

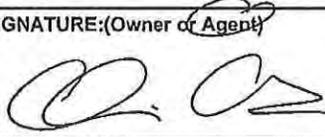
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/09/2020	DCPREZ-2020-11562
Public Hearing Date	C.U.P. Number
06/23/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CAROLYN J BRADT	PHONE (with Area Code) (608) 692-8453	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8283 N RILEY RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Wausaukee, WI 53597	
E-MAIL ADDRESS MBK@chorus.net		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
8283 Riley Road					
TOWNSHIP SPRINGDALE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-021-8551-7		0607-022-8321-0			

REASON FOR REZONE			CUP DESCRIPTION		
CREATING ONE RESIDENTIAL LOT AND TRANSFER OF LANDS BETWEEN ADJACENT LANDOWNERS					
FROM DISTRICT	TO DISTRICT	ACRES	DANE COUNTY CODE OF ORDINANCE	SECTION	ACRES
AT-35 (Agriculture Transition) District	RR-4 (Rural Residential, 4 to 8 acres) District	1.06			
RR-8 (Rural Residential, 8 to 16 acres) District	AT-35 (Agriculture Transition) District	1.06			
RR-8 (Rural Residential, 8 to 16 acres) District	RR-4 (Rural Residential, 4 to 8 acres) District	14.11			

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS  RWL1	SIGNATURE: (Owner or Agent) 
PRINT NAME: <u>Chris Adams</u>				
DATE: <u>4-9-2020</u>				

RED RILEY BARN & RETREAT CENTER LLC  
 8283 N RILEY RD.  
 VERONA, WI 53593-9081

79-917/759

DATE 4-1-2020

PAY TO THE ORDER OF Dane County Zoning \$ 495.00  
Four hundred ninety five dollars and 00/100 DOLLARS

FARMERS SAVINGS BANK MOUNT HOREB BRANCH MINERAL POINT, WISCONSIN 53808

MEMO Brinisse/Bradt MBK



Dane County  
 Department of Planning and Development  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation Area:	\$495
Commercial:	\$545

• PERMIT FEES DOUBLE FOR VIOLATIONS.  
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

**REZONE APPLICATION**

APPLICANT INFORMATION	
Property Owner Name: CAROLYN BRADT/BILL WEBER	Agent Name: WILLIAMSON SURVEYING & ASSOC. LLC
Mailing Address: 8283 N. RILEY RD & 8271 N. RILEY RD, VERONA	Mailing Address: 104A W. MAIN ST, WAUNAKEE
Email Address: MBK@CHORUS.NET & WEBERBILLSR@OUTLOOK.COM	Email Address: CHRIS@WILLIAMSONSURVEYING.COM
Phone#: 608-692-8453 & 608-845-9080	Phone#: 608-255-5705

PROPERTY INFORMATION	
Township: SPRINGDALE	Parcel Number(s): 0607-021-8551-7, 0607-022-8321-0
Section: 2	Property Address or Location: 8283 & 8271 N. RILEY RD, VERONA

REZONE DESCRIPTION	
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

CAROLYN BRADT AND BILL WEBER ARE EXISTING ADJOINING OWNERS AND HAVE AGREED TO TRADE SOME LAND IN AN EQUAL TRADE. CAROLYN IS ALSO LOOKING TO SPLIT HER EXISING PARCEL IN TO 2 PARCELS TO SEPERATE HER EXISING HOME FROM LAND THAT WOULD ALLOW A NEW HOME TO BE BUILT. THE ZONING CHANGE REFLECTS THE CORRECT ZONING FOR THE PROPOSED NEW LOT SIZES.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-4	1.06
RR-8	AT-35	1.06
RR-8	RR-4	14.11

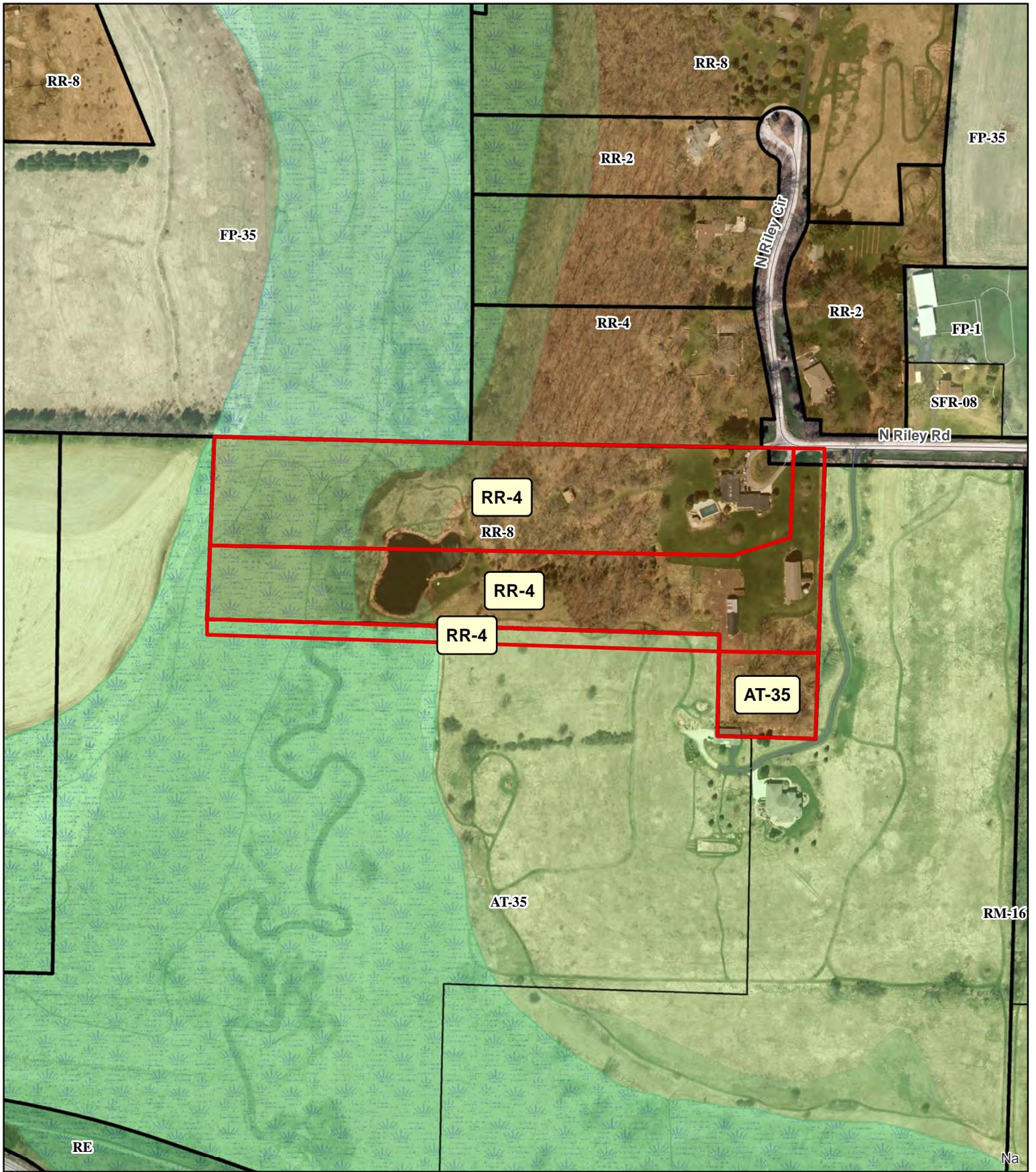
Applications will not be accepted until the applicant has met with department staff to review the application and determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
--	--	---	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

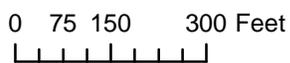
Owner/Agent Signature [Signature]

Date 4-8-2020



**Legend**

- |  |            |   |         |
|--|------------|---|---------|
|  | Wetland    | <b>Significant Soils</b>  |         |
|  | Floodplain |  | Class 1 |
|  |            |  | Class 2 |



Petition 11562  
 CAROLYN J BRADT



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

**REZONE MAP**

*NE 1/4*  
*NW 1/4*  
*SEC. 2*  
*LANDS*

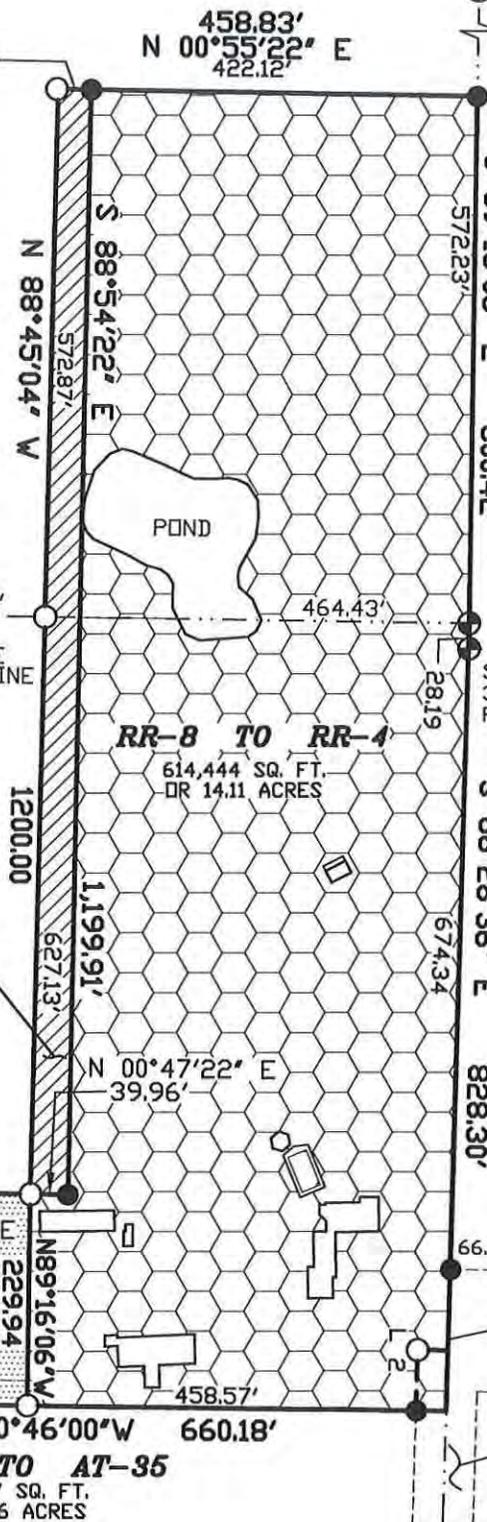
C. 1/4  
SEC. 2-6-7  
FND. 1' PIPE

2138.75'  
2,603.18'  
N 00°50'39" E  
TOTAL SECTION LINE

*NW 1/4*  
*NE 1/4*  
*SEC. 2*  
*LANDS*

**AT-35 TO RR-4**  
45,997 SQ. FT.  
OR 1.06 ACRES

198.40'  
N 0°47'22" E  
230.04'  
229.94'  
201.61'  
N 88°28'07" W  
S 00°46'00" W 660.18'  
**RR-8 TO AT-35**  
45,997 SQ. FT.  
OR 1.06 ACRES



SW COR. SEC. 35-7-7  
FND. 1' PIPE

NW COR. TO NORTH 1/4  
2-6-7  
S 89°17'56" E 2,672.62'  
(S 89°36'33" E)

*SE 1/4*  
*SW 1/4*  
*SEC. 35*  
*LANDS*

**LINE LEGEND**

LINE #	BEARING	DISTANCE
L1	S 01°30'40" W	33.00'
L2	S 88°28'36" E	154.40'
L3	N 00°46'00" E	203.40'
L4	N 72°38'00" E	140.00'
L5	N 18°33'42" E	221.55'
L6	N 14°03'24" W	262.20'

NORTH 1/4  
2-6-7  
FND. 1' PIPE

SOUTH 1/4  
35-7-7  
FND. 1' PIPE

NORTH 1/4 TO NE COR.  
SEC. 2  
S 88°28'36" E 2,629.85'  
(S 89°39'40" E)  
(S 89°09'39" E)



WCCS - DANE COUNTY ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE NE 1/4 OF SECTION 2 WHICH  
BEARS S 88°28'36" E

*SW 1/4*  
*SE 1/4*  
*SEC. 35*  
*LANDS*

SCALE 1" = 200'



**NORTH RILEY CIRCLE**

**NORTH RILEY ROAD**

DATE: 2-13-2020  
JOB NO: 19W-432



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

### PREPARED FOR:

MARCA ANDRIESSE  
8283 N. RILEY RD.  
VERONA, WI 53593



WCCS - DANE COUNTY ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE NE 1/4 OF SECTION 2 WHICH  
BEARS S 88°28'36" E

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE  
IN ASPHALT
- ⊕ = FOUND SECTION CORNER  
(TYPE NOTED)
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- △ = WELL
- \*- = FENCE

SW 1/4  
SE 1/4  
SEC. 35  
LANDS

SCALE 1" = 200'



NORTH  
RILEY  
CIRCLE

SURVEYORS SEAL

NE 1/4  
NW 1/4  
SEC. 2  
LANDS

C. 1/4  
SEC. 2-6-7  
FND. 1" PIPE  
2,603.18'  
N 00°50'39" E  
TOTAL SECTION LINE

NW 1/4  
NE 1/4  
SEC. 2  
LANDS

SEE OTHER DOCUMENT  
238.36'  
(238.00')  
LANDS  
400.00'  
(225.94')  
201.61'

SEE DOC. NO.  
2089066

100.0' ACCESS EASEMENT  
AS PER WARRANTY DEED  
DOC. NO. 4192113

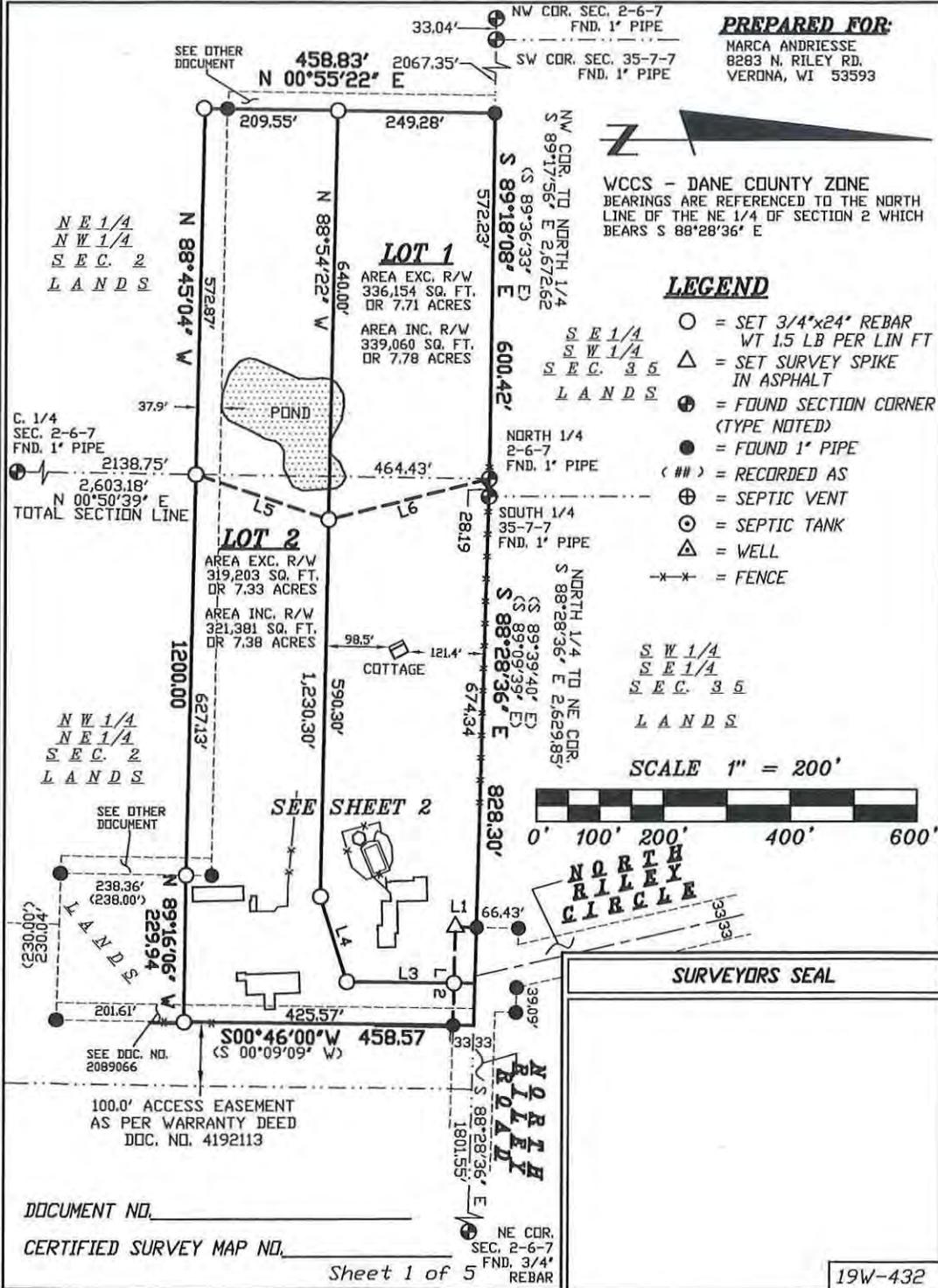
DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 1 of 5

NE COR.  
SEC. 2-6-7  
FND. 3/4"  
REBAR

19W-432



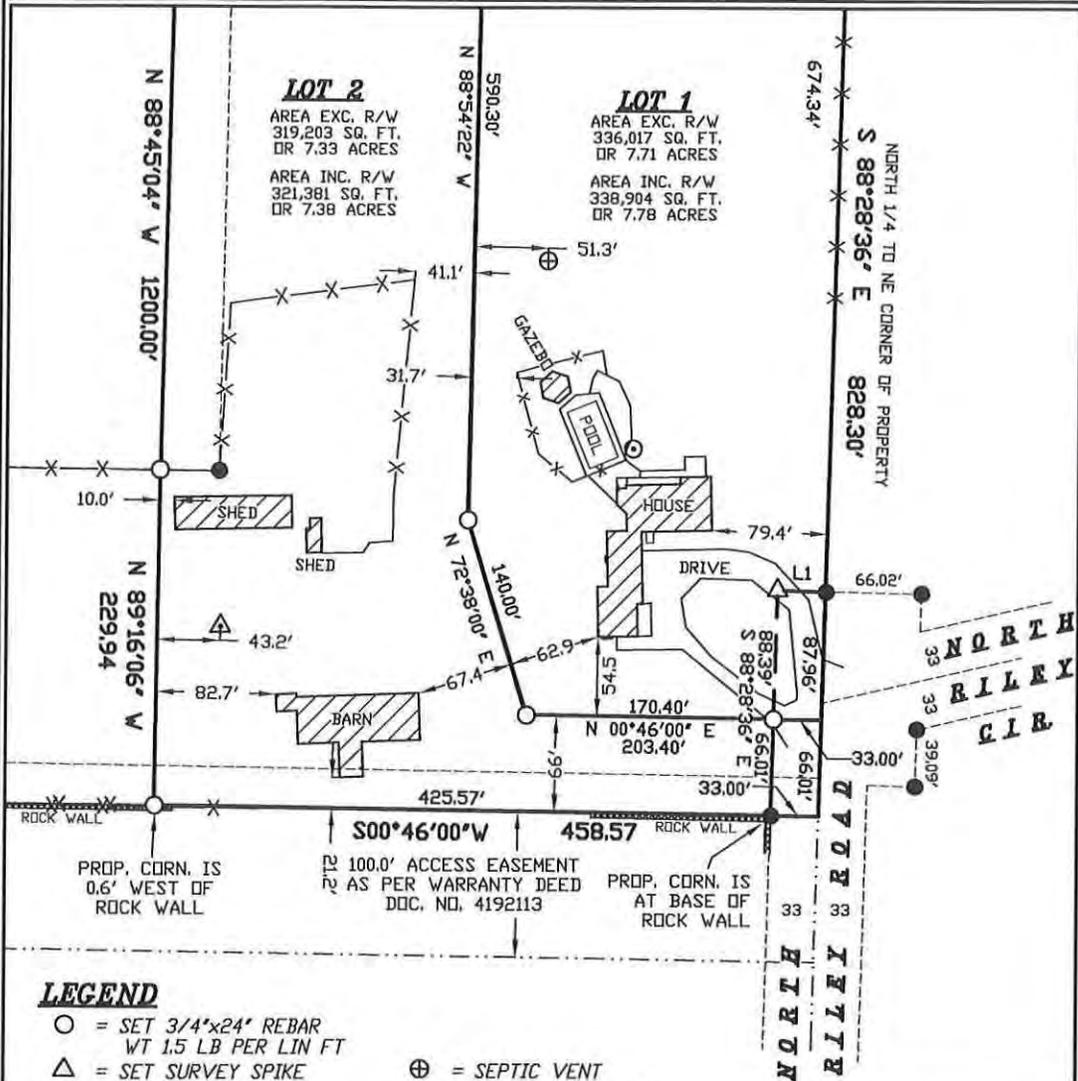


# CERTIFIED SURVEY MAP

## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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### LEGEND

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WT 1.5 LB PER LIN FT
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IN ASPHALT
- ⊕ = FOUND SECTION CORNER  
(TYPE NOTED)
- = FOUND 1" PIPE
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- △ = WELL
- X- = FENCE



SCALE 1" = 100'



SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

### SURVEYOR'S CERTIFICATE

I, Noa T. Prleve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North 1/4 of said Section 2, thence S 89°18'08" E along the north line of the NW 1/4 of the NE 1/4 of said Section 2, 28.19 feet; thence continue along said north line S 88°28'36" E, 828.30 feet; thence S 00°46'00" W, 458.57 feet; thence N 89°16'06" W, 229.94 feet, thence N 88°45'04" W, 1,200.00 feet; thence N 00°55'22" E, 458.83 feet to the north line of the NE 1/4 of the NW 1/4 of said Section 2; thence S 89°18'08" E, 572.23 feet to the point of beginning. The above described parcel contains 660,441 square feet or 15.16 acres and is subject to a 33.00 foot right of way in the northeast part thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prleve & Chris W. Adams

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prleve S-2499  
Professional Land Surveyor

### OWNERS' CERTIFICATE

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Carolyn J. Bradt

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Carolyn J. Bradt to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES FOR THE NW CORNER, NORTH 1/4, AND THE NE CORNER WERE CHECKED AND VERIFIED.

### LINE LEGEND

LINE #	BEARING	DISTANCE
L1	S 01°30'40" W	33.00'
L2	S 88°28'36" E	154.40'
L3	N 00°46'00" E	203.40'
L4	N 72°38'00" E	140.00'
L5	N 18°33'42" E	221.55'
L6	N 14°03'24" W	262.20'

### OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Weber JT Revocable Trust  
Authorized Representative

STATE OF WISCONSIN  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC  
NOA T. PRIEVE & CHRIS V. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NW 1/4 of  
Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

### TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and  
approved by the Town of Springdale on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Susan Duerst Severson  
Town Clerk

### NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL  
SURVEY.

### DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation  
Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### REGISTER OF DEEDS:

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock  
\_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on  
pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

**SURVEYORS SEAL**

## REZONE DESCRIPTIONS

### “RR-8” TO “RR-4”

A parcel of land located in the NE ¼ of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North ¼ of said Section 2; thence S 89°18'08" E along the north line of the NE ¼ of said Section 2, 28.19 feet; thence continue along said line S88°28'36" E, 828.30 feet to the east line of a parcel of land described in Warranty Deed Document Number 2089066; thence S 00°46'00" W along said east line, 458.57 feet; thence N 89°16'06" W, 229.94 feet; thence N 00°47'22" E, 39.96 feet; thence N 88°54'22" W, 1,199.91 feet; thence N 00°55'22" E, 422.12 feet to the north line of the NW ¼ of said Section 2; thence S 89°18'08" E, 572.23 feet to the point of beginning. The above described parcel contains 614,444 square feet or 14.11 acres.

### “AT-35” TO “RR-4”

A parcel of land located in the NE ¼ of Section 2, T6N, R7E, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North ¼ of said Section 2; thence S 89°18'08" E along the north line of the NE ¼ of said Section 2, 28.19 feet; thence continue along said line S88°28'36" E, 828.30 feet to the east line of a parcel of land described in Warranty Deed Document Number 2089066; thence S 00°46'00" W along said east line, 458.57 feet; thence N 89°16'06" W, 229.94 feet to the point of beginning.

Thence N 88°45'04" W, 1,200.00 feet; thence N 00°55'22" E, 36.71 feet; thence S 88°54'22" E, 1,199.91 feet; thence S 00°47'22" W, 39.96 feet to the point of beginning. The above described parcel contains 45,997 square feet or 1.06 acres.

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Thence continuing S 00°46'00" W along said east line, 201.61 feet; thence N 88°28'07" W, 230.04 feet; thence N 00°47'22" E, 198.40 feet; thence N 89°16'06" W, 229.94 feet to the point of beginning. The above described parcel contains 45,997 square feet or 1.06 acres.

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