



Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS


JUL 15 2014 KH/ES

REAL ESTATE MANAGEMENT ITEM 3

DATE: June 25, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Acting Manager
Real Estate Management Division 

FROM: Virginia G. Williams, Senior Title Examiner
Real Estate Management Division 

CONTACT PERSON: Ann Caswell, Acting Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL AND EXECUTION OF PARTIAL TERMINATION OF EASEMENT AGREEMENT AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Wetherbee Road – Phase II (Woodland Park Phase 1A)

District 4

PURPOSE: To release a portion of a Permanent Fill Slope Easement that is no longer needed.

ITEM: Partial Termination of Easement Agreement

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS:

On February 13, 2007, the Board of County Commissioners approved a Permanent Fill Slope Easement Agreement, which contained a provision for automatic termination at such time as development adjoining the Wetherbee Road right-of-way was elevated to such an extent that a fill slope was no longer needed. Taylor Morrison of Florida, Inc., successor in title, (Developer) has requested partial termination of the easement to clear title to the lands currently being developed. The Public Works Department has reviewed and approved the plat and acknowledges that the easement is no longer required over the land lying within Woodland Park Phase 1A, Plat Book 82, Page 34.

Developer to pay recording fees.

A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 15 2014 *KHS*

Project: Wetherbee Road – Phase II
(Woodland Park Phase 1A)

PARTIAL TERMINATION OF EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That ORANGE COUNTY, a charter county and political subdivision of the state of Florida, the owner and holder of a certain non-exclusive Permanent Fill Slope Easement Agreement executed by South Orange Properties, Inc., a Florida corporation, dated the 7th day of September, 2006 and recorded on the 20th day of February, 2007, in Official Records Book 9121, Page 1095, of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Exhibit "A"

County hereby acknowledges that the use and conditions for a portion of the land which the said easement was granted have been fulfilled and a portion of the said easement is now and forever terminated and extinguished as it applies to Woodland Park Phase 1A, according to the plat thereof as recorded in Plat Book 82, Pages 34-37 and as further described in the attached Exhibit "B" and hereby directs the Comptroller of Orange County to record this Partial Termination of Easement Agreement and thus make the same a matter of record.

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed as of the day and year written below.

(Official Seal)



Attest: Martha O. Haynie,
Orange County Comptroller
as Clerk of the Board of County Commissioners

By: *Katie Smith*
Deputy Clerk

Katie Smith
Printed Name

Orange County, Florida
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

Date: 7.15.14

This instrument prepared by:
Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

LEGAL DESCRIPTION:

THAT CERTAIN PERMANENT FILL SLOPE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 9121, PAGE 1095, ORANGE COUNTY, FLORIDA, BEING A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°06'36"E, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 615.82 FEET; THENCE, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, RUN N00°53'24"W, A DISTANCE OF 52.30 FEET FOR THE POINT OF BEGINNING; THENCE RUN N04°08'57"W, A DISTANCE OF 138.83 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 115°00'01"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.26 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S69°08'56"E, A DISTANCE OF 67.94 FEET; THENCE RUN N54°16'22"E, A DISTANCE OF 38.91 FEET; THENCE RUN S35°43'38"E, A DISTANCE OF 12.00 FEET; THENCE RUN S54°16'22"W, A DISTANCE OF 37.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 56°34'42"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.81 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N69°08'56"W, A DISTANCE OF 66.33 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 115°00'01"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.18 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S04°08'57"E, A DISTANCE OF 139.04 FEET; THENCE RUN S86°51'25"W, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N89°06'36"E, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 785.10 FEET; THENCE, DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, RUN N00°53'24"W, A DISTANCE OF 231.73 FEET FOR THE POINT OF BEGINNING; THENCE RUN N35°43'38"W, A DISTANCE OF 12.00 FEET; THENCE RUN N54°16'22"E, A DISTANCE OF 4.63 FEET; THENCE RUN N20°51'02"E, A DISTANCE OF 38.45 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 47.00 FEET AND

(...CONTINUED ON SHEET 2 OF 4)

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST, AS BEING N89°06'36"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY. OK *[Signature]*

SHEET 1 OF 4

(SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**PERMANENT FILL
SLOPE EASEMENT
(VACATION SKETCH)**

SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST

ORANGE COUNTY

FLORIDA



Dewberry



LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**TAYLOR MORRISON
OF FLORIDA, LLC**

DATE: 05/19/14
REV DATE: 05/22/14
SCALE 1" = N/A

PROJ: 99253003
DRAWN BY: LAT
CHECKED BY: WDD

Drawing name: S:\AIPD\Plotting\AIPD01_sursketch_slopeem1.dwg Slope Emnt. Vacation Sketch May 27, 2014 2:29pm by: lthbodeau

LEGAL DESCRIPTION:

(...CONTINUED FROM SHEET 1 OF 4)

A CENTRAL ANGLE OF 98°46'13"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.02 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S60°22'45"E, A DISTANCE OF 83.73 FEET; THENCE RUN S89°30'45"E, A DISTANCE OF 345.34 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 24°17'51"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.72 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N66°11'24"E, A DISTANCE OF 148.44 FEET; THENCE RUN S00°29'15"W, A DISTANCE OF 237.37 FEET; THENCE RUN S89°05'42"W, A DISTANCE OF 12.00 FEET; THENCE RUN N00°29'15"E, A DISTANCE OF 164.88 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 114°17'52"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.82 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S66°11'24"W, A DISTANCE OF 78.24 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 24°17'51"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.72 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°30'45"W, A DISTANCE OF 343.24 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 29°08'00"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.25 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN N60°22'45"W, A DISTANCE OF 79.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 98°46'13"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.34 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S20°51'02"W, A DISTANCE OF 37.55 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 33°25'20"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.75 FEET TO THE POINT OF TANGENCY THEREOF; THENCE RUN S54°16'22"W, A DISTANCE OF 3.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.36 TOTAL ACRES, MORE OR LESS.

LEGEND:

—	LINE BREAK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SEC	SECTION-TOWNSHIP-RANGE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	14.81'	15.00'	56°34'42"	14.22'	S82°33'43"W
C2	50.18'	25.00'	115°00'01"	42.17'	S53°21'03"W
C3	81.02'	47.00'	98°46'13"	71.36'	N70°14'09"E
C4	12.72'	30.00'	24°17'51"	12.63'	N78°20'19"E
C5	69.82'	35.00'	114°17'52"	58.81'	N56°39'40"W
C6	12.72'	30.00'	24°17'51"	12.63'	S78°20'19"W
C7	15.25'	30.00'	29°08'00"	15.09'	N74°56'45"W
C8	60.34'	35.00'	98°46'13"	53.14'	S70°14'09"W
C9	8.75'	15.00'	33°25'20"	8.63'	S37°33'42"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°43'38"E	12.00'
L2	N35°43'38"W	12.00'
L3	N54°16'22"E	4.63'
L4	S54°16'22"W	3.73'

SHEET 2 OF 4

(SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

**PERMANENT FILL
SLOPE EASEMENT
(VACATION SKETCH)**

SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST

ORANGE COUNTY

FLORIDA



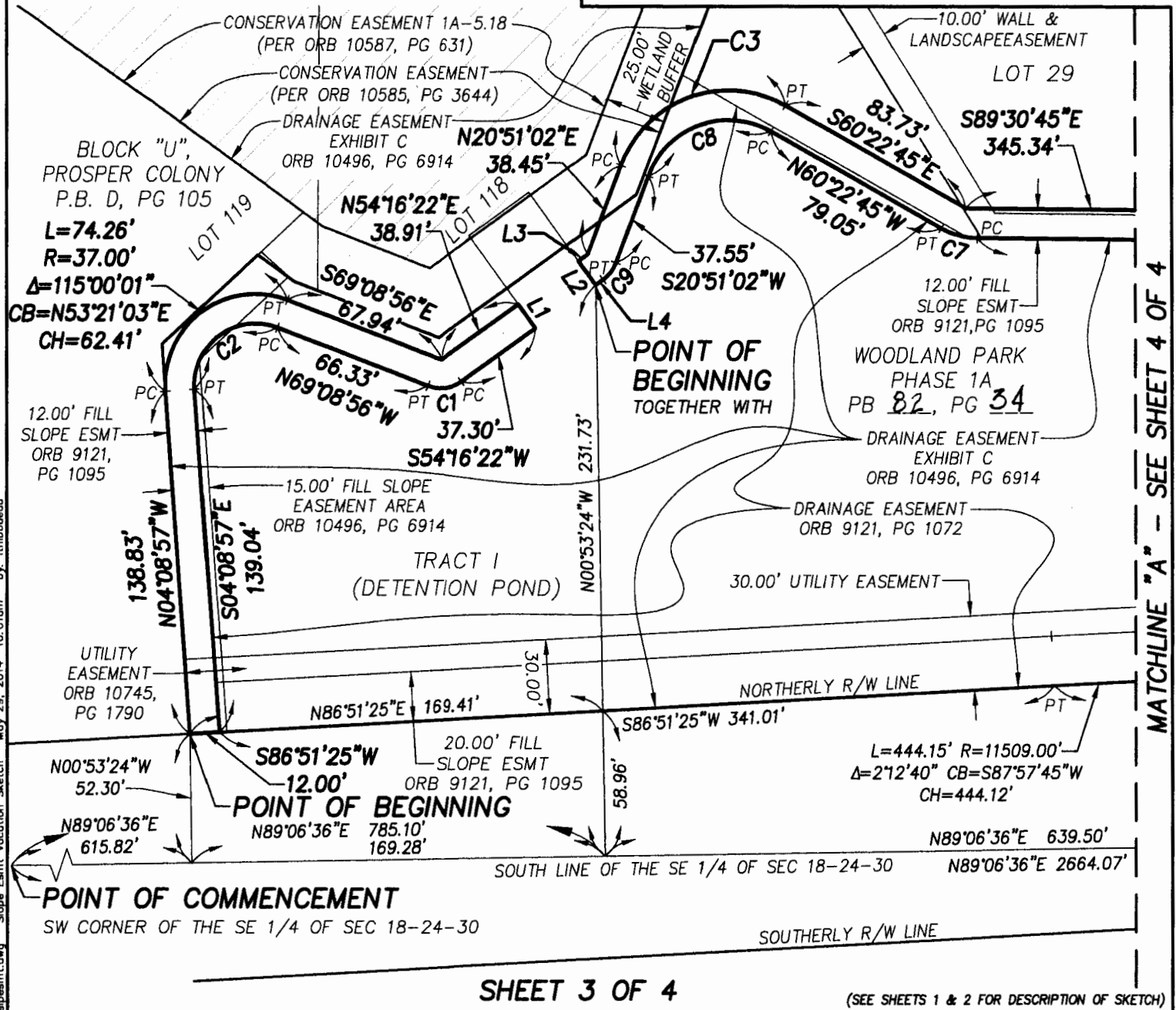
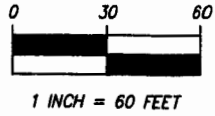
LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**TAYLOR MORRISON
OF FLORIDA, LLC**

DATE: 05/19/14
REV DATE: 05/22/14
SCALE 1" = N/A

PROJ: 99253003
DRAWN BY: LAT
CHECKED BY: WDD



Drawing name: s:\APO\1\Plating\APO1_aursketch_alpesmt.dwg
 Slope Esmt Vacation Sketch
 May 29, 2014 10:01am by: lthibodeau

MATCHLINE "A" - SEE SHEET 4 OF 4

SHEET 3 OF 4

(SEE SHEETS 1 & 2 FOR DESCRIPTION OF SKETCH)

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SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST

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Dewberry



LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
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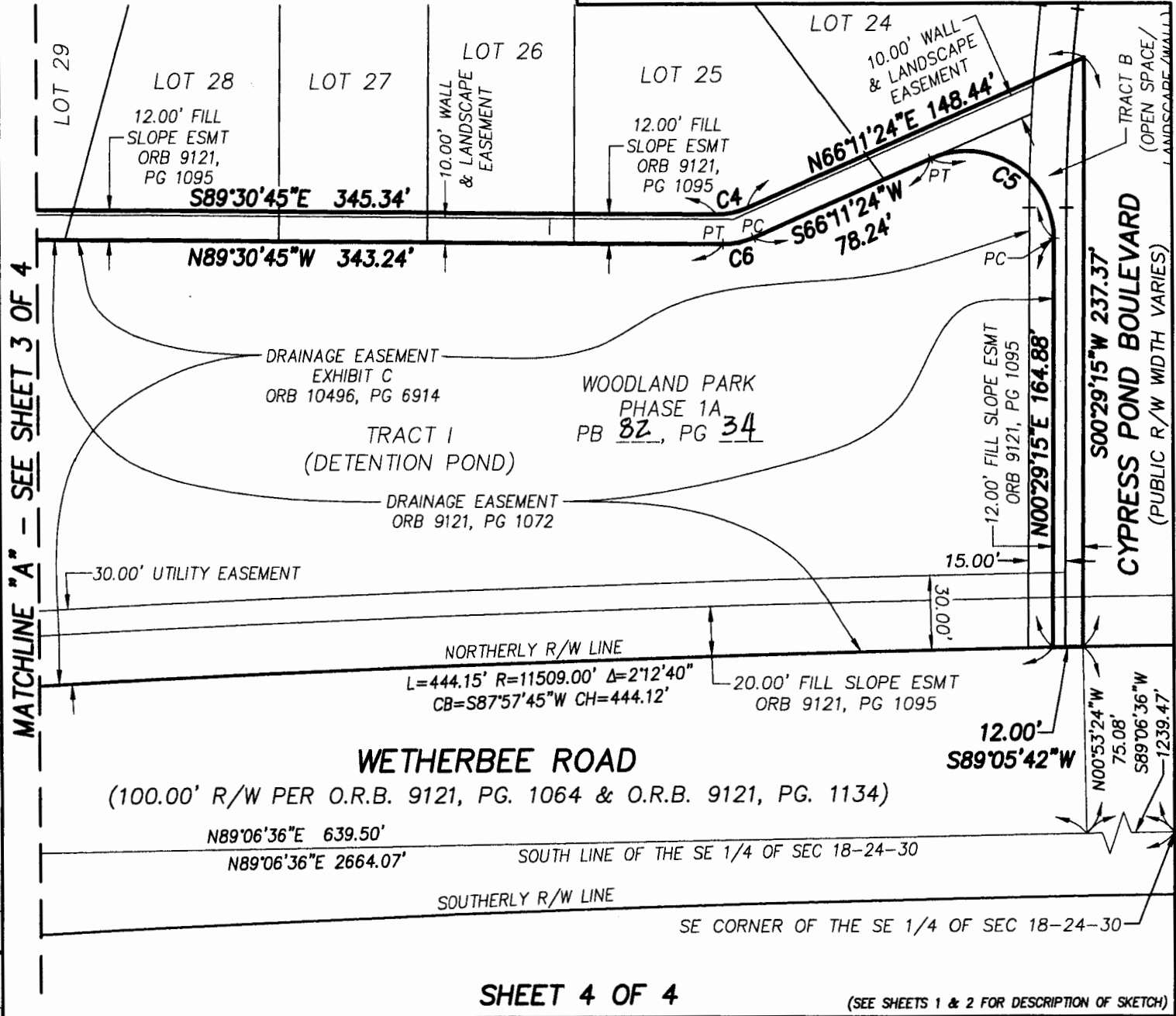
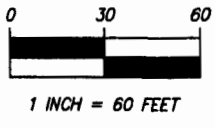
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DATE: 05/19/14
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SCALE 1" = N/A

PROJ: 99253003
DRAWN BY: LAT
CHECKED BY: WDD



SHEET 4 OF 4

(SEE SHEETS 1 & 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

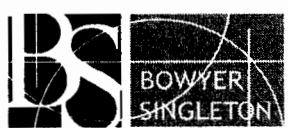
-OF-

PERMANENT FILL SLOPE EASEMENT (VACATION SKETCH)

SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST

ORANGE COUNTY

FLORIDA



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TAYLOR MORRISON OF FLORIDA, LLC

DATE: 05/19/14
 REV DATE: 05/22/14
 SCALE 1" = N/A

PROJ: 99253003
 DRAWN BY: LAT
 CHECKED BY: WDD

Drawing name: S:\AIP0\J1\Plotting\AIP0\J1_aursketch_sipasm1.dwg by: lthibodeau May 29, 2014 10:02am

Exhibit "B"

Legal Description

A PORTION OF BLOCK "U", PROSPER COLONY, SITUATED IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°29'15"E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 75.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WETHERBEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9121, PAGE 1064 AND OFFICIAL RECORDS BOOK 9121, PAGE 1134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°06'32"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1143.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S89°06'32"W, A DISTANCE OF 101.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 11509.00 FEET, A CENTRAL ANGLE OF 02°15'07", A CHORD BEARING OF S87°58'59"W AND A CHORD DISTANCE OF 452.34 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 452.37 FEET TO THE POINT OF TANGENCY; THENCE S86°51'25"W, A DISTANCE OF 353.01 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N04°08'57"W, A DISTANCE OF 158.18 FEET; THENCE N47°24'15"E, A DISTANCE OF 53.42 FEET; THENCE S54°28'15"E, A DISTANCE OF 18.44 FEET; THENCE S69°08'55"E, A DISTANCE OF 63.63 FEET; THENCE N54°16'21"E, A DISTANCE OF 99.51 FEET; THENCE N21°26'48"E, A DISTANCE OF 136.92 FEET; THENCE N05°59'59"E, A DISTANCE OF 106.46 FEET; THENCE N11°41'07"W, A DISTANCE OF 73.27 FEET; THENCE N54°47'33"W, A DISTANCE OF 125.90 FEET; THENCE S76°45'38"W, A DISTANCE OF 106.81 FEET; THENCE S68°16'08"W, A DISTANCE OF 108.35 FEET; THENCE S71°39'06"W, A DISTANCE OF 145.89 FEET; THENCE N65°16'51"W, A DISTANCE OF 77.81 FEET; THENCE N38°29'52"W, A DISTANCE OF 61.73 FEET; THENCE N04°22'32"E, A DISTANCE OF 200.71 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 03°58'23", A CHORD BEARING OF S87°00'14"W AND A CHORD DISTANCE OF 10.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10°37'11", A CHORD BEARING OF N89°40'22"W AND A CHORD DISTANCE OF 41.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.70 FEET TO THE END OF SAID CURVE; THENCE N05°38'14"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 00°06'06", A CHORD BEARING OF S84°24'49"E AND A CHORD DISTANCE OF 0.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°48'56", A CHORD BEARING OF N50°07'40"E AND A CHORD DISTANCE OF 35.61 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.63 FEET TO THE POINT OF TANGENCY; THENCE N04°43'13"E, A DISTANCE OF 8.13 FEET; THENCE S85°16'47"E, A DISTANCE OF 50.00 FEET; THENCE N04°43'13"E, A DISTANCE OF 93.41 FEET; THENCE S89°30'45"E, A

DISTANCE OF 125.31 FEET; THENCE N00°29'15"E, A DISTANCE OF 50.00 FEET; THENCE N01°07'36"E, A DISTANCE OF 50.82 FEET; THENCE N02°14'04"W, A DISTANCE OF 57.88 FEET; THENCE N06°44'39"W, A DISTANCE OF 57.21 FEET; THENCE N09°08'16"W, A DISTANCE OF 57.50 FEET; THENCE N02°04'02"W, A DISTANCE OF 51.36 FEET; THENCE N13°23'33"E, A DISTANCE OF 62.40 FEET; THENCE N31°29'15"E, A DISTANCE OF 12.73 FEET; THENCE S58°30'45"E, A DISTANCE OF 385.00 FEET; THENCE N31°29'15"E, A DISTANCE OF 120.00 FEET; THENCE N58°30'45"W, A DISTANCE OF 32.78 FEET; THENCE N31°29'15"E, A DISTANCE OF 50.00 FEET; THENCE S58°30'45"E, A DISTANCE OF 6.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N76°29'15"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N31°29'15"E, A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N13°30'45"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N58°30'45"W, A DISTANCE OF 6.29 FEET; THENCE N31°29'15"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°35'39", A CHORD BEARING OF N71°41'26"E AND A CHORD DISTANCE OF 38.19 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 05°55'44", A CHORD BEARING OF N18°55'45"E AND A CHORD DISTANCE OF 49.13 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 15°07'37", A CHORD BEARING OF N23°31'41"E AND A CHORD DISTANCE OF 138.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.61 FEET TO A POINT ON A RADIAL LINE AND THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN N58°54'30"W, ALONG SAID RADIAL LINE, A DISTANCE OF 112.00 FEET; THENCE N34°56'49"E, A DISTANCE OF 85.66 FEET; THENCE S51°11'52"E, A DISTANCE OF 112.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING OF S36°28'16"W AND A CHORD DISTANCE OF 42.71 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.72 FEET TO A POINT ON A RADIAL LINE AND THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S55°51'36"E, ALONG SAID RADIAL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 31°12'19", A CHORD BEARING OF S18°32'14"W AND A CHORD DISTANCE OF 13.45 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.62 FEET TO THE END OF SAID CURVE; THENCE S64°07'55"E, A DISTANCE OF 4.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 64°37'10", A CHORD BEARING OF S31°49'20"E AND A CHORD DISTANCE OF 673.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 710.53 FEET TO THE POINT OF TANGENCY; THENCE S00°29'15"W, A DISTANCE OF 1095.44 FEET TO THE POINT OF BEGINNING.