

ORDINANCE NO 2024-17

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, REZONING SPECIFIED PROPERTY FROM SUBURBAN RANCH 43 (SR-43) TO THE NORTH PEORIA GATEWAY PLANNED COMMUNITY DISTRICT (PCD) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Peoria Planning and Zoning Commission held a public hearing on September 19, 2024 in zoning case Z24-03 in the manner prescribed by law for the purpose of considering an amendment to the zoning district of a property within the City of Peoria, Arizona, to provide for rezoning of a parcel of land as described below, from Suburban Ranch 43 (SR-43) to the North Peoria Gateway Planned Community District (PCD) zoning district, as provided in Section 21-317 of Chapter 21 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Peoria Times Newspaper on August 29, 2024; and

WHEREAS, in accordance with Arizona Revised Statute 9-462.01.E, the City of Peoria finds that the subject ordinance would not have a direct impact on the cost to construct housing for sale or rent within the City of Peoria.

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described below as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Parcels of land in Peoria, Maricopa County, Arizona, which are more accurately described in Exhibits A and B, to this Ordinance are hereby rezoned from Suburban Ranch 43 (SR-43) to the North Peoria Gateway Planned Community District (PCD) zoning district.

SECTION 2. The amendment to the zoning herein provided is conditioned and subject to the following stipulations:

1. The development shall substantially conform to the North Peoria Gateway Planned Community District PCD Standards and Guidelines Report, and Project Narrative contained within the September 19, 2024 Planning and Zoning Commission staff report, except as modified herein.

2. The Developer for the first Site Plan or Preliminary Plat on any Parcel within a Development Unit shall submit all necessary master plans (“Secondary Plans”) for the subject Development Unit (or functional segment thereof as agreed to by the City of Peoria and the Arizona State Land Department) at the time of Site Plan or Preliminary Plat submittal.
 - Master plans for a Development Unit shall be updated as necessary as determined by the Zoning Administrator and City Engineer with any subsequent Site Plan or Preliminary Plat submittals within the Development Unit.
 - Right-of-way and easement dedications shall occur in accordance with City requirements and the findings of any approved master plans.
3. The Site Plan or Preliminary Plat submitted for any Parcel within the PCD will establish the correlating zoning category for that portion of the Parcel.
4. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.
5. All development within a half-mile of ADOT facilities shall follow ADOT notification procedures for the relevant development component prior to Site Plan or Preliminary Plat approval.
6. The Developer shall provide a Traffic Impact Analysis (TIA) with each Site Plan or Preliminary Plat submittal for each Development Unit (or functional segment thereof), as agreed to by the City Engineer or designee and the Arizona State Land Department.
7. The Developer shall dedicate all necessary rights-of-ways and construct improvements as specified within the Traffic Impact Analysis (TIA) at the time of final plat, unless otherwise determined by the City Engineer or designee.
8. The Developer shall provide an updated Traffic Impact Analysis (TIA) as additional phases of each Development Unit submit Site Plan or Preliminary Plat applications, unless otherwise determined by the City Engineer or designee. An updated Final TIA shall be submitted for review and approval at the time of the civil plan phase.

SECTION 3: The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above and as defined by the Legal Descriptions as represented in Exhibit A, and the corresponding parcel map as shown as Exhibit B.

SECTION 4: If any section, subsection, sentence, clause or phase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5: This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 15th day of October, 2024.

Jason Beck, Mayor

Date signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in: Peoria Times
Publication Dates: _____
Effective Date: _____

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ARIZONA STATE LAND DEPARTMENT (ASLD) PROPERTY (NO MARICOPA COUNTY ASSESSOR'S OFFICE PARCEL NUMBER (APN) OR DEED RECORDING INFORMATION AVAILABLE AT THE MARICOPA COUNTY RECORDER'S OFFICE (MCR) FOR THE AREA DESCRIBED.) LYING WITHIN SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SECTION 31 AND THE SOUTH HALF OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 1 EAST, THE EAST HALF OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PEORIA AND UNINCORPORATED MARICOPA COUNTY, ARIZONA MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31 (CALCULATED) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (CALCULATED) BEARS S89°46'07"E A DISTANCE OF 2641.43 FEET;

THENCE S0°03'56"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, A DISTANCE OF 2368.67 FEET TO THE EAST QUARTER CORNER THEREOF;

THENCE S0°00'02"W, ALONG AN EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 262.68 FEET TO AN ANGLE POINT IN SAID EAST LINE BEING THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 EAST;

THENCE S0°04'19"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 1182.66 FEET TO A POINT ON THE NORTH LINE OF THE LEGAL DESCRIPTION CONTAINED IN CITY OF PEORIA ORDINANCE NUMBER 2019-22 WHICH EXTENDS THE CORPORATE LIMITS OF THE CITY OF PEORIA (ANNEXATION) AND WAS RECORDED IN INSTRUMENT NUMBER 2019-0641615, MCR;

THENCE ALONG THE PERIMETER OF SAID ORDINANCE 2019-22 THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S89°55'41"W A DISTANCE OF 42.63 FEET;
- 2) S0°03'16"E A DISTANCE OF 76.92 FEET;
- 3) S89°51'33"W A DISTANCE OF 234.18 FEET;
- 4) S0°08'27"E A DISTANCE OF 60.00 FEET;
- 5) S89°51'33"W A DISTANCE OF 173.00 FEET;
- 6) S0°08'27"E A DISTANCE OF 300.00 FEET;
- 7) N89°51'33"E A DISTANCE OF 279.90 FEET;
- 8) S33°01'03"W A DISTANCE OF 53.85 FEET;

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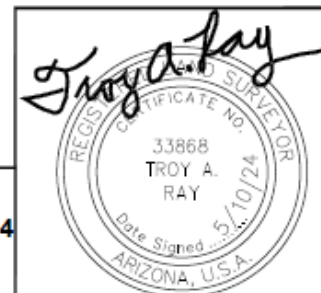


EXHIBIT A LEGAL DESCRIPTION

9) N89°50'17"E A DISTANCE OF 198.90 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER;

THENCE S0°04'19"E, ALONG SAID EAST LINE, A DISTANCE OF 704.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE S0°04'09"E, ALONG AN EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 263.10 FEET TO AN ANGLE POINT IN SAID EAST LINE BEING THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE S0°08'33"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2380.66 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N89°50'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2631.91 FEET TO THE CENTER QUARTER CORNER (CALCULATED) OF SAID SECTION 12,

THENCE N0°08'43"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2638.76 FEET TO THE NORTH QUARTER CORNER (CALCULATED) OF SAID SECTION 12;

THENCE N0°06'13"W, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 2638.39 FEET TO THE CENTER QUARTER CORNER (CALCULATED) OF SAID SECTION 1;

THENCE N0°06'13"W, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1, A DISTANCE OF 77.10 FEET TO THE SOUTH CORNER OF THAT TRACT AS CONVEYED TO COLDWATER RANCH COMMUNITY ASSOCIATION BY DEED OF RECORD IN INSTRUMENT NUMBER 2008-0078901, MCR BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH POINT THE RADIUS POINT BEARS S86°40'26"E;

THENCE ALONG THE EAST LINE OF SAID COLDWATER TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) 596.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2315.00 FEET, A CENTRAL ANGLE OF 14°45'28" AND A CHORD BEARING N10°42'18"E TO THE BEGINNING ON A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N77°24'41"W

2) 30.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 88°08'58" AND A CHORD BEARING N31°29'10"W;

3) N75°33'39"W A DISTANCE OF 100.23 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

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EXHIBIT A LEGAL DESCRIPTION

THENCE N0°06'13"W, ALONG SAID WEST LINE, A DISTANCE OF 1658.13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1 WITH SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE N89°56'40"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 2581.63 FEET TO THE SOUTHWEST CORNER OF SECTION 36;

THENCE N0°17'37"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 2301.99 FEET TO THE WEST QUARTER CORNER OF SECTION 36;

THENCE N0°09'19"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2640.36 FEET TO THE NORTHWEST CORNER OF SECTION 36;

THENCE S89°30'44"E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2645.99 FEET TO THE NORTH QUARTER CORNER OF SECTION 36;

THENCE S89°47'22"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, A DISTANCE OF 2565.33 FEET TO THE NORTHEAST CORNER OF SECTION 36;

THENCE N0°07'56"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 356.01 FEET TO THE NORTHWEST CORNER OF SECTION 31;

THENCE N89°09'19"E, ALONG NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1325.11 FEET A POINT ON THE WEST RIGHT-OF-WAY LINE OF SR 303L;

THENCE N0°28'00"E, ALONG AN EAST LINE OF PARCEL D6 AS SHOWN ON THE MASTER PLAT FOR VISTANCIA VILLAGE D SOUTH RECORDED IN BOOK 1498, PAGE 14, MCR, A DISTANCE OF 1323.48 FEET;

THENCE N0°27'25"E, CONTINUING ALONG SAID EAST LINE OF PARCEL D6, ALONG THE EAST LINE OF TRACT D AS SHOWN ON SAID MASTER PLAT AND ACROSS THE RIGHT-OF-WAY OF LONE MOUNTAIN PARKWAY, A DISTANCE OF 1097.70 FEET TO A POINT ON THE CENTERLINE OF SAID LONE MOUNTAIN PARKWAY BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH POINT THE RADIUS POINT BEARS N44°55'17"E;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1) 966.54 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1945.16 FEET, A CENTRAL ANGLE OF 28°28'12" AND A CHORD BEARING S59°18'49"E;

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EXHIBIT A LEGAL DESCRIPTION

2) S71°08'45"E A DISTANCE OF 1281.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS N18°52'49"E;

3) 616.11 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1850.00 FEET, A CENTRAL ANGLE OF 19°04'53" AND A CHORD BEARING S80°39'38"E TO A POINT ON THE WEST LINE OF THOSE TRACTS AS CONVEYED TO PROPERTY RESERVE ARIZONA, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 1989-0416748, MCR;

THENCE S1°28'50"W, ALONG SAID WEST LINE, A DISTANCE OF 1381.10 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE S0°21'21"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 2666.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING THE NORTHWEST CORNER OF THAT TRACT AS CONVEYED TO ZONA WEST 185, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 2022-0380599, MCR;

THENCE S0°19'46"E, ALONG THE WEST LINE OF SAID ZONA WEST TRACT AND ALONG THE WEST LINE OF THAT TRACT AS CONVEYED TO MIDWEST LAND TRUST LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 2015-0220165, MCR, A DISTANCE OF 900.00 FEET;

THENCE S26°32'26"W, ACROSS SAID ASLD PROPERTY, A DISTANCE OF 1991.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE N89°45'34"W, ALONG SAID SOUTH LINE, A DISTANCE OF 420.00 FEET TO THE SOUTH QUARTER CORNER OF SECTION 31;

THENCE N89°46'07"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 2641.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 70,467,008.48 S.F. (1,617.6999 ACRES) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS S89°46'07"E FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE RECORD OF SURVEY PLSS SUBDIVISION - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) RECORDED IN BOOK 588, PAGE 3 MARICOPA COUNTY RECORDS.

Sheet 4 of 9

ASLD - NORTH PEORIA GATEWAY - EXHIBIT

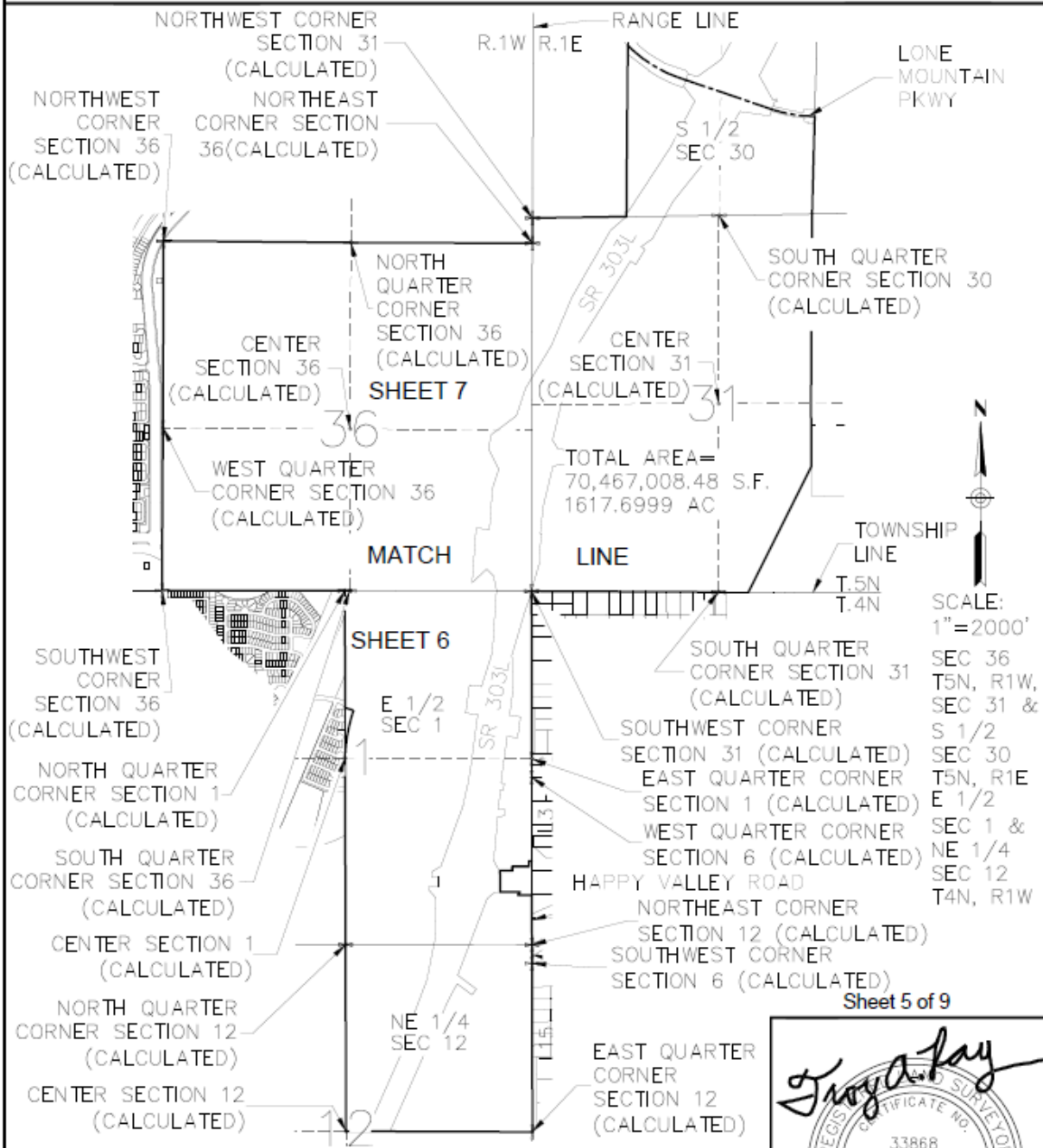
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EXHIBIT A OVERALL SITE

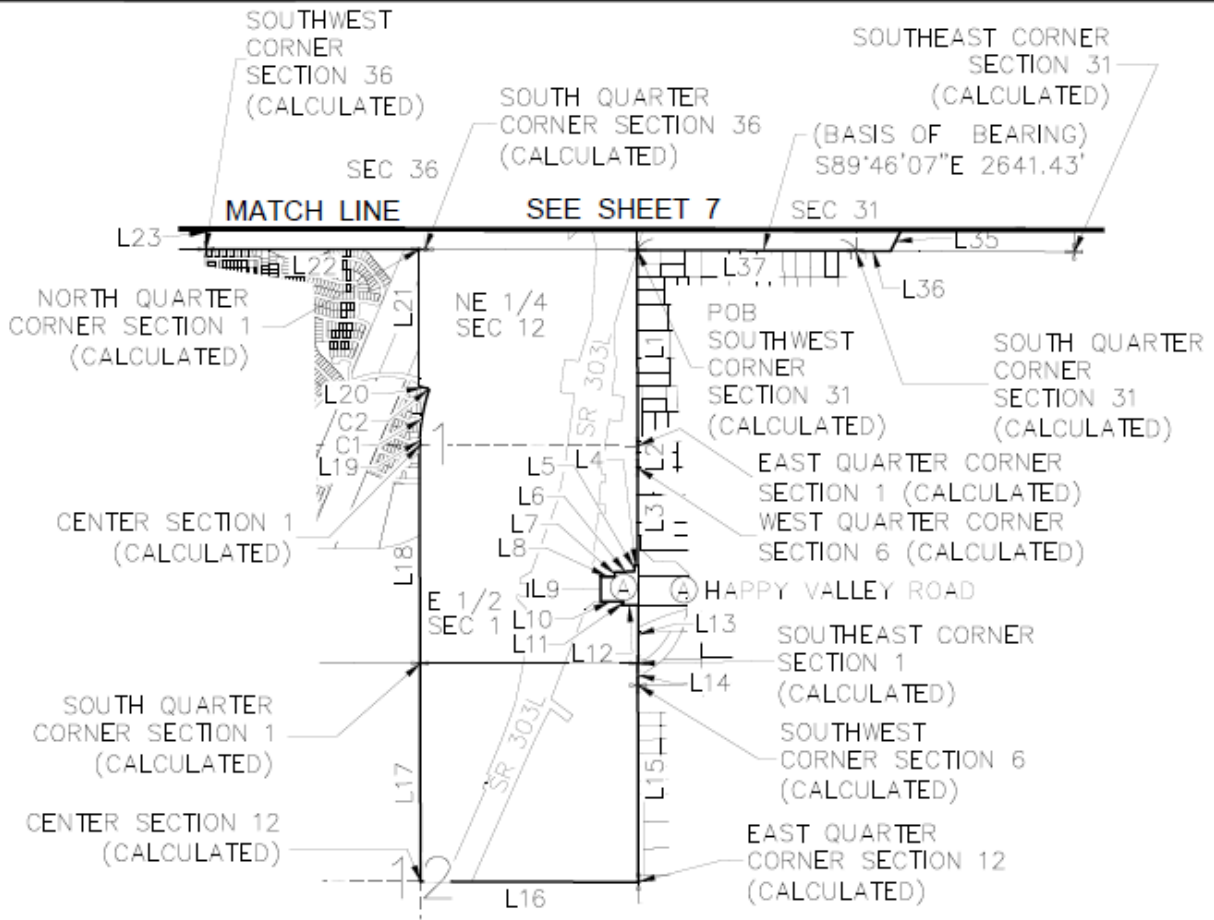


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EXHIBIT A SKETCH



SCALE:
 1"=2000'
 SEC 36
 T5N, R1W,
 SEC 31
 T5N, R1E
 E 1/2
 SEC 1 &
 NE 1/4
 SEC 12
 T4N, R1W

TOTAL AREA
 THIS SHEET=
 22025468.13 S.F.
 505.6352 AC

CITY OF PEORIA ANNEXATION
 (A) ORDINANCE NUMBER 2019-22
 INST. NO. 2019-0641615, MCR

Sheet 6 of 9



** SEE SHEETS 8 AND 9 FOR LINE AND CURVE TABLES **

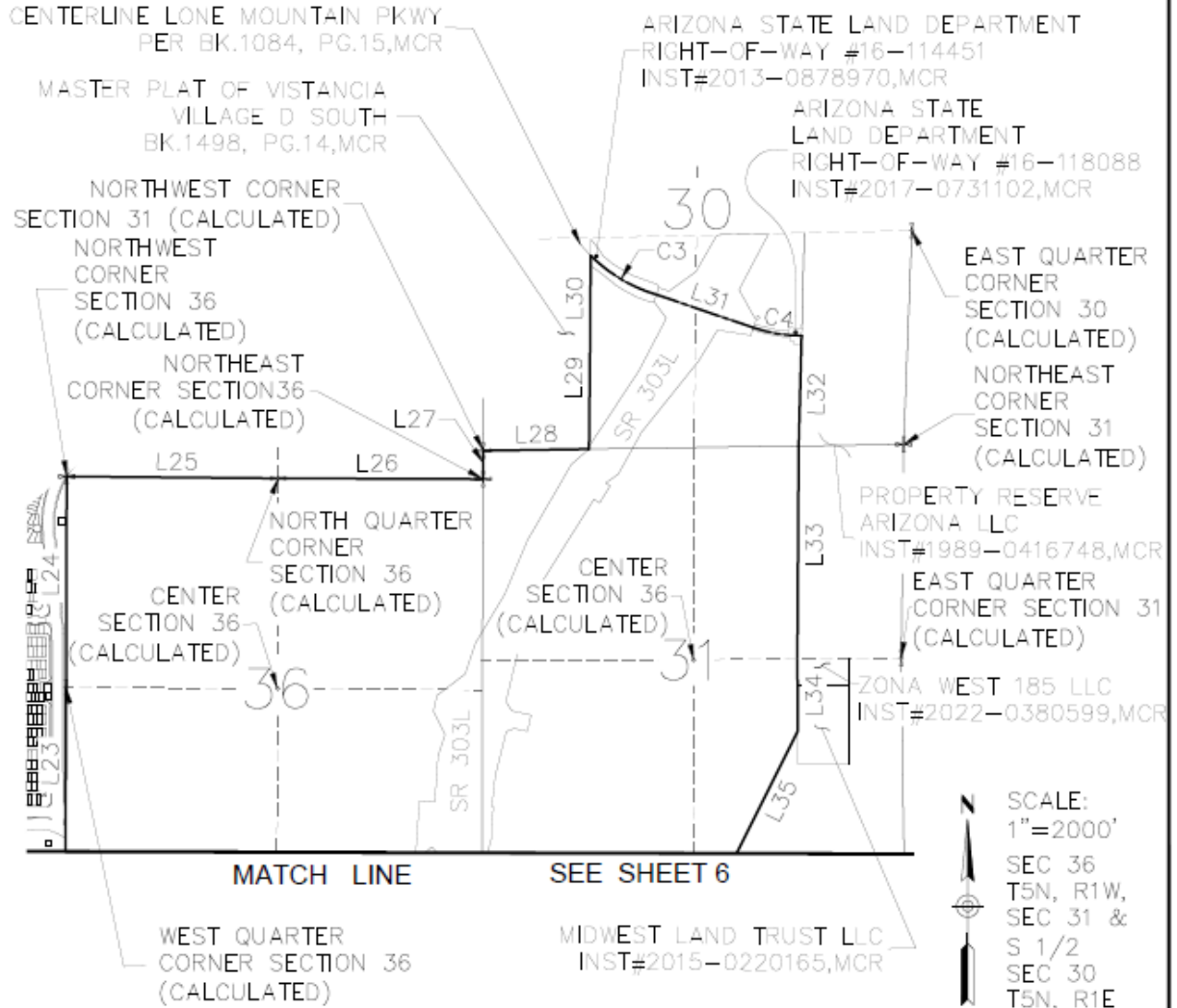
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EXHIBIT A SKETCH



SCALE:
 1"=2000'
 SEC 36
 T5N, R1W,
 SEC 31 &
 S 1/2
 SEC 30
 T5N, R1E

TOTAL AREA
 THIS SHEET=
 48,441,540.35 S.F.
 1112.0647 AC

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** SEE SHEETS 8 AND 9 FOR LINE AND CURVE TABLES **

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EXHIBIT A TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°03'56"E	2368.67'
L2	S0°00'02"W	262.68'
L3	S0°04'19"E	1182.66'
L4	S89°55'41"W	42.63'
L5	S0°03'16"E	76.92'
L6	S89°51'33"W	234.18'
L7	S0°08'27"E	60.00'
L8	S89°51'33"W	173.00'
L9	S0°08'27"E	300.00'
L10	N89°51'33"E	279.90'
L11	S33°01'03"W	53.85'
L12	N89°50'17"E	198.90'
L13	S0°04'19"E	704.82'
L14	S0°04'09"E	263.10'
L15	S0°08'33"E	2380.66'
L16	N89°50'15"W	2631.91'
L17	N0°08'43"W	2638.76'
L18	N0°06'13"W	2638.39'
L19	N0°06'13"W	77.10'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N75°33'39"W	100.23'
L21	N0°06'13"W	1658.13'
L22	N89°56'40"W	2581.63'
L23	N0°17'37"E	2301.99'
L24	N0°09'19"E	2640.36'
L25	S89°30'44"E	2645.99'
L26	S89°47'22"E	2565.33'
L27	N0°07'56"E	356.01'
L28	N89°09'19"E	1325.11'
L29	N0°28'00"E	1323.48'
L30	N0°27'25"E	1097.70'
L31	S71°08'45"E	1281.00'
L32	S1°28'50"W	1381.10'
L33	S0°21'21"W	2666.68'
L34	S0°19'46"E	900.00'
L35	S26°32'26"W	1991.21'
L36	N89°45'34"W	420.00'
L37	N89°46'07"W	2641.43'

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ASLD - NORTH PEORIA GATEWAY - EXHIBIT

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EXHIBIT A TABLE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BRNG
C1	14°45'28"	2315.00'	596.27'	N10°42'18"E
C2	88°08'58"	20.00'	30.77'	N31°29'10"W
C3	28°28'12"	1945.16'	966.54'	S59°18'49"E
C4	19°04'53"	1850.00'	616.11'	S80°39'38"E

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CITY OF PEORIA - AREA TO BE REZONED

North: 991672.4522'	East: 583714.0963'	Segment #15 : Line	
Segment #1 : Line		Course: S0° 04' 09"E	Length: 263.10'
Course: N89° 46' 07"W	Length: 2641.43'	North: 986419.3163'	East: 581078.6881'
North: 991683.1196'	East: 581072.6879'	Segment #16 : Line	
Segment #2 : Line		Course: S0° 08' 33"E	Length: 2380.66'
Course: S0° 03' 56"E	Length: 2368.67'	North: 984038.6637'	East: 581084.6090'
North: 989314.4511'	East: 581075.3980'	Segment #17 : Line	
Segment #3 : Line		Course: N89° 50' 15"W	Length: 2631.91'
Course: S0° 00' 02"W	Length: 262.68'	North: 984046.1282'	East: 578452.7096'
North: 989051.7711'	East: 581075.3954'	Segment #18 : Line	
Segment #4 : Line		Course: N0° 08' 43"W	Length: 2638.76'
Course: S0° 04' 19"E	Length: 1182.66'	North: 986684.8797'	East: 578446.0188'
North: 987869.1121'	East: 581076.8805'	Segment #19 : Line	
Segment #5 : Line		Course: N0° 06' 13"W	Length: 2638.39'
Course: S89° 55' 41"W	Length: 42.63'	North: 989323.2654'	East: 578441.2477'
North: 987869.0585'	East: 581034.2505'	Segment #20 : Line	
Segment #6 : Line		Course: N0° 06' 13"W	Length: 77.10'
Course: S0° 03' 16"E	Length: 76.92'	North: 989400.3652'	East: 578441.1083'
North: 987792.1386'	East: 581034.3236'	Segment #21 : Curve	
Segment #7 : Line		Length: 596.27'	Radius: 2315.00'
Course: S89° 51' 33"W	Length: 234.18'	Delta: 14°45'28"	Tangent: 299.80'
North: 987791.5630'	East: 580800.1443'	Chord: 594.63'	Course: N10° 42' 18"E
Segment #8 : Line		Course In: S86° 40' 26"E	Course Out: N71° 54' 58"W
Course: S0° 08' 27"E	Length: 60.00'	RP North: 989266.0513'	East: 580752.2086'
North: 987731.5631'	East: 580800.2918'	End North: 989984.6484'	East: 578551.5625'
Segment #9 : Line		Segment #22 : Curve	
Course: S89° 51' 33"W	Length: 173.00'	Length: 30.77'	Radius: 20.00'
North: 987731.1379'	East: 580627.2923'	Delta: 88°08'58"	Tangent: 19.36'
Segment #10 : Line		Chord: 27.82'	Course: N31° 29' 10"W
Course: S0° 08' 27"E	Length: 300.00'	Course In: N77° 24' 41"W	Course Out: N14° 26' 21"E
North: 987431.1388'	East: 580628.0297'	RP North: 989989.0074'	East: 578532.0433'
Segment #11 : Line		End North: 990008.3757'	East: 578537.0304'
Course: N89° 51' 33"E	Length: 279.90'		
North: 987431.8268'	East: 580907.9289'		
Segment #12 : Line			
Course: S33° 01' 03"W	Length: 53.85'		
North: 987386.6734'	East: 580878.5863'		
Segment #13 : Line			
Course: N89° 50' 17"E	Length: 198.90'		
North: 987387.2355'	East: 581077.4855'		
Segment #14 : Line			
Course: S0° 04' 19"E	Length: 704.82'		
North: 986682.4161'	East: 581078.3705'		



CITY OF PEORIA - AREA TO BE REZONED

Segment #23 : Line Course: N75° 33' 39"W North: 990033.3682'	Length: 100.23' East: 578439.9663'	Segment #36 : Curve Length: 616.11' Radius: 1850.00' Delta: 19°04'53" Tangent: 310.93' Chord: 613.26' Course: S80° 39' 38"E Course In: N18° 52' 49"E Course Out: S0° 12' 04"E RP North: 1000249.2928' East: 585064.4055' End North: 998399.3042' East: 585070.8991'
Segment #24 : Line Course: N0° 06' 13"W North: 991691.4955'	Length: 1658.13' East: 578436.9678'	Segment #37 : Line Course: S1° 28' 50"W Length: 1381.10' North: 997018.6653' East: 585035.2147'
Segment #25 : Line Course: N89° 56' 40"W North: 991693.9987'	Length: 2581.63' East: 575855.3391'	Segment #38 : Line Course: S0° 21' 21"W Length: 2666.68' North: 994352.0367' East: 585018.6534'
Segment #26 : Line Course: N0° 17' 37"E North: 993995.9585'	Length: 2301.99' East: 575867.1355'	Segment #39 : Line Course: S0° 19' 46"E Length: 900.00' North: 993452.0516' East: 585023.8283'
Segment #27 : Line Course: N0° 09' 19"E North: 996636.3088'	Length: 2640.36' East: 575874.2912'	Segment #40 : Line Course: S26° 32' 26"W Length: 1991.21' North: 991670.6787' East: 584134.0936'
Segment #28 : Line Course: S89° 30' 44"E North: 996613.7829'	Length: 2645.99' East: 578520.1853'	Segment #41 : Line Course: N89° 45' 34"W Length: 420.00' North: 991672.4420' East: 583714.0973'
Segment #29 : Line Course: S89° 47' 22"E North: 996604.3556'	Length: 2565.33' East: 581085.4980'	Perimeter: 48655.20' Area: 70,467,008.48 Sq. Ft. (1,617.6999 ACRES) Error Closure: 0.0102 Course: S5° 46' 39"E Error North: -0.01019 East: 0.00103
Segment #30 : Line Course: N0° 07' 56"E North: 996960.3647'	Length: 356.01' East: 581086.3195'	Precision 1: 4,770,117.65
Segment #31 : Line Course: N89° 09' 19"E North: 996979.9003'	Length: 1325.11' East: 582411.2855'	
Segment #32 : Line Course: N0° 28' 00"E North: 998303.3364'	Length: 1323.48' East: 582422.0650'	
Segment #33 : Line Course: N0° 27' 25"E North: 999401.0015'	Length: 1097.70' East: 582430.8192'	
Segment #34 : Curve Length: 966.54' Radius: 1945.16' Delta: 28°28'12" Tangent: 493.46' Chord: 956.63' Course: S59° 18' 49"E Course In: N44° 55' 17"E Course Out: S16° 27' 05"W RP North: 1000778.3232' East: 583804.3666' End North: 998912.7973' East: 583253.4939'		
Segment #35 : Line Course: S71° 08' 45"E North: 998498.8287'	Length: 1281.00' East: 584465.7608'	



Exhibit B
Parcel Map

