

#3  
JUL 31 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 08-125**

**DATE:**            JUNE 19, 2008

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                         DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
                         JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
                         KEVIN MAYO, ACTING PLANNING MANAGER

**FROM:**            BILL DERMODY, SENIOR CITY PLANNER

**SUBJECT:**        DVR08-0002 MY EXTRA GARAGE STORAGE  
                         Introduction and tentative adoption of Ordinance No. 4085

Request:            Rezoning from Planned Area Development (PAD) to PAD Amended zoning with Preliminary Development Plan (PDP) approval for a condominium storage development

Location:           South and west of the southwest corner of Queen Creek and Cooper Roads

Applicant:           Equine Property Investments (UTAZ)

Project Info:        A three-building, 47,529 square foot storage facility with suites ranging from 800 to 1,500 square feet in size on 3.1 acres

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan and the Airpark Area Plan, recommend approval of the rezoning and Preliminary Development Plan (PDP) subject to conditions.

**BACKGROUND**

The application requests rezoning and PDP approval for a condominium storage facility on an approximately 3.1-acre property located south and west of the southwest corner of Queen Creek and Cooper Roads. The subject site is in the southwestern corner of an approximately 11-acre parcel that was zoned for conceptual commercial uses in 2006. West of the subject site is a

recently constructed office development (Airpark South Professional Village) that shares a driveway from Queen Creek Road and was constructed by the same developer. South of the subject site along Cooper Road is a parcel zoned Agricultural District (AG-1) that is owned by the Catholic Church and anticipated to be developed as the new St. Mary's church campus. Southwest of the subject site, directly west of the church site, is vacant land approved for the Maderas single-family home subdivision.

The proposed storage facility consists of three multi-unit buildings with an internal u-shaped driveway accessed through gates on the west. The gates are located across from the office development on an existing shared driveway from Queen Creek Road, while a new driveway from Cooper Road provides access along the site's southern property line, looping around the facility's southwestern corner and connecting to the other driveways. The storage facility has 39 units of various sizes and a vehicle wash area at its northeast end. The facility has no office or lounge area.

The application requests relief from the dissimilar land use minimum setback on its south side of 25' plus 1' for every 1' in building height. Building C, at a prevailing height of 22'-8", has a setback of only 25' from the southern property line (22'-8" less than required due to the southern neighbor's residential AG-1 zoning). However, it is noted that the first 15' of the southern neighbor's property is planned for a shared driveway centered on the property line and that the neighboring property is anticipated to be developed as a church rather than single-family residences.

The storage facility architecture includes stucco exterior walls painted in multiple desert brown tones. The building has arches, parapets, stone columns, and barrel tile roof features that draw from one of the office building design schemes in the adjacent office complex. To add extra visual interest, three of the arches have full stone exteriors from ground to roof and the wash area protrudes at an angle from the east wall to break up the rectangular nature of the footprint. Additionally, the applicant has agreed to a condition that would require the parapet heights to be selectively raised in certain areas to create a more varied roofline in a manner that mimics similar parapets in the office development.

The applicant has provided a potential retail site plan that could complete the 11-acre parcel at this intersection corner. The retail site plan is not part of the subject request, but is presented to illustrate that a functional retail development is still plausible after the southwestern 3.1 acres are converted to the storage use. As shown on the site plan, there is sufficient space left over for several buildings in typical retail orientations with full site circulation and interconnection.

The project provides code-required landscaping around the storage facility perimeter, including Sissoo and Live Oak trees. The Sissoo along the facility's southern wall will be planted at 12' heights spaced 20' on-center in accordance with the dissimilar land use buffer requirements. The 10' landscape strip along the facility's east side will also include larger (36"-box) Sissoo to allow for enhanced screening from view of passing traffic on Cooper Road. The project also provides Acacia and Sissoo on the eastern end of the facility interior.

Signage is not part of this application. The existing adjacent office development has monument signage with panels that could be dedicated to the storage business. Also, it is anticipated that the adjacent future retail development will include monument signage with the potential of panels dedicated to the subject project. Building signage is a possibility as well, but would need to be approved under a separate PDP application.

The project will be constructed in a single phase. According to the applicant, building permits will be applied for immediately following zoning and PDP approval.

### **DISCUSSION**

Planning Commission and Staff support the request, finding it a reasonable transition between the planned retail and existing condominium office developments. The architecture, with the generous use of stone and the arch and parapet features as amended by condition, is superior to the norm for storage projects. Additionally, the facility's architecture uses enough of the design details from one of the highly stylized office designs to look like a natural extension of that project.

### **AIRPORT RECOMMENDATION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflict evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 25, 2008 at the Chandler Municipal Airport. No citizens attended.
- After the Planning Commission hearing, Staff received one phone call from a residential neighbor "disappointed" that a storage facility is planned for the site rather than a pharmacy or other retail. The neighbor is glad to know that the storage facility is located behind the future retail buildings and that a substantial amount of retail is still planned for the corner.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

In order to upgrade the architecture, Planning Commission added Condition No. 11 and revised Condition No. 10 in regards to parapet depth.

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR08-0002 MY EXTRA GARAGE STORAGE subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "My Extra Garage Storage", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0002, except as modified by condition herein.
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. 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.
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. 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 subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

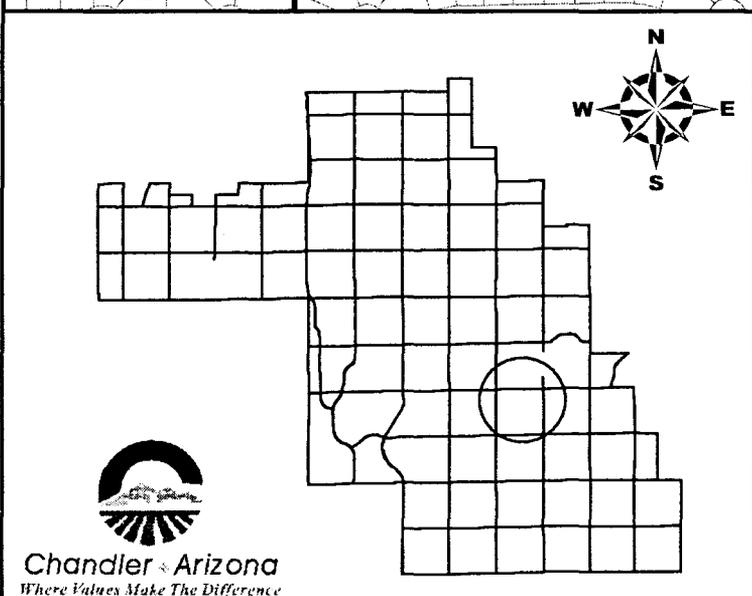
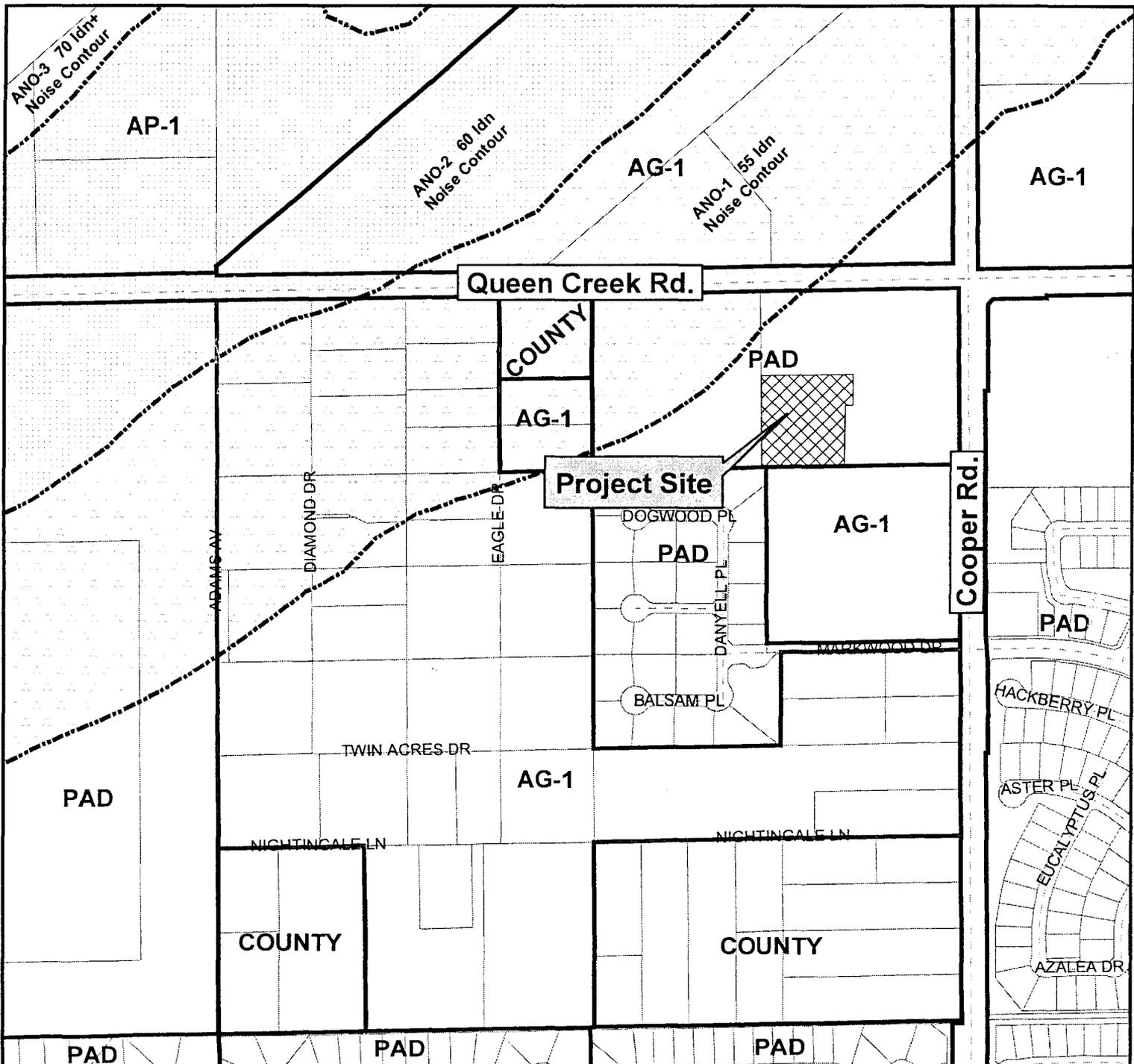
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
10. The applicant shall work with staff to provide greater parapet height variation in a manner similar to the styles present in the adjacent office development. Parapet projections shall be at least 3' depth.
11. The applicant shall work with staff to enhance building elevations on the project's interior by incorporating forms and materials found on the project's exterior to provide further visual interest.

### **PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4085 approving Planned Area Development zoning and Preliminary Development Plan in case DVR08-0002 MY EXTRA GARAGE STORAGE subject to the conditions recommended by Planning Commission and Staff.

### **Attachments**

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Neighboring Office Building Elevation: Type D
6. Ordinance No. 4085
7. Development Booklet

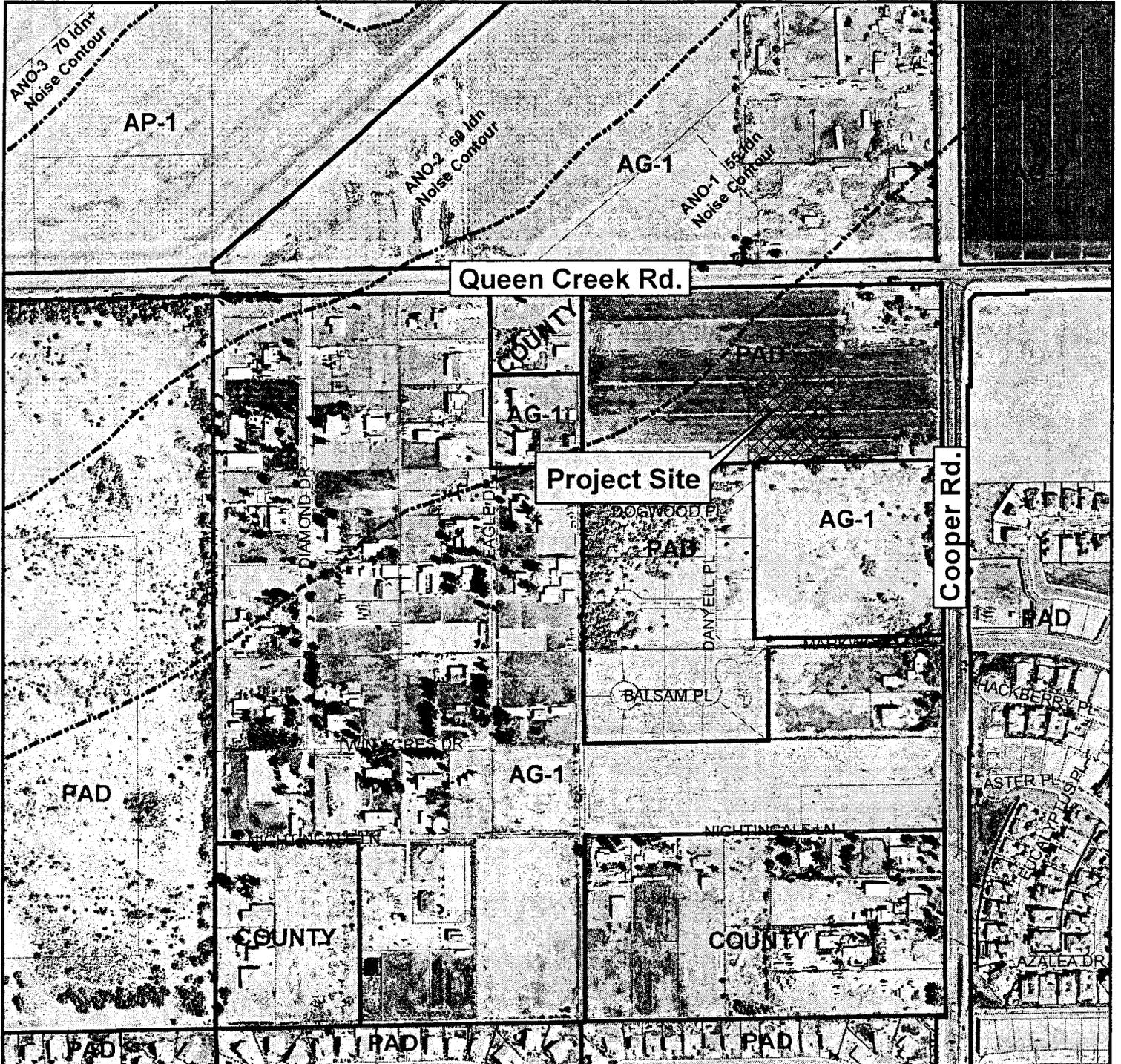


**Vicinity Map**

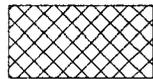
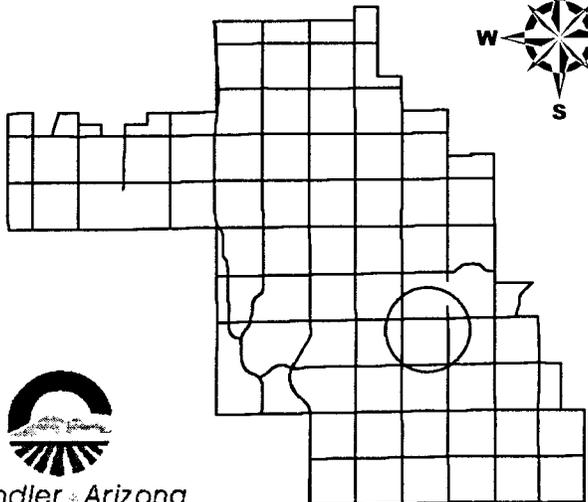
DVR08-0002

My Extra Garage Storage

CITY OF CHANDLER 1/23/2008



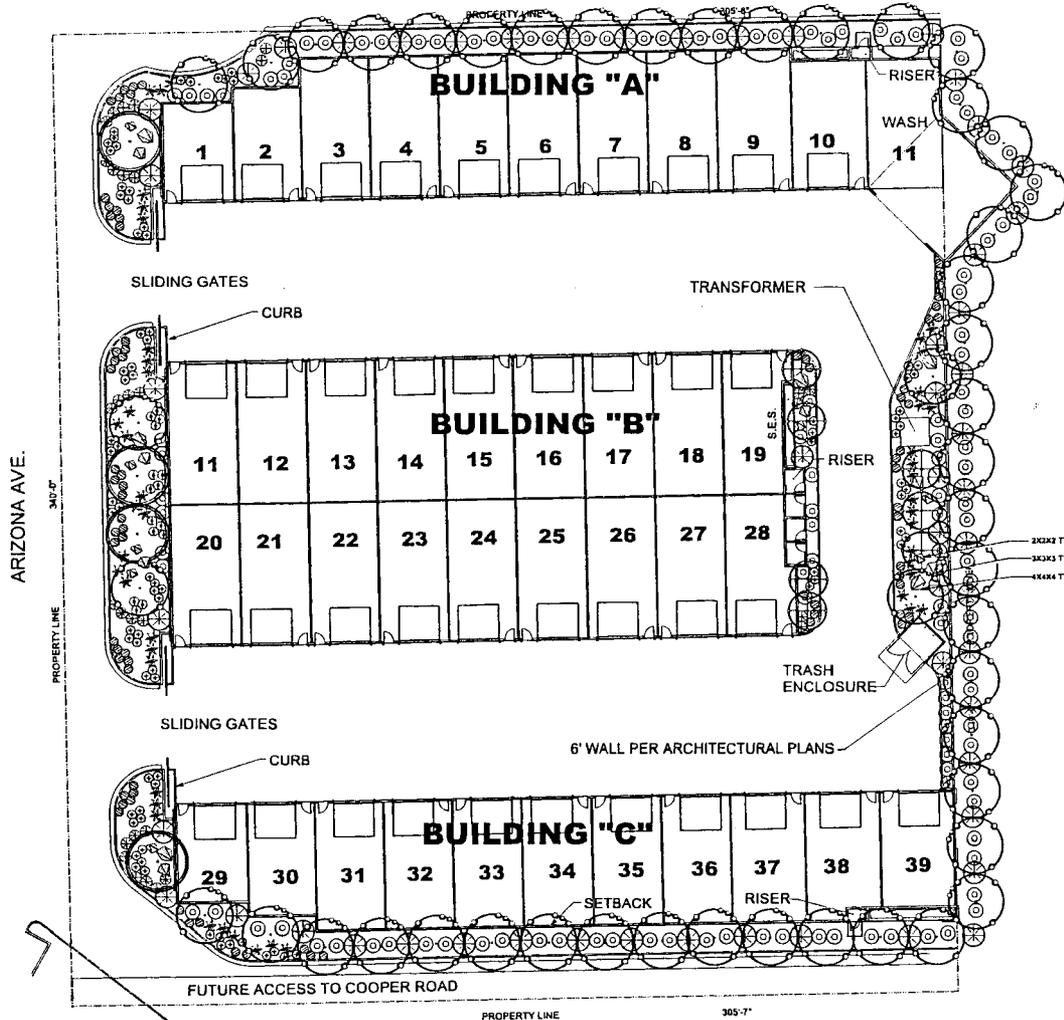
## Vicinity Map



DVR08-0002

My Extra Garage Storage





SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
<b>TREES</b>					
	DAHLBERGIA MISSOURIA	BISBOO TREE	36" BOX 2" CAL	48	
	ACACIA SALIGNA	WILLOW ACACIA	24" BOX 2" CAL	7	
	QUERCUS WISLIZENII	LIVE OAK	24" BOX 2" CAL	4	
<b>SHRUBS &amp; CACTI</b>					
	LEUCOPHYLLUM THOMENSE	TEXAS SAGE	6 GAL	31	
	RUELLEA PERUVIANA	RUSSIA	6 GAL	15	
	AGAVE SCHOTTLANDII	AGAVE	1" CAL	48	
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE	6 GAL	54	
	CASSIA TOROSA	DESERT CASSIA	6 GAL	124	
<b>GROUNDCOVERS</b>					
	SANTANA LUTEA	GOLD MOUND LANTANA	1 GAL	76	
	RUELLEA BRITTONIANA	TRAILING RUSSIA	1 GAL	63	
<b>MISCELLANEOUS</b>					
	DECOMPOSED GRANITE	MADISON GOLD	12" MINUTE	12568	In all landscape areas unless otherwise specified.
	BOULDER		24x24 24x24 24x36 48x48	8 8 7 6	

LANDSCAPE PLAN  
SCALE: 1/20'



MY GARAGES  
STORAGE CONDOMINIUMS  
CHANDLER, ARIZONA

COOPER RD. 7 QUEEN CREEK

PROJECT

REVISIONS

TITLE

LANDSCAPE

DESIGNED JS RS DRAWN JS RS  
DATE MAY, 2004 CHECKED JS

SHEET  
L-2  
2 of 5

SGI PROJECT #6489

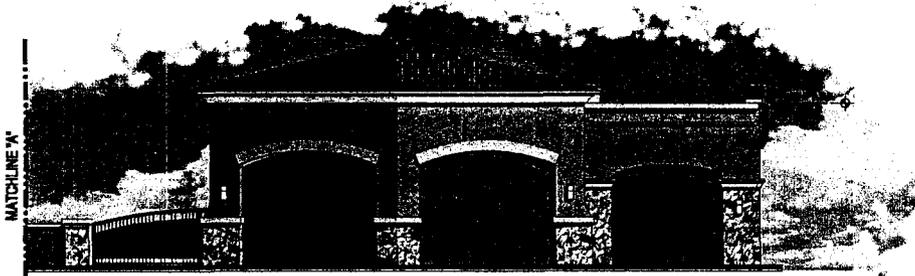


**BUILDINGS "C" - EAST ELEVATION**

SCALE 1/8" = 1'-0"

**BUILDINGS "B" - EAST ELEVATION**

SCALE 1/8" = 1'-0"



**BUILDINGS "A" - EAST ELEVATION**

SCALE 1/8" = 1'-0"

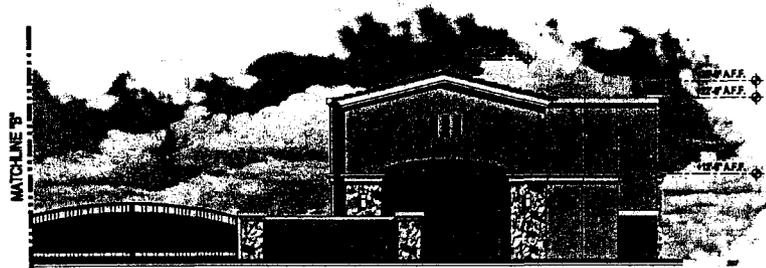


**BUILDINGS "A" - WEST ELEVATION**

SCALE 1/8" = 1'-0"

**BUILDINGS "B" - WEST ELEVATION**

SCALE 1/8" = 1'-0"



**BUILDINGS "C" - WEST ELEVATION**

SCALE 1/8" = 1'-0"

**LEGEND**



DUNN EDWARDS  
DE 6067  
CRUSHED STONE



DUNN EDWARDS  
DE 6068  
COBBLESTONE PATH



DUNN EDWARDS  
DE 6069  
BANNISTER BROWN



DUNN EDWARDS  
DEA 187  
BLACK



CULTURED STONE  
CSV-388192  
VILLA DI LAGO  
DRESSED FIELDSTONE

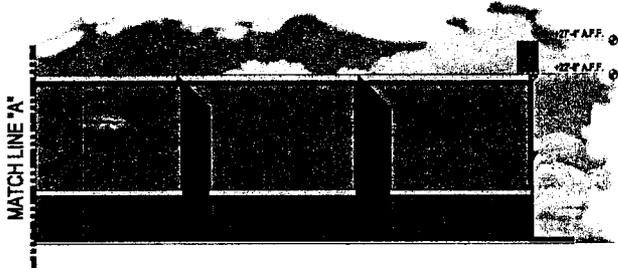
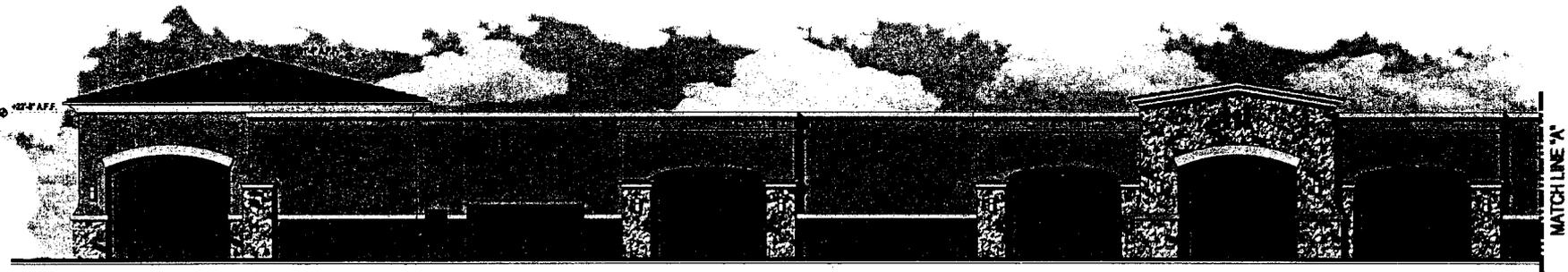


EAGLE ROOFING  
#3887  
GRAY-BROWN RANGE

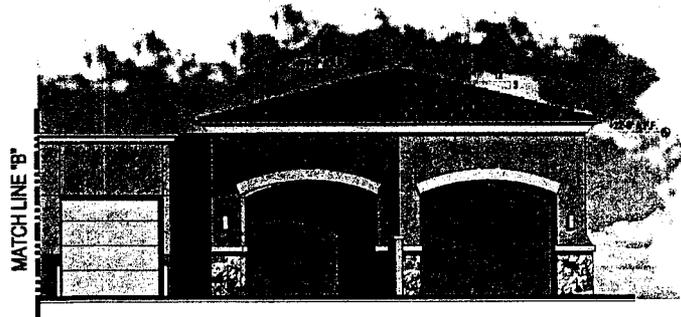
EXTERIOR ELEVATIONS BUILDINGS "A", "B", AND "C"  
MY GARAGES STORAGE CONDOMINIUMS  
CHANDLER AIRPARK PROFESSIONAL VILLAGE  
COOPER ROAD AND QUEEN CREEK ROAD  
CHANDLER, ARIZONA



swan  
architects, inc

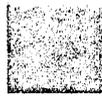
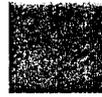
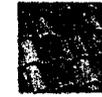


**BUILDING "A" SOUTH ELEVATION, BUILDING "C" NORTH ELEVATION (OPPOSITE HAND)**  
SCALE: 1/8" = 1'-0"



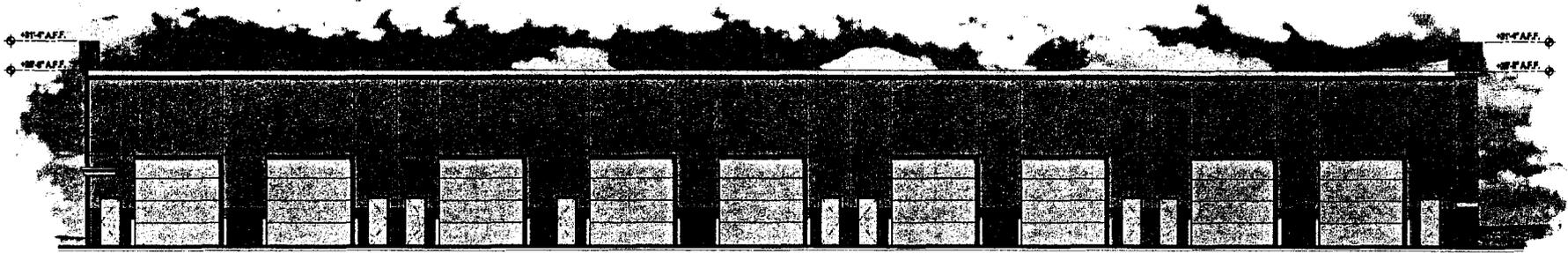
**BUILDING "A" SOUTH ELEVATION, BUILDING "C" NORTH ELEVATION (OPPOSITE HAND)**  
SCALE: 1/8" = 1'-0"

**LEGEND**

- |  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| DUNN EDWARDS<br>DE 8067<br>CRUSHED STONE   | DUNN EDWARDS<br>DE 8068<br>COBBLESTONE PATH   | DUNN EDWARDS<br>DE 8069<br>BANNISTER BROWN  | DUNN EDWARDS<br>DEA 167<br>BLACK  | CULTURED STONE<br>CSV-386192<br>VILLA DI LAGO<br>DRESSED FIELDSTONE                   | EAGLE ROOFING<br>#3687<br>GRAY-BROWN RANGE  |

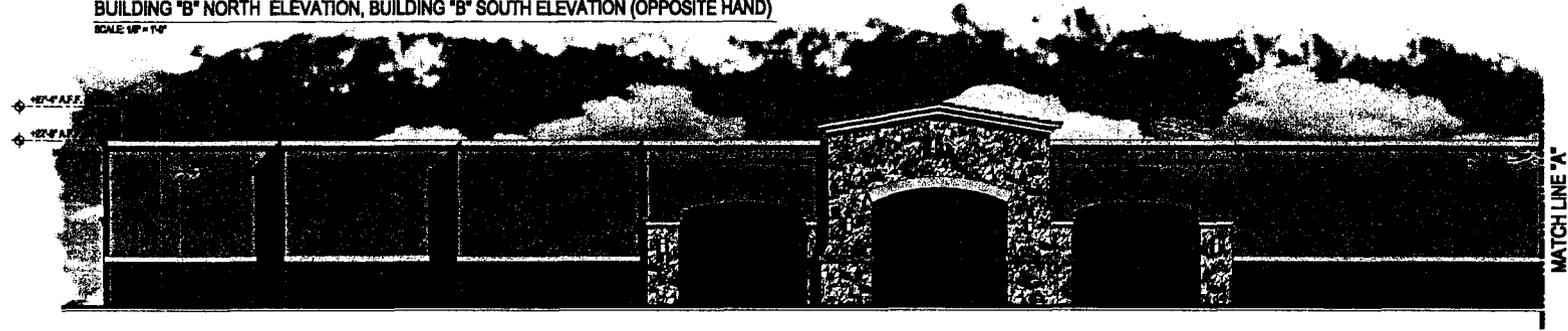
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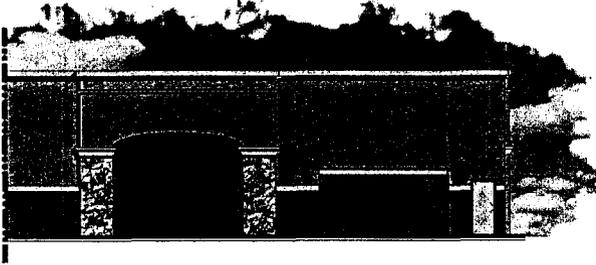


**BUILDING "B" NORTH ELEVATION, BUILDING "B" SOUTH ELEVATION (OPPOSITE HAND)**

SCALE 1/8" = 1'-0"



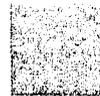
MATCH LINE "A"



**BUILDING "C" SOUTH ELEVATION, BUILDING "A" NORTH ELEVATION (OPPOSITE HAND)**

SCALE 1/8" = 1'-0"

**LEGEND**



DUNN EDWARDS  
DE 6067  
CRUSHED STONE



DUNN EDWARDS  
DE 6068  
COBBLESTONE PATH



DUNN EDWARDS  
DE 6069  
BANNISTER BROWN



DUNN EDWARDS  
DEA 187  
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CSV-388192  
VILLA DI LAGO  
DRESSED FIELDSTONE

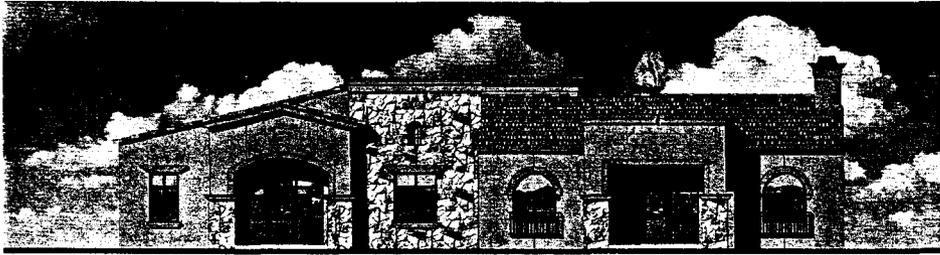


EAGLE ROOFING  
#3887  
GRAY-BROWN RANGE

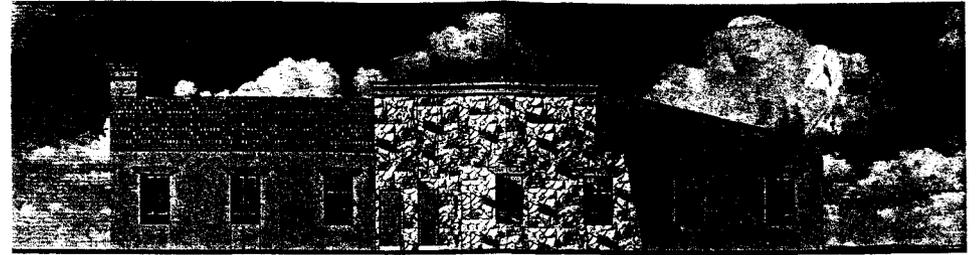
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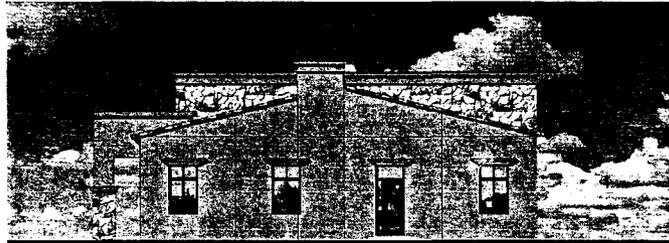
swan  
architects, inc



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



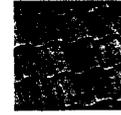
DUNN EDWARDS  
DE 6068  
COBBLESTONE PATH



DUNN EDWARDS  
DE 6069  
BANNISTER BROWN



BRONZE ANODIZED  
ALUMINUM FRAME



EAGLE ROOFING  
#3687  
GRAY/ BROWN RANGE



CULTURED STONE  
CSV-368192  
VILLA DI LAGO  
DRESSED FIELDSTONE

## AIRPARK SOUTH PROFESSIONAL VILLAGE

BUILDINGS 3 & 11 - TYPE D

4



OFFICE PROJECT: 1 of 5 Elevation Styles

**ORDINANCE NO. 4085**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR08-0002 MY EXTRA GARAGE STORAGE) 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 Planned Area Development (PAD) to PAD Amended subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "My Extra Garage Storage", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0002, except as modified by condition herein.

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.
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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. 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.
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. 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.

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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 subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

- 9. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
- 10. The applicant shall work with staff to provide greater parapet height variation in a manner similar to the styles present in the adjacent office development. Parapet projections shall be at least 3' depth.
- 11. The applicant shall work with staff to enhance building elevations on the project's interior by incorporating forms and materials found on the project's exterior to provide further visual interest.

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 \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4085 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *HAB*

PUBLISHED:

**LEGAL DESCRIPTION**

A PORTION OF LOT 2 OF "AIRPARK SOUTH PROFESSIONAL VILLAGE" AS RECORDED IN BOOK 922, PAGE 18, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 01 DEGREE 00 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 340.00 FEET TO A LINE 340.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2;

THENCE NORTH 88 DEGREES 59 MINUTES 16 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 305.67 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 2;

THENCE SOUTH 01 DEGREE 00 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 33.50 FEET;

THENCE SOUTH 46 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 36.77 FEET;

THENCE SOUTH 43 DEGREES 59 MINUTES 33 SECONDS WEST, A DISTANCE OF 36.77 FEET;

THENCE SOUTH 01 DEGREE 00 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 254.50 FEET TO THE SOUTH LINE OF SAID LOT 2;

THENCE SOUTH 88 DEGREES 59 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 305.67 FEET TO THE POINT OF BEGINNING.