

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
10/09/2024	DCPREZ-2024-12121
<b>Public Hearing Date</b>	
12/17/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME RANDALL AND MAUREEN GABER	PHONE (with Area Code) (608) 445-8060	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3895 VILAS HOPE RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS randy.gaber62@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3897 Vilas Hope Rd					
TOWNSHIP COTTAGE GROVE	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-192-8600-0		0711-192-8290-0			

**REASON FOR REZONE**

ADJUST THE BOUNDARY OF AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	34.14
FP-35 Farmland Preservation District	RR-2 Rural Residential District	0.97
RR-2 Rural Residential District	FP-1 Farmland Preservation District	0.01

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		



**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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Randy Gaber	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3897 Vilas Hope Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Wauwaukee, WI 53597
Email Address:	randy.gaber62@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-445-8060	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	cottage grove	Parcel Number(s):	0711-192-8600-0 & 0711-192-8290-0
Section:	19	Property Address or Location:	3897 Vilas Hope Rd

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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.</p>	<p>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

The Gaber's are looking to rezone parts of their 2 lots in order to complete a lot line adjustment on the parcels. They are trying to move the existing property lines between their RR-2 zoned parcel and the FP-35 zoned parcel so that the existing driveway and an outbuilding can be included on the RR-2 parcel. This swapping of land will also drop the larger parcel below 35 acres so the rezone will adjust that and pieces of the RR-2 over to a FP-1 zoning so that the remaining land will stay compliant. A 2 lot Certified Survey Map is prepared to solidify the boundaries of the new lot configuration.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	34.14
FP-35	RR-2	0.97
RR-2	FP-1	0.01

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to 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"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

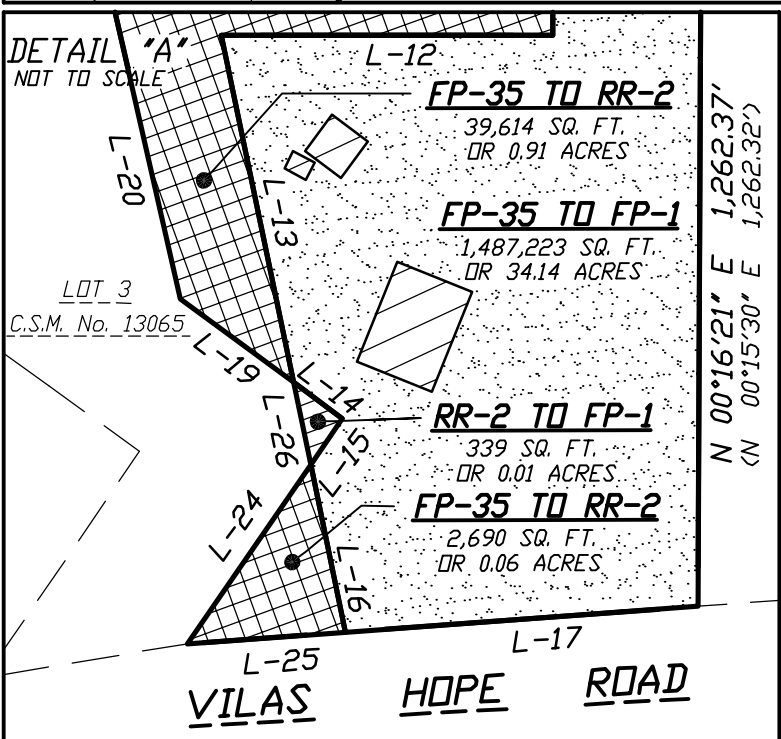
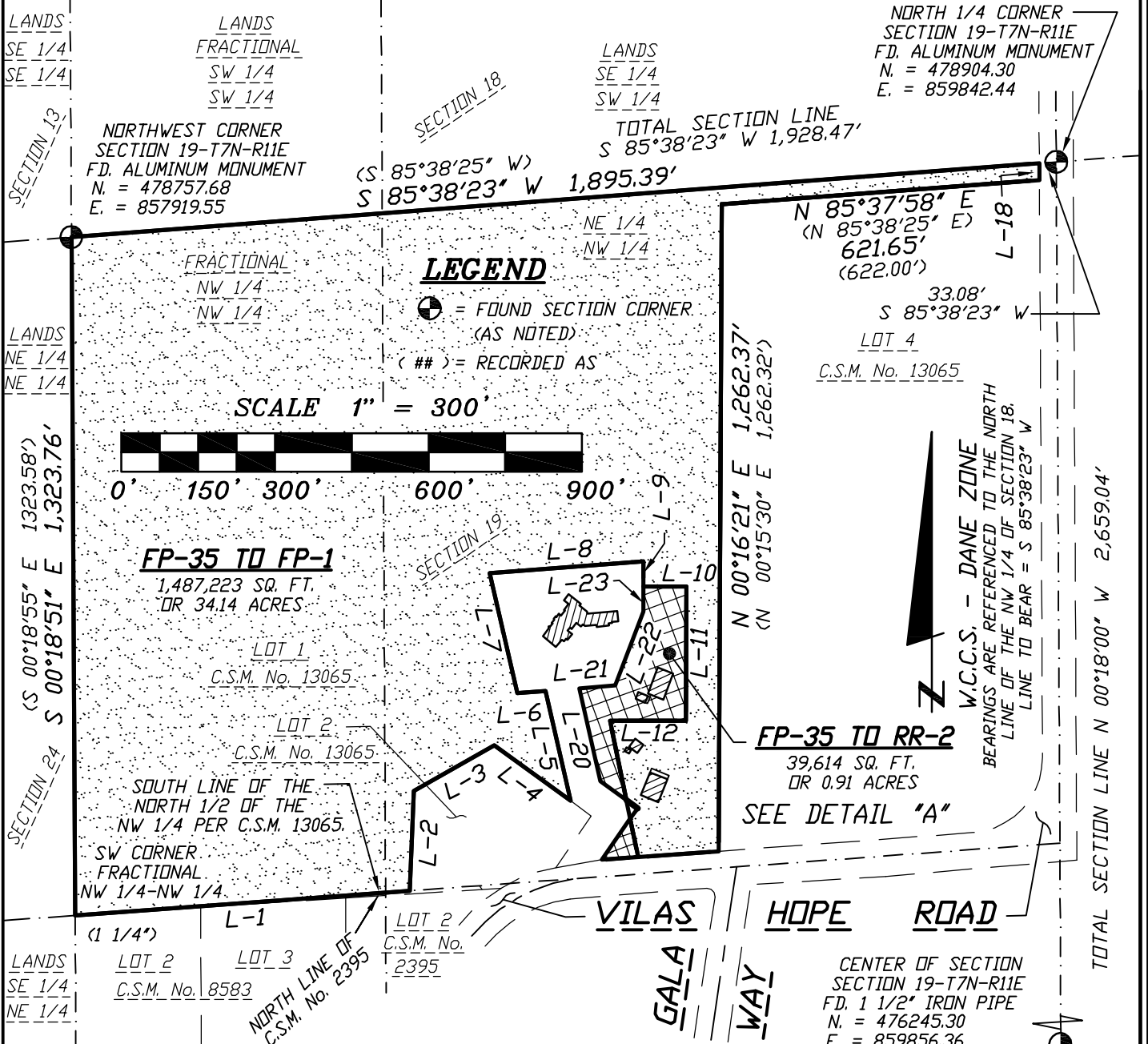
Date 10-7-2024



# REZONE




## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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



### NOTES:

- THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- SEE SHEET 2 FOR LINE TABLE.

-  = FP-35 TO FP-1  
1,487,223 SQ. FT.  
OR 34.14 ACRES
-  = FP-35 TO RR-2  
42,304 SQ. FT.  
OR 0.97 ACRES
-  = RR-2 TO FP-1  
339 SQ. FT.  
OR 0.01 ACRES



# CERTIFIED SURVEY MAP

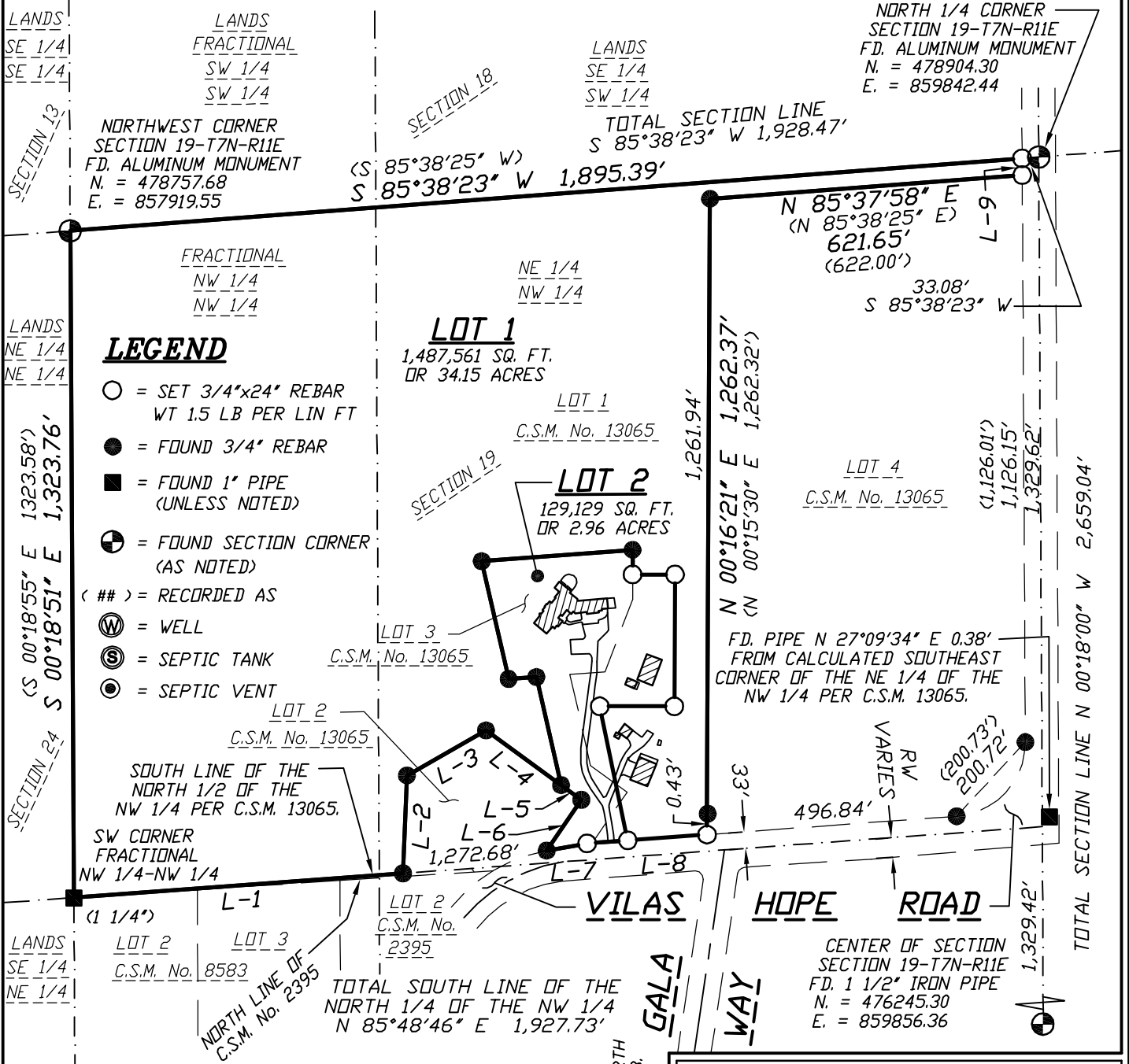
## WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Lots 1 and 3, Certified Survey Map No. 13065, located in all of the Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

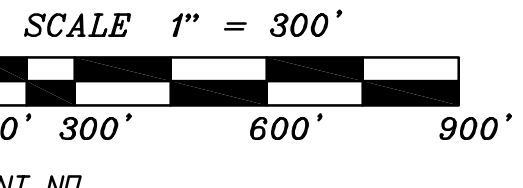
### NOTE:

1.) SEE SHEET 2 FOR LOT DETAIL AND SHEET 3 FOR LINE TABLE AND ALL OTHER NOTES.



- LEGEND**
- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
  - = FOUND 3/4" REBAR
  - = FOUND 1" PIPE (UNLESS NOTED)
  - ⊙ = FOUND SECTION CORNER (AS NOTED)
  - (##) = RECORDED AS
  - ⊖ = WELL
  - ⊙ = SEPTIC TANK
  - ⊙ = SEPTIC VENT

**PREPARED FOR:**  
RANDY GABER  
3897 VILAS HOPE ROAD  
COTTAGE GROVE, WI 53527



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

**SURVEYORS SEAL**

24W-342

W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE NW 1/4 OF SECTION 18.  
LINE TO BEAR = S 85°38'23" W



# CERTIFIED SURVEY MAP

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

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

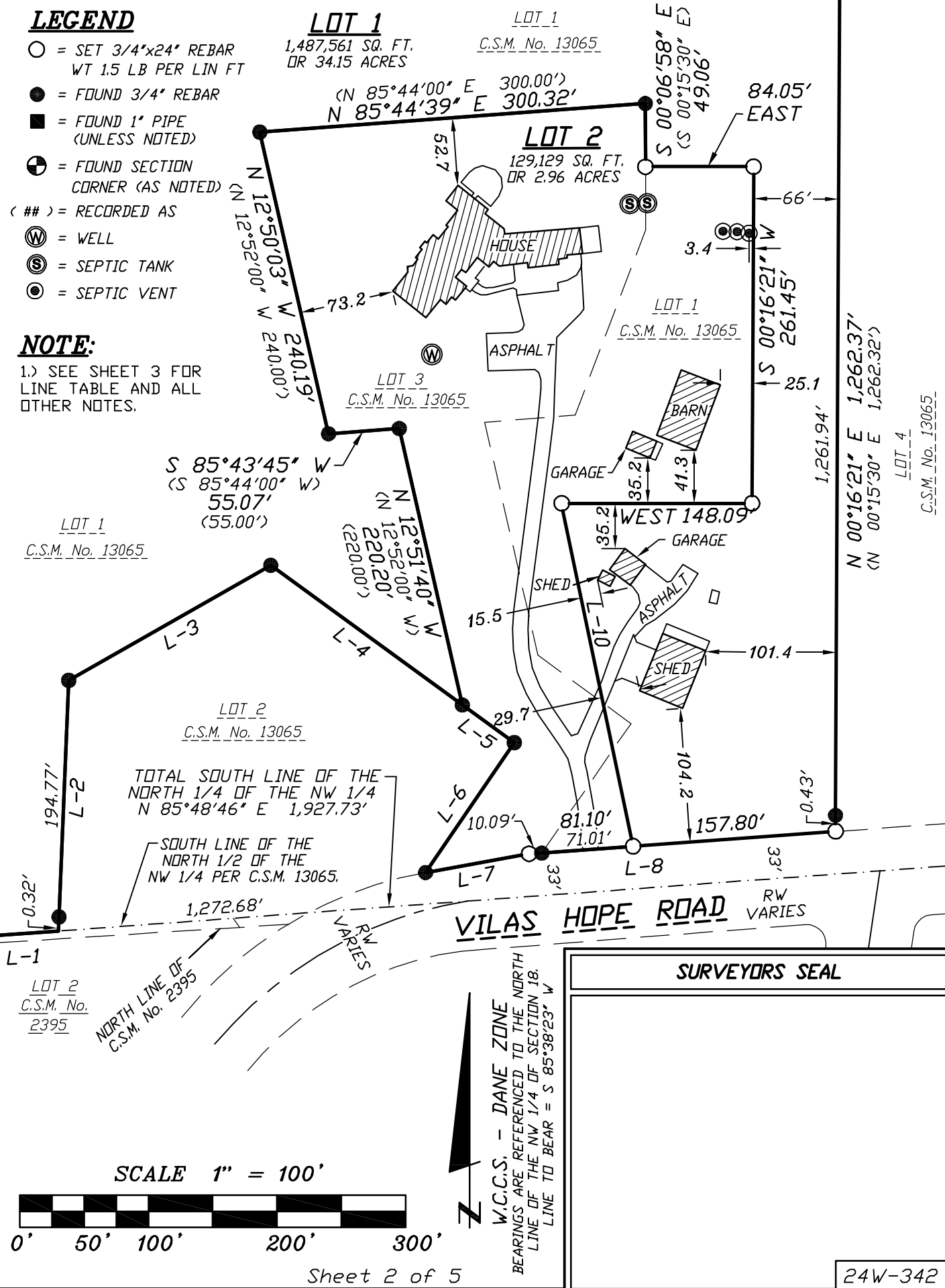
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## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE  
(UNLESS NOTED)
- ⊕ = FOUND SECTION  
CORNER (AS NOTED)
- <##> = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- ⊙ = SEPTIC VENT

## NOTE:

1.) SEE SHEET 3 FOR  
LINE TABLE AND ALL  
OTHER NOTES.



LOT 1  
C.S.M. No. 13065

LOT 3  
C.S.M. No. 13065

LOT 2  
C.S.M. No. 13065

TOTAL SOUTH LINE OF THE  
NORTH 1/4 OF THE NW 1/4  
N 85°48'46" E 1,927.73'

SOUTH LINE OF THE  
NORTH 1/2 OF THE  
NW 1/4 PER C.S.M. 13065.

LOT 2  
C.S.M. No.  
2395

SCALE 1" = 100'

W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE NW 1/4 OF SECTION 18.  
LINE TO BEAR = S 85°38'23" W

SURVEYORS SEAL

24W-342



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
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Lots 1 and 3, Certified Survey Map No. 13065, located in all of the Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, 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 on sheet 4, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being more particularly described as follows:

Lots 1 and 3, Certified Survey Map No. 13065, recorded in the Dane County Register of Deeds Office in Volume 83 of Certified Surveys, Pages 289 through 294, as Document No. 4750671. Located in all of Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Total Area: 1,616,690 sq. ft. or 37.11 acres

Date \_\_\_\_\_

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

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

## **NOTE CONTINUED:**

- 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 HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE CENTER OF SECTION 19, NORTH 1/4 CORNER OF SECTION 19 AND THE NORTHWEST CORNER OF SECTION 19.

## **LINE TABLE:**

L-#	BEARING	DIST.
L-1	<N 85°49'08" E>	<654.96'>
	N 85°48'46" E	655.05'
L-2	<N 02°20'00" E>	<194.50'>
	N 02°20'41" E	194.77'
L-3	<N 60°16'00" E>	<180.69'>
	N 60°20'31" E	180.62'
L-4	<S 53°57'00" E>	<184.14'>
	S 53°54'23" E	184.18'
L-5	<S 53°57'00" E>	<50.00'>
	S 54°09'08" E	49.81'
L-6	<S 34°22'00" W>	
	S 34°19'23" W	122.20'
L-7	<N 79°52'00" E>	<81.47'>
	N 79°49'02" E	81.46'
L-8	<N 85°49'08" E>	<238.86'>
	N 85°48'48" E	238.89'
L-9	<N 00°18'00" W>	
	N 00°18'00" W	33.08'
L-10	S 11°46'18" E	272.04'

**SURVEYORS SEAL**



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
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### **OWNERS' CERTIFICATE:**

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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\_\_\_\_.

\_\_\_\_\_  
*Randell J. Gaber*

\_\_\_\_\_  
*Maureen F. Gaber*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_ the above  
names Randell J. Gaber and Maureen F.  
Gaber 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 // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 1 and 3, Certified Survey Map No. 13065, located in all of the Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

### **TOWN BOARD RESOLUTION**

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

\_\_\_\_\_  
Kim Banigan  
Town Clerk

### **CITY OF MADISON PLAN COMMISSION:**

Approved for recording per Secretary, Madison Planning Commission action of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Matthew Wachter  
Secretary Plan Commission

### **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

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

## LINE TABLE:

L-#	BEARING	DIST.
L-1	(N 85°49'08" E) N 85°48'46" E	(654.96') 655.05'
L-2	(N 02°20'00" E) N 02°20'41" E	(194.50') 194.77'
L-3	(N 60°16'00" E) N 60°20'31" E	(180.69') 180.62'
L-4	(S 53°57'00" E) S 53°54'23" E	(184.14') 184.18'
L-5	(N 12°52'00" W) N 12°51'40" W	(220.00') 220.20'
L-6	(S 85°44'00" W) S 85°43'45" W	(55.07') 55.07'
L-7	(N 12°52'00" W) N 12°50'03" W	(240.00') 240.19'
L-8	(N 85°44'00" E) N 85°44'39" E	(300.00') 300.32'
L-9	(S 00°15'30" E) S 00°06'58" E	49.06'
L-10	EAST	84.05'
L-11	S 00°16'21" W	261.45'
L-12	WEST	148.09'
L-13	S 11°46'18" E	158.18'
L-14	(S 53°57'00" E) S 53°39'21" E	27.11'
L-15	(S 34°22'00" W) S 34°36'54" W	25.00'
L-16	S 11°46'18" E	76.43'
L-17	(N 85°49'08" E) N 85°48'48" E	157.80'
L-18	(N 00°18'00" W) N 00°18'00" W	33.08'
L-19	(N 53°57'00" W) N 53°39'21" W	62.75'
L-20	(N 12°52'00" W) N 12°52'17" W	(185.29') 185.28'
L-21	(N 85°44'00" E) N 85°23'45" E	(70.58') 70.44'
L-22	(N 20°42'00" E) N 20°50'12" E	(153.81') 153.82'
L-23	(N 00°15'30" W) N 00°06'58" W	49.06'
L-24	(N 34°22'00" E) N 34°36'54" E	97.22'
L-25	(S 85°49'08" W) S 85°48'48" W	71.01'
L-26	N 11°46'18" W	37.43'

## FP-35 TO FP-1

A parcel of land located on part of Lots 1, Certified Survey Map No. 13065, recorded in the Dane County Register of Deeds Office in Volume 83 of Certified Surveys, Pages 289 through 294, as Document No. 4750671. Located in all of Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Beginning at the Northwest Corner of said Section 19, also being the Northwest Corner of said Lot 1, Certified Survey Map No. 13065; thence along said Lot 1 for the next 10 courses S 00°18'51" E, 1,323.76 feet; thence N 85°48'46" E, 655.05 feet; thence N 02°20'41" E, 194.77 feet; thence N 60°20'31" E, 180.62 feet; thence S 53°54'23" E, 184.18 feet; thence N 12°51'40" W, 220.20 feet; thence S 85°43'45" W, 55.07 feet; thence N 12°50'03" W, 240.19 feet; thence N 85°44'39" E, 300.32 feet; thence S 00°06'58" E, 49.06 feet; thence East, 84.05 feet; thence S 00°16'21" W, 261.45 feet; thence West, 148.09 feet; thence S 11°46'18" E, 158.18 feet to a point on said Lot 1; thence along said Lot 1 for the next 2 courses S 53°39'21" E, 27.11 feet; thence S 34°36'54" W, 25.00 feet; thence S 11°46'18" E, 76.43 feet to the south line of said Lot 1 also being the north right of way of Vilas Hope Road; thence along said Lot 1 for the next 5 courses N 85°48'48" E, 157.80 feet; thence N 00°16'21" E, 1,262.37 feet; thence N 85°37'58" E, 621.65 feet to the west right of way of said Vilas Hope Road; thence N 00°18'00" W along said west right of way, 33.08 feet; thence S 85°38'23" W, 1,895.39 feet to the point of beginning. This parcel of land contains 1,487,223 sq. ft. or 34.14 acres.

## FP-35 TO RR-2

A parcel of land located on part of Lots 1, Certified Survey Map No. 13065, recorded in the Dane County Register of Deeds Office in Volume 83 of Certified Surveys, Pages 289 through 294, as Document No. 4750671. Located in all of Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Commencing at the Northwest Corner of said Section 19, also being the Northwest Corner of said Lot 1, Certified Survey Map No. 13065; thence along said Lot 1 for the next 10 courses S 00°18'51" E, 1,323.76 feet; thence N 85°48'46" E, 655.05 feet; thence N 02°20'41" E, 194.77 feet; thence N 60°20'31" E, 180.62 feet; thence S 53°54'23" E, 184.18 feet; thence N 12°51'40" W, 220.20 feet; thence S 85°43'45" W, 55.07 feet; thence N 12°50'03" W, 240.19 feet; thence N 85°44'39" E, 300.32 feet; thence S 00°06'58" E, 49.06 feet to the point of beginning.

Thence East, 84.05 feet; thence S 00°16'21" W, 261.45 feet; thence West, 148.09 feet; thence S 11°46'18" E, 158.18 feet to a point on said Lot 1; thence along said Lot 1 for the next 5 courses N 53°39'21" W, 62.75 feet; thence N 12°52'17" W, 185.28 feet; thence N 85°23'45" E, 70.44 feet; thence N 20°50'12" E, 153.82 feet; thence N 00°06'58" W, 49.06 feet to the point of beginning. This parcel contains 39,614 sq. ft. or 0.91 acres.

## FP-35 TO RR-2

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Thence continue S 11°46'18" E, 76.43 feet to the south line of said Lot 1 also being the north right of way of Vilas Hope Road; thence S 85°48'48" W along said south line of Lot 1 and north right of way, 71.01 feet; thence N 34°36'54" E along said Lot 1, 97.22 feet to the point of beginning. This parcel contains 2,690 sq. ft. or 0.06 acres.

## RR-2 TO FP-1

A parcel of land located on part of Lots 3, Certified Survey Map No. 13065, recorded in the Dane County Register of Deeds Office in Volume 83 of Certified Surveys, Pages 289 through 294, as Document No. 4750671. Located in all of Fractional Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

Commencing at the Northwest Corner of said Section 19, also being the Northwest Corner of Lot 1, Certified Survey Map No. 13065; thence along said Lot 1 for the next 10 courses S 00°18'51" E, 1,323.76 feet; thence N 85°48'46" E, 655.05 feet; thence N 02°20'41" E, 194.77 feet; thence N 60°20'31" E, 180.62 feet; thence S 53°54'23" E, 184.18 feet; thence N 12°51'40" W, 220.20 feet; thence S 85°43'45" W, 55.07 feet; thence N 12°50'03" W, 240.19 feet; thence N 85°44'39" E, 300.32 feet; thence S 00°06'58" E, 49.06 feet; thence East, 84.05 feet; thence S 00°16'21" W, 261.45 feet; thence West, 148.09 feet; thence S 11°46'18" E, 158.18 feet to a point on said Lot 3 also being the point of beginning.

Thence continue along said Lot 3 for the next 2 courses S 53°39'21" E, 27.11 feet; thence S 34°36'54" W, 25.00 feet; thence N 11°46'18" W, 37.43 feet to the point of beginning. This parcel contains 339 sq. ft. or 0.01 acres.