

The Groves at Highland

a planned development



The Groves at Highland

Overview

The landowners of the 78 acres along SR-92 are seeking a rezone of the property to a Planned Development zone. This property is currently zoned R-1-40 and has a small area in the southwest corner that has been improved at the intersection of 6400 West and SR-92.

The new proposed development will be known as The Groves at Highland (The Groves). This planned community will consist of retail, professional office, assisted living facility, senior condominium building, high-end cottages and executive homes. The Groves will offer a residential product for different phases of life in a community that will be walking distance to shop or work.

As Utah's population hit 3 million in 2015 with projections of doubling by 2050, the Envision Utah group updated their latest study in which 53,000 Utahans participated. "Of those respondents, 82% said they want communities that are walkable, have a variety of housing options and access to transit."¹

We feel like The Groves is a great fit for what many families in Highland are seeking. One British definition for "grove" is a residential street with trees. Our plan is for a beautifully landscaped, active community. The Groves at Highland will have a large clubhouse with a pool, tennis court, exercise room and indoor golf simulator. There will be 1.5 miles of fully landscaped trails with several exercise stations along the trail. The transitions from residential to commercial are smooth and inviting for walking traffic.

The architecture for the Groves at Highland will be a traditional look with a little twist of modern. The exterior materials will include brick, rock, stucco, wood, solid sidings (e.g. Hardie board) and steel beam. The colors will be predominately earth tone with a few accent colors on awnings or doors.

The goal is to make the Groves at Highland a showcase piece along the Timpanogos highway.

Note: The requirements of the Development Code, as amended, shall apply except where explicitly stated otherwise herein by this PD request.

¹ KLS article "Community Leaders Share Growth Strategies Along Wasatch Front", July 4, 2016

The Groves at Highland

Overview

The aerial view of The Groves shows the different areas of this planned development, which include the Business Frontage and the Residential Areas.

The main entrance into the development will be at 6200 West along SR-92. The other full access entrances will include three along 6000 West and another at 6400 West and SR-92.

The **Business Frontage Area** along SR-92 consists of retail commercial, professional office, assisted living and a senior condominium. These buildings offer an opportunity for the community to walk to work or shop and the buildings create an attractive visual barrier as well as a helpful sound barrier from the 5-lane state highway that has thousands of cars a day passing in front of it.

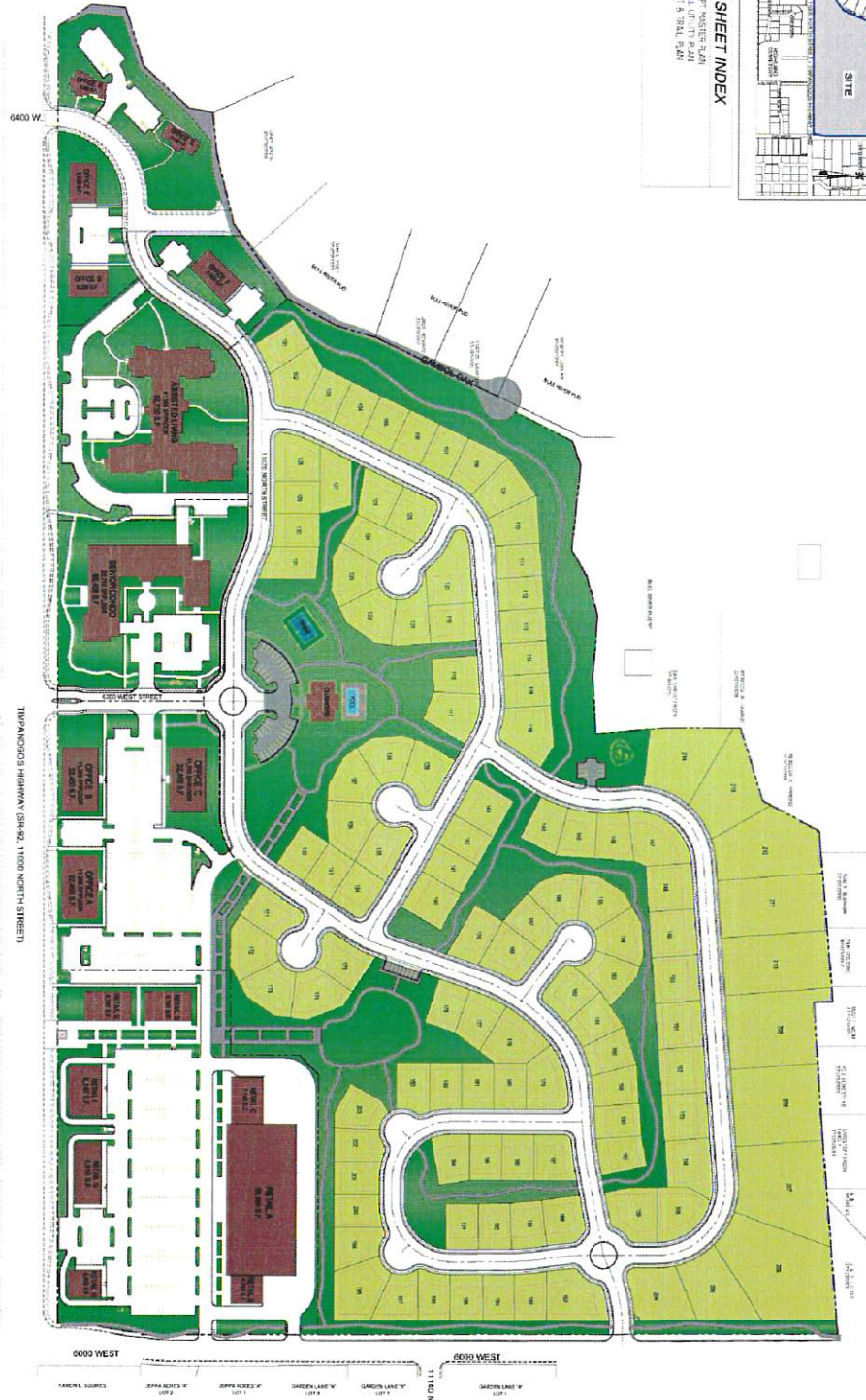
The **Residential Area** will have both cottage and executive homes. The **Cottage homes** are one-story rambler/ranch homes that will range in size from 1,750 to 2,600 square feet on the main level. Including the basement square footage, these homes will be quite spacious for families seeking a care-free lifestyle. This phase will have 103 beautiful cottage homes. The **Executive homes** are on the north end of the development and will be on larger lots that are consistent with the neighbors to the north of the development. There will be 11 luxurious executive homes on this phase.



The Groves at Highland

Site Map

GRADE	HAZUS	LENGTH	DATA	CHORD	BEARING
C1	443.00	64.07	08°24'47"	64.87	S 07°46'38" W
C2	815.86	150.86	12°55'33"	150.36	S 09°54'11" W



SHEET INDEX	
C3	CONCEPT MASTER PLAN
C1	OVERALL LAYOUT PLAN
C2	SITE PLAN



The Groves at Highland

Business Frontage Area

Retail:

The southeast corner of The Groves will be focused on retail ventures. The total size of the retail floor space is 95,700 sq. ft. in one-level buildings. This area will connect to the residential area to encourage walking to the shops and restaurants. The retail area is on 9.5 acres and has 1.6 acres of open space which helps create a pleasant pedestrian refuge. The challenge will be locating a suitable anchor tenant. An anchor could be a specialty grocery (e.g. Sprouts and Whole Foods) or it may be a boutique theatre. The permitted tenants of the retail area will be in keeping with the city's commercial retail zone.



The architecture for the retail area of The Groves will be a traditional look with a little twist of modern. The exterior materials will include brick, rock, stucco, wood, solid sidings (e.g. Hardie board) and steel beam. The look of the retail buildings will be in keeping with the artist rendition above.

The retail area will follow the guidelines of the CR zone for lighting, building heights and parking requirements. The permitted uses/tenants will be in conformance with the CR zone.

Business Frontage Area

Landscaping will be in the areas shown on the proposed site plan. The hardscape will include planters with seating around the planters. A berm will be installed and landscaped along the east side that fronts 6000 West. An 8-foot privacy fence will separate the north part of the retail area from the residential. (See Recreational Section for additional discussion of retail open space.)

The setbacks will be in accordance with the CR zone.

Refuse receptacles will be placed throughout the development to handle the demands of tenants. These receptacles will be constructed and screened in conformance with the CR zone.

The retail buildings along the Timpanogos highway will have drive-through lanes for those tenants needing such access.

There will be signage on the buildings for each tenant and a monument sign for the retail development that will be visible along the Timpanogos Highway. **We are seeking an exception to the monument signage guidelines.** We would like to increase the height limit from 6 feet to 7 feet and increase the overall square footage of each side of the sign from 42 feet to 49 feet. The purpose for this exception is to facilitate the ability to read the sign in this higher speed limit zone. This will be the only retail area in Highland where the speed limit is 50 m.p.h.

Professional Office:

The professional offices will be at the main entrance (6200 West) and there will be smaller office buildings at the west end of the development (6400 West). The buildings will consist of 2-level structures that will have footprints ranging from 3,000 sq. ft. to 14,000 sq. ft. The height of the buildings will not exceed 35 feet.

Though this property is not along Highland Blvd. and is not 23 acres in size, we are using the P.O. zone as our baseline. The tenants will be consistent with those listed as conditional uses in the P.O. zone; however, there will be no storage facilities on the property.

There is approximately 95,000 sq. ft. of office space in the proposed layout to house local and regional businesses. The total acreage for the professional office area is about 10.2 acres.

The Groves at Highland

Business Frontage Area



The professional offices on the west end of the property (6400 West) will be in keeping with the guidelines of the P.O zone regarding the look of the buildings. These buildings will have a more residential look to them. Some may even be single story buildings. The existing home on the property will be converted over to a professional office building.

As an exception to the P.O. zone, the office buildings at the main entrance will be traditional office architecture for two-story buildings. They will not have a residential look, but they will be consistent with the look of the adjoining retail. Building materials will be the same as identified for the commercial retail area.

The lighting, refuse, and setbacks will be consistent with the P.O. zone requirements. There is no open space associated with this area, nevertheless, there will be beautiful landscaping around these buildings and the total landscaped area of 3.7 acres meets the 35% requirement of the P.O. zone.

Parking will be provided at a rate of 4 stalls per 1,000 sq. ft. of office space. The majority of the parking will be screened by the buildings that will be built along the Timpanogos highway.

The Groves at Highland

Business Frontage Area

Senior Community:

This area which is just west of the main entrance will focus on seniors. Of the 7.6 acres of ground that comprise the senior community area, 3.5 acres will be landscaped (46 %).

Senior Condominium Building:

The first building is planned to be a luxurious condominium building. It will be three stories high and have 48 units. The starting unit size will be 1,400 sq. ft. with larger premium units. The total size of the building will be about 85,000 square feet. Each unit will have beautiful views of the area. Several of the units will offer a design/build opportunity to customize the unit to the buyer.

This building will be age restricted as a 55+ residence. This is an owner occupied property – not a rental. The CC&R's/HOA bylaws will limit the number of units that owners can rent to 20%.

These units will have ten-foot ceilings and high-end features and fixtures. There will be secured access to the units. Elevator access is available to all levels of the building and each unit will have a minimum of one underground parking stall with additional stalls available for lease.

The outside look of the building will be traditional with the materials and colors consistent with the buildings in the Business Frontage Area.



Business Frontage Area

Social life will be a key component of this residence. The north wing of the building, which is 5,000 sq. ft., will house the activity area. We are still evaluating the option of providing meals in this area. This wing will be one level; however, the roof will be accessible as an outdoor garden terrace for social events when weather permits. The north wing will have an exercise room for residents and the residents will have full access to the clubhouse and pool across the street.

As mentioned above, there will be underground parking for residents as well as an additional 58 stalls outside. The outdoor parking is partially screened by the building from the passing traffic. The number of parking stalls on the property equates to 2.25 stalls per unit. Since many of the residents will be snowbirds, single individuals or one car couples, we feel that the parking should be more than adequate. If there is a need for additional visitor parking, the clubhouse across the street has 34 stalls that can be used and the assisted living facility next door has excess parking. We can create cross access agreements between the two facilities.

Landscaping will enhance the beauty of this building. Not only will the grounds be well maintained but the garden terrace will bring a fresh look at a higher level. The hardscape area of the entrance will have planters and a small water feature. Most of the larger trees will be on the outer edges of the property to not negatively affect the views from the units.

Refuse receptacles will be handled in accordance with Highland City standards and properly screened in a design consistent with the architecture of the building.

Highland does not have a housing product similar to this. It will be unique to the area. It is a product that many have mentioned they would like to have. To accommodate the luxury that we are planning in the design of these units, **we need to seek an exception on height**. With units that have 10-foot ceilings on the first two levels, 11-foot ceilings on the top units and two feet between floors, we cannot build an attractive building within 35-foot limit.

To allow us to create a nice roofline, we will need 44 feet in height. This is a nine foot exception to the standard residential height limit. This is unique because it is proposed in a P.D. zone. The properties on either side are commercial in nature. The height limit for the commercial retail zone is 45 feet. So by having the commercial retail on the property, this height exception is not out of place with the overall project. Once again, any resident within 600 feet will be buying a brand new home in the Groves of Highland with full knowledge of the entire development. Outside of the P.D. zone, the nearest neighboring property to the condominium building is the City Cemetery.

Assisted Living Building:

The assisted living building is a two-story structure that will accommodate 110 residents for those in need of its care. This facility will handle both assisted living level 2 cares and those in need of memory care services. Our market study shows that there is a current demand for such a facility of this size and it also showed that the market could handle an additional 100 units of independent living (see Alternate Option for Senior Community).

The Groves at Highland

Business Frontage Area

The architectural look and feel of this building will be in the same theme of the Business Frontage area. The same earth tone colors and materials will be used as its neighboring buildings. The footprint will be about 41,000 sq. ft. or a total of 82,000 sq. ft. above ground.



The assisted living project will strive to comply with the Senior Care Assisted Living Overlay Zone (Overlay zone); however, the overlay was designed for building in a residential zone, not a P.D. zone. This property is bordered by roads on its front and back sides. **We will be seeking a few exceptions that will enhance the view for those traveling by the property.**

- The front of the building will face the Timpanogos highway and will have parking on its front side. A landscaped berm will be installed to buffer some of the view of the parking.
- In keeping with the openness throughout the Business Frontage area, we do not want to have any fencing around the property boundaries. The only fencing on the property will be around the outdoor walking area for the memory care residents. This fence will be in the back courtyard area.
- We would like an exception for the hours that parking lot lighting is to be turned off. We would like to keep the parking lot lights on during the entire night for the lot in front of the building. Once again this lot faces the Timpanogos Highway. The impact is minimal on neighbors, but is significant toward the safety and security of our employees. The facility is providing services 24 hours a day. Employees are coming on shifts at midnight and 5 a.m. We do not want them arriving and leaving in dark parking lots.
- We would like an exception to the signage limit in the overlay zone. The Overlay zone states that signs cannot be higher than 4 feet and total square footage of 20 feet. Once again, this will be fronting along a road with a speed limit of 50 m.p.h. and a berm across the front. We are seeking an exception to allow the sign to be one foot taller and one foot wider than the Overlay zone permits.

Business Frontage Area

Parking will conform to the requirements of the Overlay Zone. Our experience has been that .5 parking stalls per unit is extremely high considering less than 10% of our residents have cars and visitors come at varying hours during the day, but we have ample room to put in the parking as defined.

Refuse receptacles will be handled in accordance with Highland City standards and properly screened in a design consistent with the architecture of the building.

Alternate Option for Senior Community:

We have been in discussions with a large provider of assisted living and independent living facilities. Their interest would be to construct a large assisted and independent living facility of 220 units. To accommodate this plan, the proposed senior condominium building would be eliminated. The entire senior community area would be used for the assisted living and independent living buildings. Our intent is to move forward with the plan outlined above; however, this paragraph is solely to make you aware of another possibility.

The Groves at Highland

Residential Area

The Residential Area covers 50.59 acres of The Groves and is key in creating the feel of community. The first transition from the commercial areas will be the Cottage homes which will then transition into the Executive homes. There will be a continuity throughout the transitions as home sizes increase as you head north. Included in this Residential Area will be 13 acres of recreational space.

There are 114 homes planned for this area which equates to a maximum density of 2.25 per acre (114 units / 50.59 acres). The overall density for the Residential area will be 4 units more than what would be allowed in an R-1-20 Zone. (2,203,700 total sq. ft. / 20,000 = 110.) This seems to be an appropriate density to transition from commercial into the neighboring 1-acre zoning. All roadways throughout the Residential area will be constructed in accordance with Highland City guidelines and shall have a 56 foot right-of-way.

Cottage Phase:

The Cottage Phase has 103 homes that will be beautifully designed to accommodate any family desiring a care-free lifestyle. These homes will all be rambler style homes and constructed to minimize steps to access the home. Though a ramble style, some homes may access bonus space above the garage.

The homes in this phase will range in size from 1,750 to 2,800 square feet on the main floor. All homes will have basements. The northern portion of the Cottage Phase will only have larger plans (2,000 to 2,800 sq. ft.), since these homes will be across the street from the Executive Phase.

More than 80% of the Cottages will back up to the linear park for easy access and an open feel. The hope is for residents to maintain an active lifestyle and make use of the many amenities in The Groves and the surrounding area. As members of the HOA, the Cottages residents will have full access to the clubhouse and surrounding amenities. The Cottage Phase encompasses over a 40-acre area.

The bulk of the lots will be 7,100 sq. ft. with dimensions of 71 ft. by 100 ft. The lots across from the Executive Phase will be 10,000 sq. ft. with dimensions of 100 ft. by 100 ft. to accommodate larger homes. To maximize the home sizes on the lots in the Cottage Phase, we are proposing setbacks as follows:

Setbacks	Minimum Feet
Front Setback	25 ft.
Rear Setback	15 ft.
Side Setback	8 ft.
Corner Setback	20 ft.

Residential Area

Homeowners will own their lots, but the linear park behind their homes will be owned by the HOA and the lots and the linear park will be the responsibility of the HOA to maintain.

Each home on the 7,100 sq. ft. lots will have a minimum of a 2-car garage. Homes on the 10,000 sq. ft. lots will have a minimum of a 3-car garage.

The permitted uses for the Cottage Phase will be those listed in the R-1-20 Zone **with the following exceptions:**

- Only household pets. No outside animals.
- No outlying buildings or accessories such as pools and storage sheds.
- No fencing around the lot other than fencing installed by the developer as part of the development.

Home construction will be in conformance with building standards established by Highland for residential homes. The exterior walls to the homes will be brick, rock and stucco with accents of solid sidings (e.g. Hardie board, engineered wood or wood). See sample of homes planned.

Executive Phase:

Transitioning from the commercial area to Cottages and now from the Cottages to the Executive homes, we are in the area with the most flexibility of homes. This area will be custom homes for those who want to be part of The Groves lifestyle. There will be 11 lots on the north boundary that range in size from 1 acre to .5 acre.

The Executive homes will not be restricted to only one-level as the homes are in the Cottages. The CC&R's for these homes will require a minimum main level of 2,300 square feet for Ramblers (excluding bonus space above the garage) and 3,800 square feet above ground for two-story homes. All homes will be required to have a minimum of a 3-car garage.

The Executive homes will comply with the requirements of the R-1-20 Zone. Because these homes are part of The Groves, only household pets will be permitted by the CC&R's. **No** large animals such as horses or other farm animals such as chickens will be permitted.

All house plans and elevations must be approved by The Groves Architectural Committee.

As members of the HOA, the residents of the Executive Phase will also have full access to the HOA facilities.

The Groves Architectural Committee:

All house plans and elevations for the Residential Area must be approved by The Groves of Highland Architectural Committee prior to receiving permits from Highland City.

The Groves at Highland

Residential Area



Cottage Home
1,888 Sq. Ft. Main Floor



Cottage Home
2,360 Sq. Ft. Main Floor

The Groves at Highland

Residential Area



Cottage Home
2,005 Sq. Ft. Main Floor
940 Sq. Ft. Bonus



Cottage Home
2,056 Sq. Ft Main Floor
940 Sq. Ft. Bonus

The Groves at Highland

Recreational Area

One of the goals of The Groves is to create greenspace that is inviting and encourages people to enjoy the space. Of the 78 acres that make up The Groves, 22 acres are landscaped greenspace for all to enjoy.

Residential Area:

The backbone of The Groves will be an extensive linear park that is over 13 acres in size and will wind throughout the Cottages. This linear park will have a trail that is 1.5 miles long and will be an active gathering point for friends and neighbors. The trail will be 8-feet wide and constructed with asphalt and capped with a slurry seal. There will be permanent outdoor exercise stations to diversify the routine for those who utilize the trails for a workout. For others seeking a more contemplative experience, there will be several benches along the way to sit and enjoy the space.

Also, as part of the linear park area will be the hidden forest. This area will serve as a connection point into the retail recreational area.



Linear Park

The Groves at Highland

Recreational Area

From the main entrance into The Groves at 6200 West, you will look directly at the clubhouse. The clubhouse, which will be 6,000 sq. ft., offers diverse recreational opportunities which include:

- Swimming pool
- Tennis court with basketball goals
- Indoor golf simulator
- Exercise equipment room

The clubhouse will provide non recreational benefits as well. There will be a kitchen, individual rooms and a gathering/dining room. These rooms will be used by residents for business meetings, family gatherings and church groups.

As a divider between the Cottages and Executive homes is a small pocket park. The park will have playground equipment and a small parking lot for six cars.

There will be only two walls required in the Residential Area. One wall will be built to separate the commercial retail section from the Cottages. The other wall will be installed on the east boundary of the Residential Area along 6000 West. The area along 6000 West will be landscaped with a park walkway feel.



Wall along 6000 West

The Groves at Highland

Recreational Area

Retail:

The retail area will have pleasant walking paths with places to sit on benches and planters. There will be nicely landscaped berms on the east side to minimize the visual impact on neighbors.

From the retail walking area, you can easily go walk to the hidden forest to contemplate the purchases you just made. The hidden forest will be an area of densely planted trees with several benches for seating.



The PC Zone requires commercial recreation areas of 10%. The retail area has 16.8% and the professional office area is over 35%. The Groves easily exceeds the City standards.

	Total Acres	Recreational Area	% of Recreational
Residential Area	50.59	13.2	26.1%
Frontage Area	27.32	8.75	32.0%
Total for the Groves	77.91	21.95	28.2%

The Groves at Highland

Density Calculation for Residential Homes

Residential Areas	Number of Units	Acres	Units per Acre
Executive Homes	11	8.5	1.3
Cottage Homes	103	42.1	2.5
Subtotal of Residential Area	114	50.6	2.25
Sr. Condominium	48	3.52	13.6
Total for The Groves	162	54.12	2.99

As mentioned previously, the overall density of the Residential Area is 4 homes more than the number allowed in an R-1-20 zone. The amenities offered in The Groves far exceed what are available to a standard R-1-20 development.

The overall density for The Groves is increased because of the Senior Condominium building, but it is a unique product. The residents of this building do not have the same impact on the City that a “standard family” does. These units will pay impact fees to the City, but the residents will have little impact toward those items. They will be limited users of the City parks because they have access to the park space of The Groves. They have reduced impact on roads and rarely travel during peak hours. They will pay significant money in property taxes toward the Alpine School District, but they will not have any children in school. This group of residents brings talents and resources into our community with little draw upon the City’s resources.

Home and Business Associations

Home Owners Association

The residential phases will all be part of The Groves at Highland Home Owners Association (HOA). The HOA will oversee and control the common areas and amenities of the development. These responsibilities will include overseeing such areas as:

- Central clubhouse - 6,000 sq. ft.
- Swimming pool
- Tennis Court
- Playground equipment
- Outdoor exercise stations
- Linear parks and trails – **13 acres of space**
- Maintain landscaping and yard care for the Cottage phases with options for the Executive Phase
- Snow removal for Cottage and Executive phases

Business Frontage Tenant Associations

- The commercial retail area will have joint agreements for maintenance of parking, landscaping and snow removal.
- The professional office area will likewise have joint agreements for parking, landscaping and snow removal.
- Senior Living Area: The senior condominium phase will have its own condominium association that will take care of maintenance for parking, landscaping and snow removal. Their association will participate in The Groves clubhouse and amenities.
- The assisted living phase will have one owner who will handle its own maintenance of parking, landscaping and snow removal.

Phasing Plan

The Groves will be developed in six phases.

- Phase 1: This phase is the west section of the Business Frontage Area and will loop the main entrance at 6200 West to 6400 West. Businesses included in this phase will be professional offices, assisted living and the senior condominiums. There are already buyers ready to start construction on professional office buildings and the assisted living.
- Phase 2: The start of developing 48 lots for cottage homes begins in this phase. It also loops the road from Phase 1 and will include the clubhouse and its amenities.
- Phase 3: Continuation of the cottage homes and it will connect to 6000 West.
- Phase 4: Development of the commercial retail area and remaining professional office space. This phase will be flexible based on the market. We anticipate an increased demand once the professional offices are in place and a large number of homes have been constructed. It will demonstrate the viability of the project and increase the demand for the retail component.
- Phase 5: Cottage homes that adjoin the commercial retail area.
- Phase 6: This final phase completes the cottage homes and opens up the section with executive homes.

Phasing Plan



Roads and Traffic

The roads in The Groves are designed to comply with Highland City standards for a 56-foot right-of-way road. The development has multiple access points to improve traffic flow. The Groves benefits by having a traffic light at its southeast and southwest corners and all areas of the development have full access to both lighted intersections.

Hales Engineering performed a traffic study in August 2016. At the time of their study, a left turn signal had not been installed at SR-92 and 6000 West.

The study did mention a point of concern with the main entrance at 6200 West. The intersection can be improved by having dedicated lanes for left and right-hand turns. We agree to widen the entrance to enable dedicated lanes for those turning lanes.

The biggest concern for rush hour traffic is the intersection at Timpanogos highway and 6000 West. Their models show future problems in 2040. These problems will exist with or without The Groves. We are willing to work with the City to expand the lanes on 6000 West as part of this development and improve the rush hour traffic for all Highland residents.

The complete copy of the traffic impact study has been supplied to City staff.

The Groves at Highland

Roads and Trails Plan



Utility Plan



Legal Description

Beginning at a point located North 89°59'04" West along Section line 36.61 feet from the North quarter corner of Section 35, Township 4 South, Range 1 East, Salt Lake Base and Meridian;
thence South 00°09'49" East 1034.96 feet;
thence West 3.88 feet to the west right-of-way line of 6000 West Street;
thence along said right-of-way line the following three courses:
1) along a 443.00 foot radius non-tangent curve to the right 64.97 feet through a central angle of 08°24'10" (chord bears South 07°44'36" West for 64.91 feet) to a point of reverse curvature, 2) along a 519.59 foot radius curve to the left 109.58 feet through a central angle of 12°05'01" (chord bears South 05°54'10" West for 109.38 feet), and 3) South 00°08'20" East 12.88 feet to the north right-of-way line of 11000 North Street;
thence South 89°51'40" West along said right-of-way line 2824.45 feet to the easterly boundary of Bull River PUD;
thence along said easterly boundary the following nine (9) courses:
1) North 33°09'47" West 88.70 feet, 2) North 05°11'27" East 74.84 feet,
3) North 72°10'47" East 133.71 feet, 4) North 42°10'22" East 135.02 feet,
5) North 12°06'09" East 53.68 feet, 6) North 84°05'27" East 156.30 feet,
7) North 54°06'09" East 199.49 feet, 8) North 28°14'27" East 122.37 feet and 9) North 16°02'33" East 90.25 feet to the easterly boundary of Bull River PUD Plat "E";
thence North 25°24'33" East along said easterly boundary 297.87 feet to the southerly boundary of Bull River PUD Plat "F";
thence along said southerly boundary the following ten courses:
1) South 65°51'26" East 13.29 feet, 2) North 26°31'54" East 191.02 feet,
3) North 69°58'44" East 55.28 feet, 4) South 83°58'35" East 185.83 feet,
5) North 58°36'54" East 66.40 feet, 6) North 74°17'13" East 88.07 feet,
7) South 85°51'32" East 132.99 feet, 8) North 87°13'25" East 126.55 feet,
9) North 04°39'00" West 162.96 feet and 10) North 00°03'00" East 111.00 feet;
thence along a fence line the following four courses and distances:
1) North 00°03'09" East 45.84 feet, 2) North 72°27'07" East 165.78 feet,
3) North 27°53'54" East 142.40 feet and 4) North 85°19'32" East 47.20 feet to the southwest corner of Dry Creek Subdivision Phase 1;
thence along said subdivision the following four (4) courses:
1) North 85°20'44" East 325.21 feet, 2) South 01°49'36" East 40.25 feet,
3) North 86°04'32" East 277.12 feet and 4) North 85°30'58" East 447.79 feet;
thence South 00°11'55" East 500.12 feet to section line;
thence South 89°59'04" East along section line 0.73 feet to the point of beginning.

Area = 77.910 Acres