

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Kent Baker & Associates 7932 Sunset Ave. Ste. B Fair Oaks. CA. 95815			
OWNER	Joseph Schmitz 2707 Del Paso Blvd. Sacto. CA. 95628			
PLANS BY	Kent Baker & Asso. 7932 Sunset Av. Ste. B Fair Oaks. Sacto. CA. 95815			
FILING DATE	11-5-90	ENVIR. DET. Neg. Dec.	REPORT BY	bw
ASSESSOR'S PCL. NO.	238-201-042; 230-201-011; 238-201-009			

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to subdivide one vacant lot and readjust an existing lot to establish 32 single family lots on 5.58± vacant acres in the Standard Single Family (R-1) zone.
- C. Subdivision Modification to establish lots less than 52 feet in width.
- D. Variance to reduce the minimum required 52 foot wide lot width to lots ranging from 49 feet to 51 feet in width.
- E. Lot Line Adjustment to readjust common property lines between four existing lots on 0.60± vacant acres in the R-1 zone.

LOCATION:

South of Dorothy June Way, East of Astoria Street

PROPOSAL:

The applicant is requesting the necessary entitlements to subdivide 5.58± acres into 32 single family home in the R-1 zone.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential; R-1

Parking Required:	32 spaces
Parking Provided:	64 spaces
Property Dimensions:	Irregular
Property Area:	5.98±
Density of Development:	7.0 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 13, 1991, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant parcels on 5.58+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land uses include single family to the north, south, east and west. The subject site is surrounded by R-1 zoning.

B. Applicant's Proposal

The applicant is requesting a Tentative Map to subdivide two parcels into 32 single family lots. In addition to the Tentative Map, the applicant is requesting a Subdivision Modification and Variance to allow lots less than 52 feet wide. A Lot Line Adjustment is requested by the applicant to readjust common property lines between four lots for the future subdivision and street pattern. The density of 7.0 units per net acre is within the range of both the General Plan and the 1984 North Sacramento Community Plan designations.

C. Tentative Map Design

The typical lot sizes are 50' x 138'. The submitted site plan indicates 32 single family lots which will have access onto Dorothy June Way and access off of the proposed road extension of Mogan Avenue (see Exhibit A). The new north/south extension of Mogan Avenue will intersect at Dorothy June Way. A new cul-de-sac is proposed west of the existing Mogan Avenue. Staff feels that the proposed Tentative Map is compatible with the existing and proposed single family subdivisions in the area.

D. Subdivision Modification/Variance

Of the 32 lots proposed, 21 of them are less than 52 feet wide. The minimum required lot width is 52 feet and the minimum required lot depth is 100 feet. The minimum lot area for a single family lot is 5,200 square feet. The proposed lots less than 52 feet wide range in depths of 49 feet to 51 feet. The minimum 5,200 square feet of lot area is, however, being provided by increasing the lot depths. Staff feels that the substandard lot widths are adequate in size and average sized homes could be constructed on the lots. Other maps in the City have been approved with substandard lots providing adequate setbacks and yard area. Lastly, the substandard lots proposed (6,900 sq.ft.) are greater than the minimum required 5,200 square foot lot area. Staff, therefore, supports the Subdivision Modifications and Variances requested.

E. Lot Line Adjustment

The applicant is proposing to readjust the common property lines between four lots for the future subdivision. The property line between parcels 9 and 11 will be shifted slightly to the south in order to increase the lot area of lot 11 (see Exhibit B). The newly created lot 11 will, therefore, be a standard size lot. The applicant is also proposing to increase the lot sizes of lots 6 and 7 to eliminate the excess area created from the proposed cul-de-sac. The proposed lot line adjustments are minor and eliminates the creation of remnant pieces of property which can not be developed. The proposed lot line adjustment has been reviewed by the City Engineering, Transportation, Planning and Real Estate Division. There were no objections to the lot line adjustment request. Staff is, therefore, not opposed to the applicant's request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance.

The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions;

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map to subdivide 5.58+ acres into 32 single family lots subject to conditions which follow and forward to City Council.
- C. Recommend approval of the Subdivision Modification to establish lots less than 52 feet in width subject to conditions which follow and forward to City Council.
- D. Approve the Variance to reduce the minimum required 52 foot wide lot width for single family lots subject to conditions and based upon findings of fact which follow.
- E. Approve the Lot Line Adjustment to readjust common property lines between four existing lots by adopting the attached resolution.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
2. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
3. Meet all County Sanitation District requirements.
4. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways.
5. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.
6. Rename north and south portion of Mogan Avenue.
7. A sewer and drainage study shall be prepared. This may require some off-site grading to prevent cross lot drainage through APN: 238-0201-045.
8. Quitclaim excess street right of way on cul-de-sac to APN: 238-0201-006 & 007 or provide a lot line adjustment with APN: 238-0201-042 prior to filing final map.
9. Construct Astoria Street to a 27 foot wide half street with a 12 foot paved lane southbound, west of centerline.
10. Construct Dorothy June Way to a 50 foot wide half street with a 12 foot paved lane westbound, north of centerline.
11. Construct north/south street to a 22 foot wide half street with a 12 foot paved land northbound, east of centerline. Extend 24 foot of paving from subdivision boundary to North Avenue.

12. Construct east/west cul-de-sac to a 44 foot wide street. Sidewalks may be deleted adjacent to the siino parcels (APN 238-0201-006 & 007).
13. Dedicate a 12.5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to all public ways.
14. Place a note on the final map: The applicant shall comply with the mandatory mitigation measures for construction of dwelling units on the site on file at the City Planning Division.

Mandatory Mitigation Measures:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  - Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
  - Cover stockpiles of sand, soil, and similar materials with a tarp.
  - Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
  - Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
  - Increase the frequency of city street cleaning along streets in the vicinity of construction site.
  - Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. All joints in exterior walls shall be grouted or caulked airtight.
- C. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- E. All sleeping spaces shall be provided with carpet and pad.
- F. There shall be no through the door or through the wall mail or paper chutes.
- G. Exterior walls shall have a minimum STC rating of 47.
- H. Minimum 5/8" sheathing shall be nailed on the outside face of the 2x4" wood stud construction. The top and bottom edges of the sheathing shall be sealed with the resilient caulking. The sheathing shall be butted tightly together and covered with a minimum 15 lb. felt paper.

- I. A wood or clapboard finish shall be used over the felt paper. The sheathing and finish material shall have a minimum weight of 4 lbs/sq. ft.
- J. R-11 insulation shall be used in the cavity of all studs and shall fit snugly through the cavity.
- K. A minimum 1/2 inch gypsum board shall be screwed to resilient channels which have been screwed to the wood studs at a maximum 24 inches on center.
- L. The gypsum board shall be completely taped and finished. The perimeter of the wall shall be sealed with a resilient, non-hardening caulking.
- M. Fireplaces are not recommended because the chimney serves as a conduit for the sound. However, they are much like operable windows. If the damper remains closed, the small area of the chimney will permit a relatively little of sound to enter. Assuming fireplaces are included in the design, the following requirements shall be a part of the design:
  - Fireplaces shall include a fully operable damper. The damper shall permit less than 0.75 CFM/lin. ft. of air infiltration when completely closed.
- N. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with 25 mile hour wind.

#### Family Room

- Window shall have a minimum STC rating of 41.
- The window shall contain two lites separated by a minimum of 1" air space.
- Window shall not be operable.

#### Bedrooms

- Window shall have a minimum STC rating of 34

#### Kitchen

- Window shall have a minimum STC rating of 29

Assuming that windows are reduced in dimension to the following maximum areas.

- O. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with 25 mile hour wind.
- P. Family Room - maximum 10 sq. ft.
  - Window shall have a minimum STC rating of 34.
  - Window shall not be operable.
- Q. Master Bedroom - maximum 12 sq. ft.
  - Window shall have a minimum STC rating of 29.
- R. Bedroom #1 & #2 - maximum 10 sq. ft.
  - Window shall have a minimum STC rating of 29.

- S. Kitchen - maximum 6 sq. ft.  
 - Window shall have a minimum STC rating of 29.
- T. Master Bathroom  
 - Window shall have a minimum STC rating of 29.
- U. Doors  
 - Sliding glass doors shall not be used.  
 - Exterior doors shall be a maximum 3'x6'8".  
 - Exterior doors shall have a minimum STC rating of 34 including any lites and using door seals. The door shall be solid core and weight a minimum 6 lbs./sq. ft.  
 - Door lites shall not exceed 72 sq. in.  
 - All exterior doors shall include head and jamb seals, automatic bottom closures and a threshold. These shall be equivalent to or better than Pemko 319AN, 430AS and 156A.
- V. Roof  
 - The combined roof and ceiling shall have an STC rating of 45 or better.  
 - The roof shall be constructed using a minimum 1/2 inch sheathing, 15 lb. felt paper and composition shingles.  
 - Skylights shall not be used.
- W. Ceiling  
 - The ceiling shall be constructed from a minimum 1/2 gypsum wall board in all habitable spaces.  
 - The attic space above the ceiling shall contain a minimum R-19 insulation.
- X. Ventilation  
 - A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements.  
 - There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.  
 - Gravity vent openings in attic space shall not exceed code minimums in number and size. The openings shall be lined with 1" duct liner full length. Each duct shall include a lined 90° bend such that there is no direct line of sight from the exterior through the duct into the attic.  
 - If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge galvanized steel. The duct shall be a minimum of 6 ft. long and lined for its entire length with 1" duct liner. Each duct shall include a lined 90° bend to prevent direct line of sight.  
 - All exhaust fans connecting the interior to the exterior shall be connected with a minimum 10 ft. duct, lined with 1" fiberglass liner and containing one 90° bend with the exception of the kitchen range exhaust.  
 - Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation.

The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material.

- Y. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to an individual property owner in that:
  - a. a reduction in lot width will still allow for adequate usable yard area;
  - b. any individual property owner would be granted a Variance when facing similar circumstances.
2. Granting the Variance does not constitute a use Variance in that residential uses are allowed in the R-1 zone.
3. Granting the Variance will not be detrimental to the public health, safety, or welfare, in that:
  - a. adequate useable yard area and setbacks will be provided; and
  - b. the proposed lots are greater than the minimum required 5,200 square feet lot area.
4. Granting the Variances are consistent with the City's General Plan and 1984 North Sacramento Community Plan which designates the site for residential.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION ON DATE OF  
APPROVING A LOT LINE ADJUSTMENT TO READJUST THE PROPERTY LINES  
BETWEEN FOUR LOTS.

(APN: 238-201-042;230-201-011;238-201-009) (P90-453)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southside of Dorothy June Way & eastside of Astoria Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southside of Dorothy June Way and eastside of Astoria Street, City of Sacramento, be approved as shown and described in Exhibits B and B-1 attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance.
2. File a waiver of Parcel Map.

\_\_\_\_\_  
CHAIRPERSON

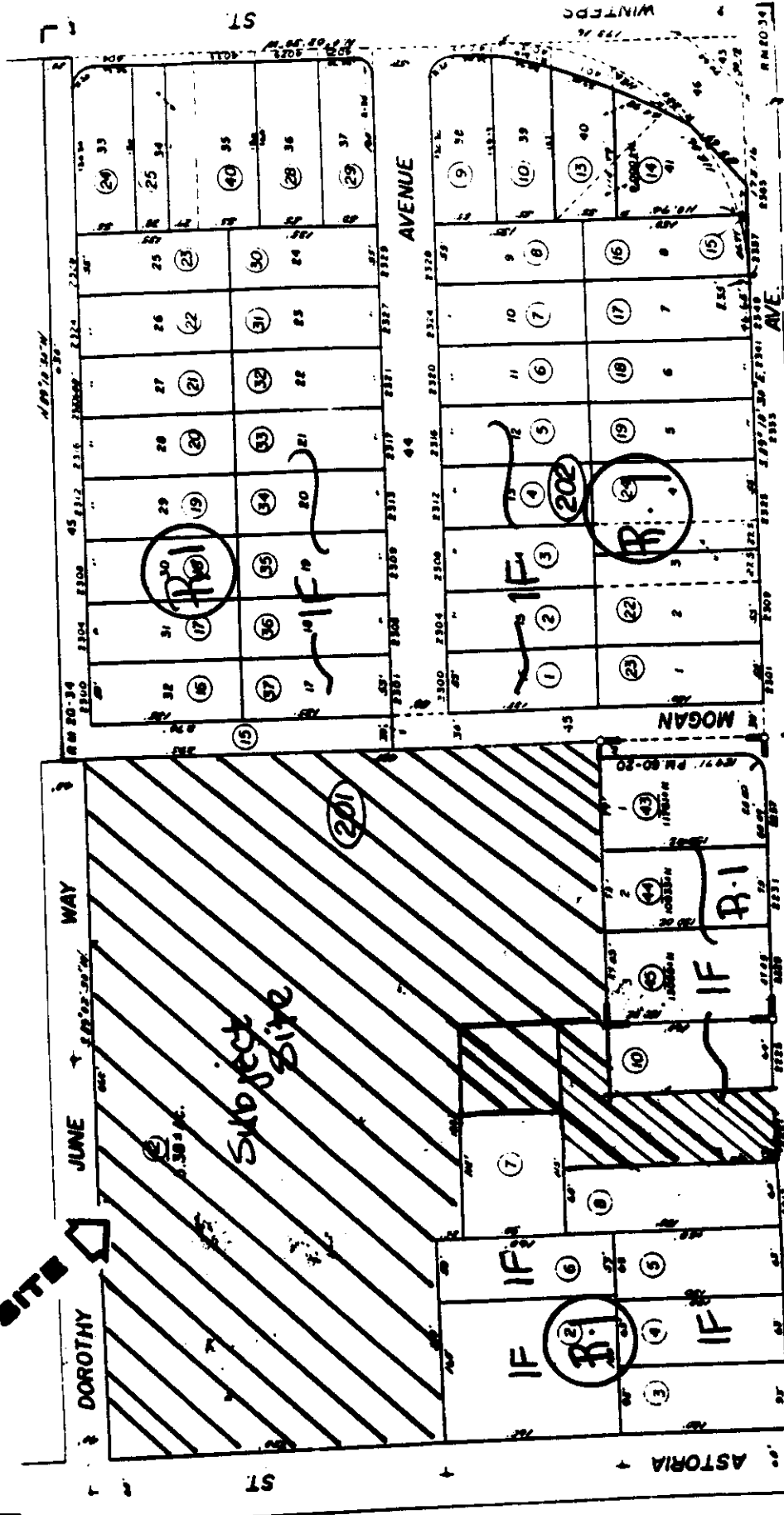
ATTEST:

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





**SUBJECT SITE** *R-1 Single-Family*



**LAND USE & ZONING MAP**

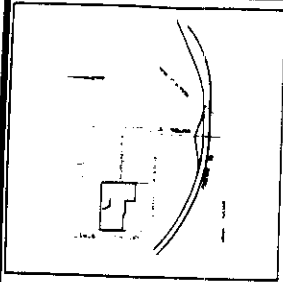


TENTATIVE MAP

# ASTORIA PLACE

CITY OF SACRAMENTO,  
OCTOBER, 1990

CALIFORNIA  
SCALE 1" = 40'

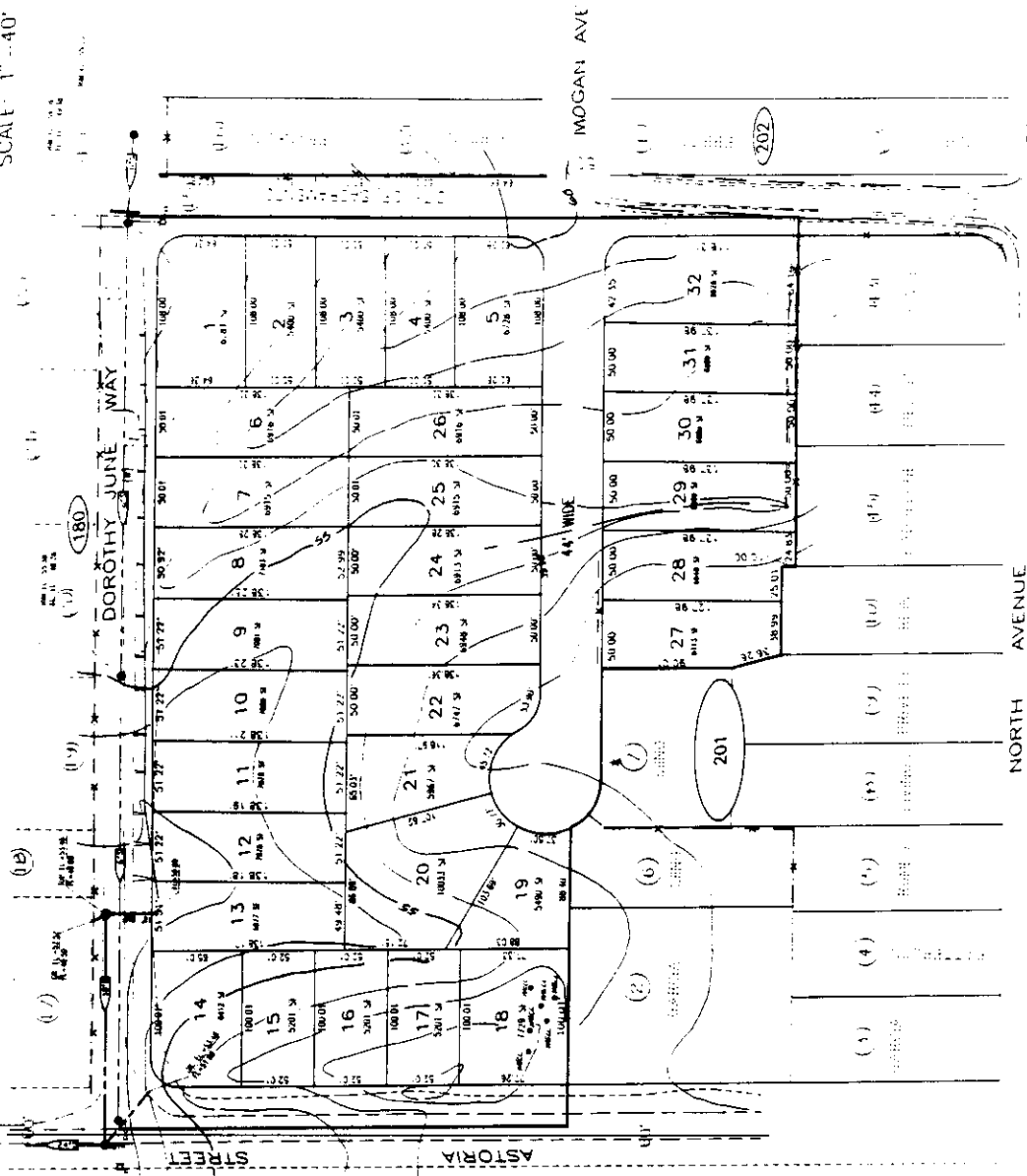


LOCATION MAP

- OWNER
- DEVELOPER
- ENGINEER
- PROPOSED IMPROVEMENTS
- EXISTING USE
- PROPOSED USE
- EXISTING ZONING
- PROPOSED ZONING
- SEWER
- WATER SUPPLY
- IRrigation
- Fire Protection
- Public Utilities
- Public Buildings
- Public Parks
- Public Streets
- Public Beaches
- Public Airports
- Public Harbors
- Public Terminals
- Public Wharves
- Public Docks
- Public Piers
- Public Quays
- Public Wharves
- Public Docks
- Public Piers
- Public Quays

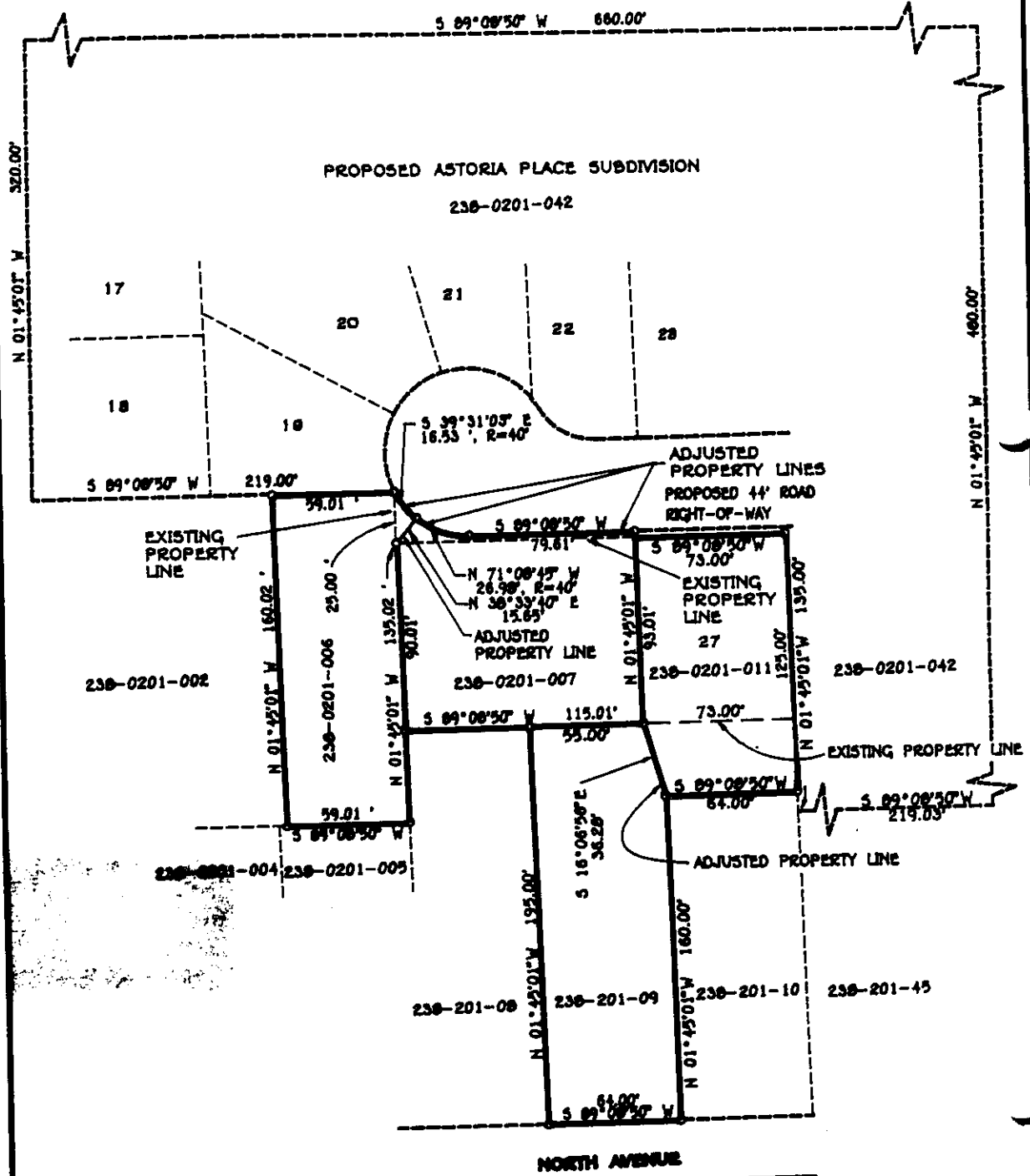
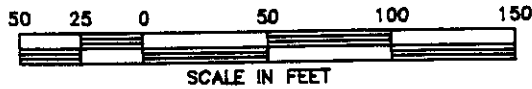
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**K&B**  
ENGINEERING  
SURVEYING  
PLANNING  
KENT BAKER & ASSOCIATES



# LOT LINE ADJUSTMENT BETWEEN ASSESSOR'S PARCEL NUMBERS 238-0201-006 AND 238-0201-042 238-0201-007 AND 238-0201-042 238-0201-009 AND 238-0201-011

CITY OF SACRAMENTO, CALIFORNIA



**KBA** ENGINEERING SURVEYING PLANNING  
**KENT BAKER & ASSOCIATES**  
 7021 Sunset Avenue, Suite 8  
 Fair Oaks, California 95630 (916) 438-7000

## EXISTING A.P.N. 238-0201-006

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, AS SHOWN ON THE "MAP OF SURVEY AND SUBDIVISION OF RANCHO DEL PASO", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK "A" OF SURVEYS, AT PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED EAST MEASURED ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 219.00 FEET AND NORTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 180.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 160.02 FEET; THENCE, WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 59.01 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 160.02 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 59.01 FEET TO THE POINT OF BEGINNING.

## PROPOSED A.P.N. 238-0201-006

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, AS SHOWN ON THE "MAP OF SURVEY AND SUBDIVISION OF RANCHO DEL PASO", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK "A" OF SURVEYS, AT PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXISTING A.P.N. 238-0201-007

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## PROPOSED A.P.N. 238-0201-007

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, AS SHOWN ON THE "MAP OF SURVEY AND SUBDIVISION OF RANCHO DEL PASO", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK "A" OF SURVEYS, AT PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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