

ORDINANCE NO. 2363

AN ORDINANCE ANNEXING 37 ACRES
OF UNPLATTED LAND SITUATED IN
CASCADE TOWNSHIP AND KNOWN AS
FOSTER AREND PARK TO THE CITY
OF ROCHESTER

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. A petition has been filed with the Common Council of the City of Rochester, signed by the owner of the lands described herein, requesting the Common Council to annex said land to the City of Rochester. The land described in said petition for annexation which is located in Cascade Township, Olmsted County, Minnesota, and is described as follows:

The North 876.01 feet of the Northeast Quarter of the Northeast Quarter of Section 23, Township 107 North, Range 14 West; together with a part of the East One Half of the Southeast Quarter of Section 14, Township 107 North, Range 14 West, Olmsted County, Minnesota, described by metes and bounds as follows: commencing at the southeast corner of said Southeast Quarter; thence due West assumed bearing, along the South line of said Southeast Quarter 313.95 feet to the point of beginning; thence continue due West, 1003.11 feet to the southwest corner of said East One Half of the Southeast Quarter; thence North $00^{\circ}32'$ West along the West line of said East Quarter of the Southeast Quarter 710.00 feet; thence South $69^{\circ}45'$ East, 710.81 feet; thence South $55^{\circ}28'40''$ East, 412.62 feet thence South $00^{\circ}45'20''$ East parallel with the East line of Southeast Quarter, 230.00 feet to the point of beginning; together with a part of the East One Half of the Southeast Quarter of Section 14, Township 107 North, Range 14 West, Olmsted County, Minnesota, described by metes and bounds as follows: commencing at the southeast corner of said Southeast Quarter; thence due west, assumed bearing, along the South line of said Southeast quarter 313.95 feet; thence North $00^{\circ}45'20''$ West parallel with the East line of said Section 230.00 feet; thence South $54^{\circ}02'16''$ East 391.26 feet to the place of beginning.

Said petition has also been filed with the Town Board of Cascade Township, with the County Board of the County of Olmsted, and with the Minnesota Municipal Commission, and the Town Board of Cascade Township has notified the City that it has no objections to the annexation of the above described land.

Section 2. The quantity of land included in said petition is approximately 37 acres.

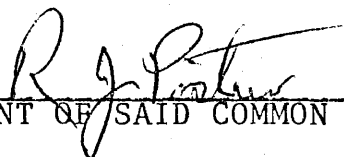
Section 3. The Common Council of the City of Rochester does hereby determine that the lands described in Section 1 abut upon the present territorial limits of the City of Rochester, are so conditioned as to be properly subjected to municipal government, and the annexation of said lands will be in the best interest of the City of Rochester and the lands described.

Section 4. Therefore, the lands described in Section 1 above are hereby annexed, added to and made a part of the City of Rochester, Minnesota, as effectually as if they had originally been a part thereof.


Section 5. Present and future owners of the area annexed by this ordinance are hereby notified that in addition to the usual assessments, it is the intention of the Common Council to assess against benefited property all or a portion of the cost of any storm sewer, water tower, and trunk line sanitary sewer construction, heretofore or hereafter undertaken to serve the area annexed.

Section 6. This ordinance shall take effect and be in force from and after its official publication and from and after the filing of a certified copy hereof with the Minnesota Municipal Board, the Cascade Town Clerk, the County Auditor, and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER, MINNESOTA, THIS 16 DAY OF APRIL, 1984.



PRESIDENT OF SAID COMMON COUNCIL

ATTEST: 
CITY CLERK

Approved this 17 day of APRIL, 1984.



MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

REC'D. BY
MMB JUL 6 1984

REQUEST FOR COUNCIL ACTION

MEETING 3/19/84
DATE: _____

AGENDA SECTION: REPORTS & RECOMMENDATIONS		ORIGINATING DEPT: Consolidated Planning
ITEM: NO. <u>C-21</u>	ITEM DESCRIPTION: Request to Annex City Owned Parklands	PREPARED BY: Jeff Ellerbusch

March 14, 1984

Attachment and maps for:
A-4125 A-4126
A-4127 A-4128

City Planning and Zoning Commission Recommendation

On February 22, 1984, the CP&ZC held a public meeting at which they discussed the annexation of City owned lands as requested by the Park and Recreation Department. These City owned lands included Foster-Arend Park, Zumbro Park South, property along the west side of Eastwood Golf Course, and a small tract being acquired at the northwest corner of Quarry Hill Park.

The Planning Commission finds that all the tracts abut the City limits and should be annexed.

Motion by Fogarty, seconded by Colby.
All voted in favor.

Consolidated Planning Department Recommendation:

See attached staff report dated February 17, 1984.

Council Action Needed:

Should the Council wish to proceed, it should instruct the city Attorney to prepare the four annexation ordinances that can be adopted.

Attached:

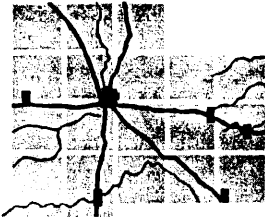
1. Staff Report dated February 17, 1984.

DISTRIBUTION:

1. City Clerk:
2. City Attorney: Copies of the four legal descriptions are attached. The Quarry Park parcel should be owned by the City before an ordinance is adopted.
3. Consolidated Planning Department
4. Curt Taylor: Park and Recreation Department

JAE/tg

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____



County of Olmsted

CONSOLIDATED PLANNING DEPARTMENT

1421 3rd Avenue S.E.
ROCHESTER, MN 55904-7996
Phone (507) 285-8232

Tom O. Moore
Planning Director

DIVISIONS

Administrative 285-8232
Comprehensive 285-8233
Operational 285-8218
Technical Services 285-8225
Housing 285-8224

serving the townships and communities of Olmsted County

TO: City Planning and Zoning Commission

FROM: Jeffrey A. Ellerbusch, Planner
Operational Planning Division

DATE: February 17, 1984

RE: Annexation of City Owned Parkland

The Rochester Park and Recreation Department has requested that the City annex the Zumbro Park South property along the Zumbro River and Mayowood Road, land adjacent to Eastwood Park along T.H. 14 east, Foster-Arend Park near the Wastewater Treatment Plant and a two acre tract of land being purchased at the northwest corner of Quarry Hill Park. See the attached letter from the Park and Recreation Department.

Any property owned by a municipality and lying adjacent to the City limits can be annexed by local ordinance. All of the four areas proposed for annexation meet the definition of "abutting" the City limits as found in state statutes.

The staff would recommend that the City annex these properties as proposed. Annexation is a step in the orderly development of these parklands.

JAE/mab

- Attached:
1. Park Department Letter
 2. Zumbro South Maps
 3. Eastwood Park Maps
 4. Foster-Arend Park Maps
 5. Quarry Hill Park Maps



Curtis L. Taylor
Superintendent of Parks & Recreation

David P. McDonald
Director of Parks

Roger C. Lowe
Director of Recreation

Ray Sutherland
Director of Operations
Mayo Civic Center

James Peterson
Director of Promotions
Mayo Civic Center

Earl M. Eberger
Director of Recreation Center

Clayton G. Wehrath
Director of Golf

Dennis Stutz
Director of Forestry

Henry Ball
Office Services Supervisor

RECEIVED

403 EAST CENTER
Rochester, MN 55904

January 18, 1984

507/281-6160

JAN 23 1984

Consolidated Planning Dept.
OLMSTED COUNTY

TO: Jeffrey A. Ellerbusch
Consolidated Planning

FROM: Dennis Stutz
Director of Forestry

RE: ANNEXATION OF FOUR PARCELS OF PARK PROPERTY

As recommended during our January 16 conversation, I am submitting the following request for annexation of several parcels of park property into the city limits.

I have enclosed an area map as well as a survey map including legal description of each of the four areas that we are requesting to be annexed. I assume this is all your office will require. In the event you need additional information, please contact me.

The following areas are requested to be annexed:

- A. ZUMBRO PARK SOUTH - a portion therein referred to as the "Lillie Property" consisting of approximately + 33.5 acres and located in Southwest Rochester west of TH52 and North of Maywood Road, and includes now State ROW lands.
- B. EASTWOOD PARK in Southeast Rochester - a portion recently acquired along TH14 directly to the south of Rochester Community College. This parcel consists of 10.4 acres and includes 4.35 acres of State ROW.

Jeffrey A. Ellerbusch

January 18, 1984

- C. FOSTER-AREND PARK in Northwest Rochester consisting of + 37 acres, and located west of east River Road and north of 37 Street.
- D. A two acre parcel located adjacent to QUARRY HILL PARK in Northeast Rochester. This land is presently in the process of being purchased by the Park and Recreation Department. This property is located adjacent to the Northwest boundary of Quarry Hill Park and Parkwood Hills Subdivision.

I might mention that the MDOT ROW property along TH52 and adjacent to the described Zumbro Park South property is also not now with the city limits. It is my understanding that Dave Rossman is gathering necessary descriptions, etc., of this ROW property and will be requesting that the ROW in this area also be annexed.

Once again, please contact me in the event you need additional information.

Thank you!

cc: Curtis L. Taylor
 Dave Rossman
 File: Foster-Arend
 Eastwood
 Zumbro South
 Quarry Hill

Jeff; please contact me in the event you require any information or assistance while my cell number would be required.

Jeff



ZUMBRO SOUTH
LAND PROPOSAL

SCALE: 1" = 500'

PARCELS TO ANNEX (A,B,D,E)

COUNTY RD. 25

GREEN MEADOWS
BUILDINGS

ZUMBRO SOUTH PARK

LAKE GEORGE

US 52



PARCEL "D"
.27 ACRES

PARCEL "A"

PARCEL "B"

MAYWOOD RD

PARCEL "E"

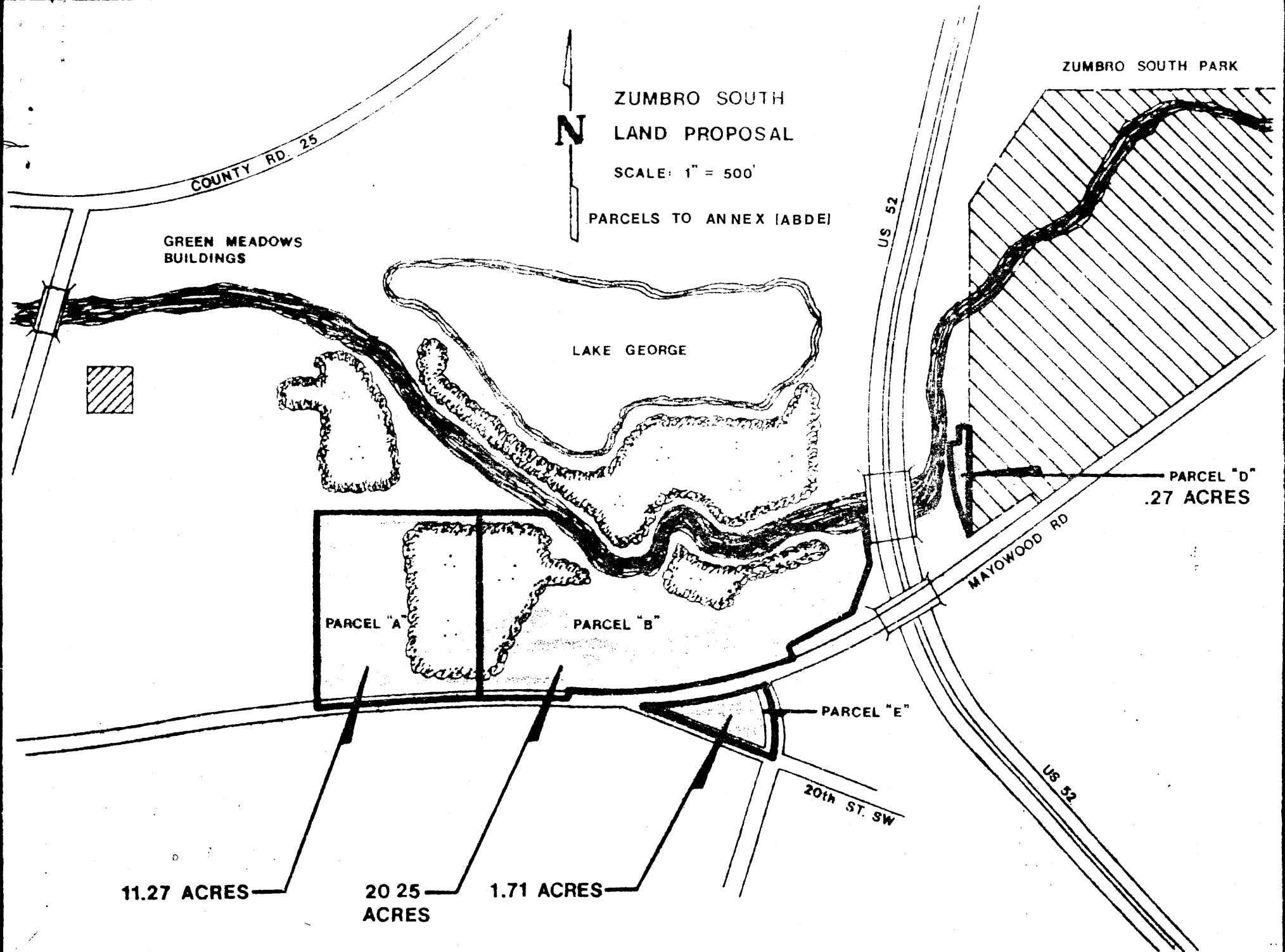
20th ST. SW

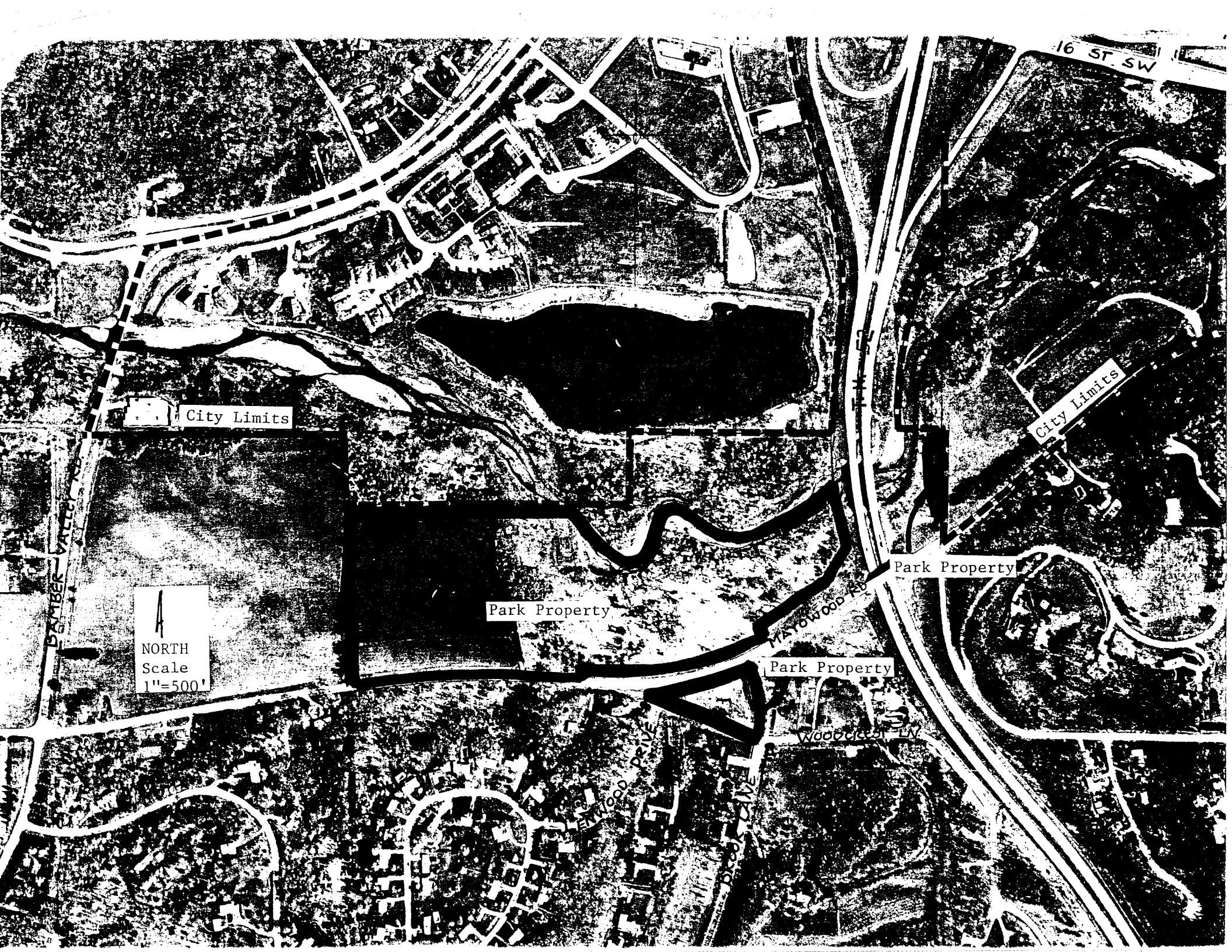
US 52

11.27 ACRES

20 25
ACRES

1.71 ACRES





16 ST. SW

City Limits

City Limits

NORTH
Scale
1''=500'

Park Property

Park Property

Park Property

MYRTLEWOOD RD

WOODCREST LN

PINEWOOD DRIVE

BROOKSIDE

ROCHESTER COMMUNITY
COLLEGE

30 AVE SE

36 AVE SE

US 14

EASTWOOD PARK
& ROADSIDE
REST AREA

AREA TO BE ANNEXED

EASTWOOD GOLF COURSE

A part of the East One Half of the Southeast Quarter of
Section 6, Township 106 North, Range 13 West, Olmsted County,
Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter,
thence North 01 degree 53 minutes 51 seconds West, assumed
bearing, along the east line of said Southeast Quarter, 1,290.05
feet for a point of beginning; thence South 88 degrees 36 minutes
04 seconds West, parallel with the south line of said Southeast
Quarter, 442.88 feet; thence North 01 degree 53 minutes 51
seconds West, 27.81 feet to the south line of the Northeast
Quarter of said Southeast Quarter; thence South 88 degrees
41 minutes 45 seconds West along said south line, 870.34
feet to the southwest corner of said Quarter Quarter Section;
thence North 01 degrees 13 minutes 02 seconds West along the west
line of said Quarter Quarter Section, 346.64 feet; thence Easterly
650.50 feet along a nontangential curve concave northerly, central
angle of 09 degrees 45 minutes 27 seconds, radius of 3,819.72
feet, and the chord of said curve bears south 89 degrees 33
minutes 45 seconds East, 649.72 feet; thence North 85 degrees
33 minutes 31 seconds east, 663.34 feet to the east line of said
Southeast Quarter; thence South 01 degree 53 minutes 51 seconds
East along said east line, 390.31 feet to the point of beginning.

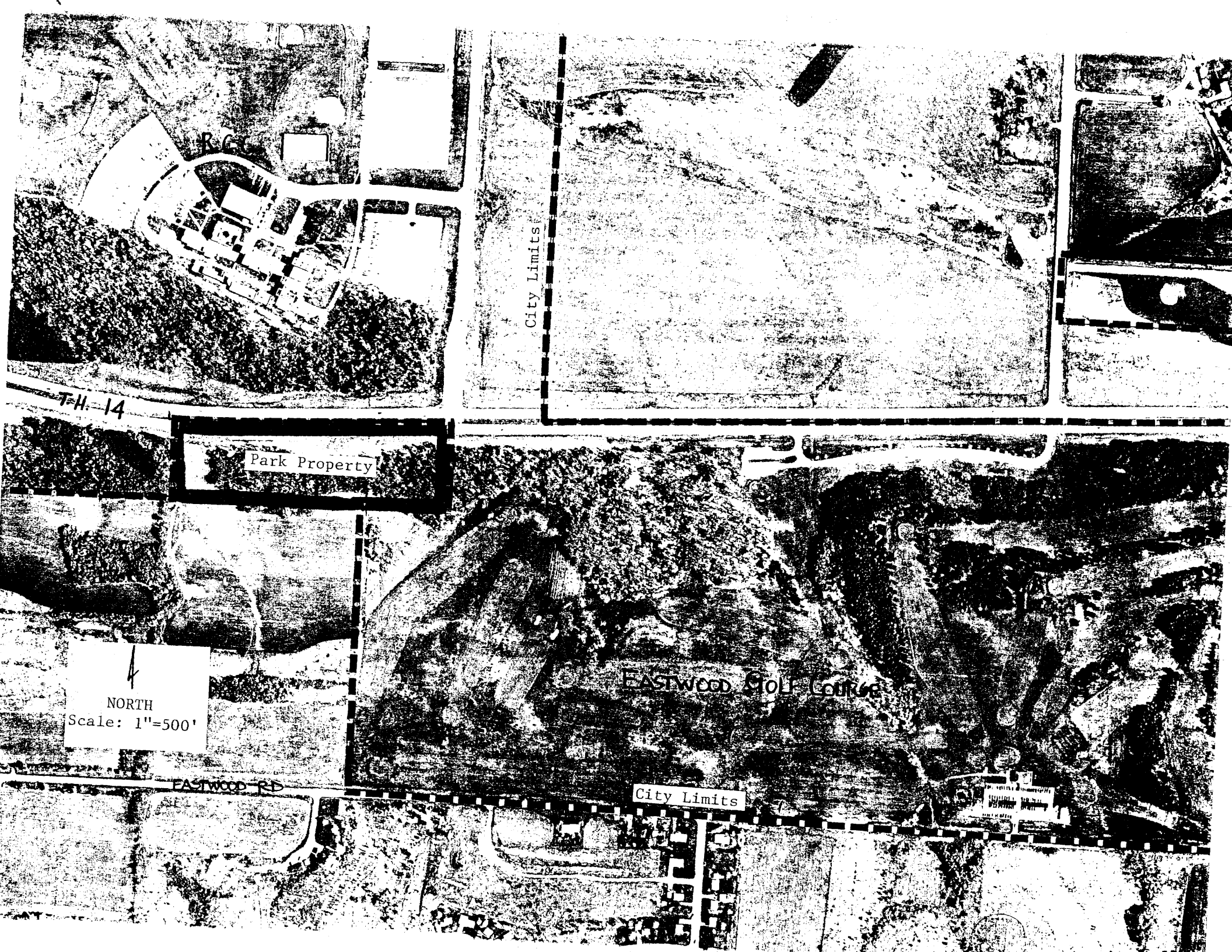
Containing 10.42 acres (6.05 acres excluding Trunk Highway No. 14
right-of-way).

HARBOR DR



EASTWOOD PARK

SCALE: 1" = 600'



City Limits

T.H. 14

Park Property

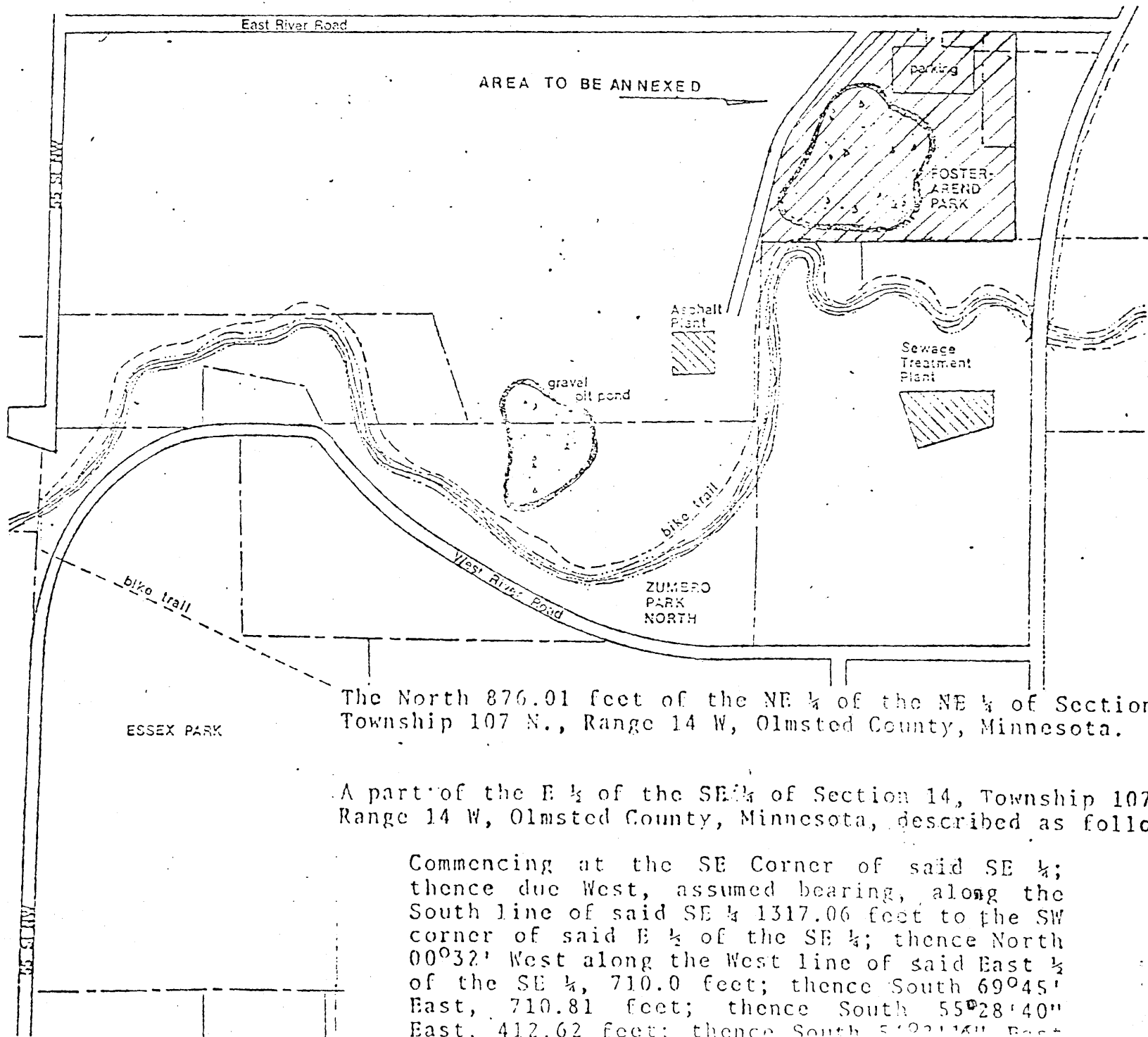
EASTWOOD GOLF COURSE

City Limits

EASTWOOD RD

NORTH
Scale: 1"=500'

R.C.C.



The North 876.01 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 107 N., Range 14 W, Olmsted County, Minnesota.

A part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14, Township 107 N., Range 14 W, Olmsted County, Minnesota, described as follows:

Commencing at the SE Corner of said SE $\frac{1}{4}$; thence due West, assumed bearing, along the South line of said SE $\frac{1}{4}$ 1317.06 feet to the SW corner of said E $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence North $00^{\circ}32'$ West along the West line of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$, 710.0 feet; thence South $69^{\circ}45'$ East, 710.81 feet; thence South $55^{\circ}28'40''$ East, 412.62 feet; thence South $51^{\circ}22'16''$ East

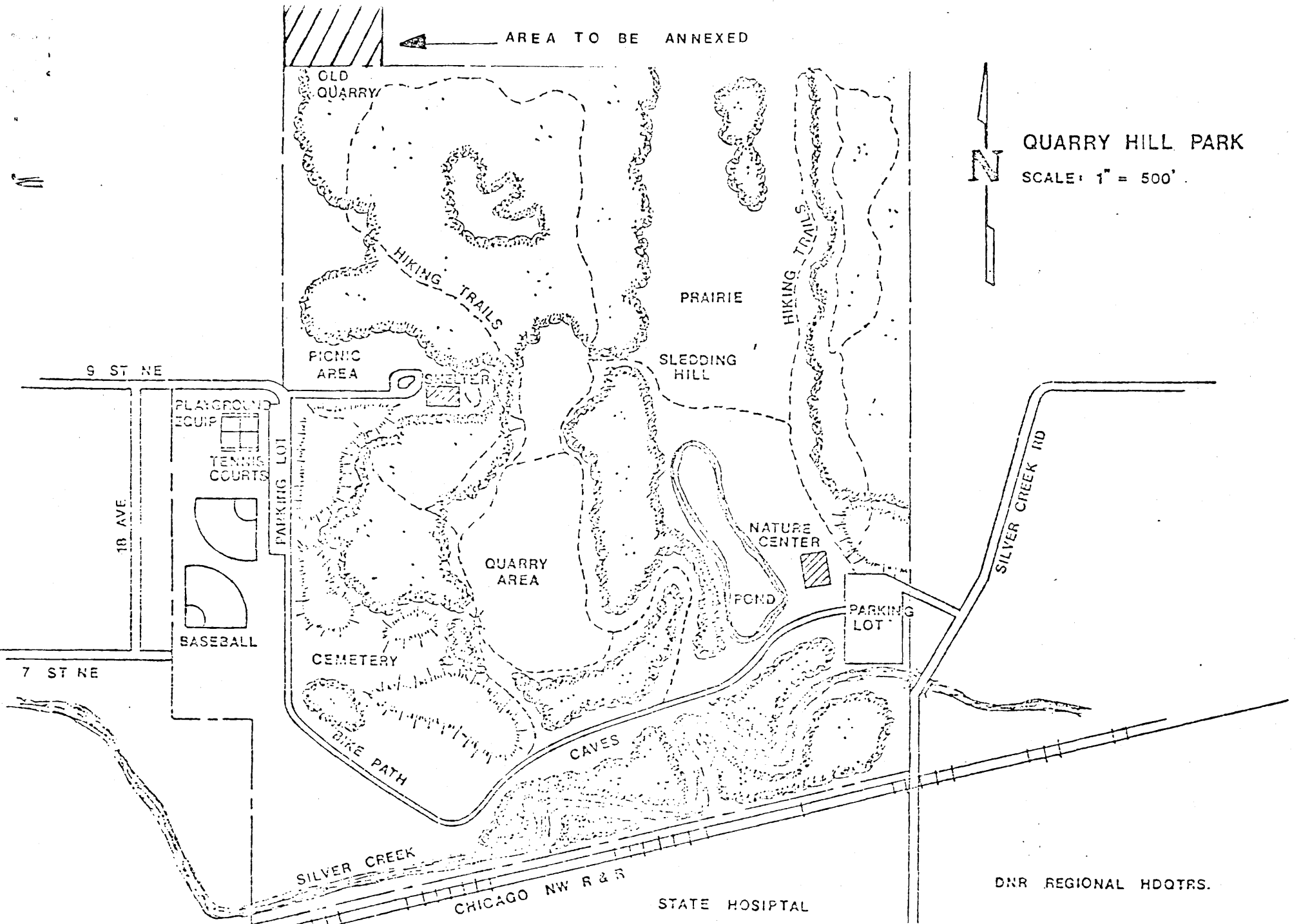
NORTH
Scale: 1"=500'

Park Property

City Limits

37 ST NE





The westerly 330 feet of the southerly 264 feet in Section 30, Township 107 North, Range 13 West, in Quarry Hills Township, Olmsted County, Minnesota.

**EASTWOOD
1 of 2**

ROCHESTER COMMUNITY
COLLEGE

30 AVE SE

36 AVE SE

US 14

EASTWOOD PARK
& ROADSIDE
REST AREA

AREA TO BE ANNEXED

EASTWOOD GOLF COURSE

A part of the East One Half of the Southeast Quarter of Section 6, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter, thence North 01 degree 53 minutes 51 seconds West, assumed bearing, along the east line of said Southeast Quarter, 1,290.05 feet for a point of beginning; thence South 88 degrees 36 minutes 04 seconds West, parallel with the south line of said Southeast Quarter, 447.88 feet; thence North 01 degree 53 minutes 51 seconds West, 27.81 feet to the south line of the Northeast Quarter of said Southeast Quarter; thence South 88 degrees 41 minutes 45 seconds West along said south line, 870.84 feet to the southwest corner of said Quarter Quarter Section; thence North 01 degrees 13 minutes 02 seconds West along the west line of said Quarter Quarter Section, 346.64 feet; thence Easterly 650.50 feet along a nontangential curve concave northerly, central angle of 09 degrees 45 minutes 27 seconds, radius of 3,819.72 feet, and the chord of said curve bears south 89 degrees 33 minutes 45 seconds East, 649.72 feet; thence North 85 degrees 33 minutes 31 seconds east, 663.34 feet to the east line of said Southeast Quarter; thence South 01 degree 53 minutes 51 seconds East along said east line, 390.31 feet to the point of beginning.

Containing 10.42 acres (6.05 acres excluding Trunk Highway No. 14 right-of-way).

HARBOR DR



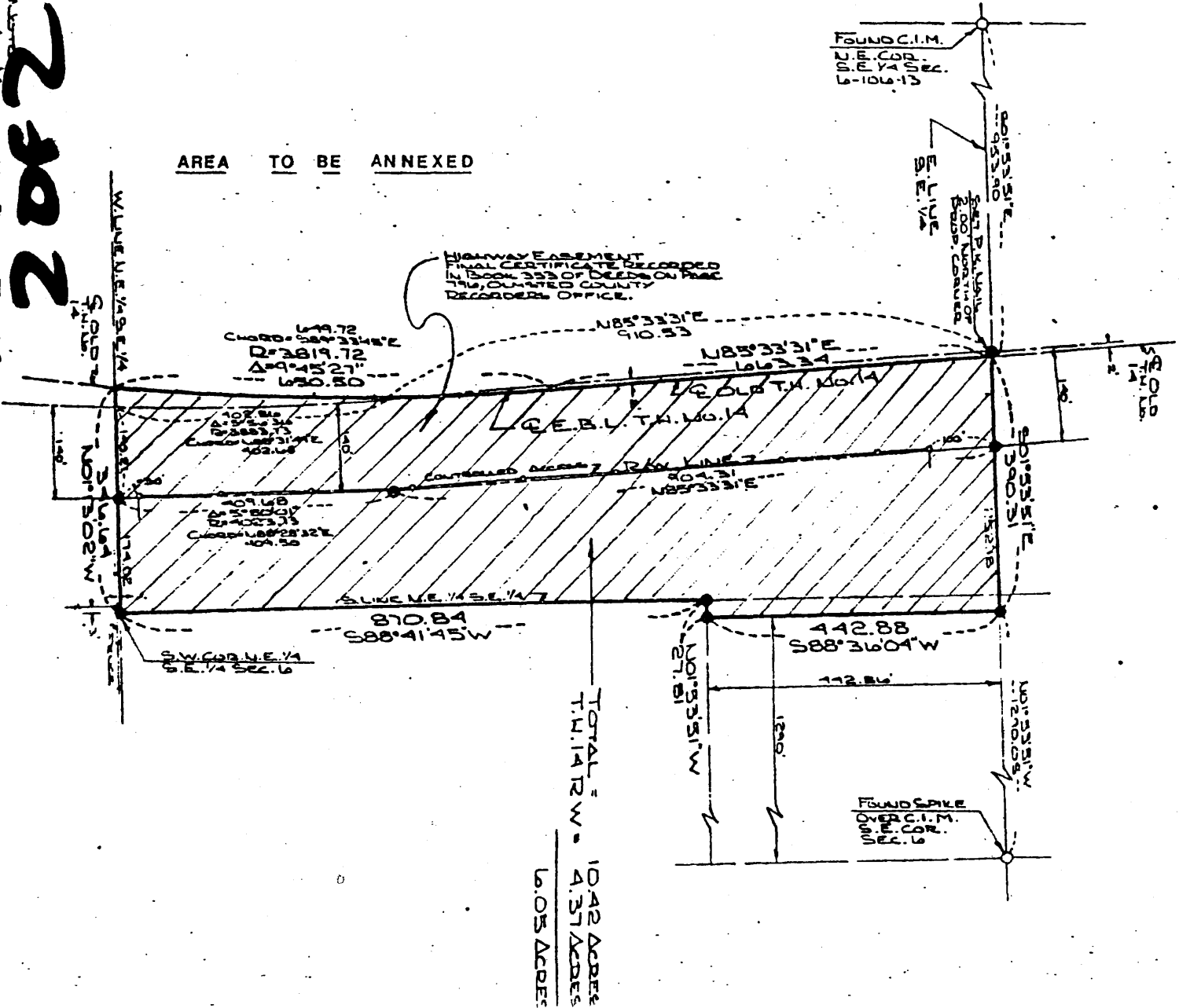
EASTWOOD PARK

SCALE: 1" = 600'

CERTIFICATE OF SURVEY

DESCRIPTION:
SEE ATTACHED

Scale 1" = 200'



ALL MONUMENTS SHOWN ARE
ON THE CORNERS OF THE LOTS
WITH IDENTIFICATION AS IN THE
DULUTH CITY RECORDS. ALL
OTHER MONUMENTS SHOWN
ARE AS ASSUMED.

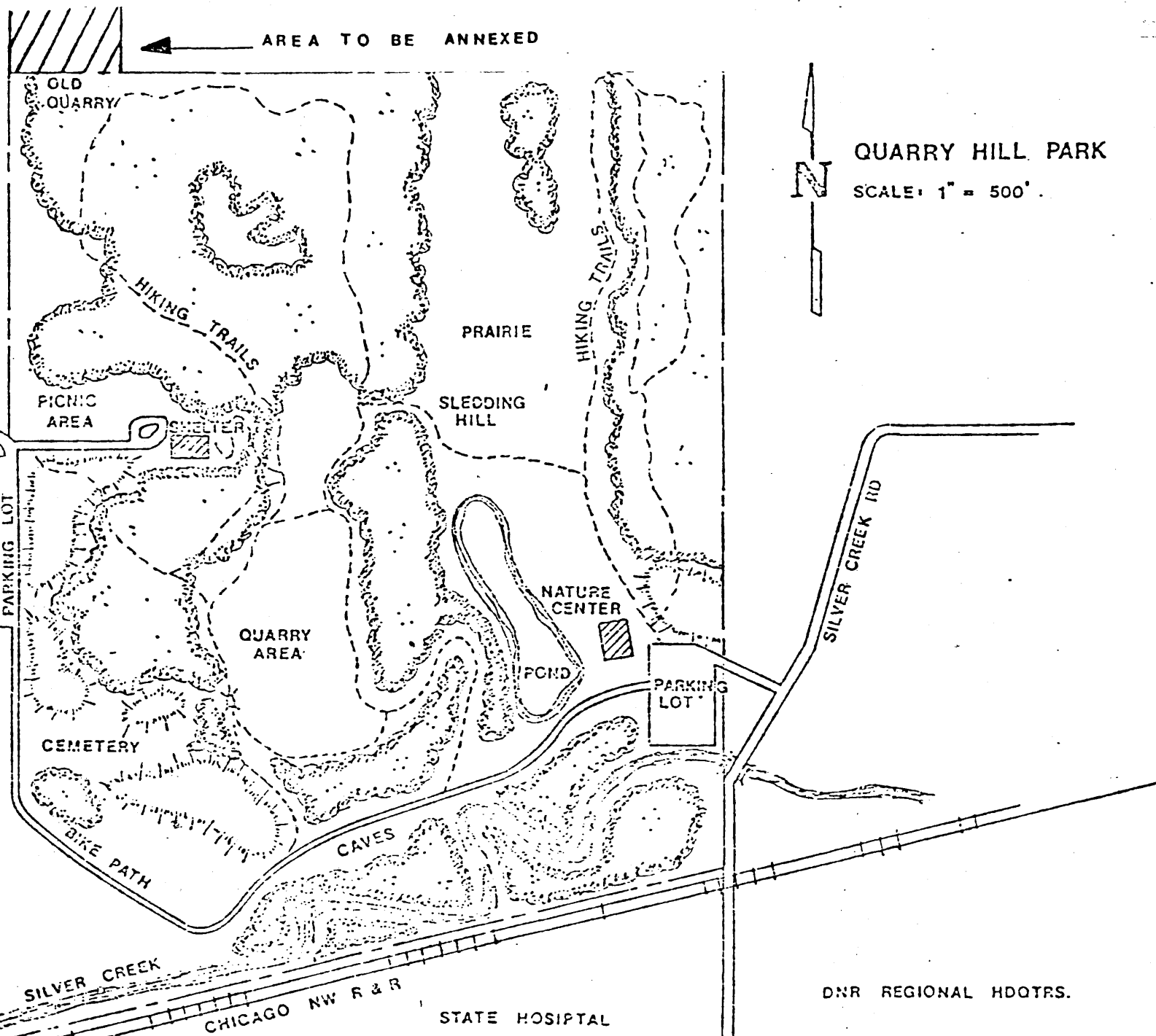
DOOMISVA

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MONUMENTS: 0 FOUND, 0 SET
DATE SURVEYED: JUL 2
FOR: ROAD RECONSTRUCTION

James S. Jim
McGuffie & Pettie Inc.
No. 1-12-82
Reg. No. 11622
SCALE 1" = 200'

QUARRY HILL



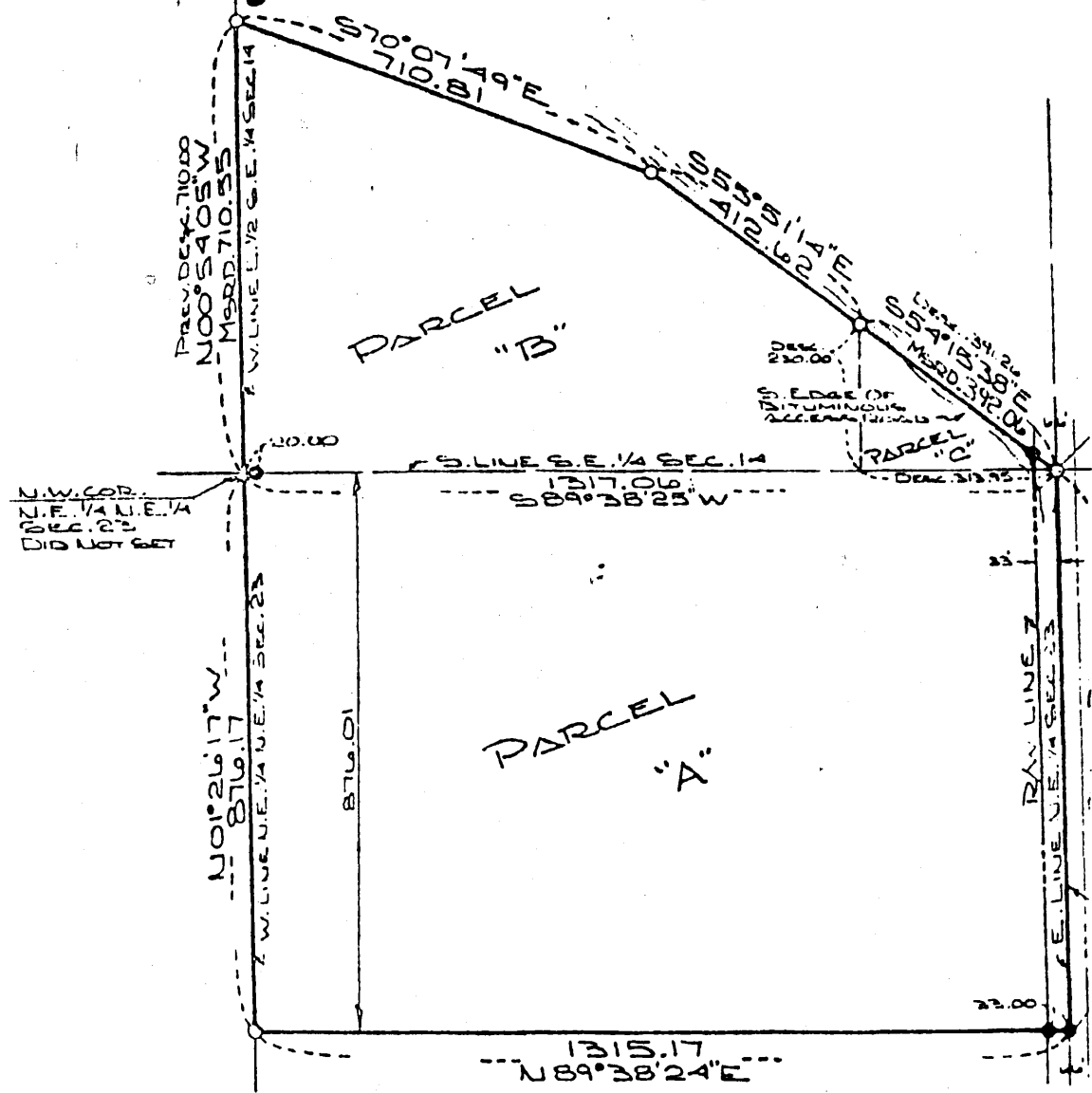
QUARRY HILL PARK
SCALE: 1" = 500'

DNR REGIONAL HDQTRS.

The westerly 330 feet of the southerly 264 feet in Section 30,
Township 107 North, Range 13 West, in Quarry Hills Township,
Olmsted County, Minnesota

A part of the E½ of the SE¼ of Section 14, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the SE corner of said SE¼; thence due west, assumed bearing, along the South line of said SE¼ 313.95 feet; thence North 00° 45' 20" West parallel with the East line of said Section 230.00 feet; thence South 54° 2' 16" East 391.26 feet to the place of beginning.

FOSTER-AREND



Parcel "A"

Parcel "B"

A part of the E½ of the SE¼ of Sec. 14, T107N, R14W, Olmsted County, Minnesota, described as follows: Commencing at the SE corner of said SE¼; thence due West assumed bearing, along the South line of said SE¼ 313.95 feet to the point of beginning; thence continue due West, 1003.11 feet to the SW corner of said E½ of the SE¼; thence North 00 degrees 32 minutes West along the West line of said east ½ of the SE¼ 710.0 feet; thence South 55 degrees 28 minutes West along the West line of said east ½ of the SE¼ 412.62 feet; thence South 00 degrees 45 minutes 20 seconds East parallel with the East line of SE¼, 230.0 feet to the point of beginning.

That part of the Northeast ¼ Northeast ¼ of Section 23, Township 107 North, Range 14 West, described as follows: Beginning of the Northeast corner of said Northeast ¼ Northeast ¼; thence S 0° 10' W along the East line of said Northeast ¼ Northeast ¼ for a distance of 876.01 feet; thence N 88° 45' 40" W for a distance of 1317.08 feet to the West line of said Northeast ¼ Northeast ¼; thence N 0° 00' 45" W along the West line of said Northeast ¼ Northeast ¼ for a distance of 876.01 feet to the Northwest corner of said Northeast ¼ Northeast ¼; thence S 88° 45' 40" E along the North line of said Northeast ¼ Northeast ¼ for a distance of 1319.87 feet to the point of beginning.

Also known as:

The North 876.01 feet of the NE¼ of the NE¼ of Section 23, Township 107 N, Range 14W, Olmsted County, Minnesota.

ZUMBRO PARK SOUTH
1 OF 2

City Attorney

A part of the south one-half of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 10; thence South 89 degrees 24 minutes 37 seconds West, assumed bearing, along the south line of said Southwest Quarter, 1315.18 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 01 degree 24 minutes 45 seconds West, along the west line of said Quarter Quarter section, 989.84 feet to the north line of the south thirty acres of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 14 minutes 27 seconds East, along said north line, 652.00 feet for a point of beginning; thence South 01 degree 24 minutes 44 seconds East, 737.14 feet to the north line of Lenwood Heights (said line also being the centerline of County Road No. 125); thence North 88 degrees 57 minutes 57 seconds East, along said north line, a distance of 104.68 feet; thence South 84 degrees 40 minutes 11 seconds East, along said north line, 378.20 feet; thence North 05 degrees 18 minutes 07 seconds East, 49.62 feet to the northerly right-of-way line of said County Road No. 125; thence Northeasterly 742.15 feet along said right-of-way line and along a nontangential curve, concave northwesterly, central angle of 37 degrees 27 minutes 00 seconds, radius of 1135.43 feet and the chord of said curve bears North 76 degrees 34 minutes 37 seconds East, 729.01 feet; thence North 32 degrees 08 minutes 53 seconds West, 50.00 feet; thence North 57 degrees 51 minutes 07 seconds East, 396.28 feet to the westerly right-of-way line of T.H. No. 52; thence North 21 degrees 10 minutes 59 seconds East, along said right-of-way line, 160.42 feet; thence Northerly 286.27 feet along said right-of-way line and along a nontangential curve, concave Easterly, central angle of 06 degrees 40 minutes 43 seconds, radius of 2455.85 feet and the chord of said curve bears North 10 degrees 58 minutes 51 seconds West, 286.11 feet to the centerline of the South Fork of the Zumbro River (and the next nine courses are along said centerline); thence South 36 degrees 39 minutes 52 seconds West, 147.03 feet; thence South 69 degrees 43 minutes 26 seconds West, 189.12 feet; thence South 55 degrees 08 minutes 43 seconds West, 187.09 feet; thence North 72 degrees 19 minutes 00 seconds West, 152.60 feet; thence North 43 degrees 04 minutes 53 seconds West, 194.60 feet; thence South 60 degrees 04 minutes 49 seconds West, 75.18 feet; thence South 21 degrees 51 minutes 35 seconds West, 228.24 feet; thence South 89 degrees 59 minutes 58 seconds West, 144.78 feet; thence North 44 degrees 46 minutes 07 seconds West, 314.46 feet to the north line of the south thirty acres of the Southeast Quarter of the Southwest Quarter of said Section 10; thence South 89 degrees 14 minutes 27 seconds West, along said north line, 312.08 feet to the point of beginning. Being subject to an easement for County Road No. 125 right-of-way across the southerly boundary thereof.

Containing 20.25 acres.

A part of the Southeast Quarter of the Southwest Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence South 89 degrees 24 minutes 37 seconds West, assumed bearing, along the south line of said Southwest Quarter, 1315.18 feet to the southwest corner of the Southeast Quarter of the Southwest Quarter; thence North 01 degree 24 minutes 45 seconds West, along the west line of said Quarter Quarter section a distance of 201.56 feet to the northwest corner of Lenwood Heights (said point also being in the centerline of County Road No. 125) for a point of beginning; thence continue North 01 degree 24 minutes 45 seconds West, along the west line of said Quarter Quarter section a distance of 788.28 feet to the north line of the south thirty acres of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 14 minutes 27 seconds East, along said north line, 652.00 feet; thence South 01 degree 24 minutes 44 seconds East, 737.14 feet to the north line of said Lenwood Heights; thence South 88 degrees 57 minutes 57 seconds West, along said north line, 267.06 feet; thence South 81 degrees 51 minutes 05 seconds West, along said north line, 387.58 feet to the point of beginning. Being subject to an easement for County Road No. 125 right-of-way across the southerly boundary thereof.

Containing 11.27 acres.

ZUMBERO PARK SOUTH
2 of 2

A part of the Southwest Quarter of the Southeast Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Beginning at the northeast corner of the Southwest Quarter of said Southeast Quarter; thence South 88 degrees 31 minutes 30 seconds West, assumed bearing, along the north line of said Quarter Quarter section a distance of 29.45 feet to the easterly right-of-way line of T.H. No. 52; thence Southerly 79.18 feet along said right-of-way line and along a nontangential curve, concave easterly, central angle of 02 degrees 14 minutes 37 seconds, radius of 2021.85 feet and the chord of said curve bears South 03 degrees 31 minutes 55 seconds East, 79.17 feet; thence South 85 degrees 12 minutes 46 seconds West, along said right-of-way line, 20.00 feet; thence Southerly 311.86 feet along said right-of-way line and along a nontangential curve, concave easterly, central angle of 08 degrees 45 minutes 03 seconds, radius of 2041.85 feet and the chord of said curve bears South 09 degrees 01 minute 45 seconds East, 311.55 feet; thence Northeasterly 7.40 feet, along said right-of-way line and along a nontangential curve, concave northwesterly, central angle of 00 degrees 12 minutes 50 seconds, radius of 1983.48 feet and the chord of said curve bears North 57 degrees 26 minutes 10 seconds East, 7.40 feet to the east line of the Southwest Quarter of the Southeast Quarter of said Section 10; thence North 01 degree 34 minutes 56 seconds West, along said east line, 385.26 feet to the point of beginning.

Containing 0.27 acres.

A part of the Southeast Quarter of Section 10, Township 106 North, Range 14 West, and a part of the Northeast Quarter of Section 15, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 10; thence North 88 degrees 20 minutes 54 seconds East, assumed bearing, along the south line of said Southeast Quarter, 417.71 feet for a point of beginning; thence North 69 degrees 38 minutes 22 seconds West along the centerline of Woodcrest Lane S.W. (formerly County Road D), 432.13 feet to the southerly right-of-way line of County Road No. 125; thence Northeasterly 476.28 feet along said right-of-way line and along a nontangential curve, concave northerly, central angle of 12 degrees 05 minutes 19 seconds, radius of 1235.43 feet and the chord of said curve bears North 74 degrees 43 minutes 43 seconds East, 473.34 feet; thence Southerly 312.71 feet along a nontangential curve, concave westerly, central angle of 43 degrees 46 minutes 42 seconds, radius of 409.26 feet and the chord of said curve bears South 10 degrees 21 minutes 25 seconds West, 305.15 feet; thence South 11 degrees 31 minutes 56 seconds West, 13.57 feet to the centerline of Woodcrest Lane S.W.; thence North 69 degrees 38 minutes 22 seconds West along said centerline, 110.55 feet to the point of beginning. Being subject to an easement for Woodcrest Lane S.W. right-of-way across the southwesterly boundary thereof and an easement for 18th Avenue S.W. right-of-way across the easterly boundary thereof.

Containing 1.71 acres.