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Chandler

All-America City

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Where Values Make The Difference

MEMORANDUM **Transportation & Development – PZ Memo No. 14-012**

DATE: MARCH 5, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, ZONING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP13-0019 AVIAN MEADOWS

Request: Request Preliminary Development Plan approval for housing product for 81 lots within the 200-lot Avian Meadows single-family residential subdivision

Location: North of the northwest corner of Chandler Heights and Lindsay roads

Applicant: Scott Ilizaliturri; Toll Brothers

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for housing product for 81 lots within the 200-lot single-family residential subdivision. Planning Staff, upon finding consistency with the General Plan, South East Chandler Area Plan (SECAP), and Planned Area Development (PAD) zoning, recommends approval.

BACKGROUND

The subject site is located north of the northwest corner of Chandler Heights and Lindsay roads. Directly north and west of the subject site is the Old Stone Ranch single-family residential subdivision. East, across Lindsay Road is the Veteran's Oasis Park. South, adjacent to the site is an undeveloped property zoned PAD for commercial development at the intersection corner, and two properties with agricultural rights within the County. Homes are currently under construction for the 119 lots that are not a part of this request. Approval of the request will complete the development of the subdivision.

The subdivision is being developed in two phases with 119 60'x120' lots as Phase 1, and 81 70'x120' lots as Phase 2. Ashton Woods Homes is currently developing all of Phase 1; Toll Brothers will be developing Phase 2. All site improvements (perimeter wall, landscaping, streets, and utilities) were completed with Phase 1, with the exception of some of the internal streets that serve Phase 2 have yet to be constructed. The 70'x120' lots are located along the northwestern portion of the subdivision. Setbacks for the housing product were incorporated in the Rezoning and PDP request for subdivision layout, and are consistent with the surrounding area.

HOUSING PRODUCT

Similar to the requirement of meeting subdivision diversity, housing product also needs to meet a number of elements required in the Residential Development Standards (RDS). Required architectural elements as outlined in the RDS include providing at least three different architectural style differences, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architectural elements. Three one-story and two two-story homes are proposed, with the housing product line-up being 55' wide. With the existing housing product, a total of six one-story homes and five two-story homes are provided for the subdivision. A mix of recessed, forward and side-entry, and two-car with tandem space garages are provided; square footage ranges from 2,600 to 4,400. Existing home square footages range between 1,992 to 3,883 square feet.

Architectural styles include Spanish Colonial, Ranch, and Contemporary. Various architectural elements highlighting the prescribed style include window pop-outs, garage and front door detailing, window mullions, shutters, stone detailing, wing walls, and siding elements. The RDS require that at least one elevation provide stone elements; the home builder is providing stone on the Ranch and Contemporary elevations.

DISCUSSION

Planning Staff supports the request citing that the housing product represents another quality addition to Chandler's housing stock. Furthermore, Planning Staff is pleased with the strong design characteristics of the housing product and the variety of elevations and housing product that will be provided throughout the subdivision.

PUBLIC NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A neighborhood meeting was held on Thursday, January 30, 2014. Eight neighbors were in attendance and generally supported the request, with a couple concerns expressed about school traffic in the neighborhood.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of PDP13-0019 AVIAN MEADOWS, Preliminary Development Plan approval for housing product, subject to the following conditions:

1. Development shall be in substantial conformance with Attachment No.5, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. PDP13-0019 AVIAN MEADOWS, except as modified by condition herein.

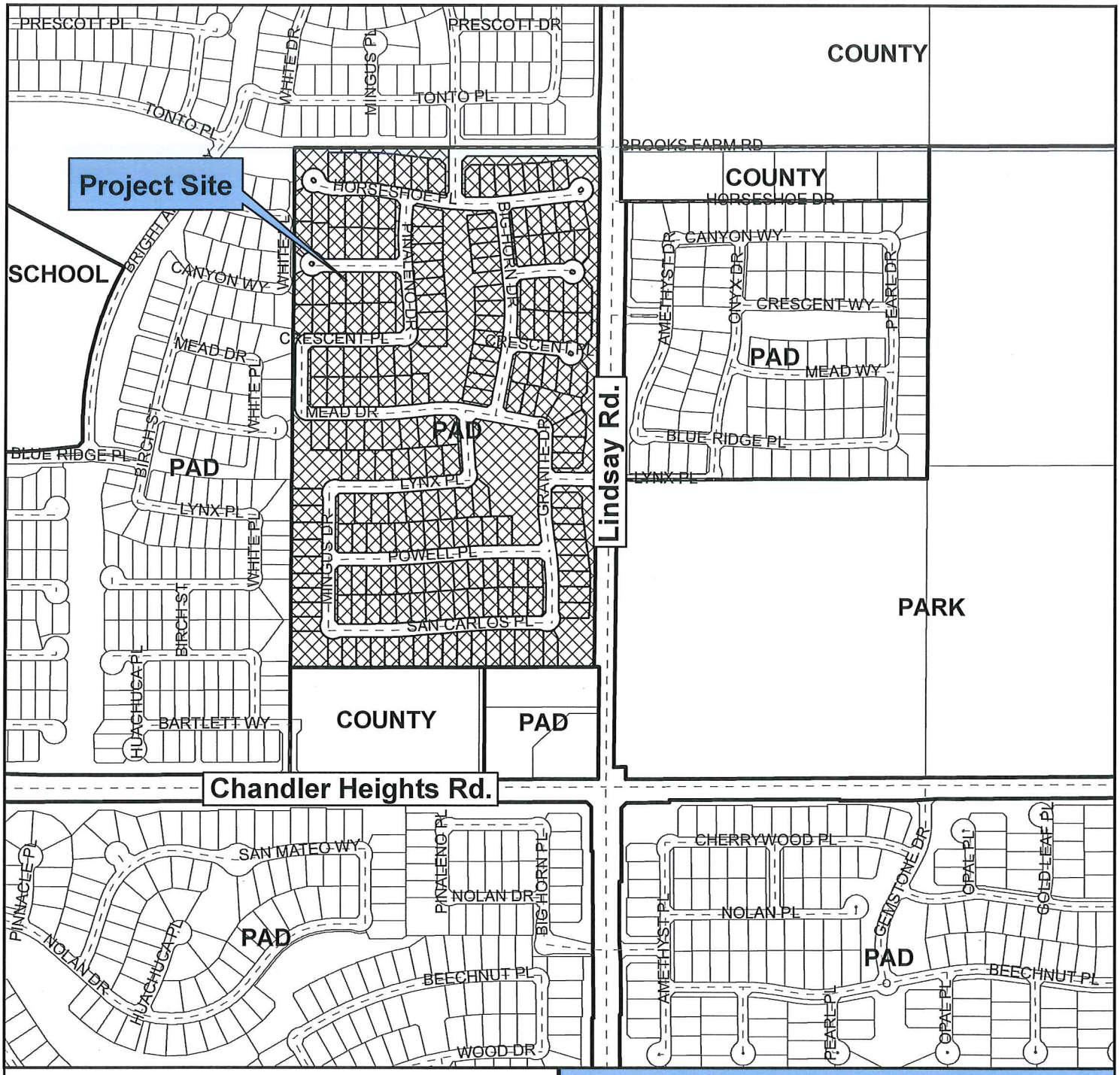
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4202 in case DVR09-0002 AVIAN MEADOWS, except as modified by condition.

PROPOSED MOTIONS

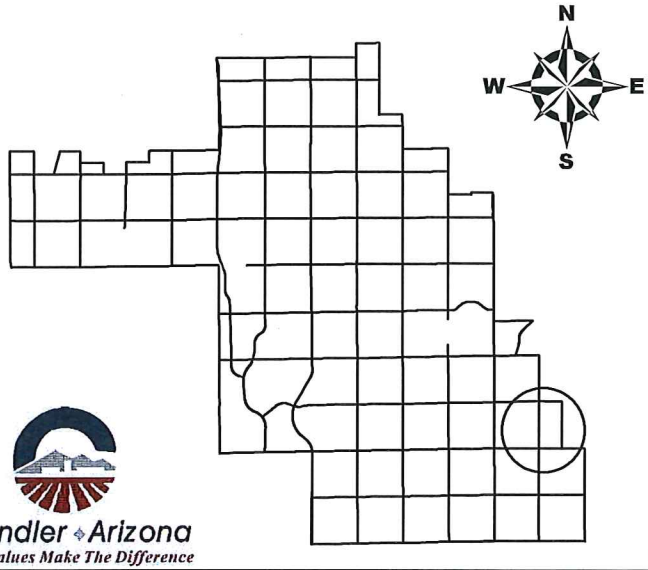
Motion to recommend approval of PDP13-0019 AVIAN MEADOWS, Preliminary Development Plan for housing product, subject to the conditions recommended by Planning Staff.

Attachment

1. Vicinity Maps
2. Site Plan
3. Representative Elevations & Floor Plans
4. Ordinance No. 4202
5. Development Booklet



Vicinity Map



PDP13-0019

Avian Meadows

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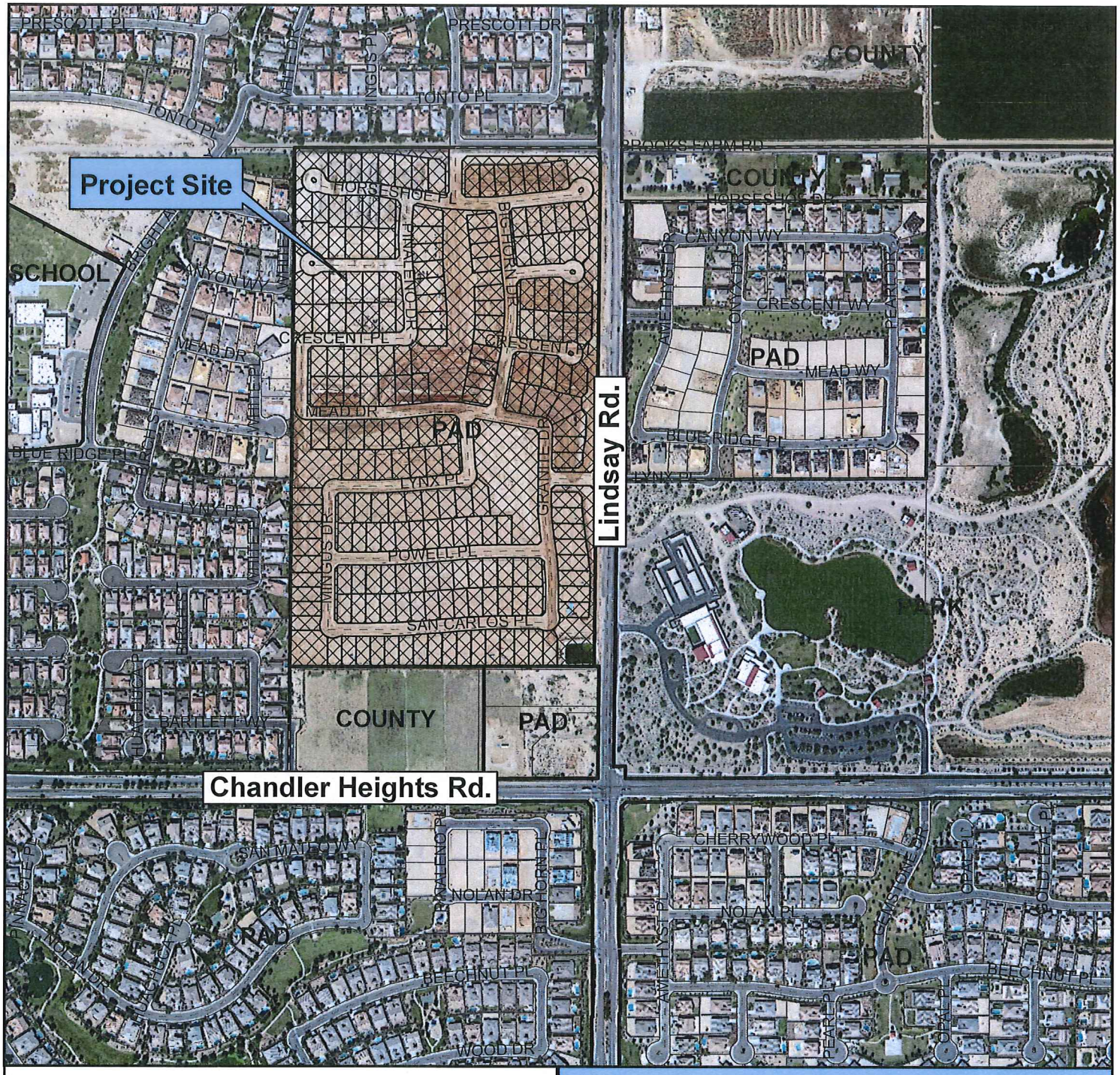
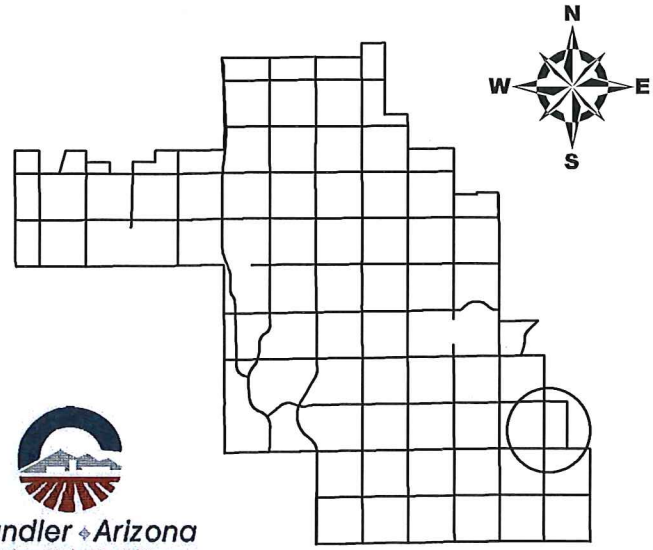
CITY OF CHANDLER 12/22/2013



Vicinity Map

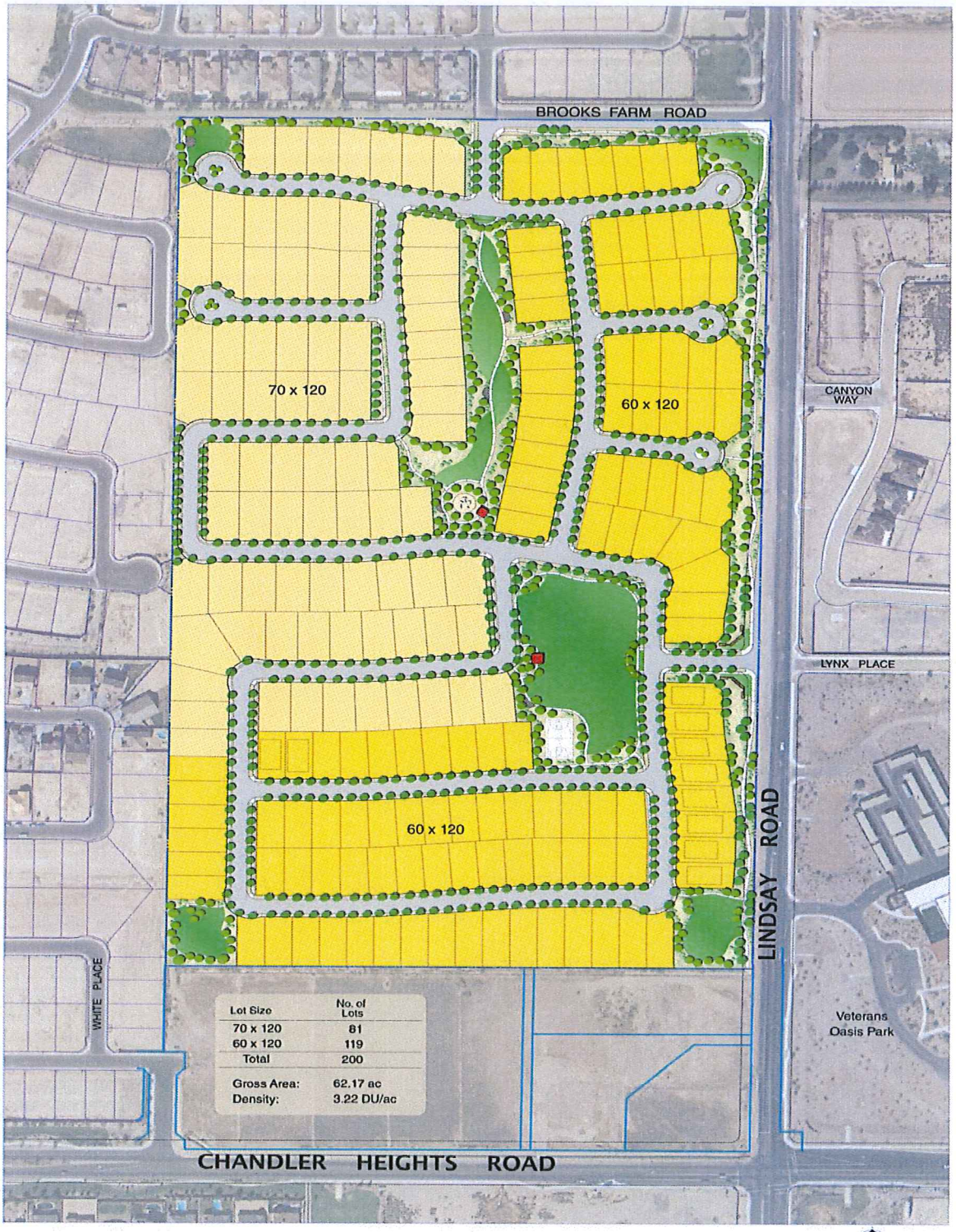


PDP13-0019

Avian Meadows

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/22/2013



Date 11/05/09

0 50 100 200

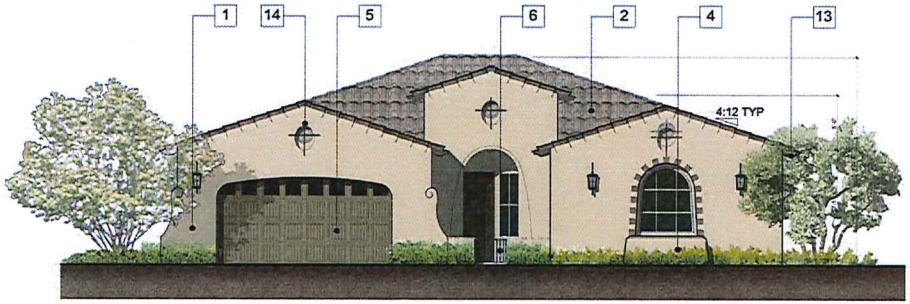
W R G DESIGN INC

Avian Meadows

CMG 167, LLC

Preliminary Site Plan

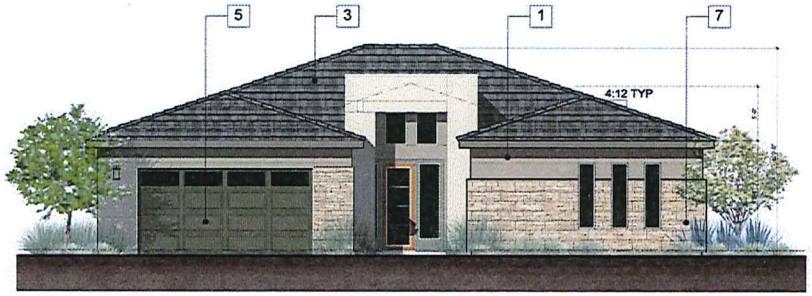
SITE PLAN



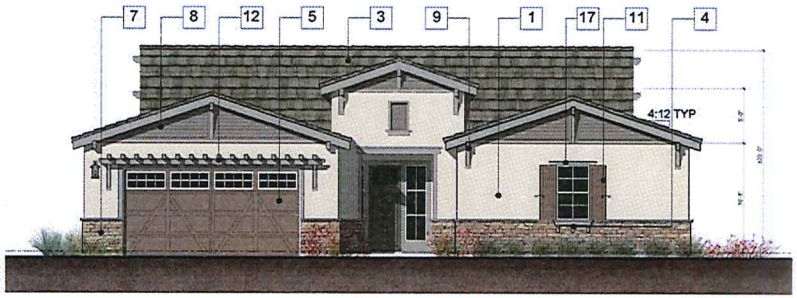
ELEVATION A

Material Legend

1. Stucco
2. Concrete "S" Tile Roof
3. Concrete "Flat" Tile Roof
4. Potshelf
5. Sectional Garage Door - Optional Windows
6. Decorative Metal Gate
7. Stone Veneer
8. Lap Siding
9. Outlooker / Kicker
10. Standing Seam Metal Roof
11. Composite Shutters
12. Decorative Trellis
13. Shaped Rafter Tails
14. Decorative W.I. Cross w/ Medallion
15. Decorative Clay Pipe
16. Metal Awning
17. Stucco Trim, Typ.
18. Decorative Corbels
19. Decorative Metal Rail



ELEVATION B



ELEVATION C

AVIAN MEADOWS

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 390
Scottsdale, AZ 85258

PLAN 1 FRONT ELEVATIONS

CHANDLER, AZ

KTGY # 2013-0422 1/27/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
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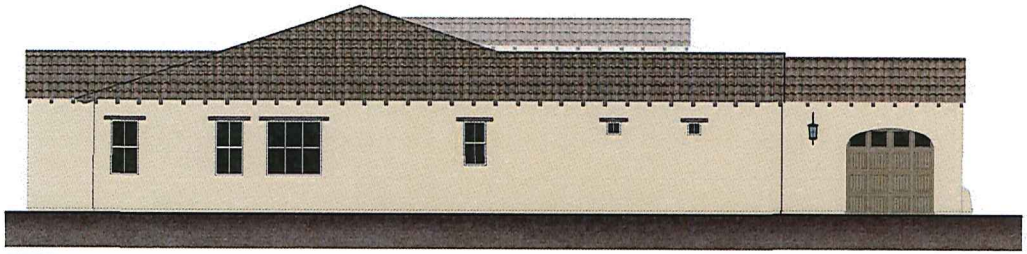
ktgy.com



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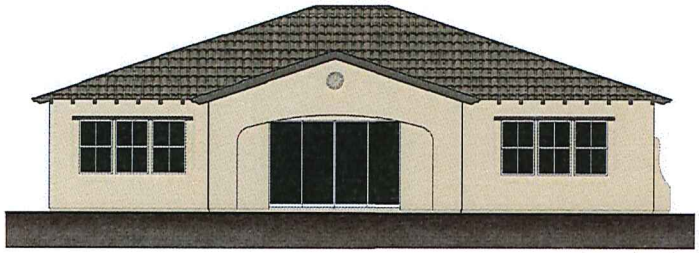

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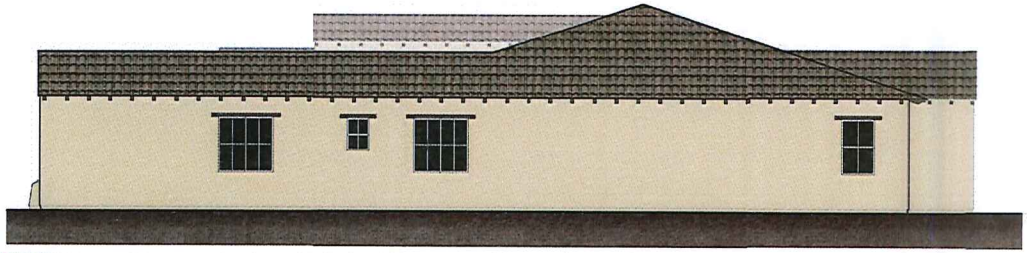

RIGHT

AVIAN MEADOWS

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 200
Scottsdale, AZ 85258

PLAN 1 'A' EXTERIOR ELEVATIONS

CHANDLER, AZ

KTGY # 2013-0622 1/22/2014

A1-11

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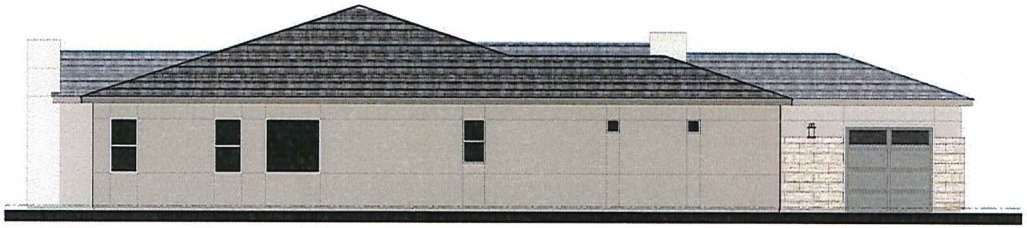

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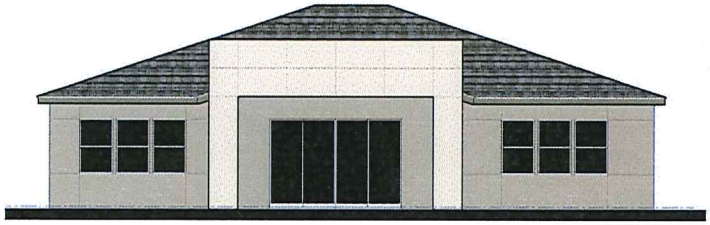

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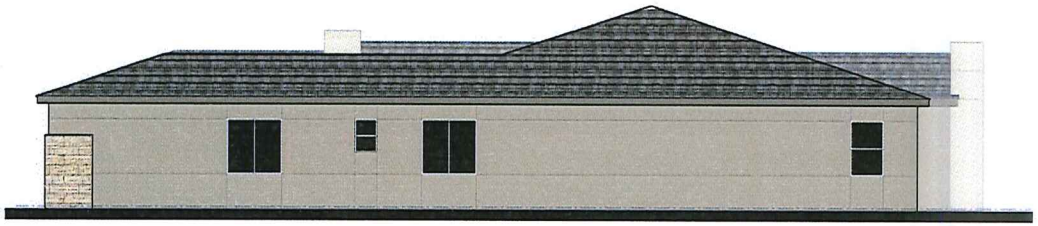

RIGHT

AVIAN MEADOWS

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 200
Scottsdale, AZ 85258

PLAN 1 'B' EXTERIOR ELEVATIONS

CHANDLER, AZ

KTGY # 2013-0427 1/27/2014

A1-12

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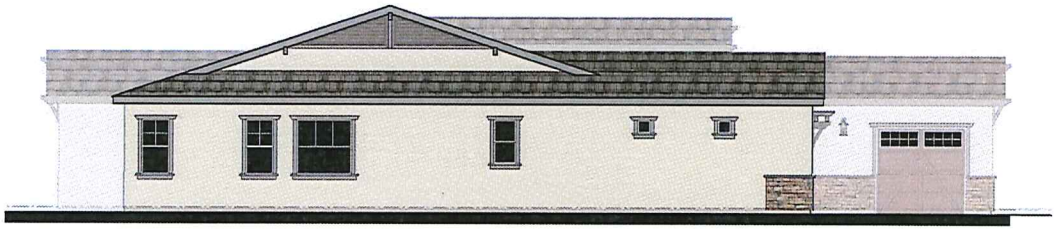

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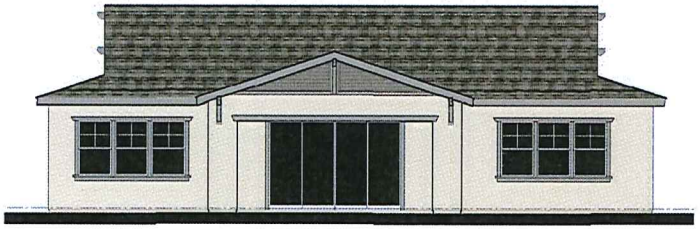

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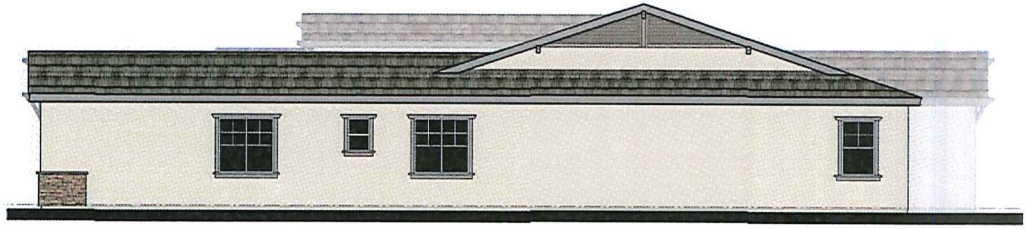

RIGHT

AVIAN MEADOWS

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8767 E. Via De Ventura Suite 390
Scottsdale, AZ 85258

PLAN 1 'C' EXTERIOR ELEVATIONS

CHANDLER, AZ

KTGY # 2013-023 1/21/2014

A1-13

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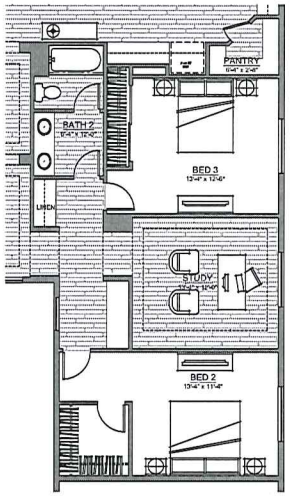

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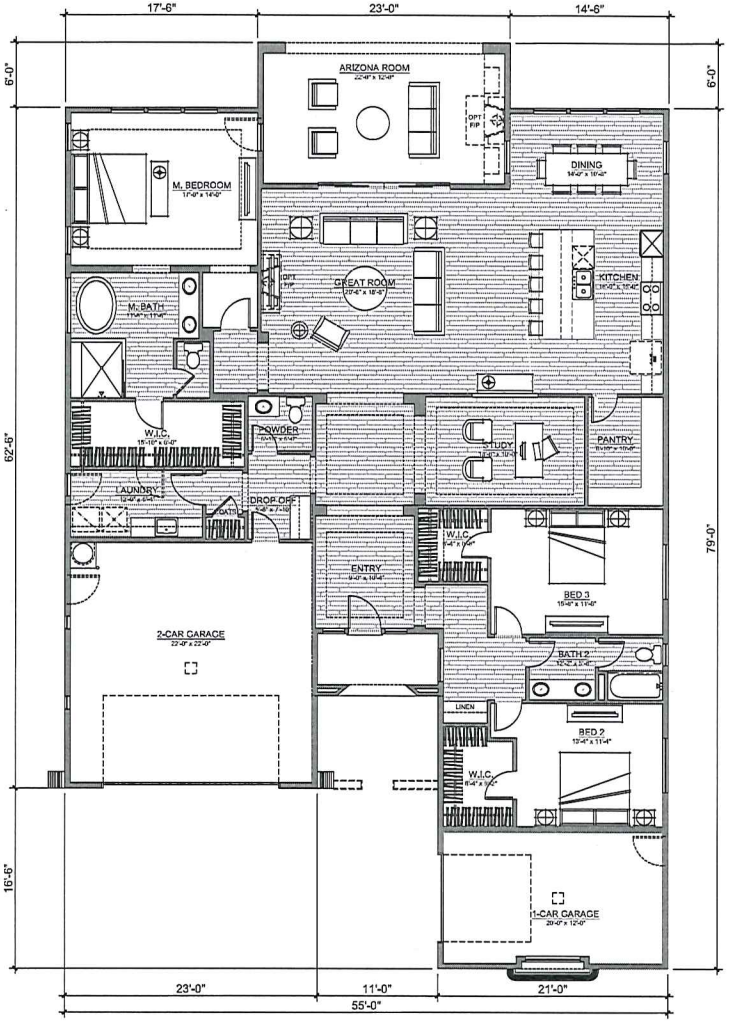

GROSS SF	
LIVING	2698 SQ. FT.
COV'D PORCH	51 SQ. FT.
COV'D PATIO	264 SQ. FT.
1-CAR GAR.	362 SQ. FT.
2-CAR GAR.	480 SQ. FT.

0 2 4 8

AVIAN MEADOWS

PLAN 1 FIRST FLOOR PLAN

ELEVATION 'A'

A1-01

Toll Brothers
Arizona Division
8767 E. Via de Ventura Suite 360
Scottsdale, AZ 85258

CHANDLER, AZ

CITY # 2013-0422 1/27/2014

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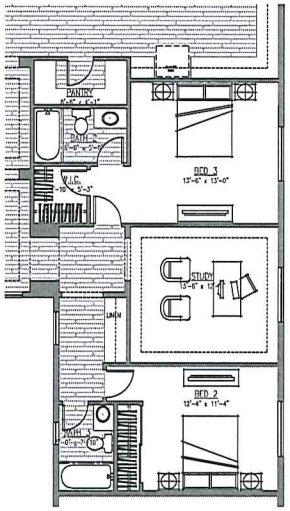
ktgy.com



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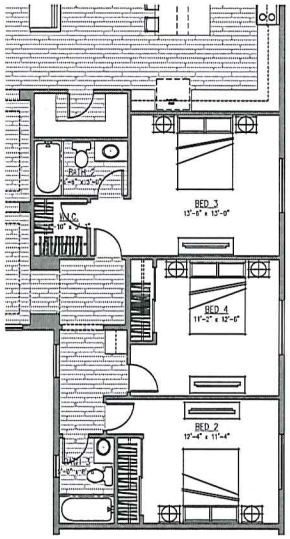
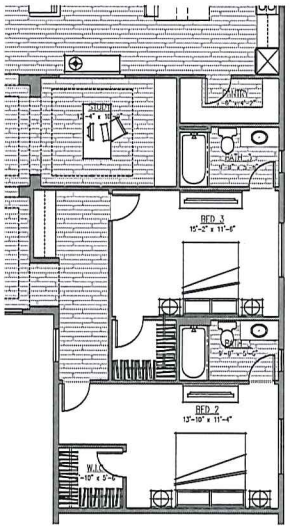


CUSTOM: ADDITIONAL BEDROOM 4 / ADDITIONAL BATH 3



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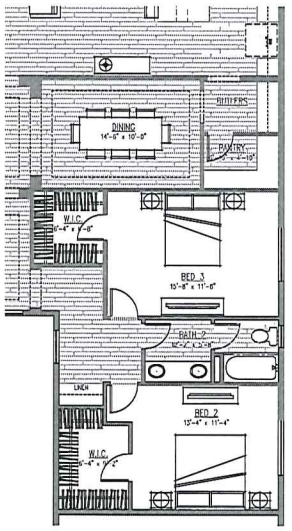

132: DNING ROOM ILO STUDY

GROSS SF	
LIVING	2698 SQ. FT.
COV'D PORCH	156 SQ. FT.
COV'D PATIO	264 SQ. FT.
2-CAR GAR.	511 SQ. FT.
1-CAR GAR.	262 SQ. FT.

AVIAN MEADOWS

Toll Brothers
Arizona Division
6747 E. Vista Ventura Suite 300
Sunshine, AZ 85253

PLAN I FIRST FLOOR PLAN OPTIONS ELEVATION 'A'

A1-02

CHANDLER, AZ

KTGY # 2013-0422 1/27/2014

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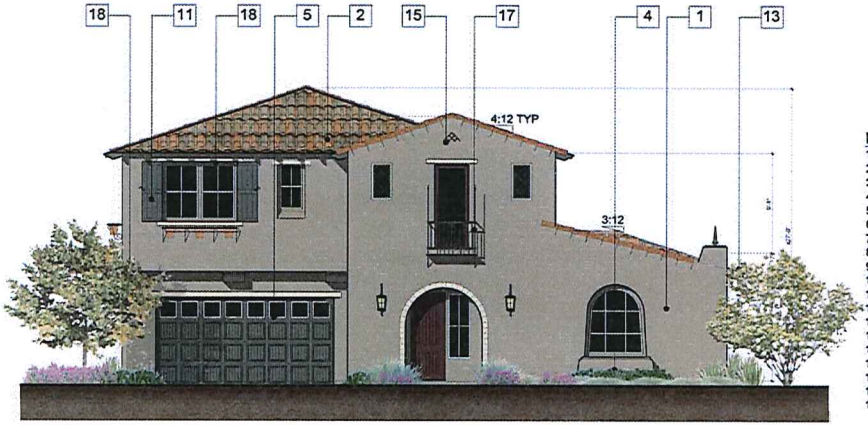
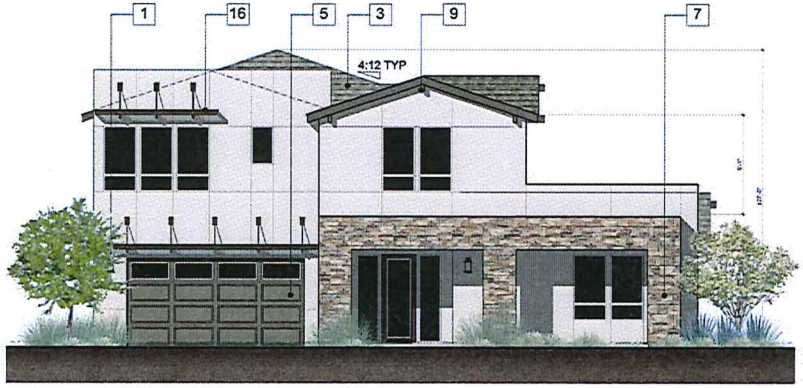
ktgy.com



Material Legend

1. Stucco
2. Concrete "S" Tile Roof
3. Concrete "Flat" Tile Roof
4. Potshelf
5. Sectional Garage Door - Optional Windows
6. Decorative Metal Gate
7. Stone Veneer
8. Lap Siding
9. Outlooker / Kicker
10. Standing Seam Metal Roof
11. Composite Shutters
12. Decorative Trellis
13. Shaped Rafter Tails
14. Decorative W.I. Cross w/ Medallion
15. Decorative Clay Pipe
16. Metal Awning
17. Stucco Trim, Typ.
18. Decorative Corbels
19. Decorative Metal Rail

ELEVATION A



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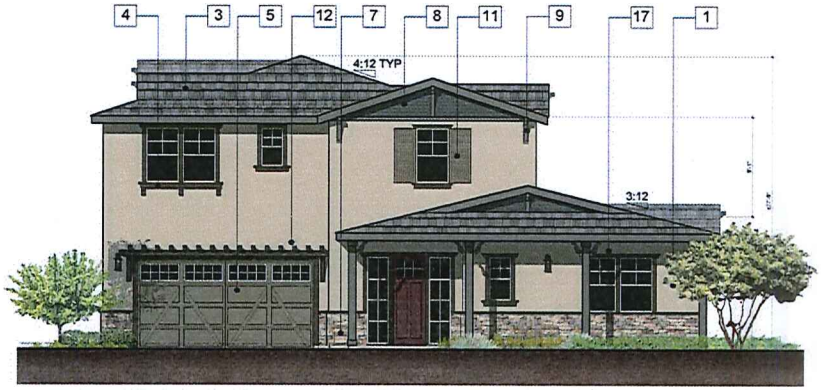

ELEVATION C

AVIAN MEADOWS

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 390
Scottsdale, AZ 85258

PLAN 5 FRONT ELEVATIONS

CHANDLER, AZ

KTGY # 2013-042 1/22/2014

A5-10

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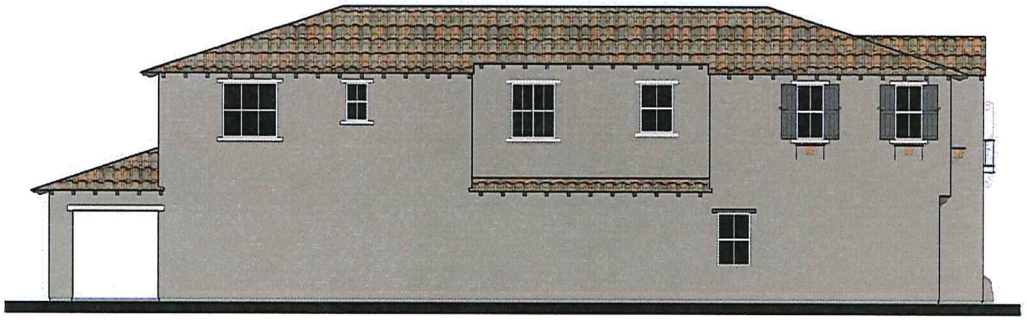

LEFT

REAR

RIGHT

AVIAN MEADOWS

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 290
Scottsdale, AZ 85258

PLAN 5 'A' EXTERIOR ELEVATIONS

CHANDLER, AZ

KTGY # 2013-0422 1/27/2014

A5-11

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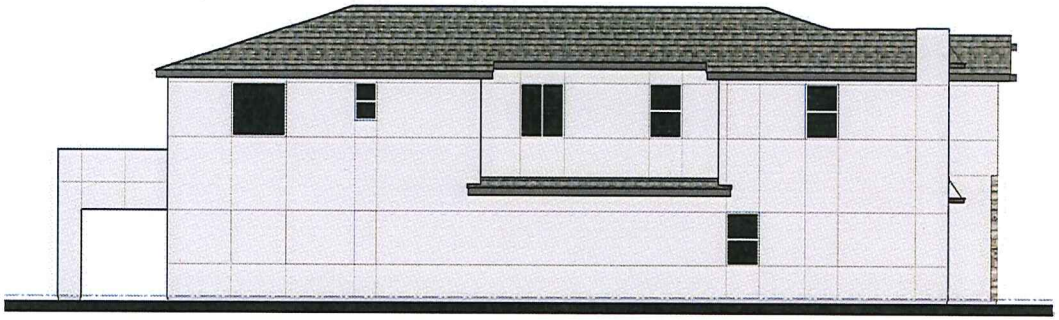

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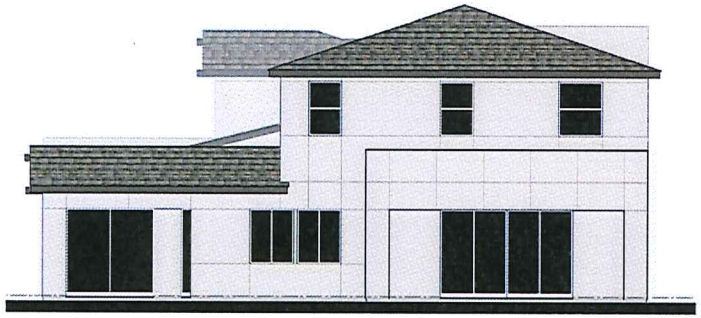

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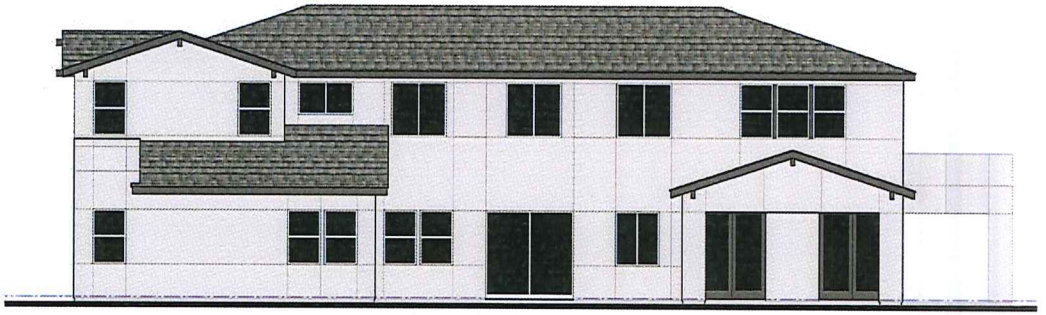

RIGHT

AVIAN MEADOWS

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 390
Scottsdale, AZ 85258

PLAN 5 'B' EXTERIOR ELEVATIONS

CHANDLER, AZ

KTGY # 2013-0402 1/27/2014

A5-12

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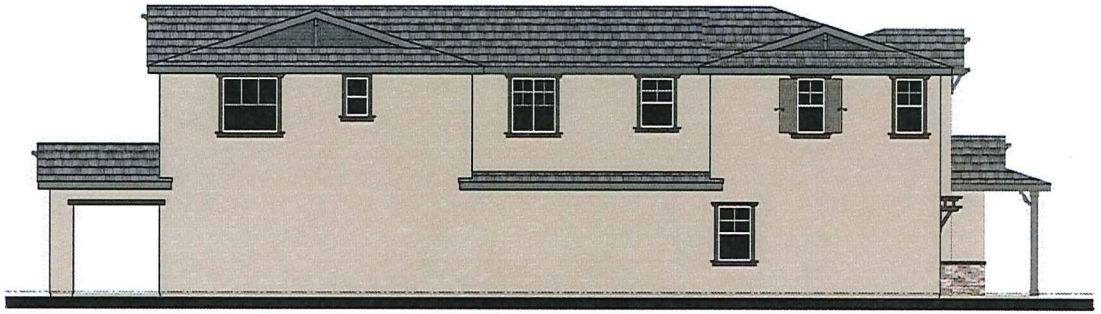

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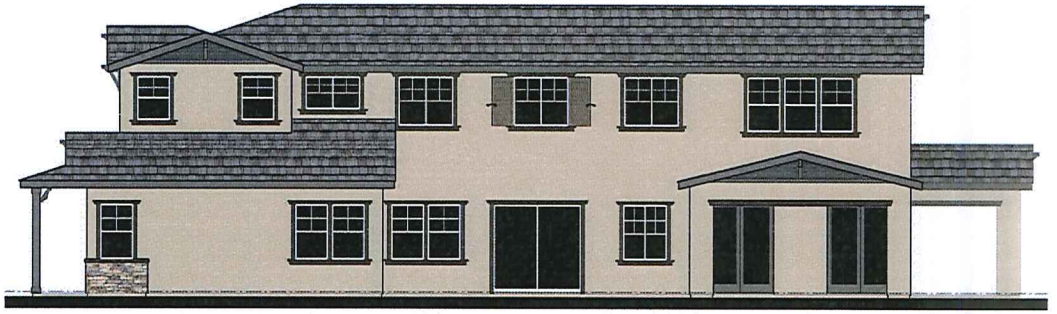
REAR



RIGHT

AVIAN MEADOWS

PLAN 5 'C' EXTERIOR ELEVATIONS

A5-13

Toll Brothers
America's Luxury Home Builder
Arizona Division
8767 E. Via De Ventura Suite 390
Scottsdale, AZ 85258

CHANDLER, AZ

KTGY # 2013-022 1/27/2014

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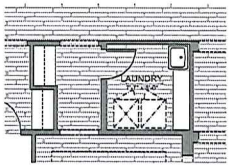
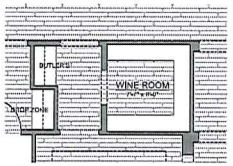
ktgy.com



CUSTOM: LAUNDRY ILO POCKET OFFICE

CUSTOM: WET BAR ILO POCKET OFFICE



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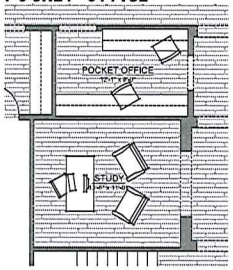
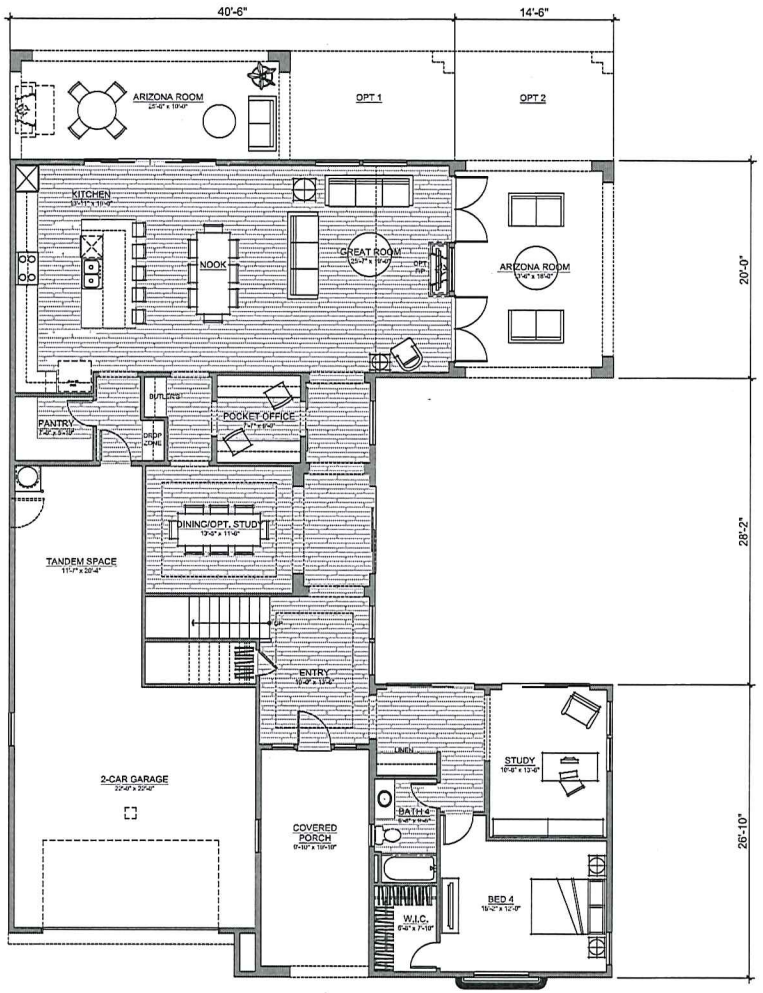
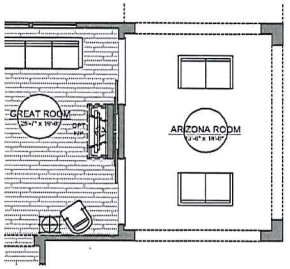
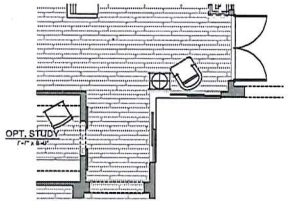


CUSTOM: STUDY ILO DINING

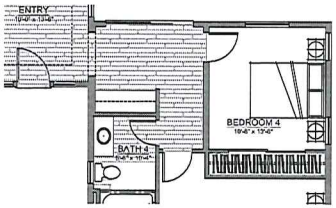




CUSTOM: OPTIONAL POCKET SLIDING DOORS



CUSTOM: OPTIONAL CORNER DOORS



075: BEDROOM 4 ILO STUDY

GROSS SF	
1ST FLOOR	2167 SQ. FT.
2ND FLOOR	2376 SQ. FT.
TOTAL LIVING	4544 SQ. FT.
COV'D PORCH	205 SQ. FT.
ARIZONA RM.	260 SQ. FT.
GARAGE	760 SQ. FT.

0 2 4 8

AVIAN MEADOWS

Toll Brothers
Arizona Division
9747 E. Vista Ventura Suite 360
Scottsdale, AZ 85258

PLAN 5 FIRST FLOOR PLAN

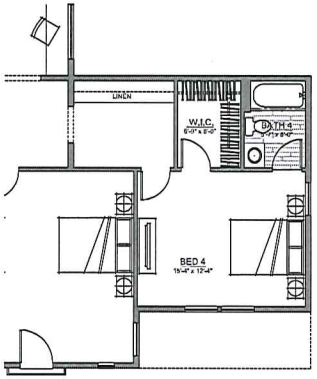
CHANDLER, AZ

EDIT # 2013-4422 1/27/2014

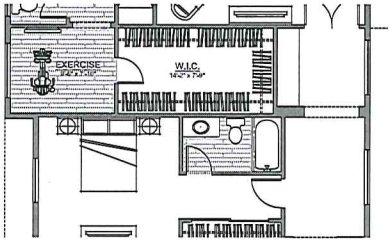
ELEVATION 'A'

A5-01

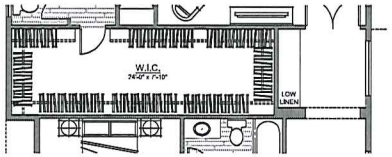
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



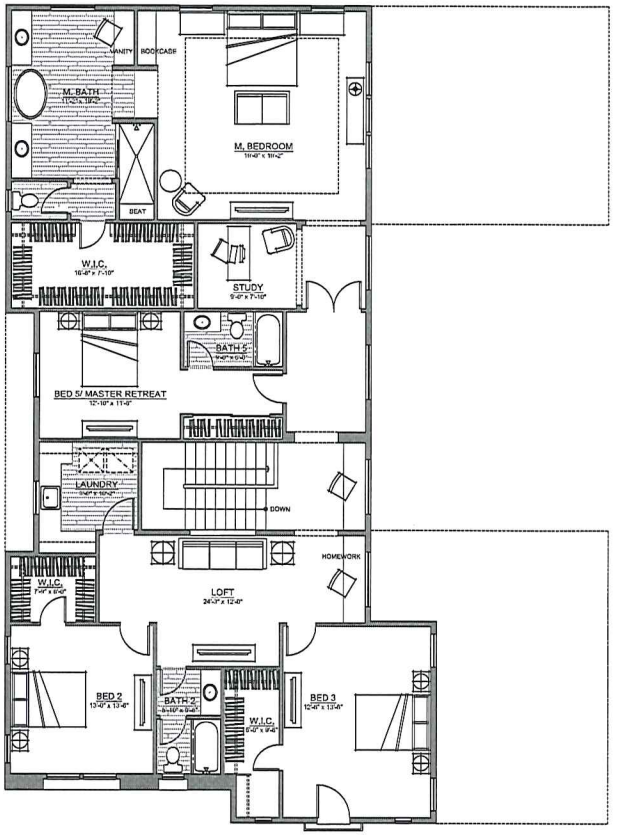
CUSTOM: ADDITIONAL BEDROOM SUITE



CUSTOM: EXERCISE ROOM ILO STUDY



CUSTOM: ENLARGE W.I.C. ILO STUDY



AVIAN MEADOWS

PLAN 5 SECOND FLOOR PLAN

ELEVATION 'A'

A5-02

0 2 4 8

Toll Brothers
America's Luxury Home Builder
Arizona Division
9247 E. Valley Ventura Suite 360
Scottsdale, AZ 85258

CHANDLER, AZ

DATE @ 2013-4622 1/27/2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
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ktgy.com

ORDINANCE NO. 4202

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR09-1002 AVIAN MEADOWS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from AG- to PAD, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

2. Development shall be in substantial conformance with Exhibit 8, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-1002, except as modified by condition herein.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility

poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.

10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

11. Preliminary Development Plan approval as granted herein shall apply to the subdivision layout only. Housing product shall require separate PDP submittal and approval.

12. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Avian Meadows development shall use treated effluent to maintain open space, common areas, and landscape tracts.

13. Rear setbacks for accessory structures shall maintain the same rear setback as determined by the number of stories for the home.

14. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing dairy farm as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

15. All homes built on corner lots within the residential subdivision shall be single-story homes.

16. When two-story homes are built on lots that back-up to Lindsay Road, a 20-foot separation shall be provided between the homes.

17. No more than two, two-story homes shall be built side-by-side for lots that back-up to Lindsay Road.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 10th day of December 2009.

ATTEST:

CITY CLERK MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 14th day of January 2010.

ATTEST:

CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4202 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 14th day of January 2010, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 22 and 29, 2010.

ATTACHMENT 'A'

Legal Description

A portion of the Southeast quarter of Section 19, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the East Quarter Corner of said Section 19;

Thence S 00°52'12" W, a distance of 1323.89 feet, along the East Line of the Southeast Quarter of said Section 19, to the North Line of the Southeast Quarter of the Southeast Quarter of said Section 19;

Thence continuing along said North Line of the Southeast Quarter of the Southeast Quarter of said Section 19, N 89°50'27" W, a distance of 33.00 feet to a point on the West Line of the East 33 feet of the Southeast Quarter of said Section 19;

Thence continuing along the West Line of the East 33 feet of the Southeast Quarter of said Section 19, S 00°52'12" W, a distance of 827.43 feet to a point on the South Line of the North Half of the North Half of the South Half of the Southeast Quarter of said Section 19;

Thence leaving said West Line, N 89°51'13" W, a distance of 1,289.76 feet, along said South line, to a point on the West Line of the East Half of the Southeast Quarter of said Section 19;

Thence leaving said South Line, N 00°38'03" E, a distance of 2,152.02 feet, along said West line, to a point on the North Line of the Southeast Quarter of said Section 19;

Thence leaving said West Line, S 89°49'14" E, a distance of 1,331.61 feet along said North Line to the Point of Beginning.

Containing 2,828,194 square feet or 64.926 acres more or less.