

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Murray Smith & Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670
OWNER	Bruceville Partners, 1036 W. Robinhood Drive, Suite 209, Stockton, CA 95207
PLANS BY	Murray Smith & Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670
FILING DATE	6-23-89
ENVIR. DET.	Ex. 15305a
REPORT BY	JC/kjr
ASSESSOR'S PCL. NO.	117-0120-007, 008, 024; 117-0650-081; 117-0630-086

APPLICATION: Lot Line Adjustment to merge five vacant parcels totaling 78.2+ acres into two parcels in the Single Family Alternative (R1A) Zone.

LOCATION: West of Bruceville Road, East of Grandstaff Drive, and North of Union House Creek

PROPOSAL: The applicant is requesting the necessary entitlements to merge five vacant parcels into two parcels for future development.

PROJECT INFORMATION:

General Plan Designation:	Residential (4-15 du/ac)
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: College; A
East: Medical Offices, Hospital, Vacant; OB(PUD), H(PUD), A, C1, R2B(R), OB
West: School, Park, Single Family; A and R-1

Property Dimensions:	Irregular
Property Area:	78.2+ acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be extended

PROJECT EVALUATION: Staff has the following comments:

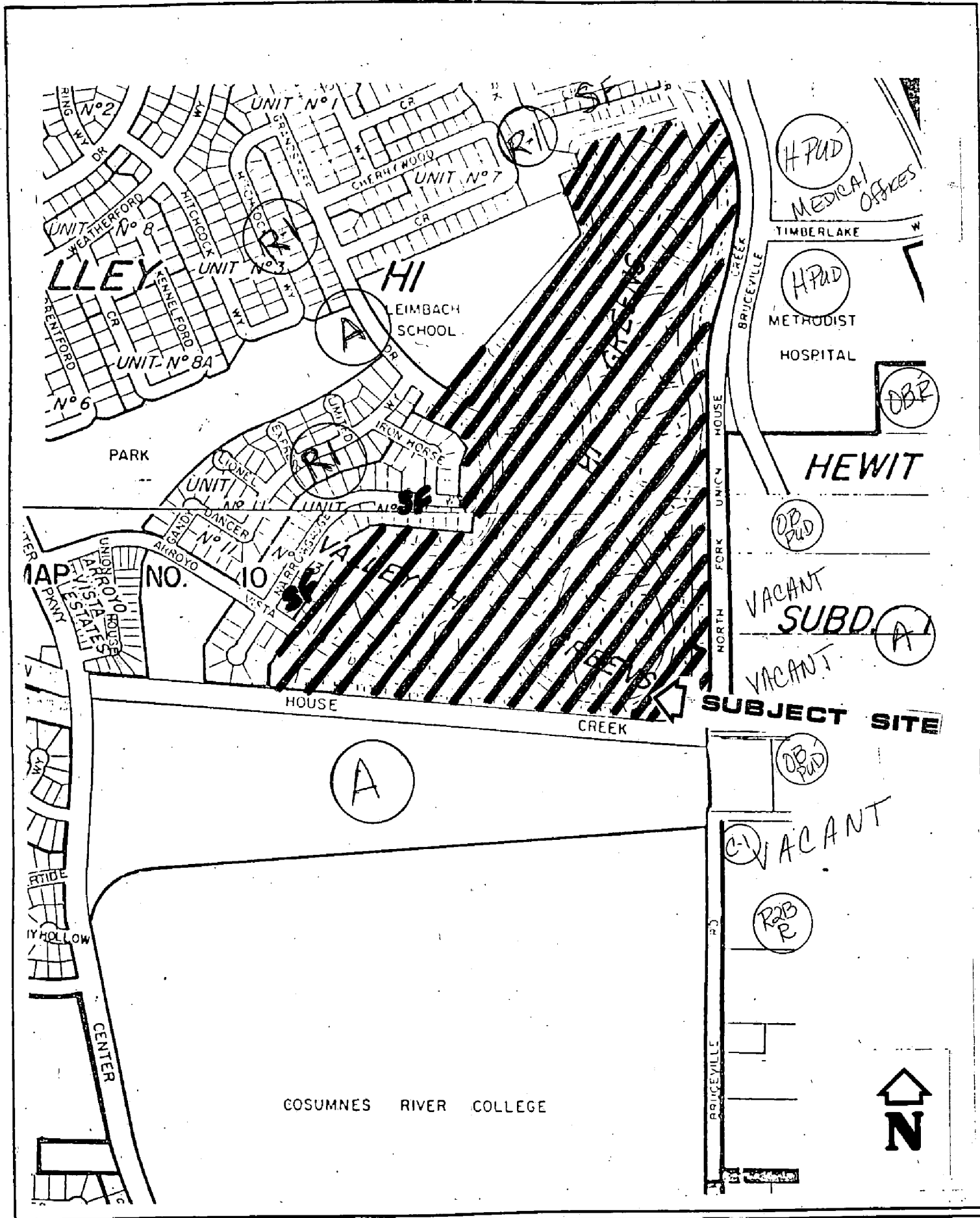
- A. The subject site consists of five vacant parcels totaling 78.2+ acres in the Single Family Alternative (R1A) zone. The General Plan designates the site as low density residential (4-15 du/ac). The 1986 South Sacramento Community Plan designates the site as residential (4-8 du/ac). The surrounding land uses and zones are: North-single-family; R-1, south-Cosumnes River College; A, east-hospital, medical offices, vacant; H(PUD), OB(PUD), A, OB, C1, and R2B(R) and west - single family, school, and park; A and R-1.
- B. The applicant proposes to merge five parcels into two for future sales and development. The applicant has filed an application for Parcel 2, the southern portion. The applicant proposes to develop Parcel 2 with single family, multi-family, and office buildings (P89-255).

C. The lot line merger was reviewed by Traffic Engineering, Engineering Development Services, Electrical Engineering, and Real Estate; the following comments were received:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to lot line merger being recorded:
 - a. File certificate of compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of parcel map.
 - c. Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line merger by adopting the attached resolution.

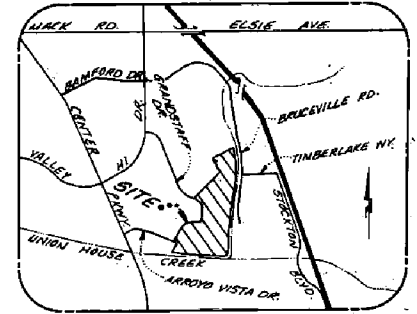
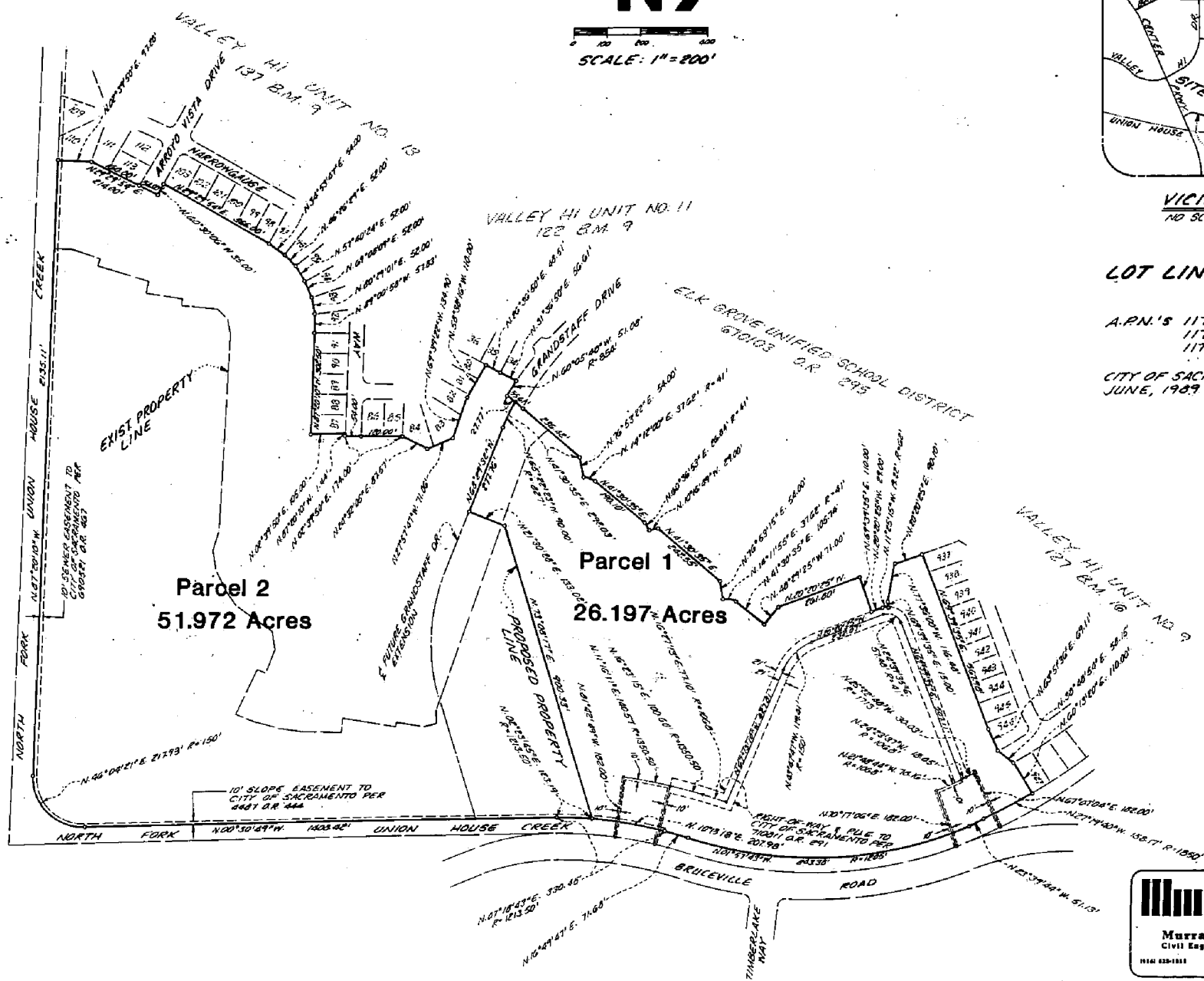


VICINITY - LAND USE - ZONING

PS9-247

8-10-89

#22



VICINITY MAP
NO SCALE

LOT LINE ADJUSTMENT
for
A.P.N.'S 117-0180-007, 008 & 024
117-0650-081
117-0630-066
CITY OF SACRAMENTO, CALIFORNIA
JUNE, 1989 SHEET 1 OF 1



St. J. Smith

EXHIBIT A

Murray Smith
Murray Smith & Associates
Civil Engineering • Land Planning
3110 Gold Coast Drive
Rancho Cordova, Ca 95671
916-432-1911

EXHIBIT "A"

**LEGAL DESCRIPTION FOR PROPOSED LOTS
FOR LOT LINE ADJUSTMENT FOR
APN'S: 117-0120-007, 008, 024;
117-0650-08; 117-0630-086
CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, CALIFORNIA**

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1

All that portion of Sections 15 and 16, Township 7 North, Range 5 East, M.D.B. & M., according to the official map thereof, described as follows:

BEGINNING at the most Northerly corner of that certain tract of land described in the Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded in Book 5238, Page 273, Sacramento County Official Records, from which the Northeast corner of Lot 530, as said Lot is shown on the official plat of Valley Hi Unit No. 5, recorded in the office of the Recorder of Sacramento County in Book 75 of Maps, Map No. 15, bears South 40°56'52" West 184.08 feet; thence from said Point of beginning North 77°02'00" East 127.05 feet; thence North 65°39'42" East 107.84 feet; thence North 47°40'00" East 100.13 feet; thence North 60°43'23" East 55.29 feet; thence North 47°40'00" East 110.00 feet to a point located on the Westerly boundary of that certain tract of land described as Parcel No. 2 in that certain Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded in Book 4897, Page 341, Sacramento County Official Records; thence along said Westerly boundary, the following three (3) courses and distances: (1) South 42°20'00" East 470.74 feet; (2) curving to the right on an arc of 1850.00 feet radius, said Arc being subtended by a chord bearing South 33°36'20" East 561.44 feet; and (3) curving to the right on an arc of 1205.00 feet radius, said Arc being subtended by a chord bearing South 23°39'44" East 51.13 feet to a point located on the Westerly boundary of that certain tract of land described in the Grant Deed executed by Western Enterprises, Inc., to the City of Sacramento, recorded in Book 4897, Page 344, Sacramento County Official Records; thence along said Westerly boundary, the following two (2) courses and distances: (1) curving to the right on an arc of 1205.00 feet radius, said Arc being subtended by a chord bearing South 01°57'43" East 843.38 feet; and (2) curving to the left on an arc of 1213.50 feet radius, said Arc being subtended by a chord bearing South 16°49'47" West 71.68 feet to a point located on the Westerly boundary of that certain tract of land described as Parcel No. 1 in that certain Grant Deed executed by Valley Hi Venture to the City of

Sacramento, recorded in Book 4897, Page 341, Sacramento County Official Records; thence along the boundary of said Parcel No. 1, the following four (4) courses and distances: (1) curving to the left on an arc of 1213.50 feet radius, said Arc being subtended by a chord bearing South 07°18'43" West 330.45 feet; (2) South 00°30'49" East 1408.42 feet; (3) curving to the right on an arc of 150.00 feet radius, said Arc being subtended by a chord bearing South 46°04'30" West 217.93 feet; and (4) North 87°20'10" West 2135.11 feet to the Southeast corner of that certain 5.194 acre tract of land described in that Grant Deed executed by Valley Hi Venture to California Conference of the Evangelical Covenant Church of America recorded in Book 6607-22, Page 164, Sacramento County Official Records; thence along the Easterly boundary of said 5.194 acre tract of land of the following two (2) courses and distances: (1) North 02°39'50" East 166.69 feet; and (2) North 29°29'54" East 255.41 feet to a point located on the easterly boundary of that certain tract of land described in the Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded in Book 6608-30, Page 558, Sacramento County Official Records; thence along the boundary of said City of Sacramento tract of land, the following ten (10) courses and distances: (1) North 19°00'09" East 27.45 feet; (2) North 60°30'06" West 89.82 feet; (3) curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing North 14°53'43" West 28.50 feet; (4) North 61°35'32" West 42.03 feet; (5) Southwesterly, curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing South 75°02'55" West 28.01 feet; (6) North 60°30'06" West 180.03 feet; (7) curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing North 15°02'40" West 28.51 feet; (8) North 61°53'52" West 42.03 feet; (9) Southwesterly curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing South 73°44'36" West 27.49 feet; and (10) curving to the left on an arc of 477.00 feet radius, said Arc being subtended by a chord bearing North 68°18'57" West 91.04 feet to a point located on the Southerly boundary of that certain tract of land described in the Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded in Book 5397, Page 626, Sacramento County Official Records; thence along the Southerly boundary of said City of Sacramento tract of land, the following nine (9) courses and distances: (1) North 24°34'45" East 95.76 feet; (2) North 40°30'08" East 135.88 feet; (3) North 42°36'46" East 138.25 feet; (4) North 49°00'53" East 138.25 feet; (5) North 55°25'15" East 138.25 feet; (6) North 61°25'20" East 135.02 feet; (7) North 66°53'54" East 214.90 feet; (8) North 57°03'56" East 296.52 feet; and (9) North 48°55'30" East 115.64 feet to a point located on the Southwesterly boundary of that certain 0.729 acre tract of land described as Parcel No. 2 in the Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded in Book 5190, Page 129, Sacramento County Official Records; thence along the boundary of said City of Sacramento tract of land, the following six (6) courses and distances: (1) Southeasterly, curving to the left on an arc of 854.00 feet

radius, said Arc being subtended by a chord bearing South 43°57'18" East 85.82 feet; (2) curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing South 03°10'50" East 27.61 feet; (3) South 49°31'27" East 42.00 feet; (4) Easterly, curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing North 84°07'56" East 27.61 feet; (5) curving to the left on an arc of 854.00 feet radius, said Arc being subtended by a chord bearing South 57°00'43" East 142.89 feet; and (6) North 41°30'35" East 55.61 feet to a point located on the Southerly boundary of that certain tract of land described in the Grant Deed executed by Valley Hi Venture to Elk Grove Unified School District of Sacramento County, recorded in Book 6701-03, Page 295, Sacramento County Official Records; thence along the boundary of said Elk Grove Unified School District tract of land, the following twelve (12) courses and distances: (1) North 41°30'35" East 236.42 feet; (2) North 76°53'22" East 54.00 feet; (3) Northeasterly, curving to the right on an arc of 41.00 feet radius, said Arc being subtended by a chord bearing North 14°12'00" East 37.62 feet; (4) North 41°30'35" East 190.10 feet; (5) curving to the right on an arc of 41.00 feet radius, said Arc being subtended by a chord bearing North 60°36'53" East 26.84 feet; (6) North 10°16'49" West 29.00 feet; (7) North 41°30'35" East 242.55 feet; (8) North 76°53'15" East 54.00 feet; (9) Northeasterly, curving to the right on an arc of 41.00 feet radius, said Arc being subtended by a chord bearing North 14°11'55" East 37.62 feet; (10) North 41°30'35" East 105.74 feet; (11) North 48°29'25" West 71.00 feet; and (12) North 20°20'25" West 150.56 feet to the Southeast corner of that certain tract of land described in the Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded in Book 5238, Page 273, Sacramento County Official Records; thence along the easterly boundary of said City of Sacramento tract of land, the following seventeen (17) courses and distances: (1) North 20°20'25" West 111.24 feet; (2) North 69°39'35" East 110.00 feet; (3) North 20°20'25" West 29.00 feet; (4) curving to the right on an arc of 62.00 feet radius, said Arc being subtended by a chord bearing North 11°25'15" West 19.22 feet; (5) South 69°39'35" West 15.00 feet; (6) North 77°36'00" West 116.48 feet; (7) North 20°20'25" West 204.72 feet; (8) North 34°43'00" East 38.00 feet; (9) Northwesterly, curving to the right on an arc of 62.00 feet radius, said Arc being subtended by a chord bearing North 37°48'36" West 37.23 feet; (10) North 20°20'25" West 180.00 feet; (11) curving to the right on an arc of 62.00 feet radius, said Arc being subtended by a chord bearing North 02°22'29" West 38.25 feet; (12) North 74°24'36" West 25.00 feet; (13) North 20°20'25" West 219.25 feet; (14) North 36°37'31" East 20.00 feet; (15) Northwesterly curving to the right on an arc of 40.00 feet radius, said Arc being subtended by a chord bearing North 10°03'14" West 54.89 feet; (16) North 56°44'00" West 20.00 feet; and (17) North 20°20'25" West 99.00 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of Sections 10 and 15, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

BEGINNING at a point located in said Section 10, from which the Northeast corner of Lot 530, as said Lot is shown on the official plat of Valley Hi Unit No. 5, recorded in the office of the Recorder of Sacramento County in Book 75 of Maps, Map No. 15, bears South 40°56'52" West 184.08 feet; thence from said Point of beginning North 77°02'00" East 127.05 feet; thence North 65°39'42" East 107.84 feet; thence North 47°40'00" East 100.13 feet; thence North 60°43'23" East 55.29 feet; thence North 57°40'00" East 110.00 feet to a point located on the Westerly boundary of that certain tract of land designated "Parcel No. 2", in that certain Grant Deed executed by Valley Hi Venture to the City of Sacramento, recorded February 25, 1964, in Book 4897, Page 341, Sacramento County Official Records; thence along said Westerly boundary of the following two (2) courses and distances: (1) South 42°20'00" East 470.74 feet; and (2) curving to the right on an arc of 1850.00 feet radius, said Arc being subtended by a chord bearing South 36°03'20" East 404.59 feet; thence South 60°13'20" West 110.00 feet; thence South 38°48'54" West 58.15 feet; thence South 63°51'36" West 69.11 feet; thence South 69°39'35" West 567.97 feet; thence North 20°20'25" West 114.72 feet; thence North 34°43'00" East 38.00 feet; thence, Northwesterly curving to the right on an arc of 62.00 feet radius, said Arc being subtended by a chord bearing North 57°48'36" West 37.23 feet; thence North 20°20'25" West 180.00 feet; thence curving to the right on an arc of 62.00 feet radius, said Arc being subtended by a chord bearing North 02°22'29" West 38.25 feet; thence North 74°24'36" West 25.00 feet; thence North 20°20'25" West 219.25 feet; thence North 36°37'31" East 20.00 feet; thence, Northwesterly, curving to the right on an arc of 40.00 feet radius, said Arc being subtended by a chord bearing North 10°03'14" West 54.89 feet; thence North 56°44'00" West 20.00 feet; thence North 20°20'25" West 99.00 feet to the point of beginning.

EXCEPTING THEREFROM, all that portion lying within the exterior boundaries of Valley Hi Unit No. 11, recorded in the office of the County Recorder of Sacramento County on June 22, 1978, in Book 122 of Maps, Map No. 9.

ALSO EXCEPTING THEREFROM, all that portion of said Land lying within the exterior boundaries of Valley Hi Unit No. 13, recorded in the office of the County Recorder of Sacramento County on December 4, 1979, in Book 137 of Maps, Map No. 9.

ALSO EXCEPTING THEREFROM all that portion of said Land lying within the exterior boundaries of Valley Hi Unit No. 15 Subdivision, recorded in the office of the County Recorder of Sacramento County in Book 139 of Maps, Map No. 20.

ALSO EXCEPTING THEREFROM all that portion of Section 15, Township 7 North, Range 5 East, M.D.B. & M., situate in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

Beginning at a point on the northerly boundary line of that certain Map entitled, "REVERSION TO ACREAGE PLAT OF VALLEY HI UNIT NO. 15, PORTION OF SECTION 15, T.7N., R.5E., M.D.M." filed in the office of the Recorder of said County and State in Book 150 of Maps, Map No. 13 which point bears the following two (2) courses from the most northerly corner of said Map: (1) South $48^{\circ}29'25''$ East 46.75 feet; and (2) South $67^{\circ}15'10''$ East 269.99 feet; thence from said Point of beginning North $21^{\circ}30'28''$ East 2.12 feet; thence North $73^{\circ}08'17''$ East 900.33 feet to a point on the Westerly boundary of that certain tract of land described as Parcel No. 1 in that certain Grant Deed recorded in said Recorder's office in Book 4897 Official Records, Page 341; thence along the boundary of said Parcel 1, the following four (4) courses: (1) along the arc of a non-tangent curve to the left having a radius of 1213.50 feet, said Arc being subtended by a chord bearing South $02^{\circ}23'45''$ West 123.19 feet; (2) South $00^{\circ}30'49''$ East 1408.42 feet; (3) along the arc of a curve to the right having a radius of 150.00 feet, said Arc being subtended by a chord bearing South $46^{\circ}04'30''$ West 217.93 feet; and (4) North $87^{\circ}20'10''$ West 1576.36 feet to the southeast corner of said Map recorded in Book 150 of Maps, Map No. 13; thence along the easterly and northerly boundary of said Map, the following thirty-two (32) courses: (1) North $02^{\circ}39'50''$ East 48.00 feet; (2) North $20^{\circ}06'05''$ East 90.37 feet; (3) along the arc of a curve to the left having a radius of 527.00 feet, said Arc being subtended by a chord bearing South $70^{\circ}59'30''$ East 20.10 feet; (4) North $17^{\circ}54'56''$ East 154.00 feet; (5) South $81^{\circ}30'29''$ East 35.21 feet; (6) North $10^{\circ}32'13''$ East 104.78 feet; (7) along the arc of a curve to the left having a radius of 355.87 feet, said Arc being subtended by a chord bearing South $81^{\circ}01'37''$ East 19.41 feet; (8) North $07^{\circ}24'44''$ East 107.07 feet; (9) North $44^{\circ}24'03''$ East 43.21 feet; (10) North $80^{\circ}20'49''$ East 41.44 feet; (11) South $87^{\circ}20'10''$ East 592.45 feet; (12) South $73^{\circ}18'00''$ East 6.85 feet; (13) North $80^{\circ}40'33''$ East 60.56 feet; (14) North $63^{\circ}51'12''$ East 75.84 feet; (15) North $55^{\circ}09'30''$ East 54.04 feet; (16) North $36^{\circ}12'19''$ East 127.81 feet; (17) North $80^{\circ}34'44''$ East 54.26 feet; (18) South $68^{\circ}18'16''$ East 74.78 feet; (19) along the arc of a curve to the right having a radius of 394.00 feet, said Arc being subtended by a chord bearing South

23°42'26" West 27.67 feet; (20) South 64°16'51" East 149.00 feet; (21) North 22°28'07" East 61.57 feet; (22) North 15°20'58" East 73.30 feet; (23) North 08°04'24" East 64.50 feet; (24) North 01°15'10" East 71.99 feet; (25) North 00°30'48" West 50.00 feet; (26) North 83°28'34" West 40.81 feet; (27) North 09°14'56" East 159.00 feet; (28) along the arc of a curve to the right having a radius of 852.31 feet, said Arc being subtended by a chord bearing North 80°19'01" West 12.92 feet; (29) North 10°07'02" East 80.00 feet; (30) North 18°19'37" West 38.58 feet; (31) South 89°29'13" West 45.00 feet; and (32) North 67°15'10" West 567.29 feet to the point of beginning.

TOGETHER WITH all that portion of that certain Map entitled, "REVERSION TO ACREAGE PLAT OF VALLEY HI UNIT NO. 15, PORTION OF SECTION 15, T.7N., R.5E., M.D.M." filed in the office of the Recorder of said County and State in Book 150 of Maps, Map No. 13 more particularly described as follows:

Beginning at the most northerly corner of said Map; thence from said Point of beginning along the northerly boundary of said Map, the following two (2) courses: (1) South 48°29'25" East 46.75 feet; and (2) South 67°15'10" East 269.99 feet; thence South 21°30'28" West 130.89 feet; thence North 68°29'32" West 277.76 feet; thence along the arc of a curve to the right having a radius of 827.00 feet, said Arc being subtended by a chord bearing North 65°22'23" West 90.00 feet to a point on the westerly boundary of said Map recorded in Book 150 of Maps, Map No. 13 said Point also being the easterly terminus of the centerline of Grandstaff Drive, a City Road; thence along said Westerly boundary of said Map, North 41°30'35" East 157.30 feet to the point of beginning.

PARCEL NO. 2

All that real property shown on the Plat of "Reversion to Acreage Plat of Valley Hi Unit No. 15", filed November 2, 1982, in Book 150 of Maps, Map No. 13, Sacramento County Records.

TOGETHER WITH all that portion of Section 15, Township 7 North, Range 5 East, M.D.B. & M., situate in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

Beginning at a point on the northerly boundary line of that certain Map entitled, "REVERSION TO ACREAGE PLAT OF VALLEY HI UNIT NO. 15, PORTION OF SECTION 15, T.7N., R.5E., M.D.M." filed in the office of the Recorder of said County and State in

Book 150 of Maps, Map No. 13 which point bears the following two (2) courses from the most northerly corner of said Map: (1) South 48°29'25" East 46.75 feet; and (2) South 67°15'10" East 269.99 feet; thence from said Point of beginning North 21°30'28" East 2.12 feet; thence North 73°08'17" East 900.33 feet to a point on the Westerly boundary of that certain tract of land described as Parcel No. 1 in that certain Grant Deed recorded in said Recorder's office in Book 4897 Official Records, Page 341; thence along the boundary of said Parcel 1, the following four (4) courses: (1) along the arc of a non-tangent curve to the left having a radius of 1213.50 feet, said Arc being subtended by a chord bearing South 02°23'45" West 123.19 feet; (2) South 00°30'49" East 1408.42 feet; (3) along the arc of a curve to the right having a radius of 150.00 feet, said Arc being subtended by a chord bearing South 46°04'30" West 217.93 feet; and (4) North 87°20'10" West 1576.36 feet to the southeast corner of said Map recorded in Book 150 of Maps, Map No. 13; thence along the easterly and northerly boundary of said Map, the following thirty-two (32) courses: (1) North 02°39'50" East 48.00 feet; (2) North 20°06'05" East 90.37 feet; (3) along the arc of a curve to the left having a radius of 527.00 feet, said Arc being subtended by a chord bearing South 70°59'30" East 20.10 feet; (4) North 17°54'56" East 154.00 feet; (5) South 81°30'29" East 35.21 feet; (6) North 10°32'13" East 104.78 feet; (7) along the arc of a curve to the left having a radius of 355.87 feet, said Arc being subtended by a chord bearing South 81°01'37" East 19.41 feet; (8) North 07°24'44" East 107.07 feet; (9) North 44°24'03" East 43.21 feet; (10) North 80°20'49" East 41.44 feet; (11) South 87°20'10" East 592.45 feet; (12) South 73°18'00" East 6.85 feet; (13) North 80°40'33" East 60.56 feet; (14) North 63°51'12" East 75.84 feet; (15) North 55°09'30" East 54.04 feet; (16) North 36°12'19" East 127.81 feet; (17) North 80°34'44" East 54.26 feet; (18) South 68°18'16" East 74.78 feet; (19) along the arc of a curve to the right having a radius of 394.00 feet, said Arc being subtended by a chord bearing South 23°42'26" West 27.67 feet; (20) South 64°16'51" East 149.00 feet; (21) North 22°28'07" East 61.57 feet; (22) North 15°20'58" East 73.30 feet; (23) North 08°04'24" East 64.50 feet; (24) North 01°15'10" East 71.99 feet; (25) North 00°30'48" West 50.00 feet; (26) North 83°28'34" West 40.81 feet; (27) North 09°14'56" East 159.00 feet; (28) along the arc of a curve to the right having a radius of 852.31 feet, said Arc being subtended by a chord bearing North 80°19'01" West 12.92 feet; (29) North 10°07'02" East 80.00 feet; (30) North 18°19'37" West 38.58 feet; (31) South 89°29'13" West 45.00 feet; and (32) North 67°15'10" West 567.29 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of that certain Map entitled, "REVERSION TO ACREAGE PLAT OF VALLEY HI UNIT NO. 15, PORTION OF SECTION 15, T.7N., R.5E., M.D.M." filed in the office of the Recorder of said County and State in Book 150 of Maps,

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8-10-89

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Exhibit "A"
Page 8

Map No. 13 more particularly described as follows:

Beginning at the most northerly corner of said Map; thence from said Point of beginning along the northerly boundary of said Map, the following two (2) courses: (1) South $48^{\circ}29'25''$ East 46.75 feet; and (2) South $67^{\circ}15'10''$ East 269.99 feet; thence South $21^{\circ}30'28''$ West 130.89 feet; thence North $68^{\circ}29'32''$ West 277.76 feet; thence along the arc of a curve to the right having a radius of 827.00 feet, said Arc being subtended by a chord bearing North $65^{\circ}22'23''$ West 90.00 feet to a point on the westerly boundary of said Map recorded in Book 150 of Maps, Map No. 13 said Point also being the easterly terminus of the centerline of Grandstaff Drive, a City Road; thence along said Westerly boundary of said Map, North $41^{\circ}30'35''$ East 157.30 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

June 22, 1989
89012

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