

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY AT THE NORTHWEST CORNER OF RECKER AND THOMAS ROADS TO DESERT VISTA 101, LLC, THE HIGHEST BIDDER AT A PUBLIC AUCTION, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS .

WHEREAS, the City is the owner of approximately 132 acres of developable land on the northwest corner of Recker and Thomas Roads (APNs 141-39-001N, 141-39-001P, and 141-39-001M) described in the attached Exhibit A (the "Property");

WHEREAS, On March 21, 2019, the City conducted a public auction to determine the highest bidder to purchase the Property (the "Public Auction").

WHEREAS, at the Public Auction, Desert Vista 101, LLC, an Arizona limited liability company ("Desert Vista") was identified as the highest bidder for the Property with a bid of Twenty-one Million, One Hundred Thousand (\$21,100,000.00) dollars (the "Winning Bid");

WHEREAS, the City Council accepts Desert Vista's Winning Bid from the Public Auction;

WHEREAS, the City Council hereby determines that the sale of the Property to Desert Vista, or its permitted assignees, is in the best interest of the City, and that it is appropriate for the City to enter into an Purchase and Sale Agreement and Escrow Instructions with Desert Vista to sell the Property for the sale price of \$21,100,000.00;

WHEREAS, the City Council approves the sale of the Property to Desert Vista and authorizes the City to enter into a Purchase and Sale Agreement and Escrow Instructions

WHEREAS, the City Council hereby determines and finds that the sale of the City-owned Property and the development of such Property will improve and enhance the economic welfare of the inhabitants of the City of Mesa;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA AS FOLLOWS:

Section 1: The City Council approves the sale of the Property to Desert Vista pursuant to the Purchase and Sale Agreement and Escrow Instructions for the sale price of Twenty-one million, one hundred thousand (\$21,100,000) dollars.

Section 2: The City Manager, or his designee, is hereby authorized and directed on behalf

of the City of Mesa to execute the necessary documents to sell the City-owned property described in the attached Exhibit A, including the Purchase and Sale Agreement and Escrow Instructions, and further is authorized to execute such documents and amendments necessary to transfer title for the sale of the Property.

Section 4: The City Clerk is authorized and directed to attest to the signature of the City Manager, or his designee, on all documents described above.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 20th day of May, 2019.

APPROVED:

Mayor

ATTEST:

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED , IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A Portion of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 26;

Thence North 00 Degrees 25 Minutes 30 Seconds East, along the West line of the Southeast Quarter of said Section 26, a distance of 335.00 feet, to the TRUE POINT OF BEGINNING;

Thence continuing North 00 Degrees 25 Minutes 30 Seconds East, along said West line, a distance of 2,308.35 feet;

Thence South 88 Degrees 59 Minutes 12 Seconds East, along the North line of the Southeast Quarter of said Section 26, a distance of 1,162.41 feet;

Thence south 00 Degrees 00 Minutes 00 Seconds East, a distance of 588.02 feet to a point on the North right of way of East Star Valley Street as recorded on the RED MOUNTAIN RANCH MAP DEDICATION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in book 292 of Maps, page 20;

Thence South 88 Degrees 03 Minutes 27 Seconds West, along said North right of way, a distance of 348.87 feet to a point on a tangent curve, concave Southeasterly, from which the radius bears South 01 Degrees 56 Minutes 33 Seconds East, a distance of 530.00 feet;

Thence Southwesterly, along said North right of way and said curve to the left, through a central angle of 23 Degrees 30 Minutes 00 Seconds, an arc distance of 217.38 feet, to a point of tangency;

Thence South 64 Degrees 33 minutes 27 seconds West, along said right of way, a distance of 100.00 feet to a point on a tangent curve, concave Southeasterly, whose radius point bears South 25 Degrees 26 minutes 33 seconds East, a distance of 280.00 feet;

Thence Southwesterly, along said curve to the left, through a central angle of 73 Degrees 45 Minutes 00 Seconds, an arc distance of 360.41 feet, to a point of tangency;

Thence South 09 Degrees 11 Minutes 33 Seconds East, along the said North right of way, a distance of 120.00 feet;

Thence South 80 Degrees 48 Minutes 27 Seconds West, a distance of 100.00 feet;

Thence South 09 Degrees 11 Minutes 33 Seconds East, a distance of 50.00 feet;

EXHIBIT A

(Continued)

Thence North 80 Degrees 48 Minutes 27 Seconds East, a distance of 160.00 feet, to a point on the Southerly right of way of East Star Valley Street;

Thence North 09 Degrees 11 Minutes 33 Seconds West, along said Southerly right of way, a distance of 170.00 feet to a point on a tangent curve, concave Southeasterly, from which the radius point bears North 80 Degrees 48 Minutes 27 Seconds East, a distance of 220.00 feet;

Thence Northeasterly, along said Southerly right of way and curve to the right, through a central angle of 73 Degrees 45 Minutes 00 Seconds, an arc distance of 283.18 feet;

Thence North 64 Degrees 33 Minutes 27 seconds East, along said Southerly right of way, a distance of 100.00 feet to a point on a tangent curve, whose radius point bears South 25 Degrees 26 Minutes 33 Seconds East, a distance of 470.00 feet;

Thence Northeasterly, along said right of way and said curve to the right, through a central angle of 23 Degrees 30 Minutes 00 Seconds, a distance of 192.77 feet to a point of tangency;

Thence North 88 Degrees 03 Minutes 27 Seconds East, along said Southerly right of way, a distance of 346.83 feet;

Thence South 00 Degrees 00 Minutes 00 Seconds East, a distance of 1,922.95 feet to a point on a line 55.00 feet North of and parallel to the South line of said Section 26;

Thence North 89 Degrees 50 Minutes 27 Seconds West, along said line, a distance of 891.42 feet;

Thence North 00 Degrees 25 Minutes 43 Seconds East, a distance of 280.00 feet;

Thence North 89 Degrees 50 Minutes 27 Seconds West , a distance of 290.02 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

A portion of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona and a portion of the Southwest Quarter of Section 25, Township 2 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 26;

Thence North 00 Degrees 25 Minutes 30 Seconds East along the West line of the Southeast Quarter of said Section 26, a distance of 2,643.45 feet;

Thence South 88 Degrees 59 Minutes 12 Seconds East, along the North line of the Southeast Quarter of said Section 26, a distance of 1,162.41 feet to the TRUE POINT OF BEGINNING;

EXHIBIT A

(Continued)

Thence continuing South 88 Degrees 59 Minutes 12 Seconds East, along said North line, a distance of 1,450.15 feet to a point on the boundary line of WEST HILLS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 317 of Maps, page 43;

Thence South 29 Degrees 49 Minutes 03 seconds East, a distance of 276.82 feet to a point on the Northerly right of way of Recker Road as per Map of Dedication North Recker Road, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 309 of Maps, Page 3, said point being on a tangent curve, concave Southeasterly, whose radius point bears South 34 Degrees 53 Minutes 15 Seconds East, a distance of 736.00 feet;

Thence Southwesterly, along the arc of said curve to the left, through a central angle of 34 Degrees 10 Minutes 36 Seconds, an arc distance of 439.02 feet to a point on a reverse curve concave Northwesterly, whose radius point bears North 69 Degrees 03 Minutes 51 Seconds West, a distance of 20.00 feet;

Thence along said curve to the right, through a central angle of 89 Degrees 23 Minutes 31 Seconds a distance of 31.20 feet to a point on the Northerly right of way of East Star Valley Street as per RED MOUNTAIN RANCH MAP OF DEDICATION, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 292 of Maps, page 20;

Thence North 69 Degrees 40 Minutes 14 Seconds West, along said Northerly right of way of East Star Valley Street, a distance of 123.44 feet to a point on a tangent curve, concave Southwesterly, whose radius point bears South 20 Degrees 19 Minutes 46 Seconds West, a distance of 430.00 feet;

Thence along said curve to the left, through a central angle of 18 Degrees 04 Minutes 23 Seconds an arc distance of 135.64 feet;

Thence North 18 Degrees 09 Minutes 36 Seconds West, departing said Northerly right of way a distance of 162.01 feet;

Thence South 71 Degrees 50 Minutes 24 Seconds West, a distance of 150.00 feet;

Thence South 18 Degrees 09 Minutes 36 Seconds East, a distance of 135.00 feet to a point on the Northerly right of way of said East Star Valley Street, said point being a point on a non-tangent curve, concave Southeasterly, whose radius point bears South 18 Degrees 09 Minutes 36 Seconds East, a distance of 430.00 feet;

Thence along said curve to the left and along said Northerly right of way of East Star Valley Street, through a central angle of 33 Degrees 04 Minutes 54 Seconds, an arc distance of 248.28 feet to a point of reverse curve, concave Northerly, whose radius point bears North 51 Degrees 14 Minutes 30 Seconds West, a distance of 12.00 feet;

Thence along said curve to the right and along said Northerly right of way, through a central angle of 84 Degrees 32 Minutes 57 Seconds, an arc distance of 17.71 feet to a point of tangency;

Thence North 56 Degrees 41 Minutes 30 Seconds West, along said Northerly right of way, a distance of 121.15 feet to a point on a tangent curve, concave Southwesterly, whose radius point bears South 33 Degrees 18 Minutes 27 Seconds West, a distance of 530.00 feet;

EXHIBIT A

(Continued)

Thence along said curve to the left and along said Northerly right of way of East Star Valley Street, through a central angle of 35 Degrees 15 Minutes 00 Seconds, a distance of 326.07 feet to a point of tangency;

Thence South 88 Degrees 03 Minutes 27 Seconds West, along said Northerly right-of way, a distance of 238.28 feet;

Thence North 00 Degrees 00 minutes 00 Seconds West, departing said Northerly right of way of East Star Valley Street, a distance of 588.02 feet to the POINT OF BEGINNING.

PARCEL 3

A portion of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 26;

Thence South 89 Degrees 50 Minutes 27 Seconds East, along the South section line of said Section 26, a distance of 1,181.84 feet;

Thence North 00 Degrees 00 Minutes 00 Seconds East, a distance of 55.00 feet to the TRUE POINT OF BEGINNING;

Thence North 00 Degrees 00 Minutes 00 Seconds East a distance of 1,922.95 feet to a point on the Southerly right of way of East Star valley Street as per RED MOUNTAIN RANCH MAP OP DEDICATION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 292 of Maps, page 20;

Thence North 88 Degrees 03 Minutes 27 Seconds East, along said Southerly right of way, a distance of 240.32 feet to a point on a tangent curve, concave Southwesterly, whose radius point bears South 01 Degrees 56 Minutes 33 Seconds East, a distance of 470.00 feet;

Thence along said curve to the right and along said Southerly right of way, through a central angle of 35 Degrees 15 Minutes 00 Seconds, an arc distance of 289.16 feet to a point of tangency;

Thence South 56 Degrees 42 Minutes 30 Seconds East, along said Southerly right of way, a distance of 121.15 feet to a point on a tangent curve whose radius point bears South 33 Degrees 18 Minutes 30 Seconds West, a distance of 12.00 feet;

Thence along said curve to the right and along the Southerly right of way, through a central angle of 84 Degrees 32 Minutes 51 Seconds, an arc distance of 17.71 feet to a point of non-tangency;

Thence South 62 Degrees 08 Minutes 43 Seconds East, along the Southerly right-of-way, a distance of 60.00 feet to a point on a non-tangent curve, concave Southeasterly, whose radius point bears South 62 Degrees 08 Minutes 43 Seconds East, a distance of 370.00 feet;

EXHIBIT A
(Continued)

Thence along said curve to the right, through a central angle of 82 Degrees 28 Minutes 28 Seconds, an arc distance of 532.60 feet to a point of tangency;

Thence South 69 Degrees 40 Minutes 14 Seconds East, along said Southerly right of way, a distance of 123.39 feet to a point on a tangent curve, whose radius point bears South 20 Degrees 19 Minutes 46 Seconds west, a distance of 20.00 feet to a point which lies on the Westerly right of way of Recker Road as per MAP OF DEDICATION NORTH RECKER ROAD, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 309 of Maps, page 3;

Thence along said curve to the right, through a central angle of 90 Degrees 00 Minutes 00 seconds, an arc distance of 31.42 feet to a point of tangency;

Thence South 20 Degrees 19 Minutes 46 Seconds West, along said Westerly right of way, a distance of 352.40 feet to a point on a tangent curve, concave Easterly, whose radius point bears South 69 Degrees 40 Minutes 14 Seconds East, a distance of 790.00 feet;

Thence along said curve to the left, through a central angle of 13 Degrees 39 Minutes 13 Seconds an arc distance of 188.26 feet, to a point of non-tangency;

Thence South 80 Degrees 55 Minutes 52 Seconds West, departing said Westerly right of way, a distance of 506.00 feet;

Thence South 00 Degrees 56 Minutes 19 Seconds West, a distance of 123.36 feet;

Thence South 05 Degrees 57 Minutes 25 Seconds East, a distance of 125.00 feet;

Thence South 20 Degrees 52 Minutes 05 Seconds East, a distance of 313.00 feet;

Thence North 74 Degrees 01 Minutes 48 Seconds East, a distance of 480.00 feet, to a point which lies on said Westerly right of way of Recker Road;

Thence South 16 Degrees 53 Minutes 50 Seconds East, along said Westerly right of way, a distance of 493.03 feet to a point on a tangent curve, concave Northwesterly, whose radius point bears South 73 Degrees 06 Minutes 10 Seconds West, a distance of 12.00 feet;

Thence along said curve to the right and along said Westerly right of way, through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 18.85 feet to a point of tangency;

Thence South 73 Degrees 06 Minutes 10 Seconds West, along said Westerly right of way, a distance of 18.00 feet;

Thence South 16 Degrees 53 Minutes 50 Seconds East along said Westerly right of way, an arc distance of 60.00 feet to a point on a non-tangent curve, concave Southwesterly, whose radius point bears South 16 Degrees 53 Minutes 50 Seconds East, a distance of 20.00 feet;

EXHIBIT A
(Continued)

Thence along said curve to the right and along said Westerly right of way, through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 31.42 feet to a point of tangency;

Thence South 16 Degrees 53 Minutes 50 Seconds East along said Westerly right of way, a distance of 147.60 feet to a point on a tangent curve, concave Westerly, whose radius point bears South 73 Degrees 06 Minutes 10 Seconds west, a distance of 410 feet;

Thence along said curve to the right and along the Westerly right of way, through a central angle of 14 Degrees 36 Minutes 48 Seconds, an arc distance of 104.57 feet to a point of compound curve, concave Northwesterly, whose radius point bears South 87 Degrees 42 Minutes 58 Seconds West, a distance of 20.00 feet;

Thence along said curve to the right, through a central angel of 92 Degrees 27 Minutes 40 Seconds, an arc distance of 32.28 feet to a point of Tangency;

Thence North 89 Degrees 50 Minutes 27 Seconds west, a distance of 1,376.97 feet to the TRUE POINT OF BEGINNING.

APN: 141-39-001M, 141-39-001N, 141-39-001P

EXHIBIT "A"

(Continued)

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26;
THENCE NORTH 00 DEGREES 25 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 2,643.35 FEET;
THENCE SOUTH 88 DEGREES 59 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1,162.41 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 588.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF EAST STAR VALLEY STREET AS RECORDED ON THE RED MOUNTAIN RANCH MAP DEDICATION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 292 OF MAPS, PAGE 20;
THENCE SOUTH 88 DEGREES 03 MINUTES 27 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.87 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS BEARS SOUTH 01 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 530.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT OF WAY AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 217.38 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 64 DEGREES 33 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 25 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 280.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49 DEGREES 34 MINUTES 13 SECONDS, AN ARC DISTANCE OF 242.25 FEET;
THENCE THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 75 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 55 DEGREES 35 MINUTES 26 SECONDS, AN ARC DISTANCE OF 77.62 FEET TO THE POINT OF BEGINNING;
THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS SOUTH 19 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 184 DEGREES 14 MINUTES 52 SECONDS, AN ARC DISTANCE OF

257.26 FEET;

THENCE NORTH 80 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 09 DEGREES 11 MINUTES 33 SECONDS EAST, A DISTANCE OF 132.54 FEET;

THENCE SOUTH 80 DEGREES 48 MINUTES 27 SECONDS WEST, A DISTANCE OF 240.00 FEET;

THENCE NORTH 09 DEGREES 11 MINUTES 33 SECONDS WEST, A DISTANCE OF 171.95 FEET;

THENCE NORTH 24 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 140.21 FEET;

THENCE NORTH 80 DEGREES 48 MINUTES 27 SECONDS EAST, A DISTANCE OF 68.21 FEET TO
THE POINT OF BEGINNING.

CONTAINING 42,194.43 S.F.

EXHIBIT "A"

(Continued)

AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26;
THENCE NORTH 00 DEGREES 25 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 2,643.35 FEET;
THENCE SOUTH 88 DEGREES 59 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1,162.41 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 588.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF EAST STAR VALLEY STREET AS RECORDED ON THE RED MOUNTAIN RANCH MAP DEDICATION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 292 OF MAPS, PAGE 20;
THENCE SOUTH 88 DEGREES 03 MINUTES 27 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.87 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 01 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 530.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT OF WAY AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 217.38 FEET, TO A POINT OF TANGENCY;
THENCE SOUTH 64 DEGREES 33 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 25 DEGREES 26 MINUTES 33 SECONDS EAST, A DISTANCE OF 280.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 49 DEGREES 34 MINUTES 13 SECONDS, AN ARC DISTANCE OF 242.25 FEET, TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY AND CURVE TO THE LEFT AND CONCAVE SOUTHEASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 47 SECONDS, AN ARC DISTANCE OF 118.16 FEET;
THENCE SOUTH 09 DEGREES 11 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 87.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE WHOSE RADIUS POINT BEARS NORTH 23

DEGREES 40 MINUTES 12 SECONDS WEST, A DISTANCE OF 80.00 FEET;
SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF $184^{\circ} 14' 52''$, AN ARC
DISTANCE OF 257.26 FEET;
THENCE THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, FROM WHICH THE
RADIUS POINT BEARS NORTH 19 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF
80.00 FEET,
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF
55 DEGREES 35 MINUTES 26 SECONDS, AN ARC DISTANCE OF 77.62 FEET TO THE POINT OF
BEGINNING;
CONTAINING 3350.30 S.F.