



Legislation Details (With Text)

File #: 55574 **Version:** 1 **Name:** Rezone 10250 Mineral Point Road
Type: Ordinance **Status:** Passed
File created: 4/24/2019 **In control:** Attorney's Office/Approval Group
On agenda: 4/30/2019 **Final action:** 6/11/2019
Enactment date: 6/22/2019 **Enactment #:** ORD-19-00040

Title: Creating Section 28.06(2)(a)00380 of the Madison General Ordinances to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District; creating Section 28.06(2)(a)00381 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to SR-V2 (Suburban Residential-Varied 2) District; creating Section 28.06(2)(a)00382 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District; creating Section 28.06(2)(a)00383 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.06(2)(a)00384 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A to PR (Parks and Recreation) District.

Sponsors: Planning Division

Indexes:

Code sections:

Attachments: 1. Link_Resolution_55182, 2. UFG_Response_to_Staff_Report_05-19-19.pdf

Date	Ver.	Action By	Action	Result
6/11/2019	1	COMMON COUNCIL	Adopt with Conditions and Close the Public Hearing	Pass
5/20/2019	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING	Pass
4/30/2019	1	COMMON COUNCIL	Referred for Public Hearing	
4/24/2019	1	Attorney's Office/Approval Group	Referred for Introduction	

Fiscal Note

No fiscal impact.

Title

Creating Section 28.06(2)(a)00380 of the Madison General Ordinances to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District; creating Section 28.06(2)(a)00381 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to SR-V2 (Suburban Residential-Varied 2) District; creating Section 28.06(2)(a)00382 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to TR-V2 (Traditional Residential-Varied 2) District; creating Section 28.06(2)(a)00383 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District; and creating Section 28.06(2)(a)00384 to change the zoning of property located at 10250 Mineral Point Road, 9th Aldermanic District from A to PR (Parks and Recreation) District.

Body

DRAFTER'S ANALYSIS: This ordinance changes the zoning of property located at 10250 Mineral Point Road from A (Agricultural) District to SR-C3 (Suburban Residential-Consistent 3) District, SR-V2 (Suburban Residential-Varied 2) District, TR-V2 (Traditional Residential-Varied 2) District, TR-U1 (Traditional Residential-

Urban 1) District, and PR (Parks and Recreation) District providing zoning for proposed "Herrling Property" subdivision.

NOW, THEREFORE, the Common Council of the City of Madison do hereby ordain as follows:

1. Map Amendment 00380 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to SR-C3 (Suburban Residential-Consistent 3) District:

"All that part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence North 89°41'26" West and along the North line of the said Southeast 1/4 Section, 1319.39 feet to the place of beginning of lands hereinafter described;

Thence South 01°26'57" West, 212.23 feet to a point; Thence North 78°16'54" West, 24.46 feet to a point of curvature; Thence Northwesterly 124.45 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 625.00 feet, whose central angle is 11°24'32", and whose chord bears North 83°59'10" West, 124.24 feet to a point of tangency; Thence North 89°41'26" West, 137.33 feet to a point; Thence South 00°18'34" West, 643.00 feet to a point; Thence South 89°41'26" East, 272.48 feet to a point; Thence South 01°26'57" West, 670.42 feet to a point; Thence South 89°52'41" East, 4.75 feet to a point of curvature; Thence Southeasterly 61.54 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 150.00 feet, whose central angle is 23°30'17", and whose chord bears South 78°07'32.5" East, 61.10 feet to a point of tangency; Thence South 66°22'24" East, 34.65 feet to a point; Thence South 23°37'36" West, 246.21 feet to a point of curvature; Thence Southwesterly 193.54 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 500.00 feet, whose central angle is 22°10'39", and whose chord bears South 12°32'16.5" West, 192.33 feet to a point of tangency; Thence South 01°26'57" West, 640.30 feet to a point on the North Right-of-Way line of "W. Mineral Point Road"; Thence North 89°52'41" West and along the said North Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the South line of the said Southeast 1/4 Section, 1122.30 feet to a point; Thence North 01°26'54" East and along the East line of Unplatted Lands, 213.99 feet to a point; Thence North 89°52'41" West and along the North line of said Unplatted Lands and its Westerly extension and being parallel to the said South line of the said Southeast 1/4 Section, 165.75 feet to a point on the West line of the said Southeast 1/4 Section; Thence North 01°17'06" East and along the said West line of the said Southeast 1/4 Section, 1076.16 feet to a point; Thence South 89°41'26" East and along the South line of Unplatted Lands and its Westerly extension and being parallel to the North line of the said Southeast 1/4 Section, 583.46 feet to a point; Thence North 01°26'54" East and along the East line of said Unplatted Lands, 1303.00 feet to a point on the said North line of the said Southeast 1/4 Section; Thence South 89°41'26" East and along the said North line of the said Southeast 1/4 Section, 740.61 feet to the point of beginning of this description. Said Parcel contains 2,441,692 Square Feet (or 56.0535 Acres) of land, more or less.

Together with all that part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; said point being the place of beginning of lands hereinafter described;

Thence North 89°41'26" West and along the North line of the said Southeast 1/4 Section, 175.12 feet to a point; Thence South 00°00'33" East, 5.21 feet to a point of curvature; Thence Southwesterly 54.03 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 300.00 feet, whose central angle is 10°19'10", and whose chord bears South 05°09'02" West, 53.96 feet to a point of tangency; Thence South 10°18'37" West, 175.95 feet to a point; Thence Northeasterly 213.01 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 625.00 feet, whose central angle is 19°31'38", and whose chord bears North 77°44'41" East, 211.98 feet to a point on the East line of the said Southeast 1/4 Section; Thence

North 01°19'36" East and along the said East line, 186.17 feet to the point of beginning of this description. Said Parcel contains 40,233 Square Feet (or 0.9236 Acres) of land, more or less. Lands to be rezoned SR-C3 contains 2,481,925 Square Feet (or 56.98 Acres) of land, more or less."

2. Map Amendment 00381 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to SR-V2 (Suburban Residential-Varied 2) District:

"All that part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows: Commencing at the East 1/4 Corner of said Section 20; Thence North 89°41'26" West and along the North line of the said Southeast 1/4 Section, 1319.39 feet to a point; Thence South 01°26'57" West, 212.23 feet to the place of beginning of lands hereinafter described;

Continuing thence South 01°26'57" West, 625.94 feet to a point; Thence South 89°41'26" East, 285.06 feet to a point; Thence North 01°26'57" East, 142.26 feet to a point of curvature; Thence Northwesterly 253.19 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 900.00 feet, whose central angle is 16°07'08", and whose chord bears North 06°36'37" West, 252.36 feet to a point of tangency; Thence North 14°40'11" West, 80.63 feet to a point of curvature; Thence Northwesterly 107.47 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 420.00 feet, whose central angle is 14°39'38", and whose chord bears North 07°20'22" West, 107.17 feet to a point of tangency; Thence North 00°00'33" West, 28.13 feet to a point; Thence North 89°41'26" West, 44.20 feet to a point of curvature; Thence Northwesterly 124.45 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 625.00 feet, whose central angle is 11°24'32", and whose chord bears North 83°59'10" West, 124.24 feet to a point of tangency; Thence North 78°16'54" West, 42.79 feet to the point of beginning of this description. Said Parcel contains 157,753 Square Feet (or 3.6215 Acres) of land, more or less.

Together with all that part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence South 01°19'36" West and along the East line of the said Southeast 1/4 Section, 2584.44 feet to a point on the North Right-of-Way line of "W. Mineral Point Road"; Thence North 89°52'41" West and along the said North Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the South line of the said Southeast 1/4 Section, 1358.02 feet to a point; Thence North 01°26'57" East, 140.04 feet to the place of beginning of lands hereinafter described; Thence South 89°52'41" East, 163.07 feet to a point; Thence North 45°47'08" East, 114.44 feet to a point; Thence North 01°26'57" East, 320.11 feet to a point; Thence North 46°17'32" East, 218.72 feet to a point; Thence North 00°07'19" East, 88.53 feet to a point; Thence North 89°52'41" West, 375.18 feet to a point; Thence Southwesterly 142.29 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 500.00 feet, whose central angle is 16°18'19", and whose chord bears South 09°36'06.5" West, 141.81 feet to a point of tangency; Thence South 01°26'57" West, 500.26 feet to the point of beginning of this description. Said Parcel contains 176,686 Square Feet (or 4.0562 Acres) of land, more or less. Lands to be rezoned TR-V2 contains 334,439 Square Feet (or 7.67 Acres) of land, more or less."

3. Map Amendment 00382 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to TR-V2 (Traditional Residential-Varied 2) District:

"All that part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence North 89°41'26" West and along the North line of the said Southeast 1/4 Section, 175.12 feet to the place of beginning of lands hereinafter described; Continuing thence North 89°41'26" West and along the said North line, 1144.27 feet to a point; Thence South 01°26'57" West, 212.23 feet to a point; Thence South 78°16'54" East, 42.79 feet to a point of curvature; Thence Southeasterly 124.45 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 625.00 feet, whose central angle is 11°24'32", and whose chord bears South 83°59'10" East, 124.24 feet to a point of tangency; Thence South 89°41'26" East, 917.29 feet to a point of curvature; Thence Northeasterly

30.56 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 625.00 feet, whose central angle is $11^{\circ}24'32''$, and whose chord bears North $88^{\circ}54'32''$ East, 30.55 feet to a point; Thence North $10^{\circ}18'37''$ East, 175.95 feet to a point of curvature; Thence Northeasterly 54.03 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 300.00 feet, whose central angle is $10^{\circ}19'10''$, and whose chord bears North $05^{\circ}09'02''$ East, 53.96 feet to a point of tangency; Thence North $00^{\circ}00'33''$ West, 5.21 feet to the point of beginning of this description. Said Parcel contains 262,406 Square Feet (or 6.0240 Acres) of land, more or less.

Together with all that part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence North $89^{\circ}41'26''$ West and along the North line of the said Southeast 1/4 Section, 1319.39 feet to a point; Thence South $01^{\circ}26'57''$ West, 212.23 feet to the place of beginning of lands hereinafter described;

Thence North $78^{\circ}16'54''$ West, 24.46 feet to a point of curvature; Thence Northwesterly 124.45 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 625.00 feet, whose central angle is $11^{\circ}24'32''$, and whose chord bears North $83^{\circ}59'10''$ West, 124.24 feet to a point of tangency; Thence North $89^{\circ}41'26''$ West, 137.33 feet to a point; Thence South $00^{\circ}18'34''$ West, 643.00 feet to a point; Thence South $89^{\circ}41'26''$ East, 272.48 feet to a point; Thence North $01^{\circ}26'57''$ East, 625.94 feet to the point of beginning of this description. Said Parcel contains 178,456 Square Feet (or 4.0968 Acres) of land, more or less.

Together with all that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence North $89^{\circ}41'26''$ West and along the North line of the said Southeast 1/4 Section, 1319.39 feet to a point; Thence South $01^{\circ}26'57''$ West, 838.17 feet to the place of beginning of lands hereinafter described;

Continuing thence South $01^{\circ}26'57''$ West, 670.42 feet to a point; Thence South $89^{\circ}52'41''$ East, 4.75 feet to a point of curvature; Thence Southeasterly 61.54 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 150.00 feet, whose central angle is $23^{\circ}30'17''$, and whose chord bears South $78^{\circ}07'32.5''$ East, 61.10 feet to a point of tangency; Thence South $66^{\circ}22'24''$ East, 34.65 feet to a point; Thence North $23^{\circ}37'36''$ East, 321.84 feet to a point of curvature; Thence Northeasterly 348.36 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 900.00 feet, whose central angle is $22^{\circ}10'39''$, and whose chord bears North $12^{\circ}32'16.5''$ East, 346.19 feet to a point of tangency; Thence North $01^{\circ}26'57''$ East, 62.36 feet to a point; Thence North $89^{\circ}41'26''$ West, 285.06 feet to the point of beginning of this description. Said Parcel contains 151,782 Square Feet (or 3.4844 Acres) of land, more or less. Lands to be rezoned TR-V2 contains 592,644 Square Feet (or 13.60 Acres) of land, more or less."

4. Map Amendment 00383 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to TR-U1 (Traditional Residential-Urban 1) District:

"All that part of the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence South $01^{\circ}19'36''$ West and along the East line of the said Southeast 1/4 Section, 186.17 feet to the place of beginning of lands hereinafter described;

Continuing thence South $01^{\circ}19'36''$ West and along the said East line, 637.81 feet to a point; Thence South $73^{\circ}21'35''$ West, 259.04 feet to a point; Thence South $82^{\circ}38'51''$ West, 81.43 feet to a point; Thence Southwesterly 693.14 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 693.56 feet, whose central angle is $57^{\circ}15'41''$, and whose chord bears South $51^{\circ}58'11.5''$ West, 664.65 feet to a point; Thence South $23^{\circ}37'36''$ West, 105.70 feet to a point of curvature; Thence Southwesterly 287.16 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 700.00 feet, whose central angle is $23^{\circ}30'17''$, and whose chord bears South $11^{\circ}52'27.5''$ West, 285.15 feet to a point of tangency; Thence South $00^{\circ}07'19''$ West, 107.81 feet to a point; Thence Southwesterly 25.28 feet along the arc of a curve, whose center lies to the North, whose radius is 1200.00 feet, whose central angle is $01^{\circ}12'26''$, and whose

chord bears South 89°31'06" West, 25.28 feet to a point of tangency; Thence North 89°52'41" West, 379.89 feet to a point; Thence Northeasterly 51.24 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 500.00 feet, whose central angle is 05°52'20", and whose chord bears North 20°41'26" East, 51.22 feet to a point of tangency; Thence North 23°37'36" East, 568.05 feet to a point of curvature; Thence Northeasterly 348.36 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 900.00 feet, whose central angle is 22°10'39", and whose chord bears North 12°32'16.5" East, 346.19 feet to a point of tangency; Thence North 01°26'57" East, 204.62 feet to a point of curvature; Thence Northwesterly 253.19 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 900.00 feet, whose central angle is 16°07'08", and whose chord bears North 06°36'37" West, 252.36 feet to a point of tangency; Thence North 14°40'11" West, 80.63 feet to a point of curvature; Thence Northwesterly 107.47 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 420.00 feet, whose central angle is 14°39'38", and whose chord bears North 07°20'22" West, 107.17 feet to a point of tangency; Thence North 00°00'33" West, 28.13 feet to a point; Thence South 89°41'26" East, 873.09 feet to a point of curvature; Thence Northeasterly 243.56 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 625.00 feet, whose central angle is 22°19'42", and whose chord bears North 79°08'43" East, 242.03 feet to the point of beginning of this description. Said Parcel contains 1,031,126 Square Feet (or 23.6714 Acres) of land, more or less.

Together with all that part of the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence South 01°19'36" West and along the East line of the said Southeast 1/4 Section, 974.08 feet to the place of beginning of lands hereinafter described; Continuing thence South 01°19'36" West and along the said East line, 1610.36 feet to a point on the North Right-of-Way line of "W. Mineral Point Road"; Thence North 89°52'41" West and along the said North Right-of-Way line being parallel to and at a right angle distance of 50.00 feet from the South line of the said Southeast 1/4 Section, 1358.02 feet to a point; Thence North 01°26'57" East, 140.04 feet to a point; Thence South 89°52'41" East, 163.07 feet to a point; Thence North 45°47'08" East, 114.44 feet to a point; Thence North 01°26'57" East, 320.11 feet to a point; Thence North 46°17'32" East, 218.72 feet to a point; Thence North 00°07'19" East, 88.53 feet to a point; Thence South 89°52'41" East, 4.72 feet to a point of curvature; Thence Northeasterly 37.41 feet along the arc of a curve, whose center lies to the North, whose radius is 1200.00 feet, whose central angle is 01°47'11", and whose chord bears North 89°13'43.5" East, 37.41 feet to a point of tangency; Thence North 88°20'08" East, 58.82 feet to a point of curvature; Thence Northeasterly 37.41 feet along the arc of a curve, whose center lies to the South, whose radius is 1200.00 feet, whose central angle is 01°47'11", and whose chord bears North 89°13'43.5" East, 37.41 feet to a point of tangency; Thence South 89°52'41" East, 330.12 feet to a point of curvature; Thence Southeasterly 35.65 feet along the arc of a curve, whose center lies to the South, whose radius is 1200.00 feet, whose central angle is 01°42'09", and whose chord bears South 89°01'36.5" East, 35.65 feet to a point of tangency; Thence South 88°10'32" East, 65.33 feet to a point of curvature; Thence Southeasterly 35.65 feet along the arc of a curve, whose center lies to the North, whose radius is 1200.00 feet, whose central angle is 01°42'09", and whose chord bears South 89°01'36.5" East, 35.65 feet to a point of tangency; Thence South 89°52'41" East, 65.96 feet to a point; Thence North 01°19'36" East, 780.42 feet to a point of curvature; Thence Northeasterly 49.79 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1500.00 feet, whose central angle is 01°54'06", and whose chord bears North 02°16'39" East, 49.78 feet to a point; Thence South 89°52'41" East, 289.24 feet to the point of beginning of this description. Said Parcel contains 1,123,129 Square Feet (or 25.7835 Acres) of land, more or less. Lands to be rezoned TR-U1 contains 2,154,255 Square Feet (or 49.45 Acres) of land, more or less."

5. Map Amendment 00384 of Section 28.022 of the Madison General Ordinances is hereby created to change the zoning of the following described property to PR (Parks and Recreation) District:

"All that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 20; Thence South 01°19'36" West and along the East line

of the said Southeast 1/4 Section, 823.98 feet to the place of beginning of lands hereinafter described; Thence South 73°21'35" West, 259.04 feet to a point; Thence South 82°38'51" West, 81.43 feet to a point; Thence Southwesterly 693.14 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 693.56 feet, whose central angle is 57°15'41", and whose chord bears South 51°58'11.5" West, 664.65 feet to a point; Thence South 23°37'36" West, 105.70 feet to a point of curvature; Thence Southwesterly 287.16 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 700.00 feet, whose central angle is 23°30'17", and whose chord bears South 11°52'27.5" West, 285.15 feet to a point of tangency; Thence South 00°07'19" West, 107.81 feet to a point; Thence Northeasterly 12.13 feet along the arc of a curve, whose center lies to the North, whose radius is 1200.00 feet, whose central angle is 00°34'45", and whose chord bears North 88°37'30.5" East, 12.13 feet to a point of tangency; Thence North 88°20'08" East, 58.82 feet to a point of curvature; Thence Northeasterly 37.41 feet along the arc of a curve, whose center lies to the South, whose radius is 1200.00 feet, whose central angle is 01°47'11", and whose chord bears North 89°13'43.5" East, 37.41 feet to a point of tangency; Thence South 89°52'41" East, 330.12 feet to a point of curvature; Thence Southeasterly 35.65 feet along the arc of a curve, whose center lies to the South, whose radius is 1200.00 feet, whose central angle is 01°42'09", and whose chord bears South 89°01'36.5" East, 35.65 feet to a point of tangency; Thence South 88°10'32" East, 65.33 feet to a point of curvature; Thence Southeasterly 35.65 feet along the arc of a curve, whose center lies to the North, whose radius is 1200.00 feet, whose central angle is 01°42'09", and whose chord bears South 89°01'36.5" East, 35.65 feet to a point of tangency; Thence South 89°52'41" East, 65.96 feet to a point; Thence North 01°19'36" East, 780.42 feet to a point of curvature; Thence Northeasterly 49.79 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1500.00 feet, whose central angle is 01°54'06", and whose chord bears North 02°16'39" East, 49.78 feet to a point; Thence South 89°52'41" East, 289.24 feet to a point on the said East line of the said Southeast 1/4 Section; Thence North 01°19'36" East and along the said East line, 150.10 feet to the point of beginning of this description. Said Parcel contains 488,232 Square Feet (or 11.2083 Acres) of land, more or less."