

Dane County Rezone Petition

Application Date	Petition Number
10/15/2025	DCPREZ-2025-12226
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEROME C HELMENSTINE	PHONE (with Area Code) (608) 235-9463	AGENT NAME KRISTI LEMANSKI	PHONE (with Area Code) (608) 439-4857
BILLING ADDRESS (Number & Street) 4785 COUNTY HIGHWAY FF		ADDRESS (Number & Street) 105 E. MAIN STREET	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip) Mt. Horeb, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS kristi@wilkinsonlawgroup.com	

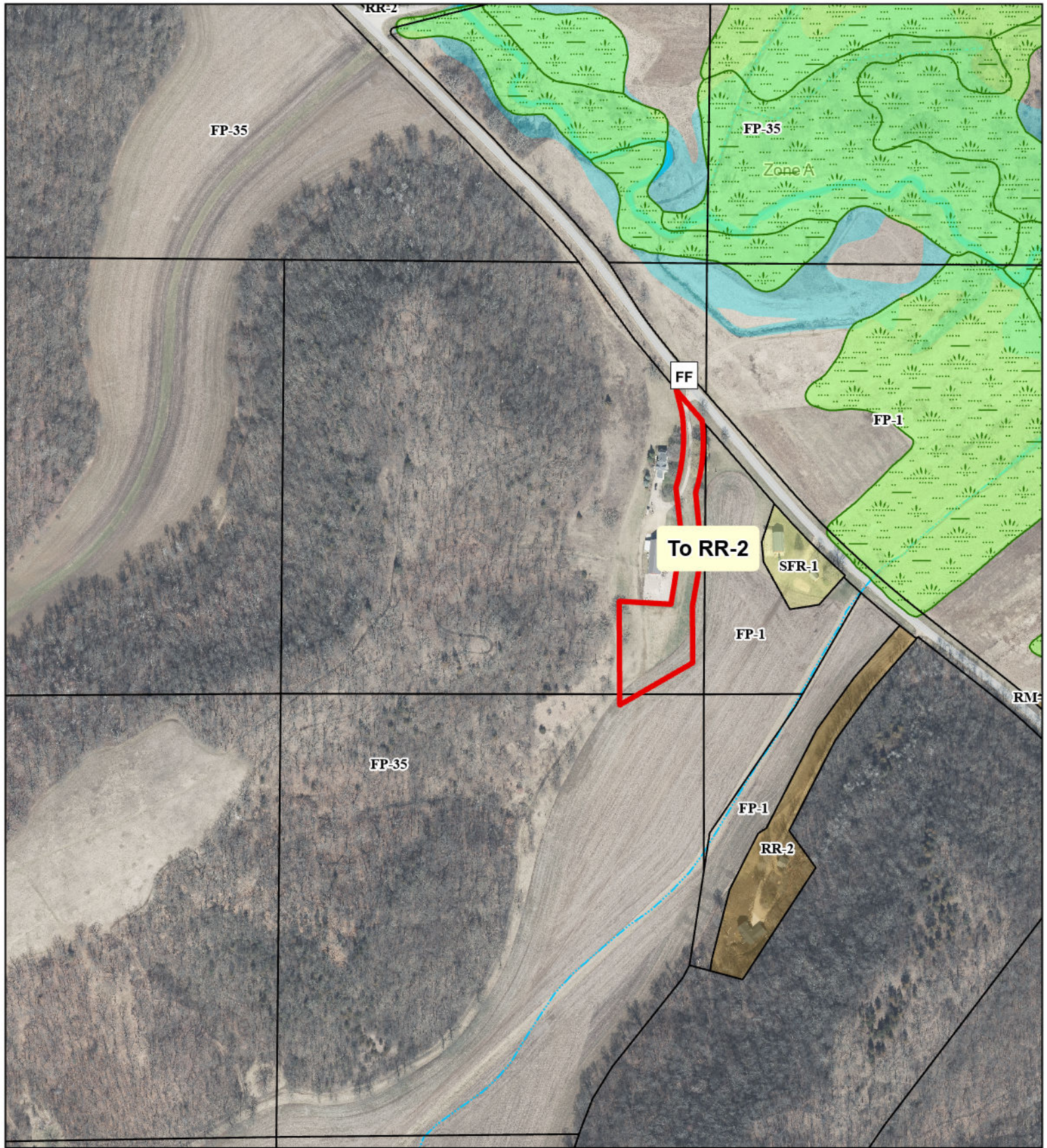
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
south of 4785 County Hwy FF					
TOWNSHIP VERMONT	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-062-8000-4		0706-061-8501-9		0706-062-9502-0	

REASON FOR REZONE

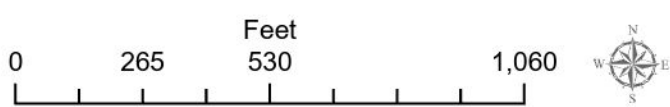
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0
FP-1 Farmland Preservation District	RR-2 Rural Residential District	0.13

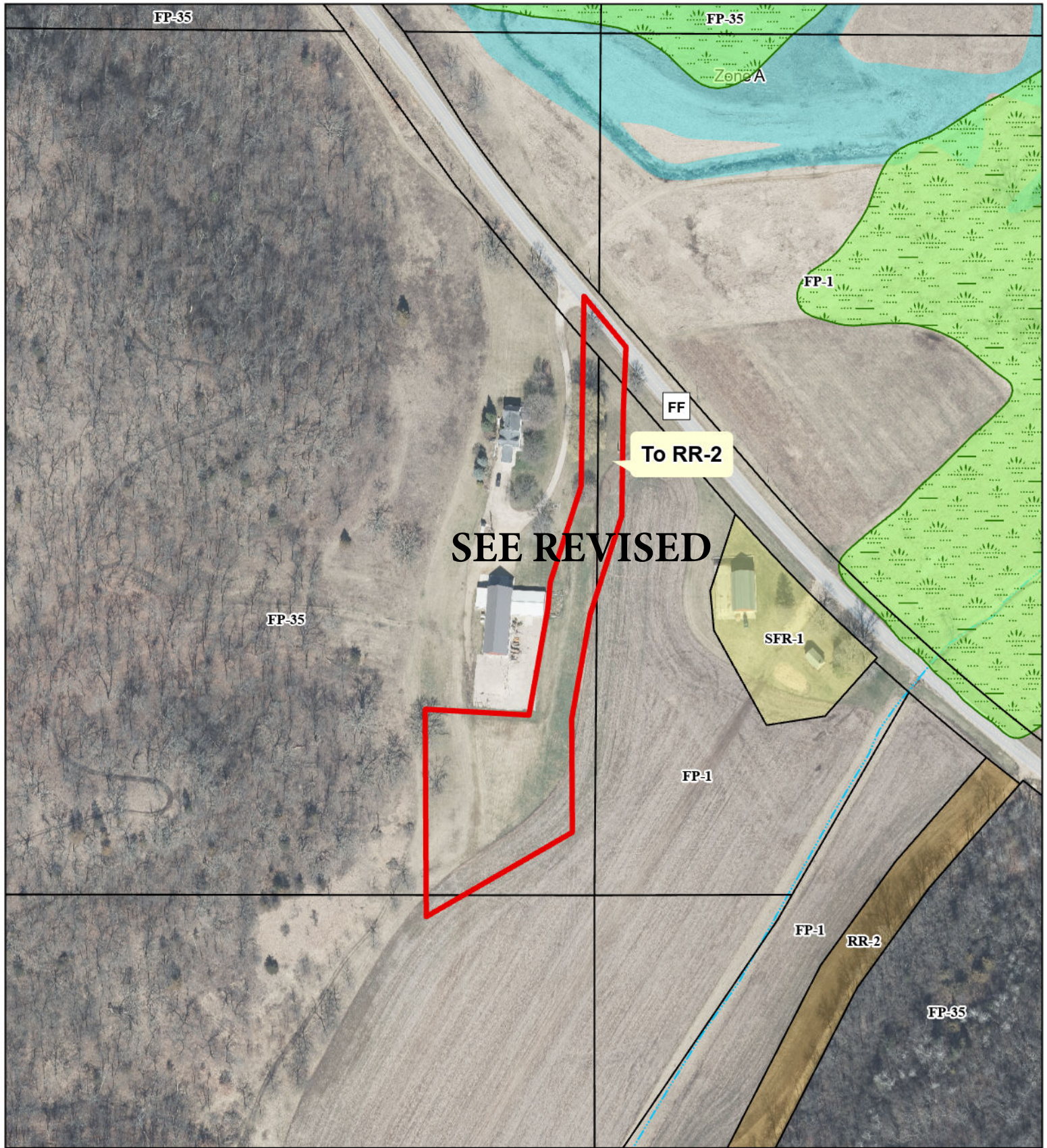
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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PETITION 12226
JEROME C HELMENSTINE







- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard



PETITION 12226
JEROME C HELMENSTINE



-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard



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:	\$495
Commercial:	\$545
<ul style="list-style-type: none">• 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:	Jerome C. Helmenstine	Agent Name:	Kristi Lemanski (for Dustin Helmenstine)
Address (Number & Street):	4785 County Hwy FF	Address (Number & Street):	105 E. Main Street
Address (City, State, Zip):	Blue Mounds, WI 53517	Address (City, State, Zip):	Mt. Horeb, WI 53572
Email Address:		Email Address:	kristi@wilkinsonlawgroup.com
Phone#:	608-235-9463	Phone#:	608-439-4857

PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	0706-062-8000-4 & 0706-061-8501-9
Section:	06	Property Address or Location:	4785 County Hwy FF, Blue Mounds, WI

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"/>
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The property owners will convey 2.227 acres ("the CSM Lot") of parcel nos. 0706-062-8000-4, 0706-061-8501-9, and 0706-062-9502-0 to their son, Dustin Helmenstine. The 3 affected parcels are part of 11 contiguous parcels, totaling over 300 acres, which comprise the family farm. The CSM Lot is primarily on the current owner's homestead, 0706-062-8000-4, which is 40.1 acres and currently zoned FP-35 (38.6 acres) and FP-1 (1.50 acres). After creation of the CSM Lot, there will be ~36.67 acres in the homestead parcel to remain zoned as FP-35 and 1.50 acres to remain zoned FP-1. About 0.2 acres of the CSM Lot extends onto parcel 0706-061-8501-9, which is currently 36.59 acres zoned FP-1. About 0.1 acres of the CSM Lot extends onto parcel 0706-062-9502-0, which is currently 38.0 acres zoned FP-35. The proposed zoning for the CSM Lot is RR-2, and Dustin will use the CSM Lot to build a home and extend the existing driveway on 0706-062-8000-4.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 & FP-1	RR-2	1.927
FP-1	RR-2	0.2
FP-35	RR-2	0.1

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 (non-refundable), 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 2912162a-1bc7-4b60-939d-8af582382f53
Digitally signed by 2912162a-1bc7-4b60-939d-8af582382f53
Date: 2025.10.09 14:56:11 -05'00'

Date 10/9/25

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

☐ SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- ☐ Scale and north arrow
- ☐ Date the site plan was created
- ☐ Existing subject property lot lines and dimensions
- ☐ Existing and proposed wastewater treatment systems and wells
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#)
- ☐ Proposed loading/unloading areas
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- ☐ Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- ☐ Hours of operation
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- ☐ Signage, consistent with section [10.800](#)

☒ ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s): Jacquelyn Smith-Helmenstine

Address (Number & Street): 4785 County Hwy FF

Address (City, State, Zip): Blue Mounds, WI 53517

Email Address: jsmithhelmenstine@gmail.com

Phone Number: 608-235-9464

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NORTHWEST ¼ OF
THE NORTHEAST ¼, THE NORTHEAST ¼
OF THE NORTHWEST ¼ AND THE
SOUTHEAST ¼ OF THE NORTHWEST ¼
OF SECTION 6, TOWN 7 NORTH, RANGE 6
EAST, TOWN OF VERMONT, DANE COUNTY,
WISCONSIN.

OWNER: Jerome C. & Jacquelyn Smith Helminstine
4785 County Highway 'FF'
Blue Mounds, WI 53517

NE 1/4-NW 1/4

LEGEND AND NOTES

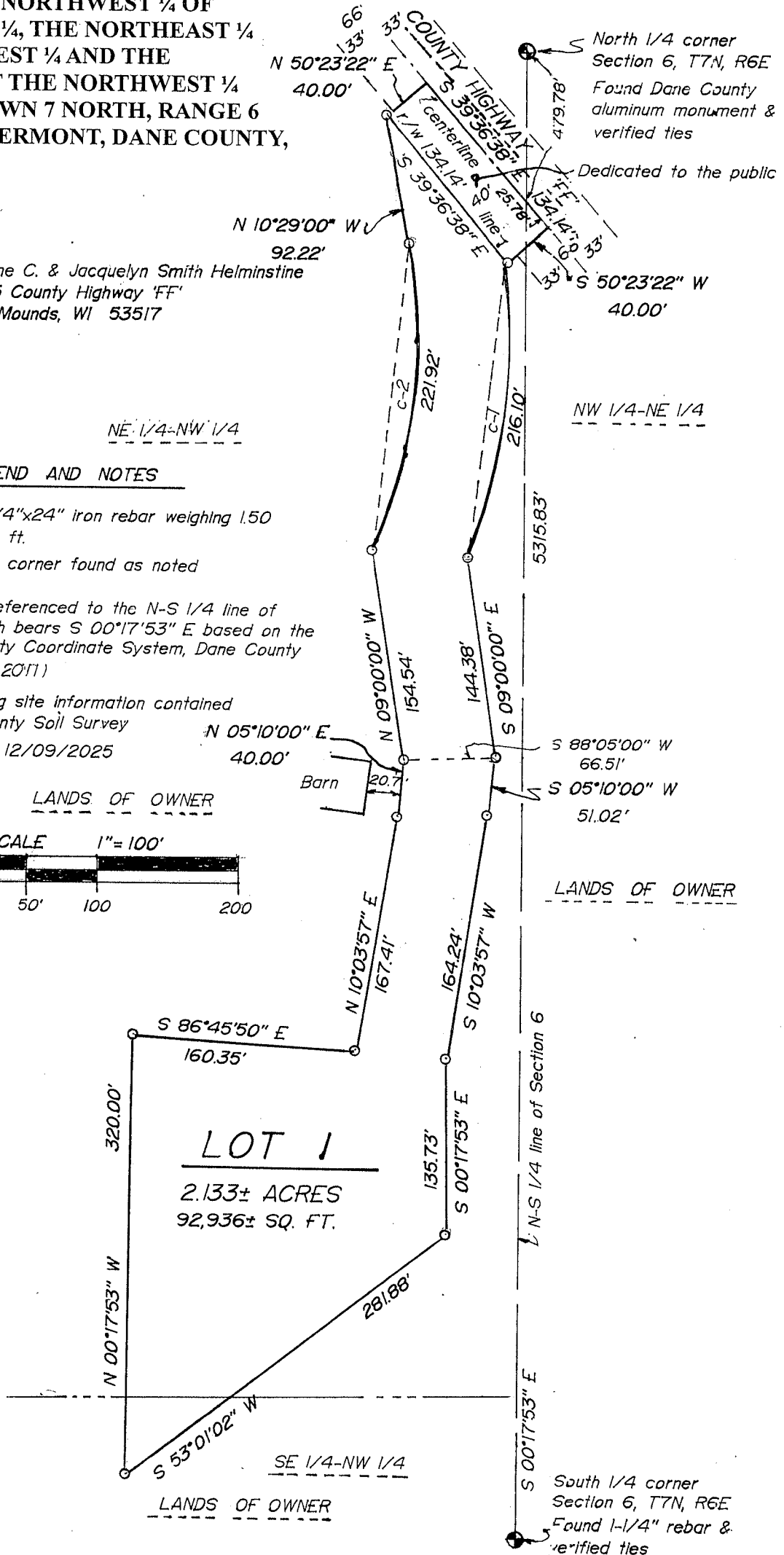
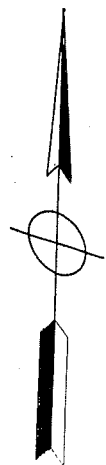
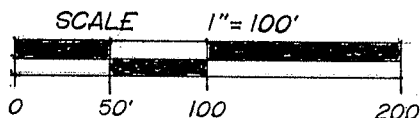
- Set 3/4"x24" iron rebar weighing 1.50 lbs./lin. ft.
- ⊕ Section corner found as noted

Bearings are referenced to the N-S 1/4 line of
Section 6 which bears S 00°17'53" E based on the
Wisconsin County Coordinate System, Dane County
Zone, NAD83 (2011)

Refer to building site information contained
in the Dane County Soil Survey

Work completed 12/09/2025

LANDS OF OWNER



DANE COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼, THE NORTHEAST ¼ OF THE
NORTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWN 7
NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

COUNTY HIGHWAY ‘FF’ CURVE DATA TABLE

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	441.00'	216.10'	28°04'36"	S 06°47'56" W	213.94'	S 07°14'22" E	S 20°50'14" W
C-2	375.00'	221.92'	33°54'22"	N 06°28'11" E	218.69'	N 23°25'22" E	N 10°29'00" W

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northwest ¼ and the Southeast ¼ of the Northwest ¼ of Section 6, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 6; thence S 00°17'53" E, 479.78 feet along the N-S ¼ line of said Section 6 to a point in the centerline of County Highway ‘FF’; thence S 39°36'38" E, 25.78 feet along the centerline of County Highway ‘FF’ to the point of beginning; thence S 50°23'22" W, 40.00 feet; thence Southwesterly, 216.10 feet along the arc of a curve to the right having a central angle of 28°04'36" and a radius of 441.00 feet, the long chord of which bears S 06°47'56" W, 213.94 feet; thence S 09°00'00" E, 144.38 feet; thence S 05°10'00" W, 51.02 feet; thence S 10°03'57" W, 164.24 feet; thence S 00°17'53" E, 135.73 feet; thence S 53°01'02" W, 281.88 feet; thence N 00°17'53" W, 320.00 feet; thence S 86°45'50" E, 160.35 feet; thence N 10°03'57" E, 167.41 feet; thence N 05°10'00" E, 40.00 feet; thence N 09°00'00" W, 154.54 feet; thence Northeasterly, 221.92 feet along the arc of a curve to the left having a central angle of 33°54'22" and a radius of 375.00 feet, the long chord of which bears N 06°28'11" E, 218.69 feet; thence N 10°29'00" W, 92.22 feet; thence N 50°23'22" E, 40.00 feet to a point in the centerline of County Highway ‘FF’; thence S 39°36'38" E, 134.14 feet along the centerline of County Highway ‘FF’ to the point of beginning, containing 2.25 acres, more or less.

Subject to a 66 foot wide easement for ingress and egress purposes located in the NE ¼-NW ¼ of Section 6, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 6; thence S 00°17'53" E, 479.78 feet along the N-S ¼ line of said Section 6 to a point in the centerline of County Highway ‘FF’; thence S 39°36'38" E, 25.78 feet along the centerline of County Highway ‘FF’; thence S 50°23'22" W, 40.00 feet to the point of beginning; thence Southwesterly, 216.10 feet along the arc of a curve to the right having a central angle of 28°04'36" and a radius of 441.00 feet, the long chord of which bears S 06°47'56" W, 213.94 feet; thence S 09°00'00" E, 144.38 feet; thence S 88°05'00" W, 66.51 feet; thence N 09°00'00" W, 154.54 feet; thence Northeasterly, 221.92 feet along the arc of a curve to the left having a central angle of 33°54'22" and a radius of 375.00 feet, the long chord of which bears N 06°28'11" E, 218.69 feet; thence N 10°29'00" W, 92.22 feet; thence S 39°36'38" E, 134.14 feet along the Southwesterly r/w line of County Highway ‘FF’ to the point of beginning,

That I have prepared the above certified survey map at the request of Jerome C. Helmenstine.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼, THE NORTHEAST ¼ OF THE NORTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

As Owner's, We hereby certify that We caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Jacquelyn Smith-Helmenstine

Personally came before me this _____ day of _____, 2026. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires

Approved for recording by the Town Board of the Town of Vermont. The public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Vermont.

Town Clerk

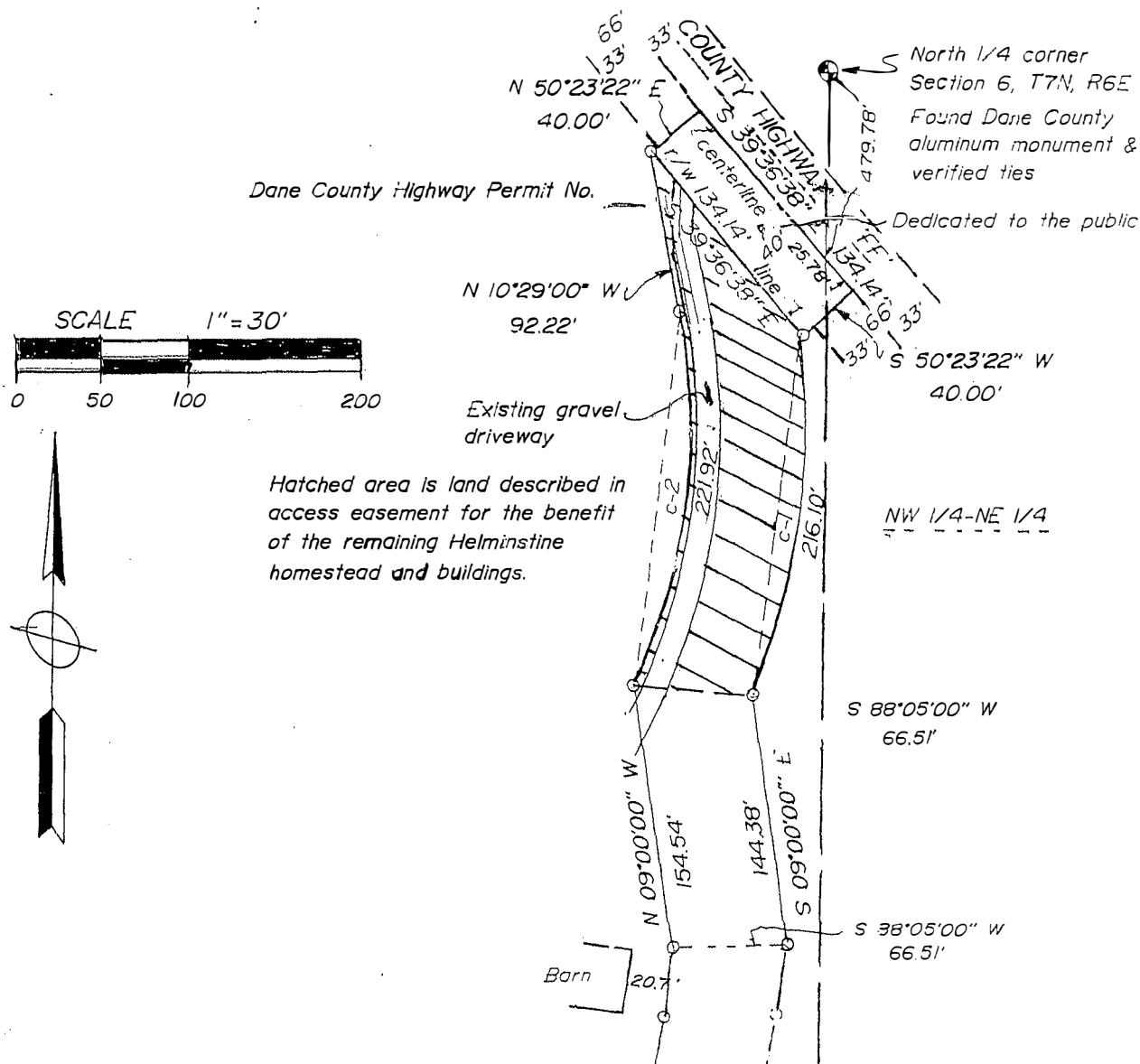
Approved for recording by the Dane County Zoning and Land Regulation Committee action of _____, 2026.

REGISTER OF DEEDS CERTIFICATE:

Kristi Chlebowski
Register of Deeds

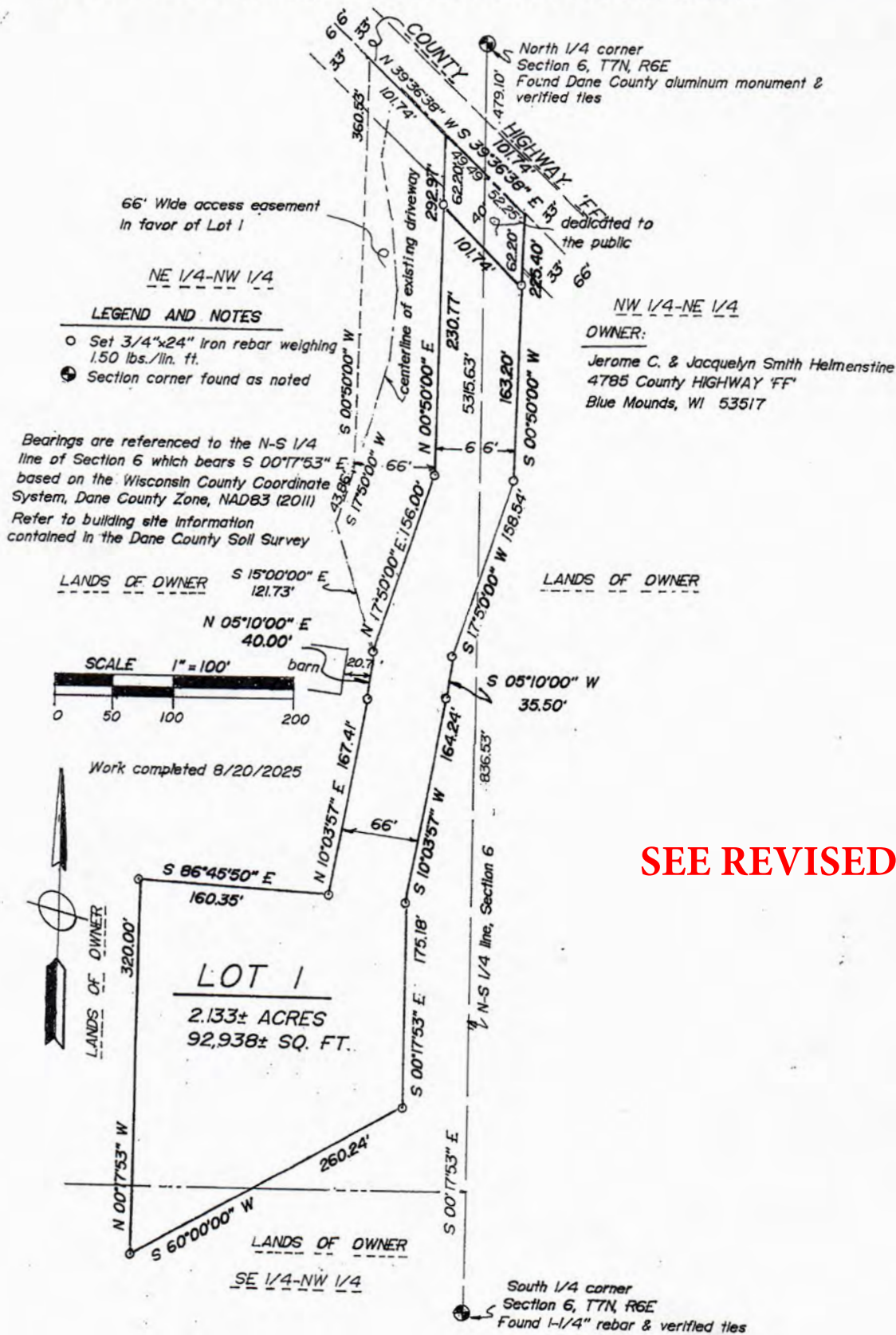
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

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DANE COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



DANE COUNTY CERTIFIED SURVEY MAP NO.

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SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northwest ¼ and the Southeast ¼ of the Northwest ¼ of Section 6, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 6; thence S 00°17'53" E, 479.10 feet along the N-S ¼ line of said Section 6 to a point in the centerline of County Highway 'FF'; thence N 39°36'38" W, 49.49 feet along the centerline of County Highway 'FF' to the point of beginning; thence S 39°36'38" E, 101.74 feet along the centerline of County Highway 'FF'; thence S 00°50'00" W, 225.40 feet; thence S 17°50'00" W, 158.54 feet; thence S 05°10'00" W, 35.50 feet; thence S 10°03'57" W, 164.24 feet; thence S 00°17'53" E, 175.18 feet; thence S 60°00'00" W, 260.24 feet; thence N 00°17'53" W, 320.00 feet; thence S 86°45'50" E, 160.35 feet; thence N 10°03'57" E, 167.41 feet; thence N 05°10'00" E, 40.00 feet; thence N 17°50'00" E, 156.00 feet; thence N 00°50'00" E, 292.97 feet to the point of beginning, containing 2.227 acres, more or less.

Together with a 66 foot wide easement for ingress and egress purposes located in the NE ¼-NW ¼ of Section 6, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 6; thence S 00°17'53" E, 479.10 feet along the N-S ¼ line of said Section 6 to a point in the centerline of County Highway 'FF'; thence N 39°36'38" W, 49.49 feet along the centerline of County Highway 'FF' to the point of beginning; thence N 39°36'38" W, 101.74 feet along the centerline of County Highway 'FF'; thence S 00°50'00" W, 360.53 feet; thence S 17°50'00" W, 43.86 feet; thence S 15°00'00" E, 121.73 feet; thence N 17°50'00" E, 156.00 feet; thence N 00°50'00" E, 292.97 feet to the point of beginning.

That I have prepared the above certified survey map at the request of Jerome C. Helmenstine.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this ____ day of _____, 2025

SEE REVISED

TOWN OF VERMONT CERTIFICATE:

Approved for recording by the Town Board of the Town of Vermont. The public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Vermont.

Date

, Town Clerk

DANE COUNTY CERTIFIED SURVEY MAP NO. _____
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NORTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWN 7
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OWNER'S CERTIFICATE:

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Jerome C. Helmenstine

Jacquelyn Smith-Helmenstine

Personally came before me this _____ day of _____, 2025. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)
County of Dane)

SEE REVISED

Notary Public
My Commission Expires _____

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording by the Dane County Zoning and Land Regulation Committee action of _____, 2025.

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2025
at _____ M. and recorded in Volume _____ of Certified Survey Maps on
Pages _____ as Certified Survey Map No. _____ and
Document Number _____.

Kristi Chlebowski
Register of Deeds

FP-35 and FP-1 to RR-2

Commencing at the North $\frac{1}{4}$ corner of said Section 6; thence S $00^{\circ}17'53''$ E, 479.78 feet along the N-S $\frac{1}{4}$ line of said Section 6 to a point in the centerline of County Highway 'FF'; thence S $39^{\circ}36'38''$ E, 25.78 feet along the centerline of County Highway 'FF' to the point of beginning; thence S $50^{\circ}23'22''$ W, 40.00 feet; thence Southwesterly, 216.10 feet along the arc of a curve to the right having a central angle of $28^{\circ}04'36''$ and a radius of 441.00 feet, the long chord of which bears S $06^{\circ}47'56''$ W, 213.94 feet; thence S $09^{\circ}00'00''$ E, 144.38 feet; thence S $05^{\circ}10'00''$ W, 51.02 feet; thence S $10^{\circ}03'57''$ W, 164.24 feet; thence S $00^{\circ}17'53''$ E, 135.73 feet; thence S $53^{\circ}01'02''$ W, 281.88 feet; thence N $00^{\circ}17'53''$ W, 320.00 feet; thence S $86^{\circ}45'50''$ E, 160.35 feet; thence N $10^{\circ}03'57''$ E, 167.41 feet; thence N $05^{\circ}10'00''$ E, 40.00 feet; thence N $09^{\circ}00'00''$ W, 154.54 feet; thence Northeasterly, 221.92 feet along the arc of a curve to the left having a central angle of $33^{\circ}54'22''$ and a radius of 375.00 feet, the long chord of which bears N $06^{\circ}28'11''$ E, 218.69 feet; thence N $10^{\circ}29'00''$ W, 92.22 feet; thence N $50^{\circ}23'22''$ E, 40.00 feet to a point in the centerline of County Highway 'FF'; thence S $39^{\circ}36'38''$ E, 134.14 feet along the centerline of County Highway 'FF' to the point of beginning, containing 2.25 acres, more or less.

(original)

~~A part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows: Commencing at the North $\frac{1}{4}$ corner of said Section 6; thence S $00^{\circ}17'53''$ E, 479.10 feet along the N-S $\frac{1}{4}$ line of said Section 6 to a point in the centerline of County Highway 'FF'; thence N $39^{\circ}36'38''$ W, 49.49 feet along the centerline of County Highway 'F' to the point of beginning; thence S $39^{\circ}36'38''$ E, 101.74 feet along the centerline of County Highway 'F'; thence S $00^{\circ}50'00''$ W, 225.40 feet; thence S $17^{\circ}50'00''$ W, 158.54 feet; thence S $05^{\circ}10'00''$ W, 35.50 feet thence S $10^{\circ}03'57''$ W, 164.24 feet; thence S $00^{\circ}17'53''$ E, 175.18 feet; thence S $60^{\circ}00'00''$ W, 260.24 feet; thence N $00^{\circ}17'53''$ W, 320.00 feet; thence S $86^{\circ}45'50''$ E, 160.35 feet; thence N $10^{\circ}03'57''$ E, 167.41 feet; thence N $05^{\circ}10'00''$ E, 40.00 feet; thence N $17^{\circ}50'00''$ E, 156.00 feet; thence N $00^{\circ}50'00''$ E, 292.97 feet to the point of beginning, containing 2.227 acres, more or less.~~