

1 TOWN OF JUNO BEACH, FLORIDA

2
3 ORDINANCE NO. 779

4
5 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO
6 BEACH, FLORIDA, ANNEXING A CONTIGUOUS AND COMPACT AREA
7 OF REAL PROPERTY LOCATED IN UNINCORPORATED PALM
8 BEACH COUNTY COMPRISED OF APPROXIMATELY 21.11
9 ACRES AND LOCATED ON THE EAST SIDE OF U.S. HIGHWAY
10 ONE SOUTH OF UNIVERSE BOULEVARD INCLUDING THE PLAT
11 OF CAPTAIN'S KEY AND TWO ADJACENT PARCELS, AS
12 MORE PARTICULARLY DESCRIBED HEREIN; DECLARING
13 THAT THE VOLUNTARY ANNEXATION OF THE PROPERTY
14 MEETS ALL LEGAL CRITERIA; DIRECTING TOWN STAFF TO DO
15 ALL THINGS NECESSARY TO EFFECTUATE SAID ANNEXATION;
16 PROVIDING FOR CONFLICTS, SEVERABILITY AND AN
17 EFFECTIVE DATE; AND FOR OTHER PURPOSES.

18
19 WHEREAS, the Town Council for the Town of Juno Beach has received a written
20 petition ("Petition") from the owners of property located within the plat of Captain's Key and
21 two adjacent parcels located on the east side of U.S. Highway One more particularly described
22 in Exhibit "A" ("Property") requesting that the Property be annexed into the Town; and
23

24 WHEREAS, the Town Council determines that: (1) the Petition meets the criteria for
25 voluntary annexation set forth in Section 171.044, Florida Statutes, in that the Property is
26 currently located within unincorporated Palm Beach County, is contiguous to the Town, is
27 reasonably compact, and the annexation of the Property will not result in the creation of
28 enclaves; and (2) the Petition for annexation bears the signatures of all owners of the Property;
29 and
30

31 WHEREAS, the Property is within the Town's future annexation area, and the
32 annexation is consistent with Objective 8 of the Future Land Use Element of the Town's
33 Comprehensive Plan; and
34

35 WHEREAS, the Town Council has determined that the annexation of the Property into
36 the Town is in the best interests of the public health, safety, and welfare.
37

38 NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
39 TOWN OF JUNO BEACH, FLORIDA as follows:
40

41 **Section 1.** The foregoing "Whereas" clauses are hereby ratified as true and
42 correct and are incorporated herein.
43

44 **Section 2.** The Town Council hereby approves the Petition and annexes into
45 the Town approximately 21.11 acres of real property described in Exhibit "A" attached
46

1 hereto and incorporated herein by reference in accordance with the provisions of Section
2 171.044, Florida Statutes.

3
4 **Section 3.** The Town Council hereby directs Town Staff to: (1) file a copy of this
5 Ordinance with the Clerk of the Circuit Court, the Chief Administrative Officer of Palm
6 Beach County, and the Secretary of State; (2) amend the legal description set forth in the
7 Town Charter and all official Town maps to include the Property; and (3) take all other
8 actions necessary to effectuate the annexation of the Property into the Town.


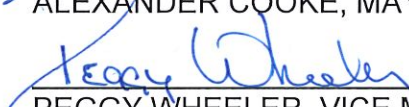
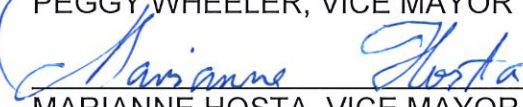

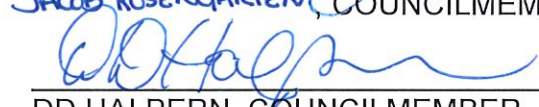
9
10 **Section 4.** All ordinances or parts of ordinances of the Town of Juno Beach,
11 Florida, which are in conflict with this Ordinance, are hereby repealed to the extent of
12 such conflict.

13
14 **Section 5.** If any section, paragraph, sentence, clause, phrase, or word of this
15 Ordinance is for any reason held by a court of competent jurisdiction to be
16 unconstitutional, inoperative, or void, such holding shall not affect the remainder of the
17 Ordinance.

18
19 **Section 6.** This Ordinance shall be effective November 25, 2024.

20
21 FIRST READING this 13th day of December, 2023.


22
23 SECOND, FINAL READING AND ADOPTION this 24th day of January, 2024.

24			
25	<input checked="" type="checkbox"/>	_____	_____
26	AYE	NAY	ALEXANDER COOKE, MAYOR
27			
28	<input checked="" type="checkbox"/>	_____	
29	AYE	NAY	PEGGY WHEELER, VICE MAYOR
30			
31	<input checked="" type="checkbox"/>	_____	
32	AYE	NAY	MARIANNE HOSTA, VICE MAYOR PRO TEM
33			
34	<input checked="" type="checkbox"/>	_____	
35	AYE	NAY	JACOB ROSENGARTEN, COUNCILMEMBER
36			
37	<input checked="" type="checkbox"/>	_____	
38	AYE	NAY	DD HALPERN, COUNCILMEMBER

39
40
41 ATTEST:

42 APPROVED AS TO FORM AND LEGAL
43 SUFFICIENCY:

44 
45 CAITLIN COPELAND-RODRIGUEZ
46 TOWN CLERK

47 
48 LEONARD G. RUBIN
49 TOWN ATTORNEY

**DESCRIPTION & SKETCH
PREPARED FOR:
TOWN OF JUNO BEACH**

EXHIBIT "A"

**LOTS IN AND AROUND PLAT OF CAPTAIN'S KEY
FOR ANNEXATION**

LEGAL DESCRIPTION

ALL OF LOTS 3 THROUGH 31, TRACT "A", TRACT "B", AND A PORTION OF LOT 2, PLAT OF CAPTAIN'S KEY, RECORDED IN PLAT BOOK 28, PAGES 176 AND 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH ROAD RIGHT-OF-WAYS FOR CAPTAIN'S KEY DRIVE, CAPTAIN'S LANDING AND OYSTER BAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 20265, PAGE 1382, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PARCEL OF UNPLATTED LANDS IN GOVERNMENT LOT 6, SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

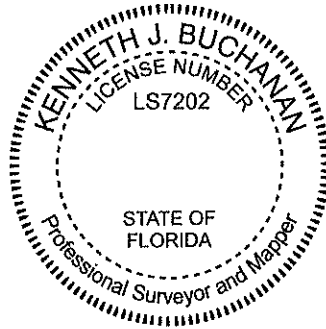
BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF CAPTAIN'S KEY, THENCE ALONG THE SOUTH LINE OF LOTS 12 AND 13, OF SAID CAPTAIN'S KEY, SAID LINE BEING PARALLEL WITH AND 24.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID SECTION 33, NORTH 89°45'33" WEST, A DISTANCE OF 488.91 FEET TO A POINT OF CURVATURE ON THE SOUTH LINE OF SAID LOT 12, SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.87 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND CONTINING ALONG SAID SOUTH LINE OF LOT 12 AND THE WEST LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 105°37'30", A DISTANCE OF 139.87 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST LINE OF LOT 12 AND ALONG THE WEST LINE OF LOTS 9 THROUGH 11, OF SAID CAPTAIN'S KEY, NORTH 15°51'57" EAST, A DISTANCE OF 571.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, OF SAID CAPTAIN'S KEY; THENCE ALONG SAID SOUTH LINE OF LOT 8, NORTH 67°57'02" WEST, A DISTANCE OF 40.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, CAPTAIN'S KEY; THENCE NORTH 15°51'57" EAST ALONG THE WEST LINES OF SAID LOTS 6 THROUGH 8, CAPTAIN'S KEY, A DISTANCE OF 351.87 FEET TO THE SOUTHEAST CORNER OF TRACT "B", OF CAPTAIN'S KEY; THENCE ALONG SAID SOUTH LINE OF TRACT "B", NORTH 74°08'03" WEST, A DISTANCE OF 171.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B" AND A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON SAID PLAT OF CAPTAIN'S KEY; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, NORTH 15°51'57" EAST, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" OF CAPTAIN'S KEY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, NORTH 15°51'57" EAST, A DISTANCE OF 268.01 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF SEMINOLE LANDING, RECORDED IN PLAT BOOK 30, PAGES 35 AND 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PLAT OF SEMINOLE LANDING AND ALONG THE NORTH LINE OF LOT 31 OF CAPTAIN'S KEY AND ITS WESTERLY PROLONGATION, SOUTH 79°18'54" EAST, A DISTANCE OF 590.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF SOUTH 79°18'54" EAST; THENCE ALONG THE NORTHEASTERLY LINES OF LOTS 28 THROUGH 31 OF CAPTAIN'S KEY

CONTINUED ON SHEET 2

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: DECEMBER 5, 2023

LIDBERG LAND SURVEYING, INC.



ABBREVIATIONS:

- CB = CHORD BEARING
- D = CENTRAL ANGLE
- L = LENGTH
- R = RADIUS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

BY: _____
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7202



675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

LB4431

CAD. K:\AUTOCAD2000\334143\28-176\23-112\dwg\23-112-303.dwg

REF.

FLD.	FB.	PG.	JOB	23-112-303
OFF.	A.C.B.		DATE	12/04/2023
CKD.	K.J.B.	SHEET	1 OF	4
		DWG.	A23-112	

**DESCRIPTION & SKETCH
PREPARED FOR:
TOWN OF JUNO BEACH**

**LOTS IN AND AROUND PLAT OF CAPTAIN'S KEY
FOR ANNEXATION**

LEGAL DESCRIPTION

CONTINUED FROM SHEET 1

FOR THE FOLLOWING FIVE COURSES; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°52'21", A DISTANCE OF 17.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°00'00", A DISTANCE OF 69.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 213.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°21'40", A DISTANCE OF 98.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80°49'35" EAST, A DISTANCE 217.71 FEET TO A POINT OF CURVATURE ON THE NORTH LINE OF LOT 28 OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 32.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE EAST LINE OF SAID LOT 28, THROUGH A CENTRAL ANGLE OF 127°12'07", A DISTANCE OF 71.62 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EAST LINE OF LOTS 13 THROUGH 28, OF CAPTAIN'S KEY FOR THE FOLLOWING TWELVE COURSES; THENCE SOUTH 46°22'32" WEST, A DISTANCE OF 34.38 FEET; THENCE SOUTH 89°09'08" EAST, A DISTANCE OF 7.16 FEET; THENCE SOUTH 03°29'52" WEST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 46°00'00" WEST, A DISTANCE OF 81.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°07'48", A DISTANCE OF 46.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 80°49'35" WEST, A DISTANCE OF 187.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 112.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°35'58", A DISTANCE OF 200.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°25'33" EAST, A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 256.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°40'00", A DISTANCE OF 190.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°14'27" WEST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°00'00", A DISTANCE OF 366.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°47'35", A DISTANCE OF 93.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL 919,337 SQUARE FEET, OR 21.11 ACRES OF LAND, MORE OR LESS.



LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

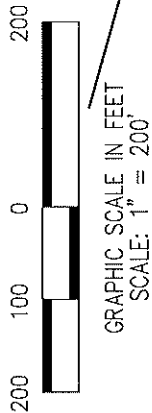
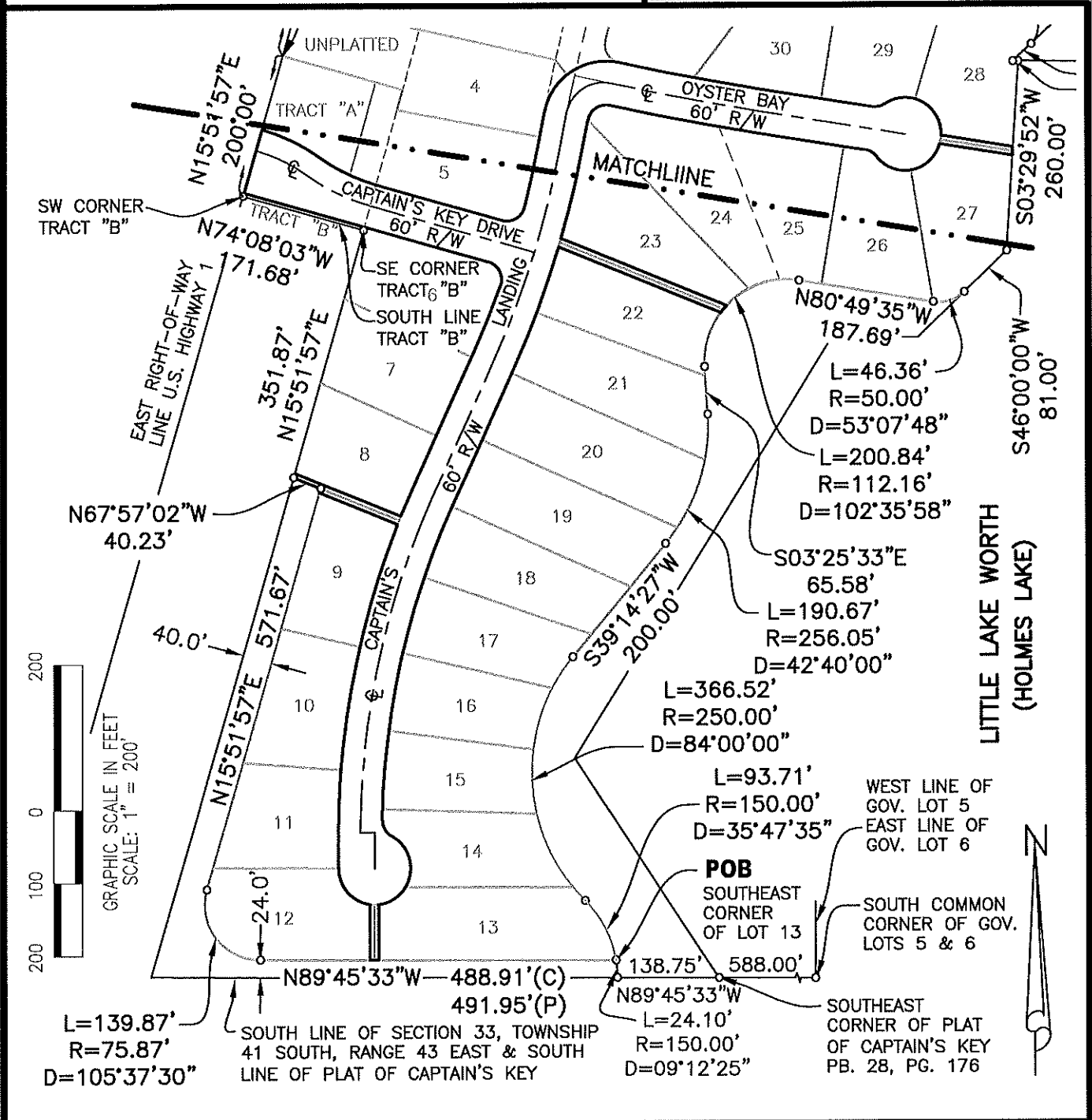
CAD. K:\AUTOCAD2000\334143\28-176\23-112\dwg\23-112-303.dwg

REF.

FLD. —	FB. —	PG. —	JOB 23-112-303
OFF. A.C.B.	—	—	DATE 12/04/2023
CKD. K.J.B.	SHEET 2	OF 4	DWG. A23-112

**DESCRIPTION & SKETCH
PREPARED FOR:
TOWN OF JUNO BEACH**

**LOTS IN AND AROUND PLAT OF CAPTAIN'S KEY
FOR ANNEXATION**



LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

LB4431

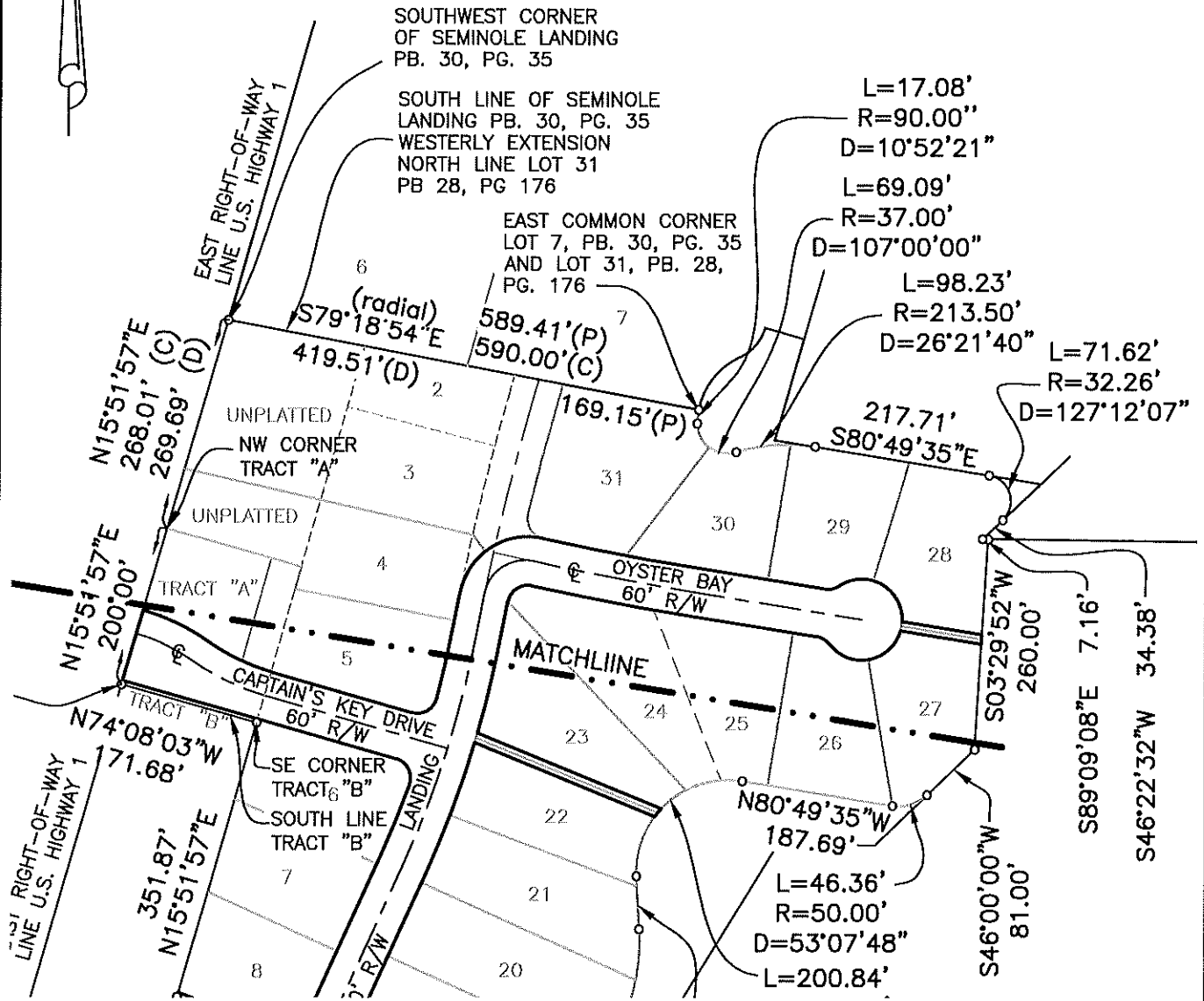
CAD. K:\AUTOCAD2000\334143\28-176\23-112\dwg\23-112-303.dwg			
REF.			
FLD. _	FB. _	PG. _	JOB 23-112-303
OFF. A.C.B.			DATE 12/04/2023
CKD. K.J.B.	SHEET 3	OF 4	DWG. A23-112

**DESCRIPTION & SKETCH
PREPARED FOR:
TOWN OF JUNO BEACH**

**LOTS IN AND AROUND PLAT OF CAPTAIN'S KEY
FOR ANNEXATION**



GRAPHIC SCALE IN FEET
SCALE: 1" = 200'



LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\AUTOCAD2000\334143\28-176\23-112\dwg\23-112-303.dwg			
REF.			
FLD.	FB.	PG.	JOB 23-112-303
OFF. A.C.B.			DATE 12/04/2023
CKD. K.J.B.	SHEET 4	OF 4	DWG. A23-112

ALL OF LOTS 3 THROUGH 31, TRACT "A", TRACT "B", AND A PORTION OF LOT 2, PLAT OF CAPTAIN'S KEY, RECORDED IN PLAT BOOK 28, PAGES 176 AND 177, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH ROAD RIGHT-OF-WAYS FOR CAPTAIN'S KEY DRIVE, CAPTAIN'S LANDING AND OYSTER BAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 20265, PAGE 1382, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PARCEL OF UNPLATTED LANDS IN GOVERNMENT LOT 6, SECTION 33, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF CAPTAIN'S KEY, THENCE ALONG THE SOUTH LINE OF LOTS 12 AND 13, OF SAID CAPTAIN'S KEY, SAID LINE BEING PARALLEL WITH AND 24.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID SECTION 33, NORTH 89°45'33" WEST, A DISTANCE OF 488.91 FEET TO A POINT OF CURVATURE ON THE SOUTH LINE OF SAID LOT 12, SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.87 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND CONTINING ALONG SAID SOUTH LINE OF LOT 12 AND THE WEST LINE OF SAID LOT 12, THROUGH A CENTRAL ANGLE OF 105°37'30", A DISTANCE OF 139.87 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST LINE OF LOT 12 AND ALONG THE WEST LINE OF LOTS 9 THROUGH 11, OF SAID CAPTAIN'S KEY, NORTH 15°51'57" EAST, A DISTANCE OF 571.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 8, OF SAID CAPTAIN'S KEY; THENCE ALONG SAID SOUTH LINE OF LOT 8, NORTH 67°57'02" WEST, A DISTANCE OF 40.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, CAPTAIN'S KEY; THENCE NORTH 15°51'57" EAST ALONG THE WEST LINES OF SAID LOTS 6 THROUGH 8, CAPTAIN'S KEY, A DISTANCE OF 351.87 FEET TO THE SOUTHEAST CORNER OF TRACT "B", OF CAPTAIN'S KEY; THENCE ALONG SAID SOUTH LINE OF TRACT "B", NORTH 74°08'03" WEST, A DISTANCE OF 171.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B" AND A POINT ON THE EAST RIGHT

OF WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON SAID PLAT OF CAPTAIN'S KEY; THENCE ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, NORTH 15°51'57" EAST, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" OF CAPTAIN'S KEY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, NORTH 15°51'57" EAST, A DISTANCE OF 268.01 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF SEMINOLE LANDING, RECORDED IN PLAT BOOK 30, PAGES 35 AND 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PLAT OF SEMINOLE LANDING AND ALONG THE NORTH LINE OF LOT 31 OF CAPTAIN'S KEY AND ITS WESTERLY PROLONGATION, SOUTH 79°18'54" EAST, A DISTANCE OF 590.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF SOUTH 79°18'54" EAST; THENCE ALONG THE NORTHEASTERLY LINES OF LOTS 28 THROUGH 31 OF CAPTAIN'S KEY FOR THE FOLLOWING FIVE COURSES; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°52'21", A DISTANCE OF 17.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°00'00", A DISTANCE OF 69.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 213.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°21'40", A DISTANCE OF 98.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80°49'35" EAST, A DISTANCE 217.71 FEET TO A POINT OF CURVATURE ON THE NORTH LINE OF LOT 28 OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 32.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE EAST LINE OF SAID LOT 28, THROUGH A CENTRAL ANGLE OF 127°12'07", A DISTANCE OF 71.62 FEET TO A POINT OF TANGENCY; THENCE ALONG THE EAST LINE OF LOTS 13 THROUGH 28, OF CAPTAIN'S KEY FOR THE

FOLLOWING TWELVE COURSES; THENCE SOUTH 46°22'32" WEST, A DISTANCE OF 34.38 FEET; THENCE SOUTH 89°09'08" EAST, A DISTANCE OF 7.16 FEET; THENCE SOUTH 03°29'52" WEST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 46°00'00" WEST, A DISTANCE OF 81.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°07'48", A DISTANCE OF 46.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 80°49'35" WEST, A DISTANCE OF 187.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 112.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°35'58", A DISTANCE OF 200.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°25'33" EAST, A DISTANCE OF 65.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 256.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°40'00", A DISTANCE OF 190.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°14'27" WEST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°00'00", A DISTANCE OF 366.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°47'35", A DISTANCE OF 93.71 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL 919,337 SQUARE FEET, OR 21.11 ACRES OF LAND, MORE OR LESS.