

CITY PLANNING COMMISSION  
SACRAMENTO, CALIFORNIA  
MEMBERS IN SESSION:

PAGE 1  
July 27, 1995  
ITEM #8

P95-057 Entitlements for the construction of three mausoleum structures (805 s.f., 1216 s.f. and 1555 s.f.) at the Saint Mary's Cemetery on 58.38± partially developed acres in the Standard Single Family (R-1) zone.

- REQUEST:
- A. Special Permit to expand the existing Saint Mary's Cemetery by adding three mausoleum structures (805 s.f., 1216 s.f. and 1552 s.f.);
  - B. Variance to waive the required masonry wall along the easterly property line; and,
  - C. Lot Line Adjustment to merge one 46.28± acre parcel and one 12.1± acre parcel into one 58.38± parcel in the Standard Single Family (R-1) zone.

LOCATION: 6700 21st Avenue  
023-0010-020 and 022  
Council District #6

OWNER:	Roman Catholic Bishop of Sacramento 6700 21st Avenue Sacramento, CA 95828
APPLICANT:	Tom Angelo 1035 Carleton Street Berkeley, CA 94710
PLANS BY:	A.J. Miller and Associates 5588 Fremont Street Oakland, CA 94608

APPLICATION FILED: June 21, 1995

STAFF CONTACT: Donald C. Smith, Associate Planner (916) 264-8289

SUMMARY/RECOMMENDATION:

The applicant requests entitlements to expand the existing Saint Mary's Cemetery by constructing three mausoleum structures (805 s.f., 1216 s.f., and 1552 s.f.), waive the masonry wall along the easterly property line, and merge two parcels into one 58.38± acre parcel. Staff recommends approval of the requests finding them to be consistent with the Parks, Recreation and Open Space designation of the General Plan and Standard Single Family (R-1) zoning on the site.

PROJECT INFORMATION:

General Plan Designation: Parks, Recreation and Open Space  
 Existing Zoning of Site: Standard Single Family (R-1)  
 Existing Land Use of Site: Cemetery

## Surrounding Land Use and Zoning:

North: Residential; R-1  
 South: Commercial; R-3 and C-2  
 East: Vacant/ Residential/ County Veteran's Cemetery,  
 and Russian Orthodox Cemetery; R-1  
 West: Residential; R-1, R-1A and R-2AR

Property Dimension: Approximately 1000' X 2500'

Property Area: Parcel A: 48.28 $\pm$  acres  
 Parcel B: 12.10 $\pm$  acres  
 Total: 58.38 $\pm$  acres

Square Footage of  
 Proposed Building(s): Mausoleum A: 805 square feet  
 (see Exhibits C2-C8) Mausoleum B: 1,216 square feet  
 Mausoleum C: 1,552 square feet  
 Total: 3,673 square feet

Height of Proposed Building(s): 22 $\pm$  feet, one story  
 Exterior Building Materials: Concrete and marble  
 Roof Materials: Built-up

BACKGROUND INFORMATION: Records indicate that a number of the mausoleum structures existed prior to 1979. The following permits and improvements have been made (See Exhibit C-1):

<u>Permit</u>	<u>Date</u>	<u>Improvements</u>
P8168	May 11, 1978	7,300 sq. ft. mausoleum structure and 20 year master plan
P8585	May 9, 1979	2,780 square foot mausoleum
P83-043	March 10, 1983	two mausoleum structures totaling 3,900 sq.ft.
P88-265	July 28, 1988	three mausoleum structures with 1,664 sq.ft.
P91-260	December 12, 1991	expansion of ground area and driveway connection

The cemetery began in 1929 on the 46 acre $\pm$  parcel (see Exhibit D-1 - Parcel A). As of Friday, July 14, 1995, there were 34,458 people buried in the cemetery. There are two types of burials available in the cemetery, they are in-ground and mausoleum burials. Funerals are held daily except on Sundays. Visitors, including neighbors who use the property for walks, jogging, etc. are allowed on the site between 8 AM and 5 PM.

There is no designated parking on site. Visitors and those attending services park along the driveways and in front of the center mausoleum. The proposed mausoleum structures would accommodate 695 new burials.

**STAFF EVALUATION:** Staff has the following comments:

A. **Policy Considerations**

**General Plan**

The Sacramento General Plan designates the project site: "Parks, Recreation, Open Space". Cemetery uses provide visual open space, green areas and sometimes recreational opportunity such as an area for walking and meditation which may be found consistent with the "Parks, Recreation, Open Space" designation of the General Plan.

**Zoning**

The Sacramento City Zoning Ordinance designates the project site: Standard Single Family (R-1). Cemeteries are permitted uses in the Standard Single Family (R-1) zone subject to the approval of a Special Permit.

B. **Entitlements**

**Special Permit**

A condition of approval of the prior Special Permit (P91-290) for the cemetery required that any additional structure(s) would be subject to the approval of a Special Permit prior to the issuance of any building permit. Plans would also need to be consistent with the Master Plan for the cemetery.

Staff has reviewed the master plan, history of the cemetery and the proposed plans for the expansion. Upon consideration of all the available documented and physical information, staff recommends approval of the Special Permit to allow the construction of the three additional mausoleum structures. The design and location of the marble faced structures are consistent with the existing master plan and existing structures at the cemetery. Staff recommends a condition of approval that requires the applicant to submit a landscape plan for staff approval prior to the finalization of the building permits.

The landscape plan shall be compatible with the existing landscaping and shall include an installation schedule.

Staff also recommends that future expansions within the cemetery should be subject to Zoning Administrator approval, rather than Planning Commission approval. The Zoning Administrator would have the discretion of approving additions by the Minor Deviation process for minor changes, or the Zoning Administrator Special Permit process for larger modifications.

#### Variance

Section 3 of the Zoning Ordinance requires a six foot high masonry wall to be placed between residential and non-residential uses and/or zones (see Exhibit D-1). Implementation of this requirement would subject the property owner to undue hardship in that the wall would need to be 2500± feet long (length of property) and the adjacent buildings are non-residential uses (a small county office, with a warehouse and shops) in an R-1 zone. The remaining property is vacant county land. The southerly portion is the County Veterans Cemetery.

Staff supports the applicant's request to waive the required masonry wall as the cemetery use would not typically create the noise and other problems that are associated with other non-residential projects that need such walls as buffers.

#### Lot Line Adjustment

A request to merge Parcel A (46.28± acres) and Parcel B (12.1± acres) into one 58.38± acre parcel (Exhibits D-1, D-2 and D-3) was prompted by staff who recommend that the parcels be merged. The merger should have occurred in the past as it appears that the most easterly mausoleum may be located on the property line. Staff recommends approval of the Lot Line Merger to resolve any potential conflicts created by structures and uses located on separate properties.

#### PROJECT REVIEW PROCESS:

##### A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)).

##### B. Neighbor Comments

A copy of the project application has been sent to the 21st Avenue Neighborhood Association. Staff has not received any comments from the neighborhood association.

and has attempted on several occasions to contact them without success. Staff has received a call from one neighbor in support of the cemetery expansion.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. Comments received are incorporated into the conditions of approval (see Resolutions - Attachments C and D).

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the requested entitlements. The Planning Commission's action may be appealed within ten days to the City Council.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution (Attachment C) to approve the Special Permit to expand the existing Saint Mary's Cemetery by adding three mausoleum structures (805 s.f., 1216 s.f., and 1552 s.f.);
- B. Adopt the attached Resolution to approve the Variance (Attachment C) to waive the required masonry wall along the easterly property line; and,
- C. Adopt the attached Resolution to approve the Lot Line Adjustment (Attachment D) to merge one 46.28 $\pm$  acre parcel and one 12.1 $\pm$  acre parcel into one 58.38 $\pm$  parcel.

Report Prepared By,

Report Reviewed By,

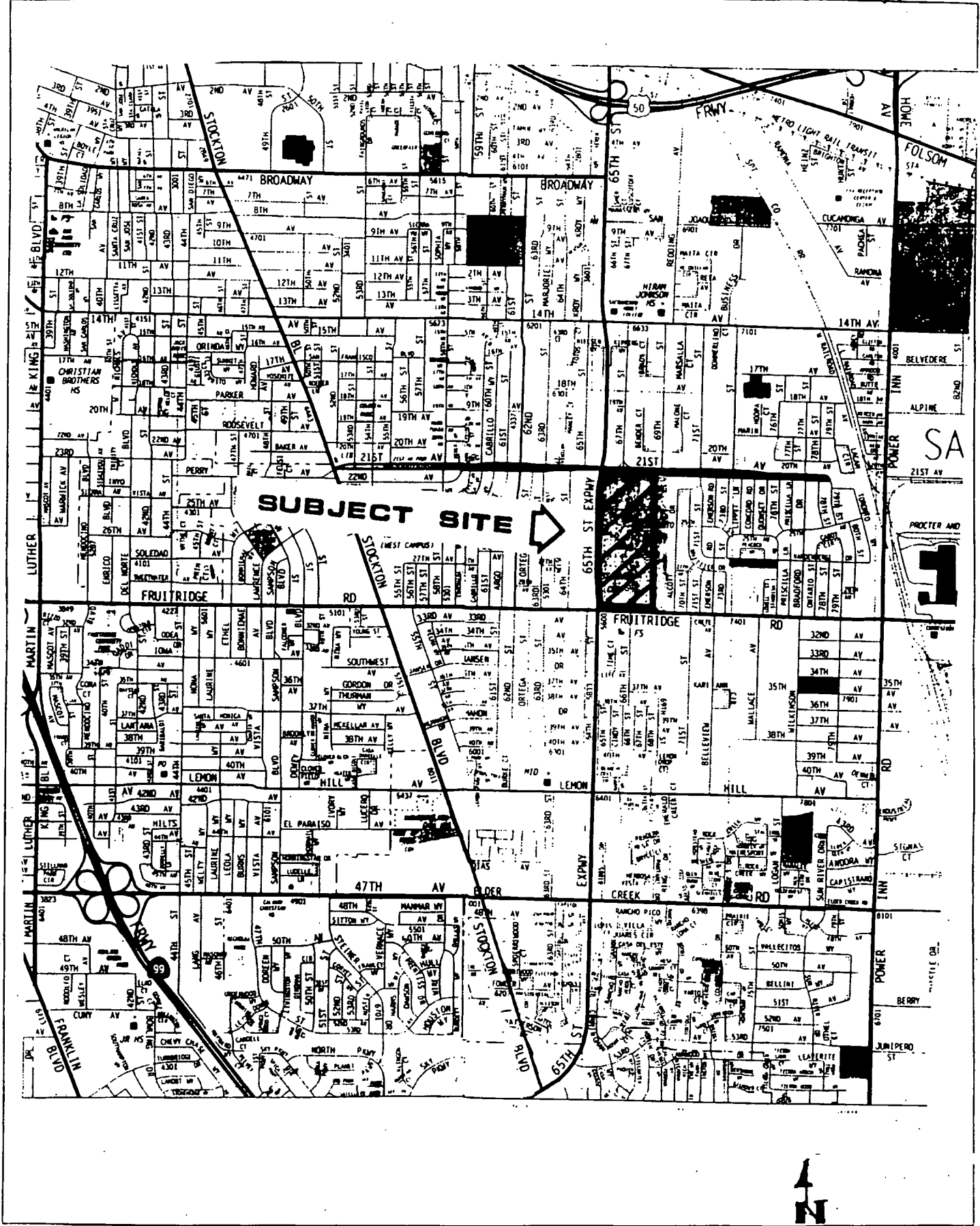


Don Smith,  
Associate Planner

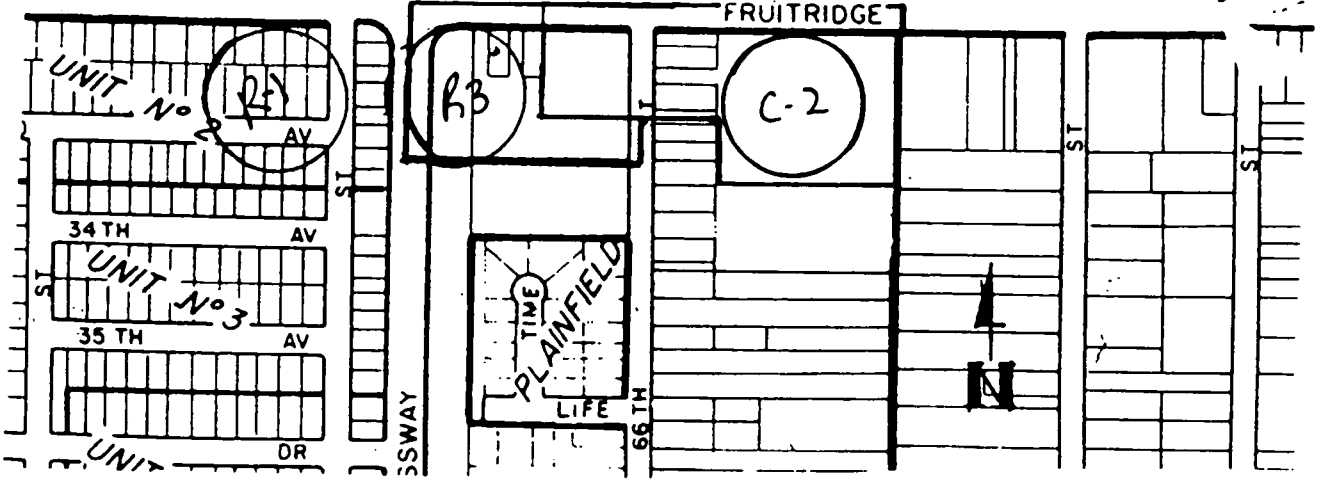
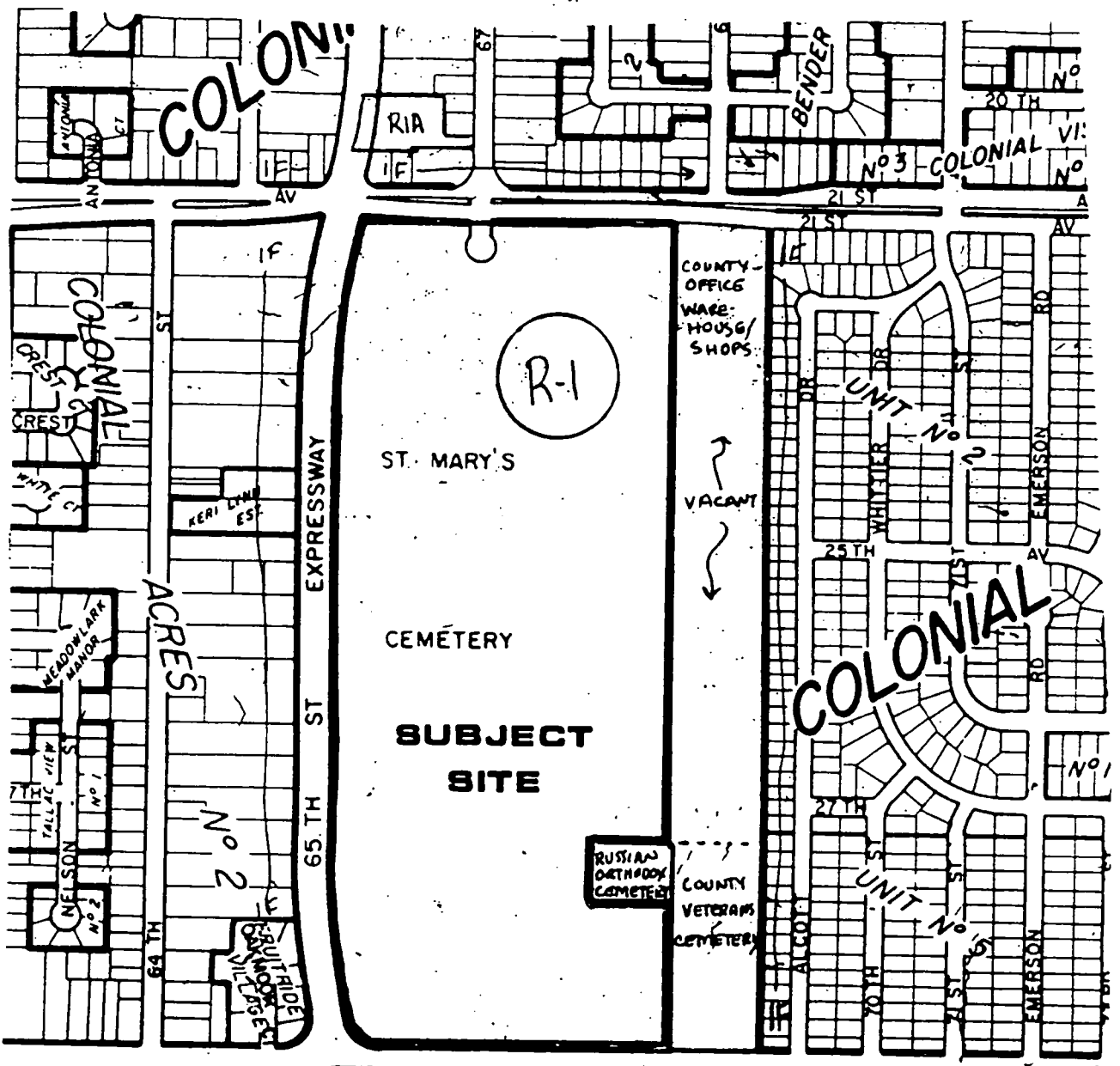


Barbara Wendt,  
Senior Planner

- Attachment A, Vicinity Map
- Attachment B, Land Use and Zoning Map
- Attachment C, Resolution Approving the Special Permit and Variance
  - Exhibit C-1, Existing Site Plan/ Master Plan
  - Exhibits C-2 - C-8, Foundation Plans and Elevations
- Attachment D, Resolution Approving the Lot Line Adjustment
  - Exhibit D-1, Lot Liner Adjustment Map
  - Exhibit D-2, Existing Legal Description
  - Exhibit D-3, Proposed Legal Description



VICINITY MAP



LAND USE & ZONING MAP

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION  
ON DATE OF JULY 27, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT AND VARIANCE FOR  
PROPERTY LOCATED AT 6700 21ST AVENUE (APN: 023-  
0010-020 and 022) (P95-057)

WHEREAS, the City Planning Commission on July 27, 1995, held a public hearing pertaining to the request for approval of a Special Permit to expand the existing Saint Mary's Cemetery by adding three mausoleum structures (805 s.f., 1216 s.f., and 1552 s.f.) and, a Variance to waive the required masonry wall along the easterly property line on a 58.38± parcel in the Standard Single Family (R-1) zone.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the Special Permit:

1. Granting the Special Permit is based on sound principles of land use.
2. Granting the project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the property is zoned for cemeteries with an approved Special Permit,
  - b. the structures are located within an existing cemetery, and
  - c. landscaping will be consistent with the existing landscaping.
3. The project is consistent with the General Plan which designates the site Parks, Recreation, Open Space.

WHEREAS, the Planning Commission adopts the following findings of fact for the Variance:

1. Granting the Variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.



2. The proposal does not constitute a "use variance" in that a cemetery is allowed in the Standard Single Family (R-1) zone with an approved special permit.
3. The proposal, as conditioned, will not be injurious to the public welfare not to property in the vicinity in that the expansion is within the ownership and master plan configuration for the cemetery and appropriate landscaping will be provided.
4. The project is consistent with the General Plan which designates the site Parks, Recreation, Open Space.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved subject to the following conditions:
  - a) The project shall be constructed as indicated on the site plan/ master plan for the cemetery (Exhibit C-1). Any changes to the site plan/ master plan, shall require Zoning Administrator review such as a Minor Deviation or Special Permit as determined appropriate by the Zoning Administrator.
  - b) All required building permit(s) shall be secured prior to the use of the new mausoleums structures.
  - c) The Lot Line Merger shall be recorded prior to the issuance of the final building permits.
  - c) Landscape and irrigation plans and an installation schedule shall be submitted for staff review and approval prior to the issuance of any final building permit(s). Landscape plans shall be consistent with the existing landscaping at the cemetery.
  - d) Provide street lights to match those in surrounding area.
  - e) Grading and drainage plans shall be submitted for review and approval by the Permit Services Division prior to issuance of the final building permit.

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

Pre 1979 21 ST AVENUE 1995 P95-057

pre 1979  
1979 P8585  
NOT APPROVED OR BUILT

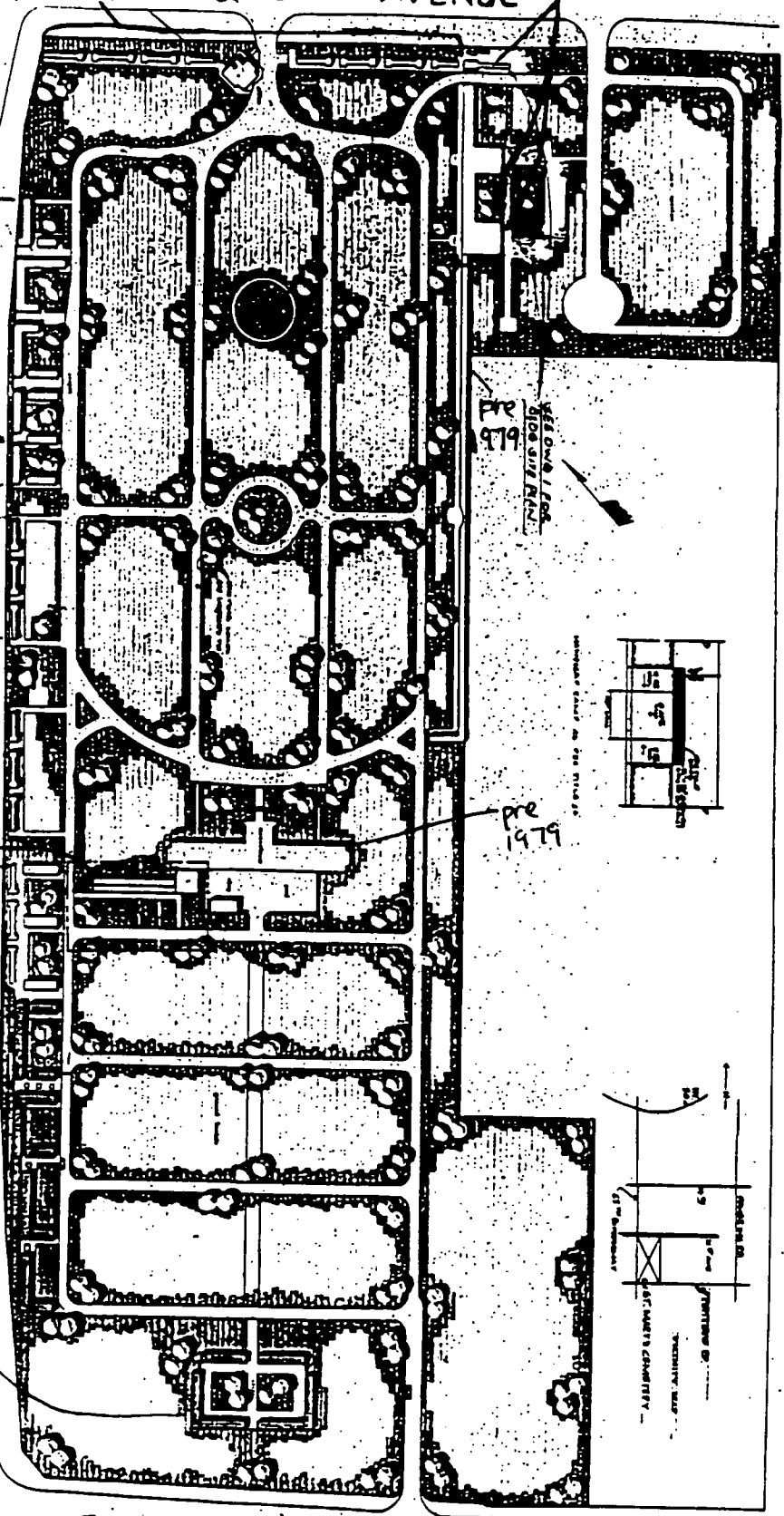
1983 B3048



LEGEND  
[Symbol] [Symbol]  
[Symbol] [Symbol]

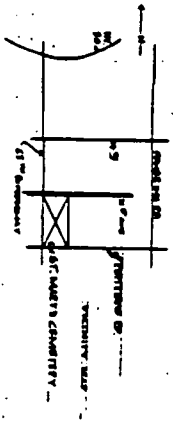
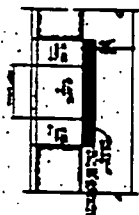
1991  
P91-260  
INCLD.  
DWYS

65TH EXPRESSWAY



PRE 1979  
SIDE DRIVE

pre 1979

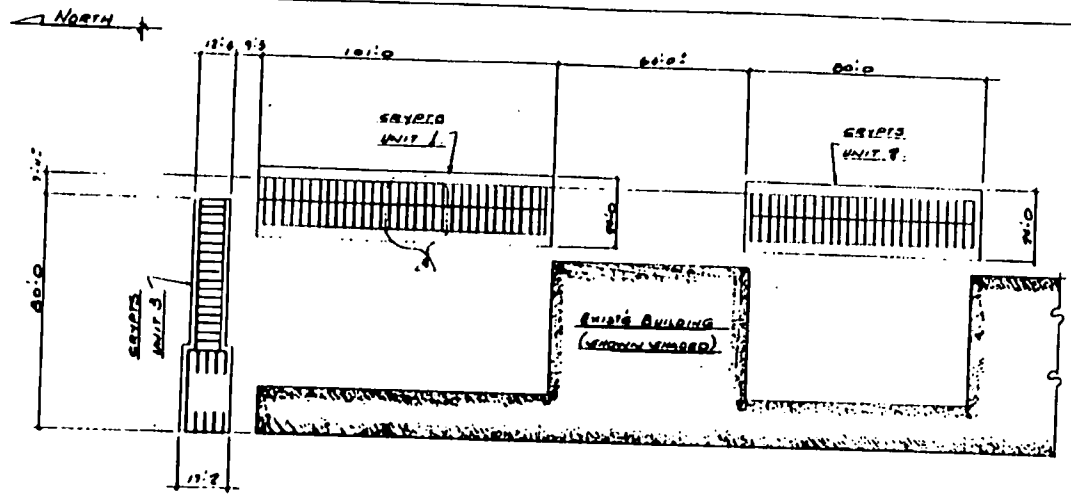


FRUITRIDGE RD

**SITE PLAN/ MASTER PLAN**

PAS-057

7-27-48



BUILDING SITE PLAN (1)

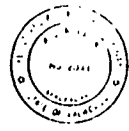
PROJECT SUMMARY

DESCRIPTION OF USE: MAUSOLEUM CRYPTS.	
BUILDING AREA :	UNIT 1 - 1267 SQ. FT. (ADDITION ONLY)
	UNIT 2 - 1916 SQ. FT.
	UNIT 3 - 808 SQ. FT.
CORNERWAY :	0-2
CONSTRUCTION TYPE :	1
STORIES :	ONE
HEIGHT :	13'-6" (A)
CRYPT FRONT :	(370) TOTAL ADDITION UNIT 1
	UNIT 2
	UNIT 3
FIRE SPRINKLES :	NOT REQUIRED.

ROSA ANSARA MARBLE (M.C.)

DRAWING SCHEDULE

0	MASTER SITE PLAN	
1	BUILDING SITE PLAN	
2	FOUNDATION PLAN	UNIT 1
3	ROOF AND REINFORCEMENT PLAN	
4	SECTIONS AND DETAILS	
5	BUILDING ELEVATIONS	
6	CRYPT FRONT DETAILS	0
7	FOUNDATION PLAN	UNIT 2
8	ROOF AND REINFORCEMENT PLAN	
9	SECTIONS AND DETAILS	
10	BUILDING ELEVATIONS	
11	CRYPT FRONT DETAILS	0
12	FOUNDATION PLAN	UNIT 3
13	ROOF AND REINFORCEMENT PLAN	
14	SECTIONS AND DETAILS	
15	BUILDING ELEVATIONS	
16	CRYPT FRONT DETAILS	0
17	GENERAL NOTES AND DETAILS	
GA	CRYPT FRONT DETAILS	UNIT 1

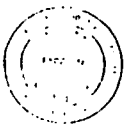


DATE	7-27-48	BY	A. J. MILLER
PROJECT	ST. MARY'S CEMETERY		
LOCATION	6700 21ST AVE		
DESCRIPTION	BUILDING SITE PLAN		
DESIGNED BY	A. J. MILLER & ASSOCIATES, INC.		
SCALE	AS SHOWN		

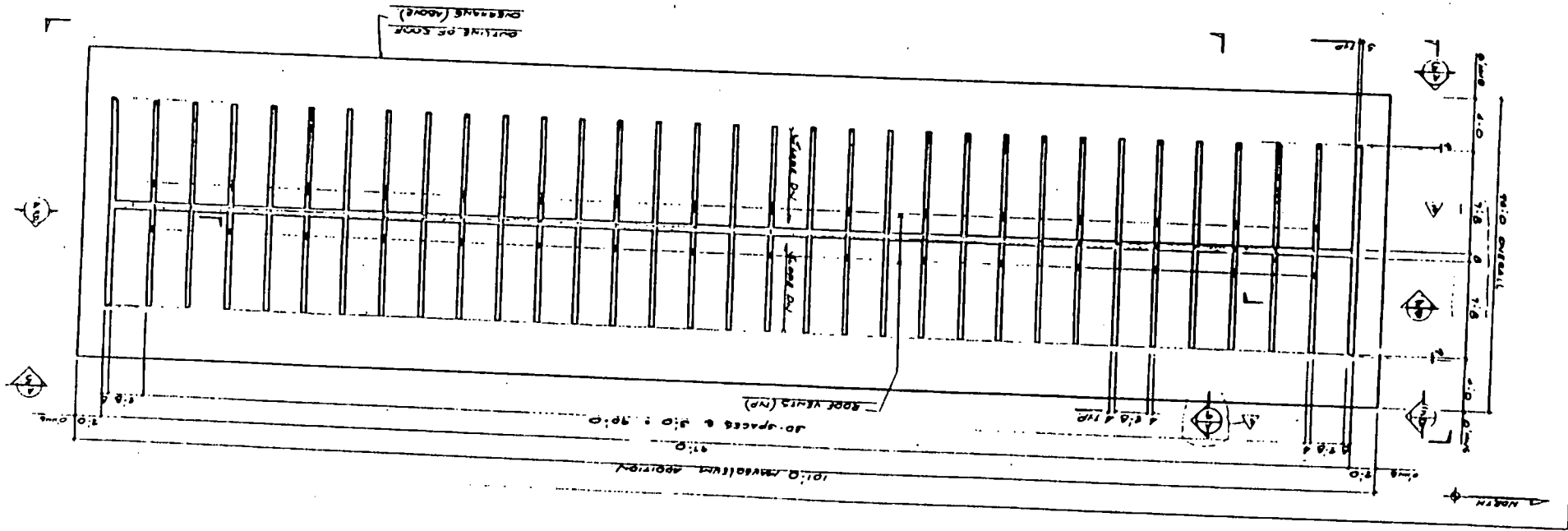
OLIVER AND COMPANY  
1035 CARLETON ST. BENSLEY, ILL.  
ST. MARY'S CEMETERY  
6700 21ST AVE. SAINT PETERS, ILL.  
GARDEN MAINTENANCE BLDG. UNIT 1  
BUILDING SITE PLAN  
A. J. MILLER & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ILLINOIS

EXHIBIT C-2

PROJECT NO.	105
DATE	7/11/11
A. J. MIER & ASSOCIATES FOUNDATION PLAN	
6700 - 21st AVE GARCON MAUSOLEUM ADDITION - FOUNDATION PLAN	
1055 CANTON ST. GLENVIEW, CA ST. MARY'S CEMETERY	
OLIVER AND COMPANY	
REV	DATE
1	10/10/11
2	11/15/11
3	11/15/11
4	11/15/11
5	11/15/11



FOUNDATION PLAN



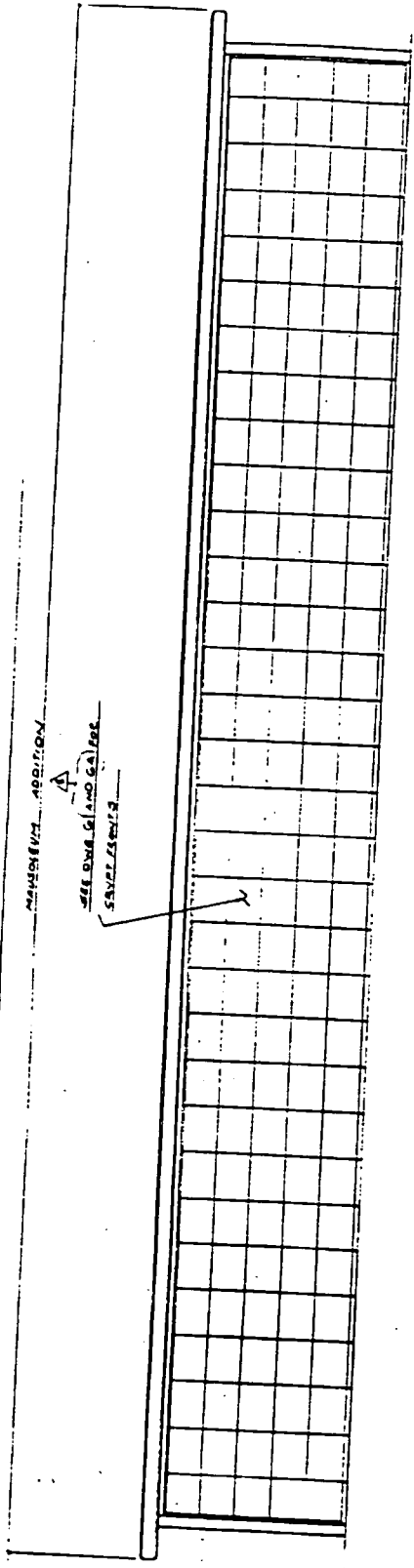
Pa5-057

56-L2-L

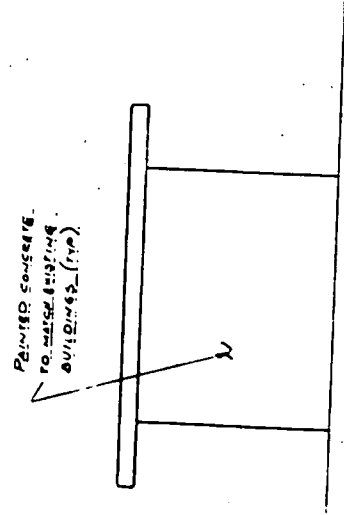
B#



ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	1935 CALIFORNIA ST. OAKLAND, CALIF.
ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	37 MARSH CEMENT
ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	6700-21ST AVE. SACRAMENTO, CALIF.
ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	GRAND MARBLEUM ACCIDENT
ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	BUILDING ELEVATIONS
ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	A. J. MILLER ARCHITECT
ALVIN KARPIS	ALVIN KARPIS	OLIVER AND COMPANY	1935 CALIFORNIA ST. OAKLAND, CALIF.



EAST (WEST) ELEVATION (A) (S)

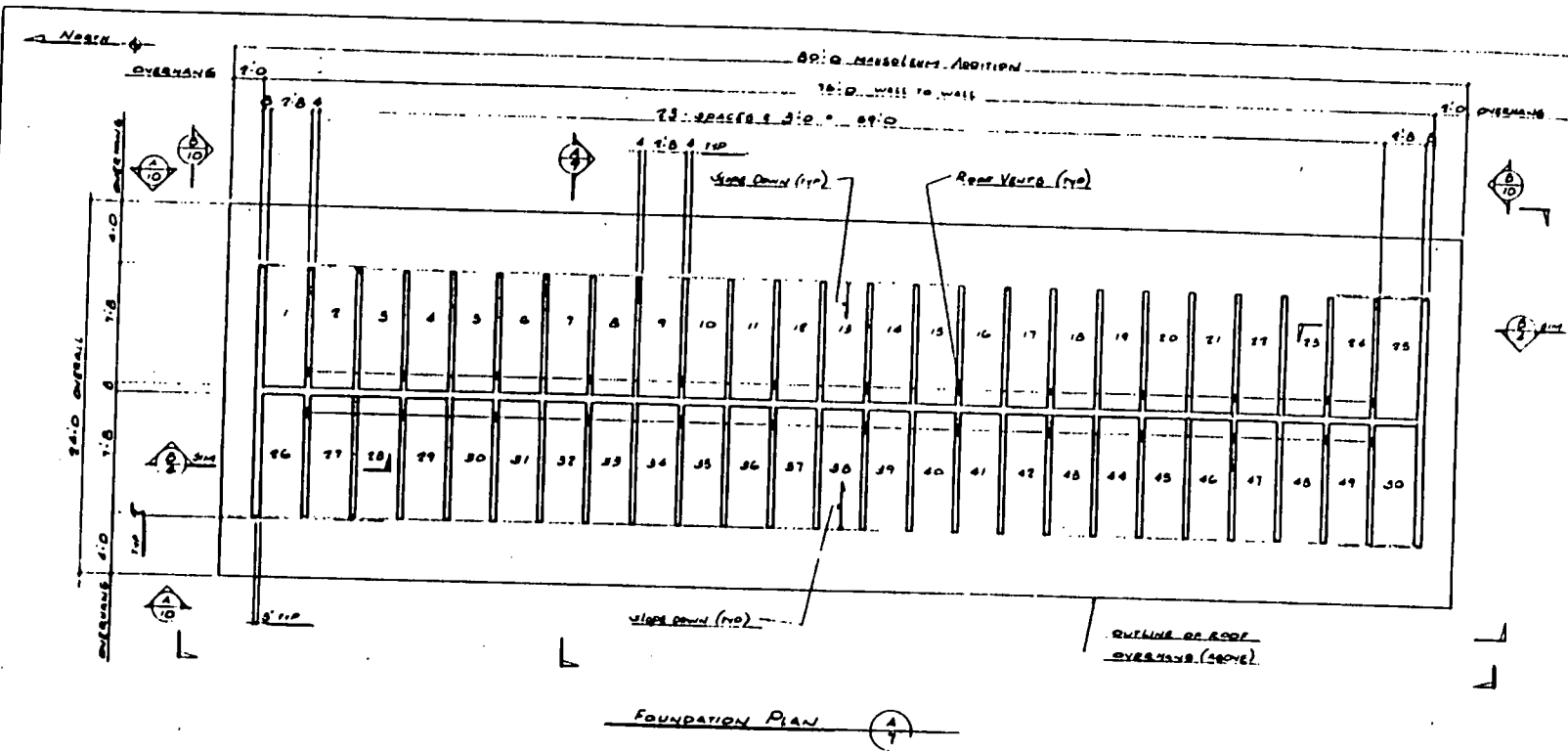


NORTH ELEVATION (B) (DOWN)  
SOUTH ELEVATION (C) (UP) HAND

135-057

7-27-95

4-R

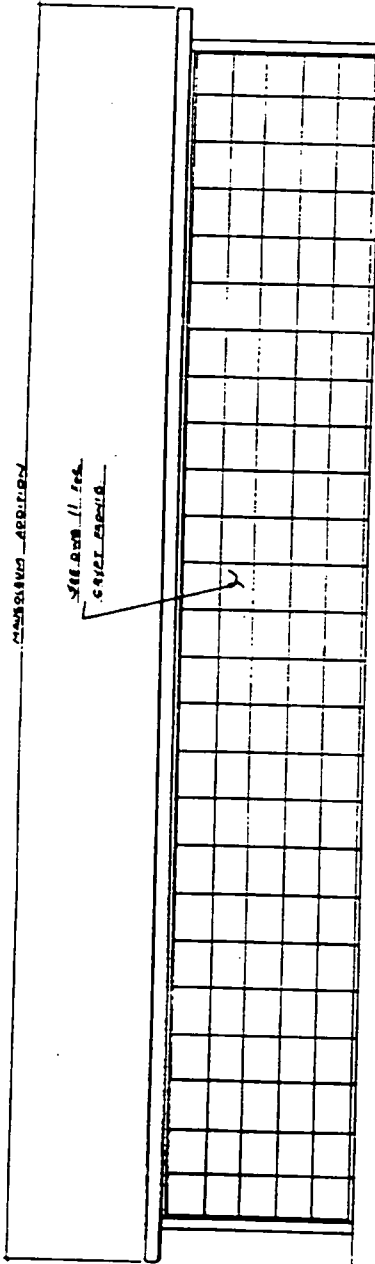


ENGINEER C. J.

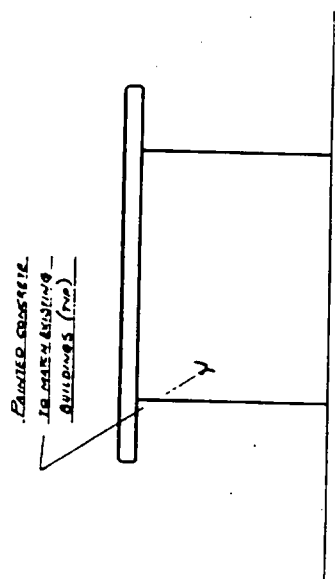
NO.	DATE	DESCRIPTION
		OLIVER AND COMPANY
		1035 CARLETON ST. CHICAGO, ILL.
		ST. MARY'S CHURCH
		6700 21st AVE. CHICAGO, ILL.
		GARDIN MA. SOLENTI ARCHT.
		FOUNDATION PLAN
		A. J. MILES & ASSOCIATES
		ARCHT. ENGINEERS
		1035 CARLETON ST. CHICAGO, ILL.
		7-27-95



NO.	DATE	REVISION
OLIVER and COMPANY 1035 EAST 10TH ST. CLEVELAND, OH ST. MARY'S CEMENT CO. 6700 31ST AVE. CLEVELAND, OH GREEN HILLS CEMENT CO. BUILDING ELEVATIONS A J. M. ... ... ...		



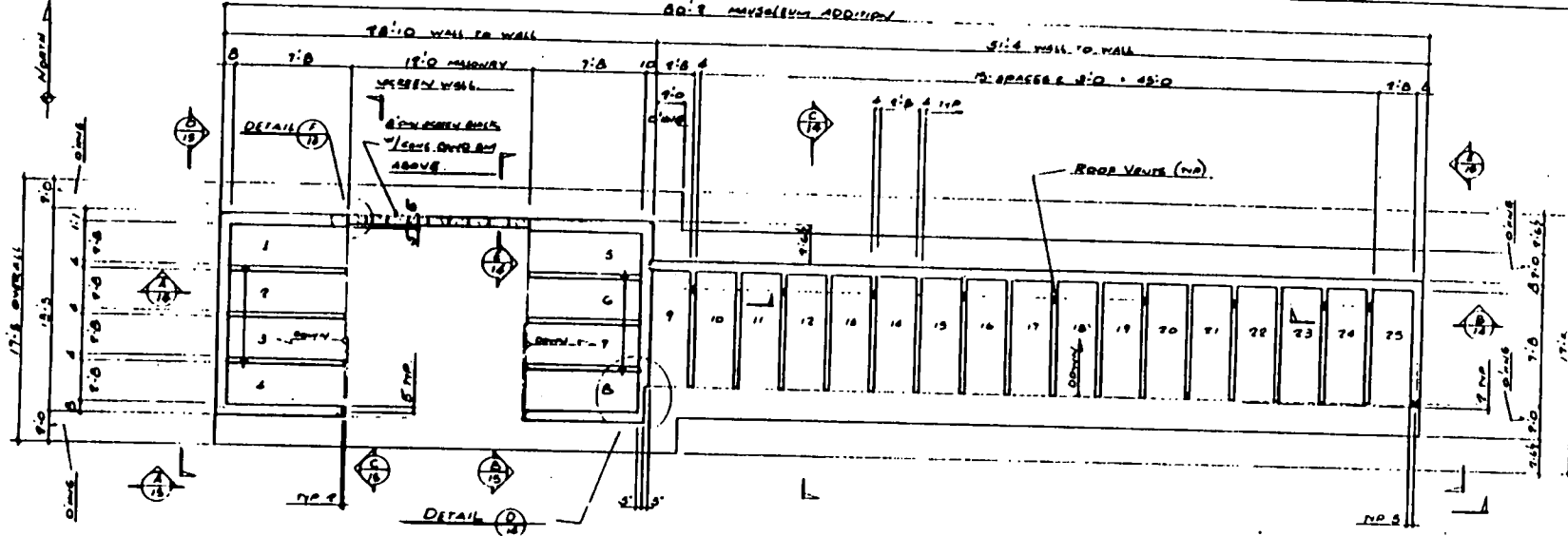
EAST AND WEST ELEVATION (A) 10



NORTH AND SOUTH ELEVATION (B) 10

PA 5-057

7-77-9



FOUNDATION PLAN (A)

EXHIBIT 67



REV	DATE	DESCRIPTION

OLIVER AND COMPANY  
 1035 CALIFORNIA ST. SACRAMENTO, CA  
 ST. MARYS CEMETERY  
 6700 21ST AVE. SACRAMENTO, CA  
 GARDEN MAUSOLEUM ADDITION  
 FOUNDATION PLAN  
 A. J. Miller & Associates  
 ARCHITECTS

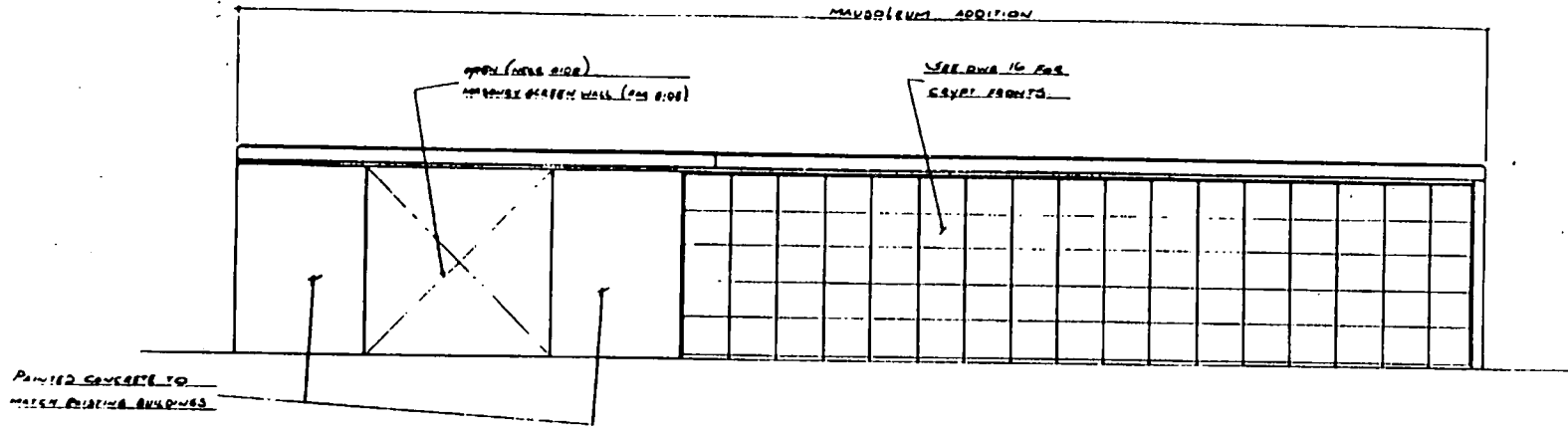
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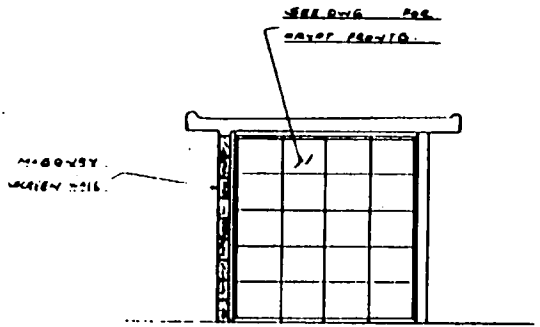
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7-27-95

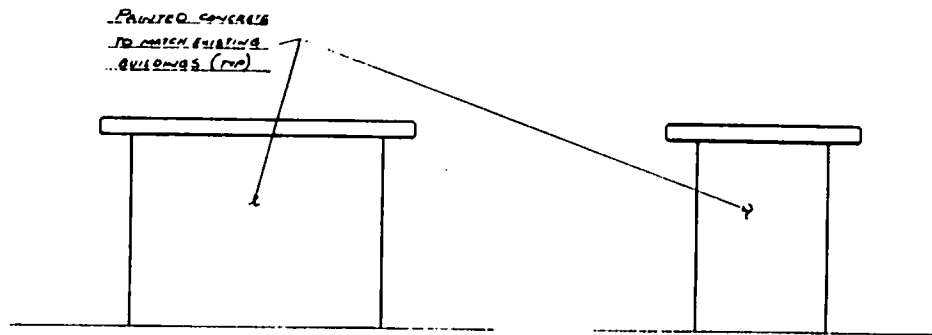
H.F.



NORTH ELEVATION (A) 15



EAST ELEVATION (B) SHOWN  
WEST ELEVATION (C) OPPOSITE HAND



EAST ELEVATION (D) END WALL

WEST ELEVATION (E) END WALL



EXHIBIT C-8

NO.	DATE	DESCRIPTION
		OLIVER AND COMPANY
		1035 CARLTON ST. BETHESDA, MD
		ST MARYS CEMETERY
		6700-71st AVE. WASHINGTON, DC
		GARDEN MAUSOLEUM ADDITION
		BUILDING ELEVATIONS
		A. J. MILLER & ASSOCIATES, INC.
NO. OF SETS	DATE	BY
1	7-27-95	H.F.

SECRETARY TO PLANNING COMMISSION

P95-014

## RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION  
ON DATE OF JULY 27, 1995

A RESOLUTION APPROVING A LOT LINE ADJUSTMENT TO  
MERGE TWO PARCELS INTO ONE PARCEL FOR PROPERTY  
LOCATED AT 6700 21ST AVENUE (APN: 023-0010-020  
and 022) (P95-057)

WHEREAS, the City Planning Commission on July 27, 1995, held a public hearing pertaining to the request for approval of a Lot Line Adjustment for property located at 6700 21st Avenue.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Lot Line Adjustment is consistent with the General Plan and the "Parks, Recreation, Open Space designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

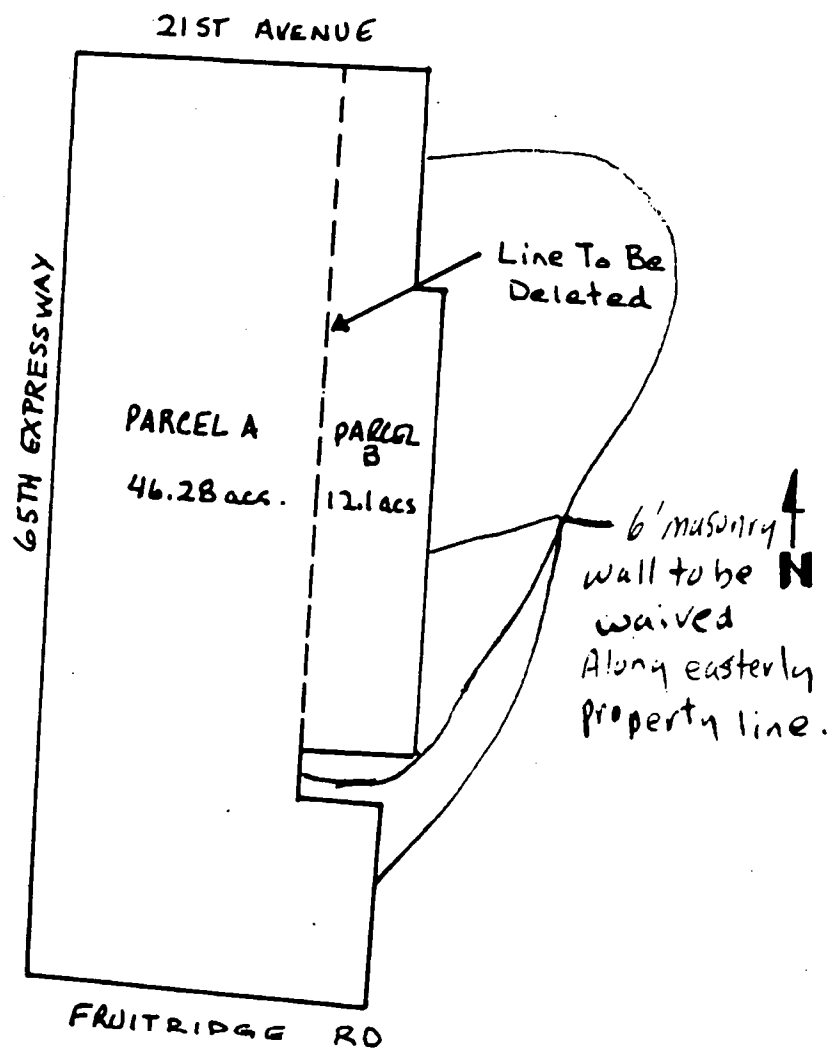
1. The Lot Line Adjustment be approved as shown and described in Exhibits E and G, attached hereto, subject to the following conditions:
  - a) The Lot Line Merger shall be recorded prior to the issuance of the final building permits.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

P95-057



**LOT LINE MERGER**

EXISTING

PARCEL A:

LONG LEGAL DESCRIPTION FOR 0230010020

POR SW 1/4 SEC 22, T 8 N, R 5 E, MDB&M BEG AT A PT LOC WLY 514.55 FT ALG S LINE SD SEC 22 & N 0 0°11'10"W 698.00 FT FR SE COR OF SD W 1/2 TH FRO M SD POB N 00°11'10"W 1,838.34 FT TO A PT ON THE SLY R/W OF CENTRAL CALIF TRACTION R R, TH S 89 °56'20"E 246.55 FT, TH S 00°11'10"E 593.36 FT, T H S 88°21'40"E 59.48 FT, TH S 00°11'10"E 1,243.0 1 FT, TH W 306.00 FT TO POB FORM PAR 023-010-15 POR

EXISTING

PARCEL B:

LONG LEGAL DESCRIPTION FOR 0230010022

POR OF SW1/4 OF SEC.22, T8N., R5E, M.D.B.&M. DESC AS BEG AT A PT LOC. N.89°55'26"W. 306.55FT FR SW COR COLONIAL VILLAGE UNIT NO.5 TH FR SD P.O.B. N.00°07'40"W. 554.72FT. TH. S.89°55'26"W. 228 FT. TH N. 00°07'40"W. 1982.3 FT. TH N. 89°59'11"W. 722.23 FT. TH S.09°21'54"W 144.14FT, TH CURVING L. RAD OF 1920FT. CHORD BR S. 04°28'58"W. 331.96FT, TH S.00°24'E 1304.71FT, TH CURVING L. RAD OF 2950FT CHORD BR. S.03°08'14"E. 281.73FT. TH S.05°52'27"E. 333.11FT., TH CURVING L. RAD OF 1050 FT CHORD BR. S. 04°03'33"E. 66.26FT., TH N.87°44'27"E. 2.00FT., TH CURVING L. RAD OF 18FT. CHORD BR S.46°09'39"E. 24.96FT. TH N.89°56'15"E. 62.01FT, TH N. 88°54'E. 100.02FT., TH N.89°56'15"E. 85FT. TH S.88°00'03"E. 447. 13FT. TH S.88°00'03"E. 53.19FT. TH S.00°03'45"E. 5.07FT, TH S. 89°55'26"E 174.85FT. TO P.O.B. CONTG 46.28 AC M/L FORM. PAR. 023-010-18. CONTG. 46.28 AC. M/L

Existing Legal Description

**PROPOSED PARCEL:**

POR SW 1/4 SEC 22, T 8 N, R 5 E, MDB&M BEG AT A  
 PT LOC WL'Y 514.55 FT ALG S LINE SD SEC 22 & N 0  
 0°11'10"W 698.00 FT FR SE COR OF SD W 1/2 TH FRO  
 M SD POB N 00°11'10"W 1,838.34 FT TO A PT ON THE  
 SL'Y R/W OF CENTRAL CALIF TRACTION R R, TH S 89  
 °56'20"E 246.55 FT, TH S 00°11'10"E 593.36 FT, T  
 H S 88°21'40"E 59.48 FT, TH S 00°11'10"E 1,243.0  
 1 FT, TH W 306.00 FT TO POB FORM PAR 023-010-15  
 POR, COMBINED WITH:

POR OF SW1/4 OF SEC.22.T8N., R5E, M.D.B.&M. DESC AS BEG AT A PT  
 LOC. N.89°55'26"W. 306.55FT FR SW COR COLONIAL VILLAGE UNIT NO.5  
 TH FR SD P.O.B. N.00°07'40"W. 554.72FT. TH. S.89°55'26"W. 226  
 FT. TH N. 00°07'40"W. 1982.3 FT. TH N. 89°59'11"W. 722.23 FT TH  
 S.09°21'54"W 144.14FT. TH CURVING L. RAD OF 1920FT. CHORD BR S.  
 04°28'58"W. 331.96FT. TH S.00°24'E 1304.71FT. TH CURVING L. RAD  
 OF 2950FT CHORD BR. S.03°08'14"E. 281.73FT. TH S.05°52'27"E.  
 333.11FT. TH CURVING L. RAD OF 1050 FT CHORD BR. S. 04°03'33"E.  
 66.26FT. TH N.87°44'27"E. 2.00FT. TH CURVING L. RAD OF 18FT.  
 CHORD BR S.46°09'39"E. 24.96FT. TH N.89°56'15"E. 62.01FT. TH N.  
 88°54'E. 100.02FT. TH N.89°56'15"E. 85FT. TH S.88°00'03"E. 447.  
 13FT. TH S.88°00'03"E. 53.19FT. TH S.00°03'45"E. 5.07FT. TH S.  
 89°55'26"E 174.85FT. TO P.O.B. CONTG 46.28 AC M/L FORM. PAR.  
 023-010-18 CONTG. 46.28 AC. M/L

**Proposed Legal Description**