

RESOLUTION NO. 2009- 6
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR VALLEY RIDGE BOULEVARD

WHEREAS, TOLOMOTO COMMUNITY DEVELOPMENT DISTRICT, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as VALLEY RIDGE BOULEVARD.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. No Construction Bond will be required.

Section 3. A Maintenance Bond in the amount of \$474,890.00 will be required. The maintenance bond language will be that required by the ordinance in effect at the time the maintenance bond is provided.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the a forenamed subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 6th day of January, 2009.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Cyndi Stevenson
Chairman
RENDITION DATE 1/9/09

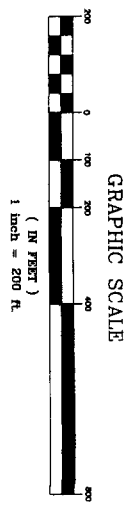
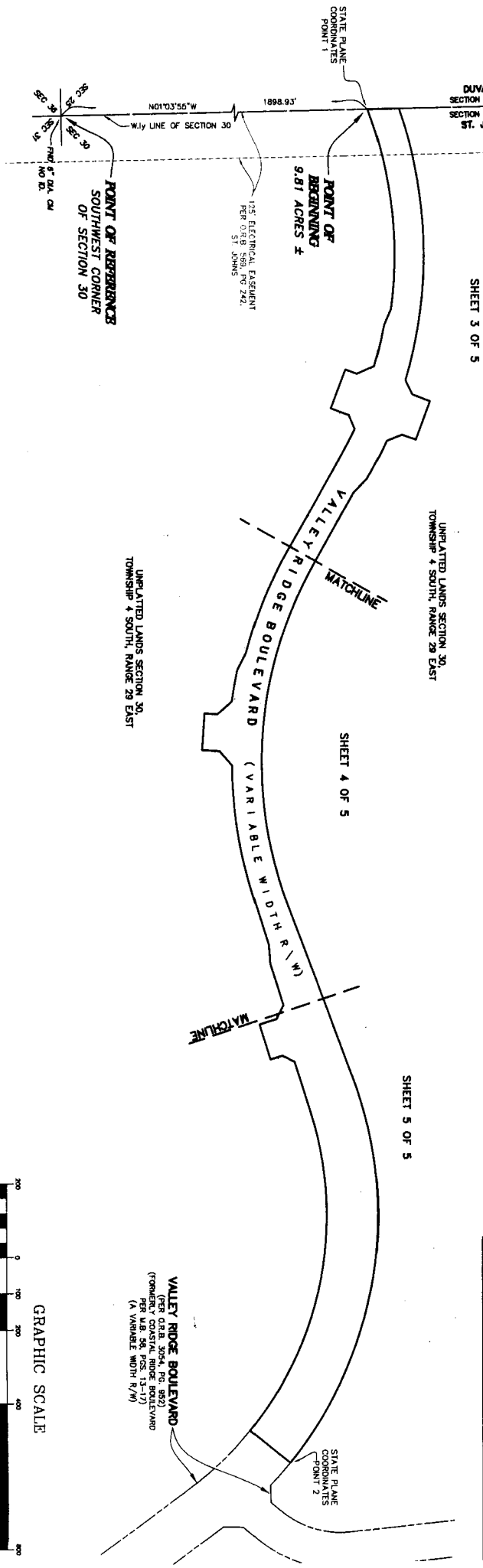
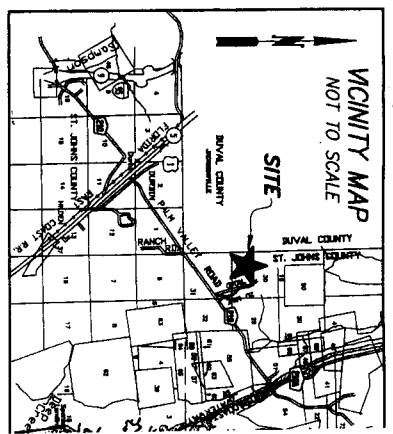
ATTEST: Cheryl Strickland

Robert L. Platt
Deputy Clerk



VALLEY RIDGE BOULEVARD

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:**
- SET PERMANENT REFERENCE MONUMENT, L.B. 3624
 - SET PERMANENT CONTROL POINT, L.B. 3624
 - R/W RIGHT OF WAY
 - ∠ CENTRAL ANGLE
 - ∠ BEARING
 - CHORD BEARING
 - CHORD DISTANCE
 - ARC LENGTH
 - ∠ POINT OF CURVATURE
 - ∠ POINT OF TANGENCY
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT OF CURVATURE
 - C/M CONCRETE MONUMENT
 - D.D. DIMENSION
 - ∠ TABULATED LINE DATA
 - M.B. MAP BOOK
 - M.S. MAP RECORDS BOOK
 - P.R. PLAT RECORDS BOOK

- NOTES:**
- 1) BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE PERMANENT LINE OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, AS BEING NORTH 91° 09' 58" WEST.
 - 2) COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "ELZEY". NATIONAL GEODETIC SURVEY 1987 ADJUSTMENT. STATION "DURBIN 2" COORDINATES: N 2092335.8352 E 509877.0129 STATION "ELZEY" COORDINATES: N 2030497.8959 E 524884.1834 COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 901, N.A.D. 1983/1991.)
 - 3) PLAT BOUNDARY CORNER COORDINATE POINTS:

POINT	NORTHING	EASTING	DESCRIPTION
1	2,105,733.29	518,959.52	PERMANENT REFERENCE MONUMENT
2	2,105,517.40	522,838.72	PERMANENT REFERENCE MONUMENT
 - 4) SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATION ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL AND THE ORIGINAL COPY OF THE SUBMITTED LINDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.
14775 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

December 22, 2008

PLAT CERTIFICATION REPORT

Proposed Plat of: Valley Ridge Boulevard-St. Johns County

In accordance with 177.041 F.S. this will certify that Commonwealth Land Title Insurance Company has made a search of Public Records of St. Johns County, Florida, through 12/17/2008 at 8:00 a.m. on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Tolomato Community Development District, a local unit of special-purpose government by virtue of that Special Warranty Deed recorded in Official Records Book 3055, Page 1061 and Corrective Special Warranty Deed recorded in Official Records Book 3090, Page 1384.

The search has revealed the following:

1. Easement dated January 14, 1983 in favor of the City of Jacksonville Beach, as set out in instrument recorded in Official Records Book 569, page 242.
2. Notice of DRI Development Order (Nocatee) as set out in instrument recorded in Official Records Book 1656, page 1887; First Amendment recorded in Official Records Book 2881, page 156, in the public records of St. Johns County, Florida.
3. Notice of Establishment of the Tolomato Community Development District as set out in instrument recorded in Official Records Book 2263, page 1747; Validation recorded in Official Records Book 2340, page 1966, in the public records of St. Johns County, Florida.
4. Developer and Utility Service Agreement as set out in instrument recorded in Official Records Book 2359, page 1979, in the public records of St. Johns County, Florida.
5. Tolomato Community Development District Notice of Imposition of Special Assessments for Neighborhood Infrastructure Improvements as set out in instrument recorded in Official Records Book 2381, page 514, in the public records of St. Johns County, Florida.
6. Tolomato Community Development District Notice of Imposition of Special Assessments for Master Infrastructure Improvements as set out in instrument recorded in Official Records Book 2381, page 524, in the public records of St. Johns County, Florida.
7. Grant of Construction Easement as set out in instrument recorded in Official Records Book 2570, page 1560, in the public records of St. Johns County, Florida. (Automatically terminates upon recording of plat per Section 5 of document)
8. Impact Fee Credit Agreement (Park Impact Fees) as set out in instrument recorded in Official Records Book 2853, page 731, in the public records of St. Johns County, Florida.
9. Impact Fee Credit Agreement (Road Impact Fees) as set out in instrument recorded in Official Records Book 2853, page 749, in the public records of St. Johns County, Florida.

10. Tolomato Community Development District's Notice of Special Assessments for Master Infrastructure Improvements as set out in instrument recorded in Official Records Book 2934, page 154, in the public records of St. Johns County, Florida.
11. Tolomato Community Development District's Supplemental Notice of Special Assessments for Neighborhood Improvements as set out in instrument recorded in Official Records Book 2934, page 166, in the public records of St. Johns County, Florida.
12. Access Easement dated June 29, 2007 by and between SONOC Company, LLC and The Ryland Group, Inc., as set out in instrument recorded in Official Records Book 2944, page 1516. (Automatically terminates upon recording of plat per Section 5 of document)
13. Construction, Drainage and Maintenance Easement between The Ryland Group, Inc., Tolomato Community Development District, and SONOC Company, LLC, recorded in Official Records Book 2944, page 1540, in the public records of St. Johns County, Florida.
14. Landowner's Declaration of Covenant and Consent to Amend the External Boundaries of the Tolomato Community Development District and/or to Merger with the Split Pine Community Development District recorded on August 9, 2007, in Official Records Book 2965, page 211, public records of St. Johns County, Florida.
15. Declaration of Consent to Jurisdiction of Tolomato Community Development District and to Imposition of Service 2007 Special Assessments as set out in instrument recorded in Official Records Book 3013, page 1247, in the public records of St. Johns County, Florida.
16. Declaration of Restricted Use and Right of First Refusal as set out in instrument recorded in Official Records Book 3022, page 1747, in the public records of St. Johns County, Florida.

NOTE: Taxes for the year 2008, and all previous years, have been paid for the lands shown on Exhibit A.

This certificate is issued solely for the purpose of complying with Sections 177.041 and 177.091(16), Florida Statutes, and Section 5.01 of the St. Johns County Land Development Code, Ordinance 99-51, as amended from time to time.

File No.: 2636222

By: Malinda Zedman

Authorized Signature

VALLEY RIDGE BOULEVARD A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THESE LANDS DESCRIBED AND REFERRED TO IN OFFICIAL RECORDS BOOK 1442, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°03'50" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, SAID LINE ALSO BEING THE DIVING LINE BETWEEN SAID ST. JOHNS AND DUVAL COUNTIES, A DISTANCE OF 188.63 FEET TO THE POINT OF BEGINNING;

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE TOLMATO COMMUNITY DEVELOPMENT DISTRICT (OWNER) IS THE LANDLORD, OWNER OF THE LANDS DESCRIBED IN THE FOREGOING INSTRUMENT AND HAS CALLED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THAT PORTION OF VALLEY RIDGE BOULEVARD AS SHOWN ON THIS PLAT AND DESIGNATED AS PUBLIC RIGHT OF WAY IS HEREBY HEREBY AND WITHOUT RESERVATIONS DEDICATED TO ST. JOHNS COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DESIGNATED OFFICER SHOWN BELOW ON THIS ____ DAY OF ____, A.D., 2008.

OWNER: TOLMATO COMMUNITY DEVELOPMENT DISTRICT

WITNESS PRINTED NAME RICHARD T. RAY CHAIRMAN OF THE BOARD

STATE OF FLORIDA, COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE NOTARY PUBLIC, ON THIS ____ DAY OF ____, 2008, BY THE UNDERSIGNED AND DID NOT TAKE AN OATH, OR FIDUCIARY POSITION.

BY COMMISSION EXPIRES NAME NOTARY PUBLIC, STATE OF FLORIDA AT LARGE COMMISSION NUMBER

CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF ____, A.D., 2008.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, A.D., 2008.

CLERK OF THE COUNTY COURT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, A.D., 2008.

COL. OLIVER P. S.H. COUNTY SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6004

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC. 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FL. 32258 (904) 642-8550 CERTIFICATE OF AUTHORIZATION NO. LB 3624

CERTIFICATE OF APPROVAL - PLANNING AND ZONING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF VALLEY RIDGE BOULEVARD HAS BEEN EXAMINED AND APPROVED BY THE COUNTY PLANNING AND ZONING DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF ____, A.D., 2008.

DIRECTOR OF PLANNING AND ZONING

CERTIFICATE OF APPROVAL AND ACCEPTANCE - BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF VALLEY RIDGE BOULEVARD HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, A.D., 2008. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OF MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF SURVEYOR

I KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING DULY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, HAVE HEREBY SURVEYED AND CERTIFIED THAT THE ABOVE PLAT WAS MADE UNDER THE SUPERVISION AND DIRECTORSHIP OF SAID SURVEYOR, AND THAT THE PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, OF THE FLORIDA STATUTES.

SIGNED AND SEALED THIS ____ DAY OF ____, A.D., 2008.

JOSEPH LESIE RENOUSSEAU LICENSE NO. 8117 STATE OF FLORIDA

CAPTION

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 01°03'55" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 30, SAID LINE ALSO BEING THE DIVIDING LINE BETWEEN SAID ST. JOHNS AND DUVAL COUNTIES, A DISTANCE OF 1898.93 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 01°03'55" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 30, A DISTANCE OF 84.33 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1186.00 FEET; THENCE EASTERLY, DEPARTING SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°16'39", AN ARC LENGTH OF 750.93 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°38'47" EAST, 738.45 FEET; THENCE NORTH 64°04'49" EAST, 43.57 FEET; THENCE NORTH 20°39'02" EAST, 51.78 FEET; THENCE SOUTH 69°32'32" EAST, 112.00 FEET; THENCE SOUTH 20°39'02" WEST, 40.71 FEET; THENCE SOUTH 22°30'27" EAST, 43.77 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1198.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°37'40", AN ARC LENGTH OF 96.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°38'03" EAST, 96.74 FEET; THENCE SOUTH 60°19'13" EAST, 20.06 FEET; THENCE SOUTH 46°51'01" EAST, 51.52 FEET; THENCE SOUTH 60°19'13" EAST, 213.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1106.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°14'07", AN ARC LENGTH OF 969.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°26'17" EAST, 938.95 FEET; THENCE NORTH 69°26'40" EAST, 496.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1070.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°41'30", AN ARC LENGTH OF 1114.75 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING A POINT LYING ON THE WESTERLY TERMINUS OF VALLEY RIDGE BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, SAID SAID WESTERLY TERMINUS, A CHORD BEARING AND DISTANCE OF SOUTH 80°42'35" EAST, 1065.01 FEET; THENCE SOUTH 39°08'10" WEST, ALONG SAID WESTERLY TERMINUS, 140.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 930.00 FEET; THENCE WESTERLY, DEPARTING SAID WESTERLY TERMINUS AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°35'50", AN ARC LENGTH OF 918.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°09'45" WEST, 881.77 FEET; THENCE SOUTH 72°32'20" WEST, 144.54 FEET; THENCE SOUTH 27°32'20" WEST, 37.19 FEET; THENCE SOUTH 17°27'40" EAST, 33.70 FEET; THENCE SOUTH 72°32'20" WEST, 100.00 FEET; THENCE NORTH 17°27'40" WEST, 48.00 FEET; THENCE NORTH 62°27'40" WEST, 42.43 FEET; THENCE SOUTH 72°32'20" WEST, 118.22 FEET; THENCE SOUTH 86°02'05" WEST, 51.42 FEET; THENCE SOUTH 72°32'20" WEST, 144.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1186.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°08'20", AN ARC LENGTH OF 354.77 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°06'30" WEST, 353.45 FEET; THENCE SOUTH 48°53'40" WEST, 52.61 FEET; THENCE SOUTH 03°53'40" WEST, 47.43 FEET; THENCE NORTH 86°06'20" WEST, 100.00 FEET; THENCE NORTH 03°53'40" EAST, 35.42 FEET; THENCE NORTH 41°06'20" WEST, 52.58 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1198.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°08'07", AN ARC LENGTH OF 86.46 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°51'54" WEST, 86.44 FEET; THENCE NORTH 63°06'53" WEST, 51.47 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1186.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°04'16", AN ARC LENGTH OF 311.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°51'21" WEST, 311.07 FEET; THENCE NORTH 60°19'13" WEST, 283.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1106.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'41", AN ARC LENGTH OF 82.26 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°27'03" WEST, 82.24 FEET; THENCE SOUTH 67°38'45" WEST, 40.92 FEET; THENCE SOUTH 20°39'02" WEST, 53.18 FEET; THENCE NORTH 69°20'58" WEST, 112.00 FEET; THENCE NORTH 20°39'02" EAST, 33.21 FEET; THENCE NORTH 24°20'58" WEST, 51.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1094.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°59'17", AN ARC LENGTH OF 114.34 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°52'05" WEST, 114.29 FEET; THENCE NORTH 66°21'33" WEST, 47.30 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1106.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°15'07", AN ARC LENGTH OF 526.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°07'44" WEST, 521.11 FEET; THENCE SOUTH 70°30'10" WEST, 26.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.81 ACRES, MORE OR LESS.