

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION is made this ____ day of _____, 2025, by **Peter Faber**, of 7000 Windcrest Street SE, Grand Rapids, Michigan 49546 (hereinafter "Developer").

RECITALS

A. Developer is the owner of certain parcels of real property situated in Empire Township, Leelanau County, Michigan, legally described on the attached **Exhibit A** (hereinafter the "Property"). The Property is currently unimproved land and Developer is developing the Property into single-family homes.

B. Developer desires to impose those protective covenants, restrictions, and conditions on the Property for the purposes of ensuring that the Property will be used for those purposes to which it is best suited and of preserving and improving the attractive features of the Property.

PROVISIONS

In consideration of the foregoing, Developer imposes the following protective covenants, restrictions and conditions upon the Property, which protective covenants, restrictions and conditions shall run with, and benefit and burden the Property and shall be recorded as blanket encumbrances against the Property and shall be binding against and enforceable by the Developer, its successors and assigns, and all persons claiming under the Developer, their grantees, successors, heirs, personal representatives, administrators and assigns.

The property described on the attached Exhibit A consists of twenty (20) distinct parcels, each of which shall be individually referred to herein as a "Lot." Any subsequent owner of a Lot which is not the Developer shall be referred to herein as a Lot Owner.

A.) **CONSTRUCTION AND USE.** Developer declares that all construction on and use of the Lots created in the Property shall be restricted as follows:

1. All the Lots in the Property shall be used only as single-family residences.
2. Every home will be at least 75 ft from the front line of the lot. The first 50 ft of all driveways on the Property must be constructed of asphalt or concrete, unless otherwise approved by Developer. The exterior of any structure or improvement being constructed on a lot on the Property shall not remain incomplete for longer than twelve (12) months from the date on which construction of the improvement is commenced. All construction shall be diligently pursued to completion. No trailer, tent, shack erected at any time on undeveloped property shall be used as a residence, either temporarily or permanently. No structure of a temporary character on a Lot shall be used as a residence. No mobile homes are permitted on any Lot.
3. No noxious or offensive activities shall be carried out on the Property by any Lot Owner, nor shall anything be done that could cause offensive noise or that may become an annoyance or nuisance. No Property shall be used or maintained as a “dumping ground” for rubbish. Trash, garbage, junk, inoperable or abandoned vehicles, or other waste shall not be kept on any Lot except in sanitary containers. No commercial vehicles, semitrailers (either trailer or tractors, or both), or any larger trucks shall be permitted to be parked on a Lot, except temporarily for pickup or delivery.
4. No sign of any kind shall be displayed for the public view on a Lot, except one sign of not more than six square feet advertising a lot “for sale”.
5. Any animal kept on a lot may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions. No savage or dangerous animal shall be kept on any lot. No commercial enterprises, including commercial livestock, shall be permitted to be operated on any Lot.
6. No Lot Owner shall rent, lease, or otherwise permit all or any portion of their dwelling or Lot for occupancy, dwelling, lodging, or sleeping purposes for a period of less than thirty (30) consecutive days.

B. Restrictions Specific to Lots 1, 2, 3 and 15-20. No trailer, boat, motor home, or recreational vehicle shall be stored on any of Lots 1, 2, 3, and 15-20 except within the garage or provided it is not visible from the street.

C. Compliance. Each Lot Owner shall be responsible for making certain that the construction of all improvements on his or her Lot will comply with all local municipal and other governmental requirements and restrictions including, without limitation, front, side and rear set-back requirements. Approval of construction by the Developer shall not be construed to mean that the Developer has determined that the proposed structure complies with all township and other governmental requirements. The Developer shall have no obligation to review plans and proposals for compliance with township and other governmental requirements.

D. Additional General Provisions.

1. The provisions of this Declaration shall run with the Property and shall be binding on and inure to the benefit of all persons owning any interest in the Property in perpetuity from the date this Declaration is recorded at the Leelanau County Register of Deeds.

2. This Agreement may be amended only by the Developer identified below, or by the written consent of the majority of the Lot Owners after the Developer no longer owns any Lot.

3. The provisions of this Declaration shall be enforceable only by the Developer for the longer of five (5) years from the date this Declaration is recorded with the Leelanau County Register of Deeds or when the Developer no longer owns any Lot. After that, this Declaration shall be enforceable by a majority of the Lot Owners.

4. No failure, delay or waiver of enforcement of any provision in this Declaration by the Developer or any Lot Owner will constitute a waiver of or otherwise affect future enforcement of the provisions of this Declaration.

5. It is the individual Lot Owner's responsibility to determine which laws, regulations, ordinances, and requirements (including, without limitation, public health requirements, zoning ordinances and building restrictions) apply to the Property from time to time and to comply with all such laws, rules, regulations, requirements, and ordinances.

This Declaration has been executed as of the date first above written.

Peter Faber

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

On this ____ day of July, 2025, before me a Notary Public, personally appeared Peter Faber, who, being first duly sworn, did say he signed this document as his free act and deed.

_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

Prepared by and if recorded return to:

Jacob B. Greendyk
DAVID, WIERENGA & LAUKA, P.C.
99 Monroe Ave NW, Suite 1210
Grand Rapids, Michigan 49503
(616) 454-3883

Exhibit A
Lot Legal Descriptions

DESCRIPTION AS FURNISHED:

The SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 and the NE 1/4 of the SW 1/4 of Section 24, Towns 28 North, Range 14 West, Empire Township, Leelanau County, Michigan.

Parcel 1:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North 87°40'17" West, along said 1/8 line, 381.64 feet to the Point of Beginning; thence continuing North 87°40'17" West, along said 1/8 line, 951.02 feet to the West 1/8 line of said section; thence North 02°03'02" East, along said 1/8 line, 362.05 feet; thence North 87°40'05" East, 678.38 feet; thence South 00°54'58" West, 165.86 feet; thence 308.08 feet along the arc of a 240.00 foot radius curve to the left with a chord bearing = South 35°51'31" East, 287.36 feet and delta = 73°32'59"; thence South 72°38'01" East, 98.27 feet to the Point of Beginning. Containing 6.45 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 2:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North 87°40'17" West, along said 1/8 line, 1332.66 feet to the West 1/8 line of said section; thence North 02°03'02" East, along said 1/8 line, 362.05 feet to the Point of Beginning; thence continuing North 02°03'02" East, along said 1/8 line, 343.62 feet; thence South 89°05'02" East, 670.48 feet; thence South 00°54'58" West, 305.11 feet; thence South 87°40'05" West, 678.38 feet to the Point of Beginning. Containing 5.01 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 3:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North 87°40'17" West, along said 1/8 line, 1332.66 feet to the West 1/8 line of said section; thence North 02°03'02" East, along said 1/8 line, 705.67 feet to the Point of Beginning; thence continuing North 02°03'02" East, along said 1/8 line, 327.24 feet; thence South 89°05'02" East, 664.00 feet; thence South 00°54'58" West, 327.18 feet; thence North 89°05'02" West, 670.48 feet to the Point of Beginning. Containing 5.01 acres of land. Subject to easement as described

below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 4:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North 87°40'17" West, along said 1/8 line, 1332.66 feet to the West 1/8 line of said section; thence North 02°03'02" East, along said 1/8 line, 1032.91 feet to the Point of Beginning; thence continuing North 02°03'02" East, along said 1/8 line, 290.15 feet; thence North 01°53'25" East, along said 1/8 line, 63.56 feet; thence South 85°49'46" East, 658.24 feet; thence South 00°54'58" West, 316.28 feet; thence North 89°05'02" West, 664.00 feet to the Point of Beginning. Containing 5.08 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 5:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North 87°40'17" West, along said 1/8 line, 1332.66 feet to the West 1/8 line of said section; thence North 02°03'02" East, along said 1/8 line, 1323.06 feet; thence North 01°53'25" East, along said 1/8 line, 63.56 feet to the Point of Beginning; thence continuing North 01°53'25" East, along said 1/8 line, 465.82 feet; thence South 64°08'56" East, 720.24 feet; thence 58.86 feet along the arc of a 450.00 foot radius curve to the left with a chord bearing = South 04°39'47" West, 58.82 feet and delta = 7°29'38"; thence South 00°54'58" West, 140.78 feet; thence North 85°49'46" West, 658.24 feet to the Point of Beginning. Containing 5.02 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 6:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North 87°40'17" West, along said 1/8 line, 1332.66 feet to the West 1/8 line of said section; thence North 02°03'02" East, along said 1/8 line, 1323.06 feet; thence North 01°53'25" East, along said 1/8 line, 529.38 feet to the Point of Beginning; thence continuing North 01°53'25" East, along said 1/8 line, 603.79 feet; thence South 44°31'18" East, 1010.19 feet; thence 214.93 feet along the arc of a 450.00 foot radius curve to the left with a chord bearing = South 22°05'35" West, 212.89 feet and delta = 27°21'57"; thence North 64°08'56" West, 720.24 feet to the Point of Beginning. Containing 6.79 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 7:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North $01^{\circ}58'37''$ East, along the North-South 1/4 line, 1321.21 feet to the South 1/8 line of said section; thence North $87^{\circ}40'17''$ West, along said 1/8 line, 1332.66 feet to the West 1/8 line of said section; thence North $02^{\circ}03'02''$ East, along said 1/8 line, 1323.06 feet; thence North $01^{\circ}53'25''$ East, along said 1/8 line, 1133.17 feet to the Point of Beginning; thence continuing North $01^{\circ}53'25''$ East, along said 1/8 line, 189.79 feet to the North 1/8 line of said section; thence South $87^{\circ}23'52''$ East, along said 1/8 line, 447.97 feet; thence South $31^{\circ}59'59''$ East, 864.04 feet; thence 260.40 feet along the arc of a 450.00 foot radius curve to the left with a chord bearing = South $52^{\circ}21'13''$ West, 256.78 feet and delta = $33^{\circ}09'18''$; thence North $44^{\circ}31'18''$ West, 1010.19 feet to the Point of Beginning. Containing 8.56 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 8:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North $01^{\circ}58'37''$ East, along the North-South 1/4 line, 3960.85 feet to the North 1/8 line of said section; thence North $87^{\circ}23'52''$ West, along said 1/8 line, 193.36 feet to the Point of Beginning; thence continuing North $87^{\circ}23'52''$ West, along said 1/8 line, 691.69 feet; thence South $31^{\circ}59'59''$ East, 864.04 feet; thence 187.72 feet along the arc of a 450.00 foot radius curve to the right with a chord bearing = North $80^{\circ}52'55''$ East, 186.37 feet and delta = $23^{\circ}54'06''$; thence North $04^{\circ}10'48''$ East, 673.61 feet to the Point of Beginning. Containing 7.02 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 9:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North $01^{\circ}58'37''$ East, along the North-South 1/4 line, 3960.85 feet to the North 1/8 line of said section and the Point of Beginning; thence North $87^{\circ}23'52''$ West, along said 1/8 line, 193.36 feet; thence South $04^{\circ}10'48''$ West, 673.61 feet; thence 177.01 feet along the arc of a 450.00 foot radius curve to the right with a chord bearing = South $75^{\circ}53'55''$ East, 175.87 feet and delta = $22^{\circ}32'13''$; thence South $64^{\circ}37'49''$ East, 27.60 feet; thence North $26^{\circ}55'37''$ East, 789.15 feet to said 1/8 line; thence North $87^{\circ}23'54''$ West, along said 1/8 line, 310.94 feet to the Point of Beginning. Containing

5.67 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 10:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 3960.85 feet to the North 1/8 line of said section; thence South 87°23'54" East, along said 1/8 line, 310.94 feet to the Point of Beginning; thence continuing South 87°23'54" East, along said 1/8 line, 495.84 feet; thence South 38°32'09" West, 1007.23 feet; thence North 64°37'49" West, 249.23 feet; thence North 26°55'37" East, 789.15 feet to the Point of Beginning.

Containing 6.90 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 11:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 3960.85 feet to the North 1/8 line of said section; thence South 87°23'54" East, along said 1/8 line, 806.78 feet to the Point of Beginning; thence continuing South 87°23'54" East, along said 1/8 line, 530.94 feet to the East 1/8 line of said section; thence South 01°51'36" West, along said 1/8 line, 151.86 feet; thence South 51°48'09" West, 1169.20 feet; thence North 64°37'49" West, 259.10 feet; thence North 38°32'09" East, 1007.23 feet to the Point of Beginning. Containing 10.06 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 12:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 2642.42 feet to the East-West 1/4 line of said section; thence South 87°35'29" East, along said 1/4 line, 1340.36 feet to the East 1/8 line of said section; thence North 01°51'36" East, along said 1/8 line, 225.99 feet to the Point of Beginning; thence continuing North 01°51'36" East, along said 1/8 line, 936.10 feet; thence South 51°48'09" West, 1169.20 feet; thence South 64°37'49" East, 183.99 feet; thence South 79°30'25" East, 734.51 feet to the Point of Beginning. Containing 10.01 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions

of record.

Parcel 13:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 2642.42 feet to the East-West 1/4 line of said section; thence South 87°35'29" East, along said East-West 1/4 line, 664.55 feet to the Point of Beginning; thence continuing South 87°35'29" East, along said 1/4 line, 675.81 feet to the East 1/8 line of said section; thence North 01°51'36" East, along said 1/8 line, 225.99 feet; thence North 79°30'25" West, 734.51 feet; thence North 64°37'49" West, 183.99 feet; thence South 26°39'55" East, 458.87 feet to the Point of Beginning. Containing 5.03 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 14:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 2642.42 feet to the East-West 1/4 line of said section; thence South 87°35'29" East, along said East-West 1/4 line, 347.24 feet to the Point of Beginning; thence continuing South 87°35'29" East, along said 1/4 line, 317.31 feet; thence North 26°39'55" West, 458.87 feet; thence North 64°37'49" West, 535.93 feet; thence 177.01 feet along the arc of a 450.00 foot radius curve to the left with a chord bearing = North 75°53'55" West, 175.87 feet and delta = 22°32'13"; thence South 39°05'35" East, 862.24 feet to the Point of Beginning. Containing 5.02 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 15:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 2642.42 feet to the East-West 1/4 line of said section and the Point of Beginning; thence South 87°35'29" East, along said East-West 1/4 line, 347.24 feet; thence North 39°05'35" West, 862.24 feet; thence 302.90 feet along the arc of a 450.00 foot radius curve to the left with a chord bearing = South 73°32'58" West, 297.22 feet and delta = 38°34'00"; thence South 40°11'10" East, 746.70 feet to the Point of Beginning. Containing 5.02 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 16:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 2514.68 feet to the Point of Beginning; thence continuing North 01°58'37" East, along said 1/4 line,

127.74 feet; thence North 40°11'10" West, 746.70 feet; thence 360.15 feet along the arc of a 450.00 foot radius curve to the left with a chord bearing = South 31°20'17" West, 350.62 feet and delta = 45°51'22"; thence South 00°54'58" West, 66.81 feet; thence South 67°41'01" East, 719.51 feet to the Point of Beginning. Containing 5.01 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 17:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 2299.85 feet to the Point of Beginning; thence continuing North 01°58'37" East, along said 1/4 line, 214.83 feet; thence North 67°41'01" West, 719.51 feet; thence South 00°54'58" West, 438.24 feet; thence South 85°43'28" East, 667.07 feet to the Point of Beginning. Containing 5.01 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 18:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1971.29 feet to the Point of Beginning; thence continuing North 01°58'37" East, along said 1/4 line, 328.56 feet; thence North 85°43'28" West, 667.07 feet; thence South 00°54'58" West, 328.87 feet; thence South 85°43'28" East, 660.98 feet to the Point of Beginning. Containing 5.00 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 19:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1639.52 feet to the Point of Beginning; thence continuing North 01°58'37" East, along said 1/4 line, 331.77 feet; thence North 85°43'28" West, 660.98 feet; thence South 00°54'58" West, 332.07 feet; thence South 85°43'28" East, 654.82 feet to the Point of Beginning. Containing 5.01 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Parcel 20:

That part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 1218.51 feet to the Point of Beginning; thence continuing North 01°58'37" East, along said 1/4 line, 421.01 feet; thence North 85°43'28" West, 654.82 feet; thence South 00°54'58" West, 89.22 feet; thence 308.08 feet along the arc of a 240.00 foot radius curve to the left with

a chord bearing = South 35°51'31" East, 287.36 feet and delta = 73°32'59"; thence South 72°38'01" East, 494.09 feet to the Point of Beginning. Containing 5.01 acres of land. Subject to easement as described below. Also subject to easements, right-of-way, reservations and restrictions of record.

Exhibit B

Easement Description

An easement for ingress/egress, stormwater retention, and the installation and maintenance of public and private utilities over, across and under that part of Section 24, Town 28 North, Range 14 West, Empire Township, Leelanau County, Michigan being described as: Commencing at the South 1/4 corner of said section; thence North 01°58'37" East, along the North-South 1/4 line, 33.00 feet to the North right-of-way of State Highway M-72 and the Point of Beginning; thence North 87°45'03" West, along said right-of-way, 98.79 feet; thence North 02°12'10" East, 95.76 feet; thence South 87°47'50" East, 29.26 feet; thence North 02°12'10" East, 897.28 feet; thence North 69°35'26" West, 25.04 feet; thence North 10°56'24" West, 109.40 feet; thence North 61°45'33" East, 23.22 feet; thence 163.32 feet along the arc of a 210.00 foot radius non-tangent curve to the left with a chord bearing = North 50°21'14" West, 159.23 feet and delta = 44°33'34"; thence North 72°38'01" West, 274.36 feet; thence 346.59 feet along the arc of a 270.00 foot radius curve to the right, chord bearing = North 35°51'31" West, 323.28 feet and delta = 73°32'59"; thence North 00°54'58" East, 1255.20 feet; thence 435.04 feet along the arc of a 480.00 foot radius curve to the right, chord bearing = North 26°52'51" East, 420.30 feet and delta = 51°55'46"; thence North 10°58'09" West, 48.00 feet; thence North 73°15'28" East, 82.80 feet; thence South 79°30'16" East, 42.51 feet; thence 394.83 feet along the arc of a 480.00 foot radius non-tangent curve to the right with a chord bearing = South 88°11'42" East, 383.79 feet and delta = 47°07'47"; thence South 64°37'49" East, 202.88 feet; thence North 25°22'11" East, 30.00 feet; thence South 64°37'49" East, 517.03 feet; thence South 25°22'11" West, 120.00 feet; thence North 64°37'49" West, 517.03 feet; thence North 25°22'11" East, 30.00 feet;

thence North $64^{\circ}37'49''$ West, 202.88 feet; thence 232.82 feet along the arc of a 420.00 foot radius curve to the left, chord bearing = North $80^{\circ}30'38''$ West, 229.85 feet and delta = $31^{\circ}45'39''$; thence South $25^{\circ}10'19''$ West, 66.25 feet; thence North $79^{\circ}33'41''$ West, 110.94 feet; thence 462.52 feet along the arc of a 420.00 foot radius non-tangent curve to the left, chord bearing = South $32^{\circ}27'53''$ West, 439.50 feet and delta = $63^{\circ}05'49''$; thence South $00^{\circ}54'58''$ West, 1255.20 feet; thence 269.57 feet along the arc of a 210.00 foot radius curve to the left, chord bearing = South $35^{\circ}51'31''$ East, 251.44 feet and delta = $73^{\circ}32'59''$; thence South $72^{\circ}38'01''$ East, 274.36 feet; thence 179.65 feet along the arc of a 270.00 foot radius curve to the right, chord bearing = South $53^{\circ}34'21''$ East, 176.35 feet and delta = $38^{\circ}07'19''$; thence South $89^{\circ}59'12''$ East, 58.50 feet to said 1/4 line; thence South $01^{\circ}58'37''$ West, along said 1/4 line, 1174.99 feet to said North right-of-way line and the Point of Beginning.