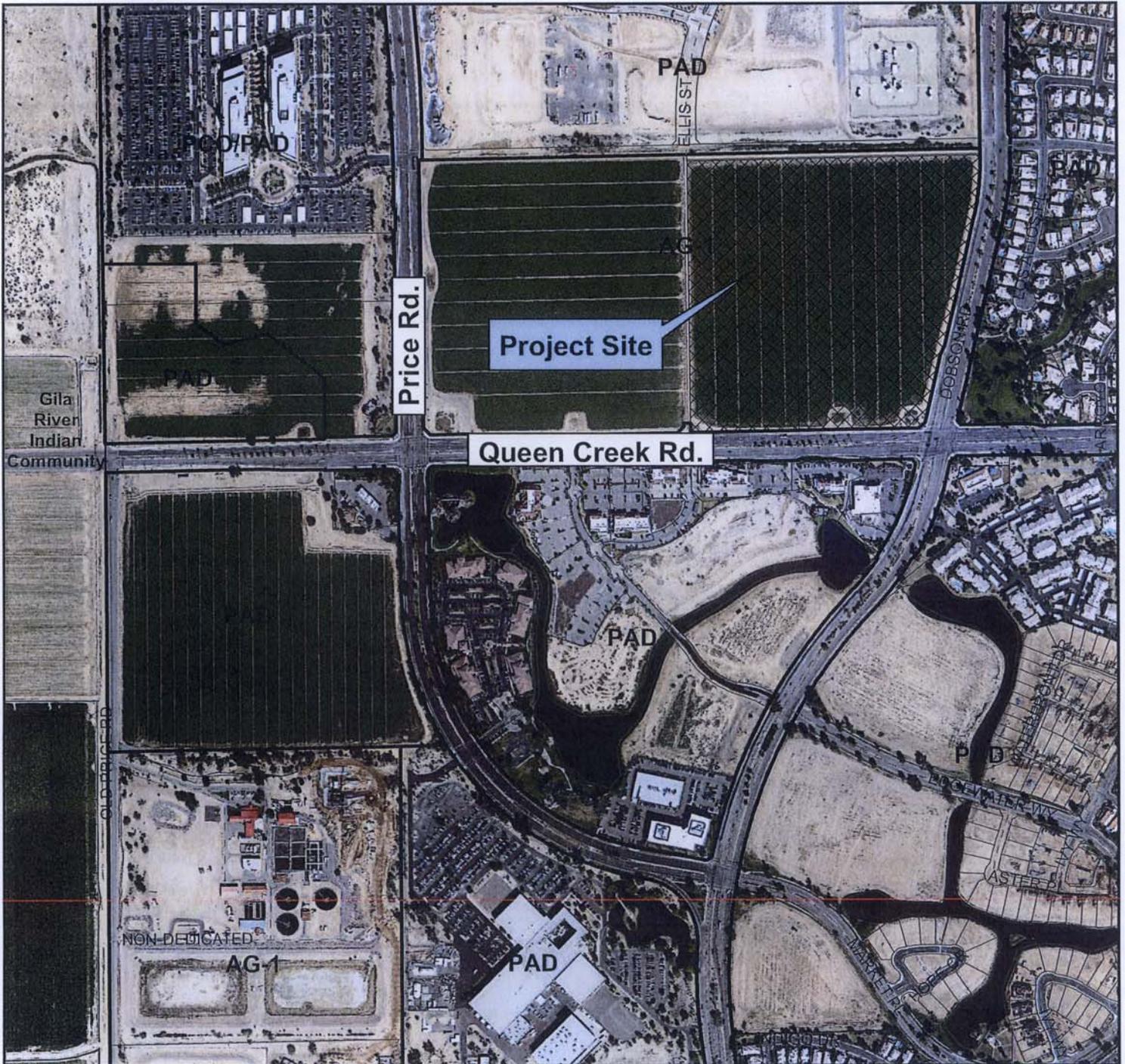


Vicinity Map



DVR13-0010

Continuum at Dobson Road



Vicinity Map



DVR13-0010

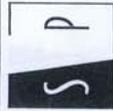
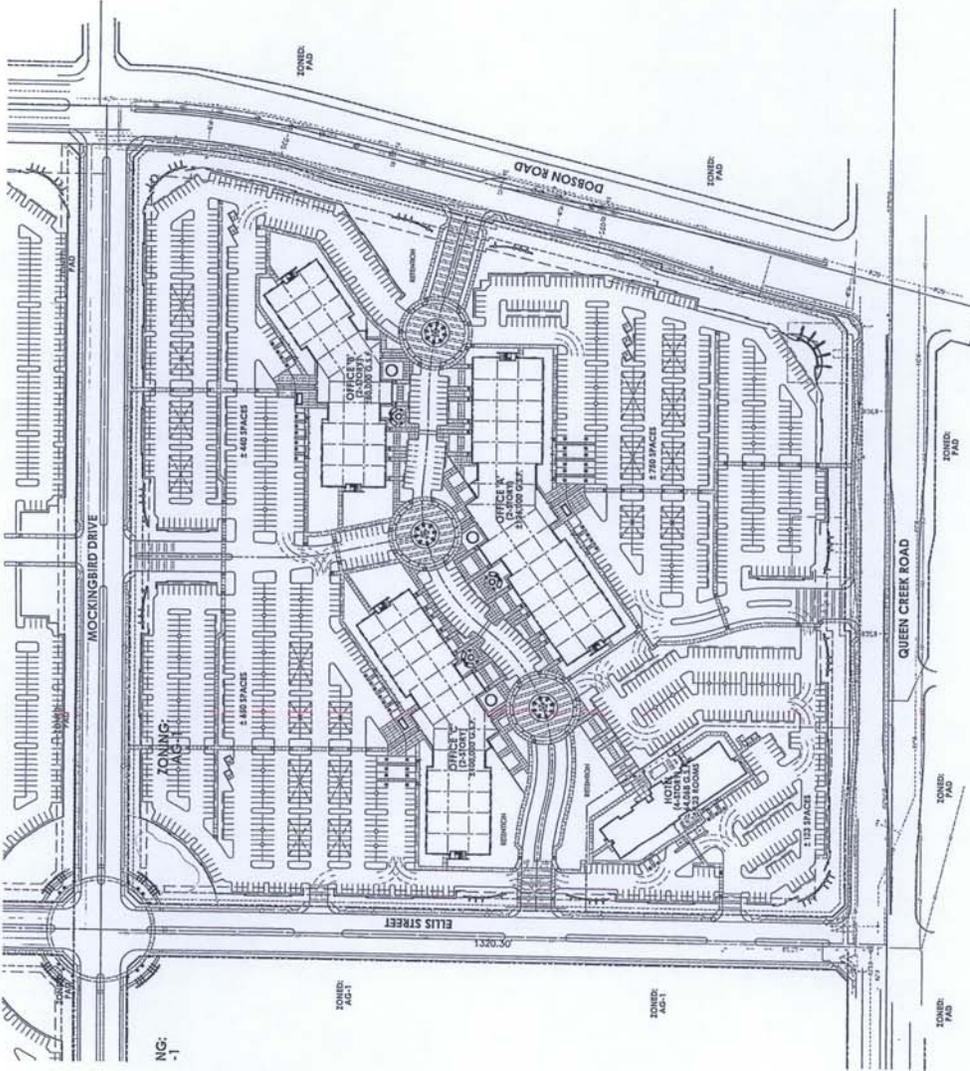
Continuum at Dobson Road



Context Plan



AT DOBSON ROAD

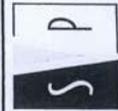


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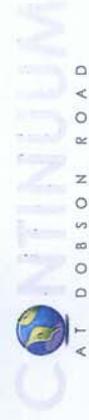
CONTINUUM
AT DOBSON ROAD



Conceptual Ellis Street
 & Mackingbird Drive
 Intersection Landscape
 Exhibit

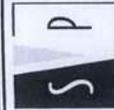


PHArchitecture





Conceptual Dobson Road
& Queen Creek Road
Intersection Rendering



PHArchitecture

CONTINUUM
AT DOBSON ROAD



Conceptual Rendering - Building 'A'
View - North

Representative Image of Building Quality



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CONTINUALUM
AT DOBSON ROAD



Representative Image of Building Quality

Conceptual Rendering - Building 'B'
View - Southeast



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CONTINUM
AT DOBSON ROAD



Conceptual Rendering - Building 'C'
View - South

Representative Image of Building Quality



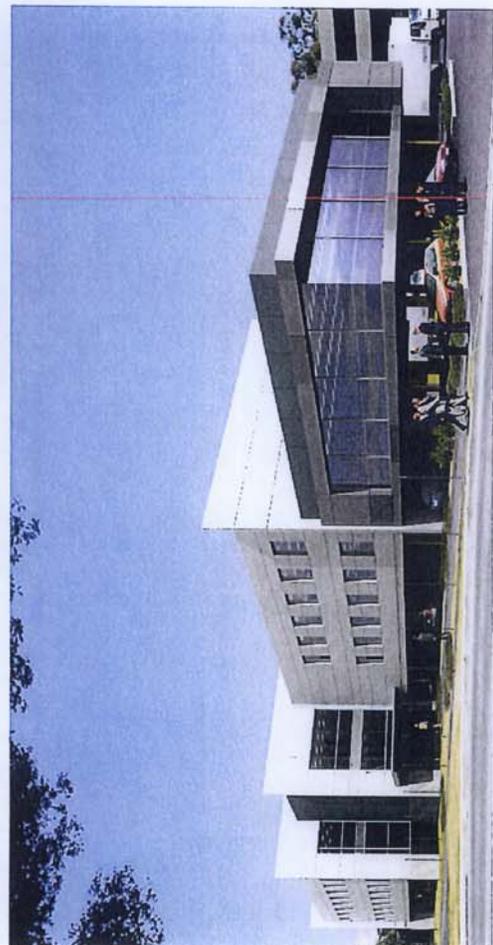
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CONTINUALM
AT DOBSON ROAD



Representative Image of Building Quality

Conceptual Rendering - Hotel
View - Northeast



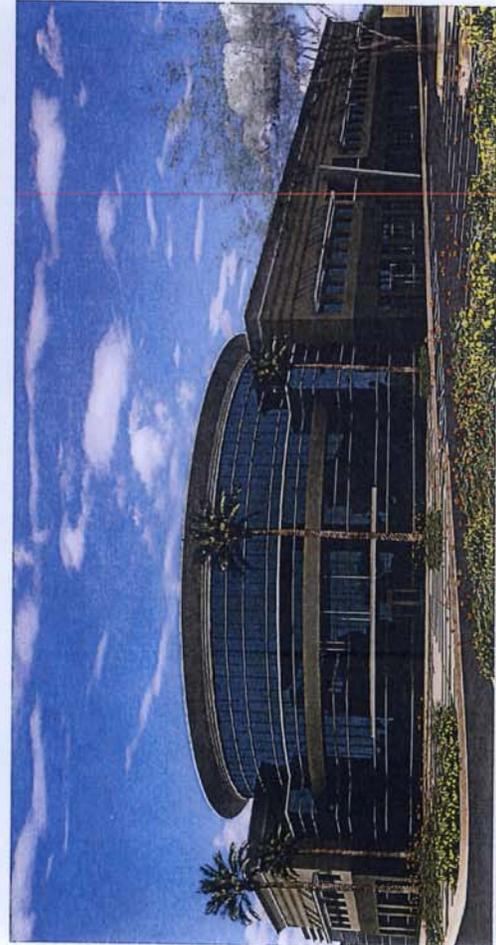
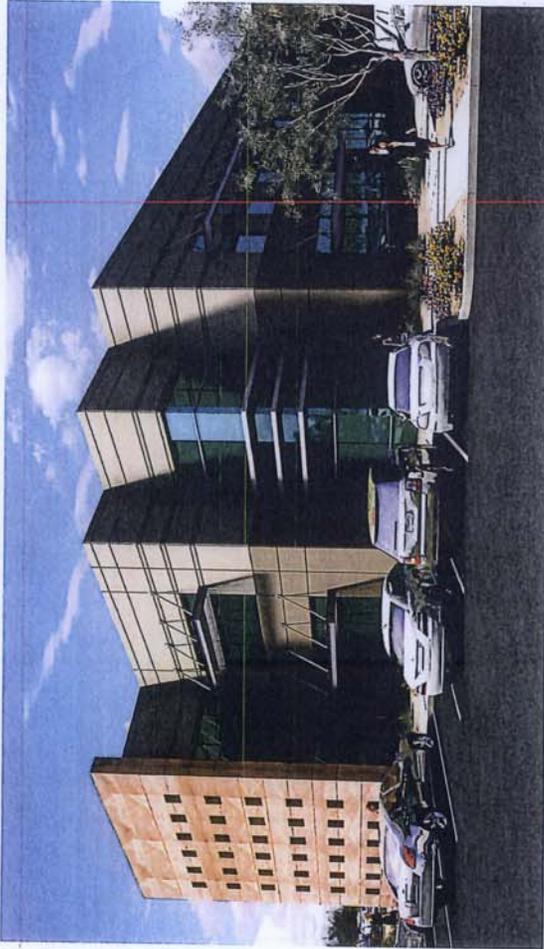
Representative Images of Building Quality

Architectural Design Character



PHArchitecture





Representative Images of Building Quality



Architectural Design Character



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CONTINUUM
AT DOBSON ROAD

ORDINANCE NO. 4560

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 (AGRICULTURAL DISTRICT) TO PAD (USES ALLOWED WITHIN THE INNOVATION ZONE DESIGNATION OF THE GENERAL PLAN AND TO ALLOW FOR THE DEVELOPMENT OF PARCELS LESS THAN 15-ACRES) IN CASE (DVR13-0010 CONTINUUM AT DOBSON ROAD) 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 (Agricultural District) to PAD (uses allowed within the Innovation Zone designation of the General Plan and to allow for the development of parcels less than 15-acres), subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, Exhibit A, entitled "CONTINUUM AT DOBSON ROAD", kept on file in the City of Chandler Planning Division, in File No. DVR13-0010, except as modified by condition herein. The Development Booklet provides building layout, site layout, and architectural

design for the future development of individual parcels including on-site improvements which will be reviewed and approved administratively by Planning Staff, except as modified by condition herein.

2. The rezoning request does not include a specified timing condition. This includes relief of the 1-year timing condition from the effective date of the ordinance as specified in the City Code section 35-2603.B.
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. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

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 Division 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. 4560 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 *KSM*

PUBLISHED:

EXHIBIT A

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 294.76 FEET (RECORD) 294.15 FEET (MEASURED);

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST 66.95 FEET (RECORD) 66.99 FEET (MEASURED) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF QUEEN CREEK ROAD, ACCORDING TO BOOK 385 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 52 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAYLINE, A DISTANCE OF 3.16 FEET (RECORD) 3.23 FEET (MEASURED) TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST 535.75 FEET (RECORD AND MEASURED);

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST 710.00 FEET (RECORD) 710.01 FEET (MEASURED);

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST, PARALLEL WITH AND 775.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 748.11 FEET (RECORD) 752.40 FEET (MEASURED) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD, ACCORDING TO BOOK 402 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 14 DEGREES 10 MINUTES 28 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 348.73 FEET (RECORD AND MEASURED);

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 25 DEGREES 29 MINUTES 03 SECONDS WEST, A DISTANCE OF 50.99 FEET (RECORD AND MEASURED);

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 14 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 300.20 FEET (RECORD AND MEASURED);

THENCE SOUTH 52 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 39.40 FEET (RECORD) 39.39 FEET (MEASURED);

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 8.05 FEET (RECORD) 8.01 FEET (MEASURED) TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST, 294.76 FEET (RECORD) 294.15 FEET (MEASURED) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, 75.00 FEET (RECORD AND MEASURED);

THENCE NORTH 52 DEGREES 10 MINUTES 28 SECONDS EAST, 39.40 FEET (RECORD) 39.39 FEET (MEASURED);

THENCE NORTH 14 DEGREES 10 MINUTES 28 SECONDS EAST, 300.20 FEET (RECORD AND MEASURED);

THENCE NORTH 25 DEGREES 29 MINUTES 03 SECONDS EAST, 50.99 FEET (RECORD AND MEASURED);

THENCE NORTH 14 DEGREES 10 MINUTES 28 SECONDS EAST 589.89 FEET (RECORD) 589.90 FEET (MEASURED) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WEST, HAVING A RADIUS OF 1135.00 FEET;

THENCE NORTH ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 21 SECONDS (RECORD) 13 DEGREES 40 MINUTES 28 SECONDS (MEASURED), A DISTANCE OF 270.84 FEET (RECORD) 270.88 FEET (MEASURED) TO A PORTION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 29 MINUTES 38 SECONDS WEST 1277.11 FEET (RECORD) SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST 1277.16 FEET (MEASURED) ALONG SAID EAST LINE TO THE POINT OF BEGINNING; AND

EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST 294.76 FEET (RECORD) 294.15 FEET (MEASURED) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 49 MINUTES 32 SECONDS WEST 1109.99 FEET (RECORD) 1026.86 FEET (MEASURED) TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 00 DEGREES 32 MINUTES 10 SECONDS EAST 65.00 FEET (RECORD) NORTH 00 DEGREES 32 MINUTES 23 SECONDS EAST (MEASURED) 65.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 49 MINUTES 32 SECONDS EAST PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1023.50 FEET (RECORD) 1023.49 FEET (MEASURED);

THENCE NORTH 52 DEGREES 10 MINUTES 28 SECONDS EAST, 3.16 FEET (RECORD) 3.23 FEET (MEASURED);

THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST 66.95 FEET (RECORD) 66.99 FEET (MEASURED) TO THE POINT OF BEGINNING; AND

EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;