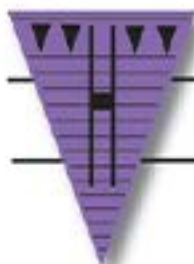
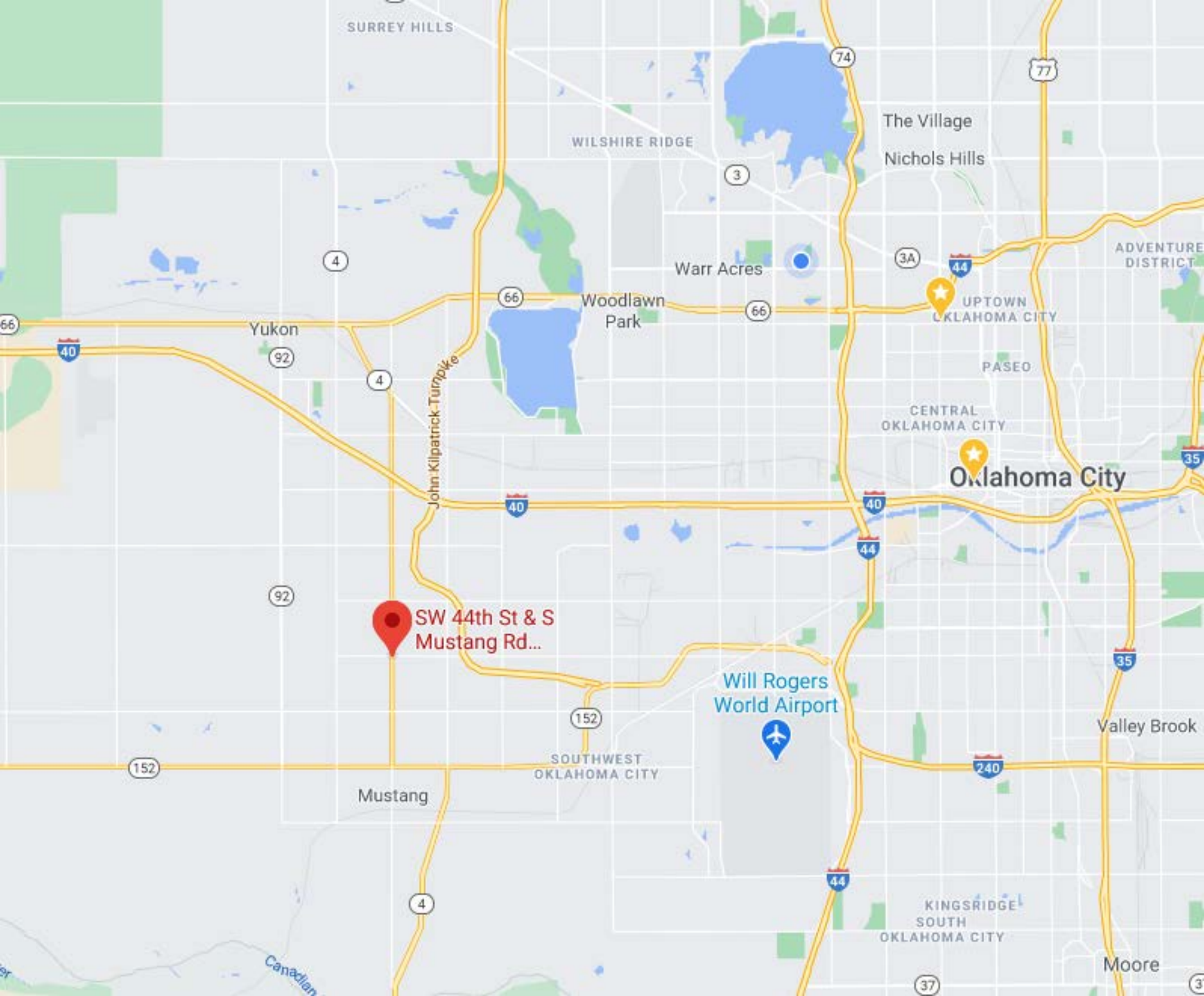


Canterbury Plaza Development

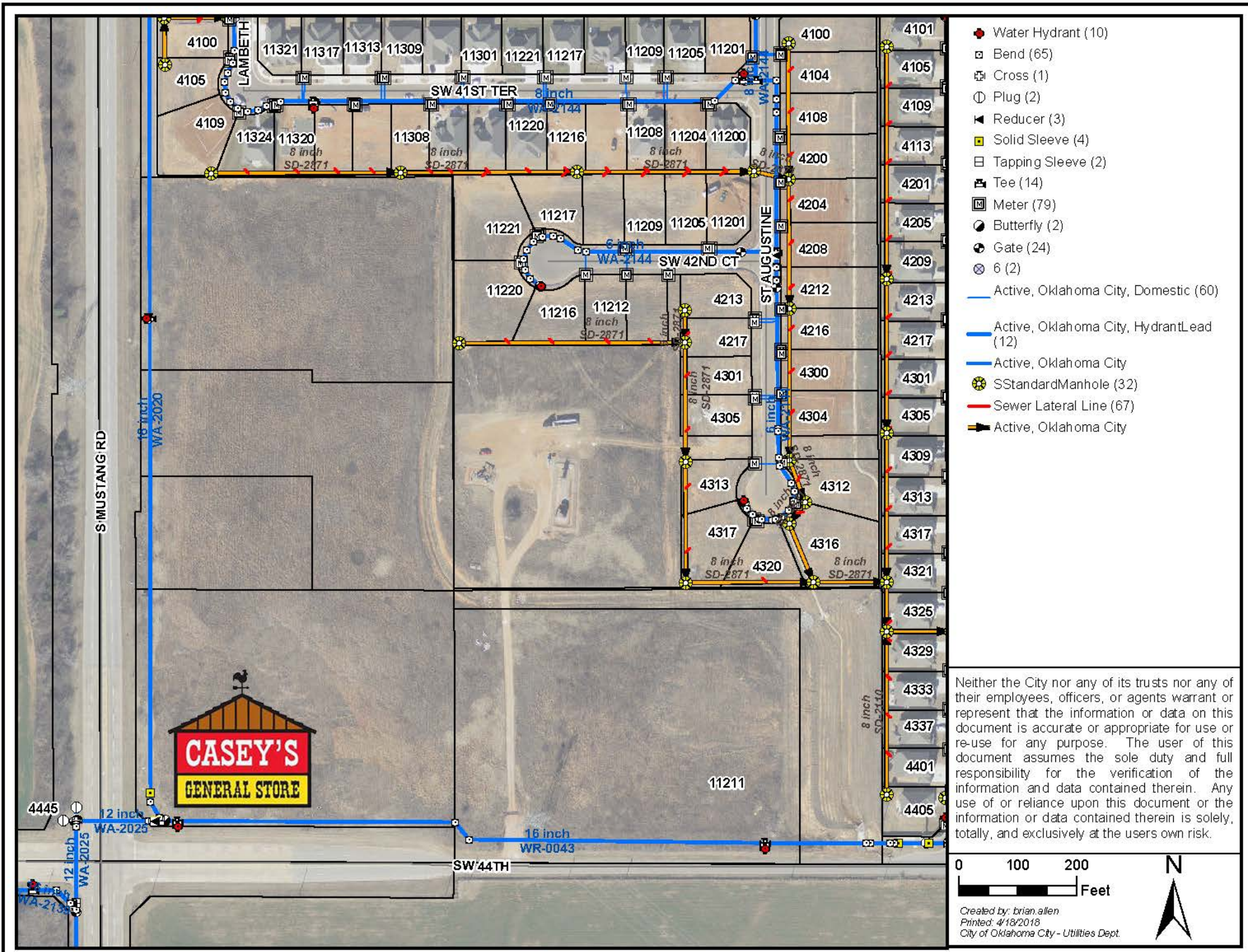


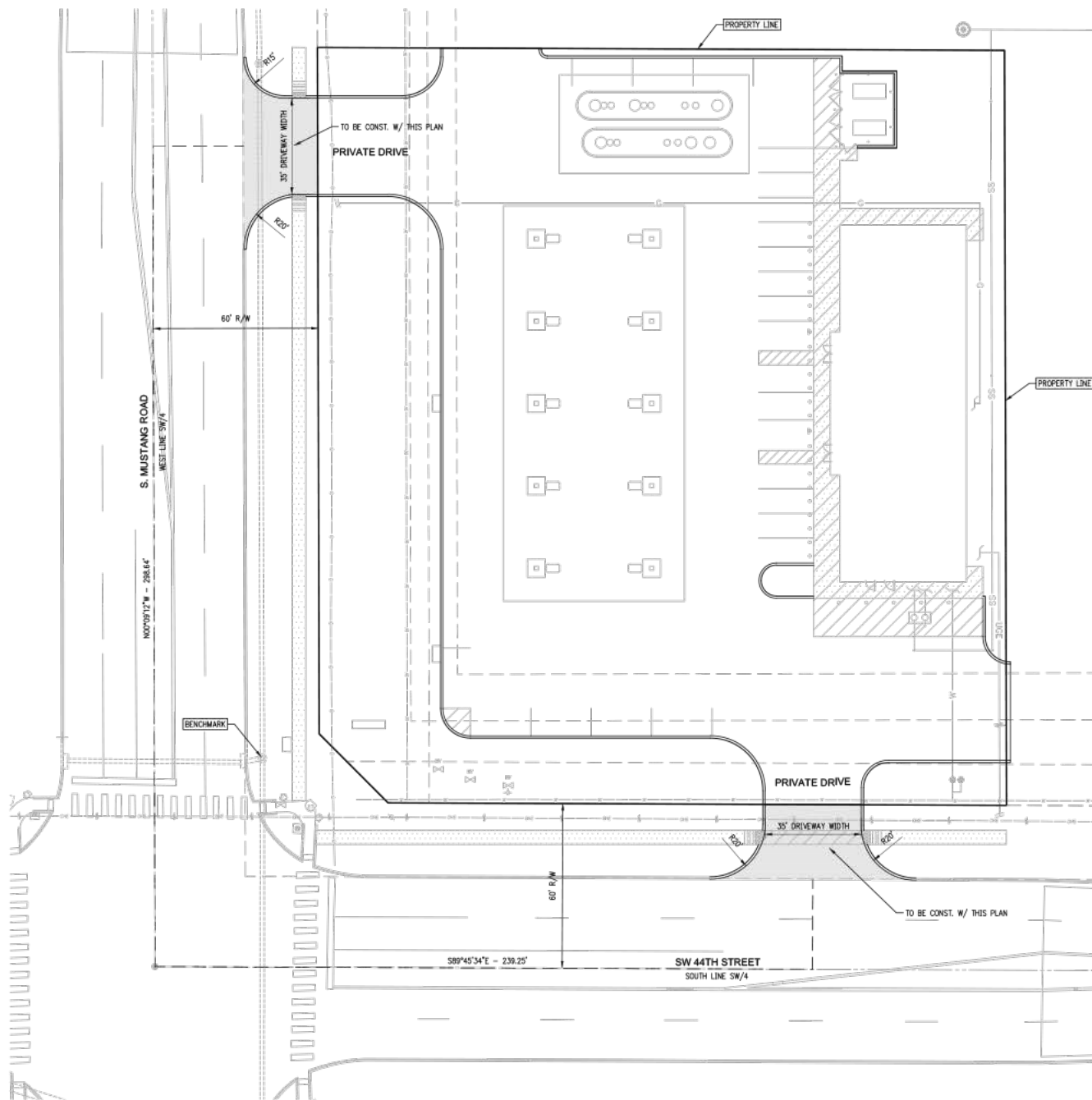
Hayes Brokerage

4141 N. Western Ave., Oklahoma City, OK, 73118
PH# (405) 843-5263 — (405) THE-LAND



SW 44th St & S Mustang Rd...





Canterbury Plaza Development Plan

MUSTANG RD.

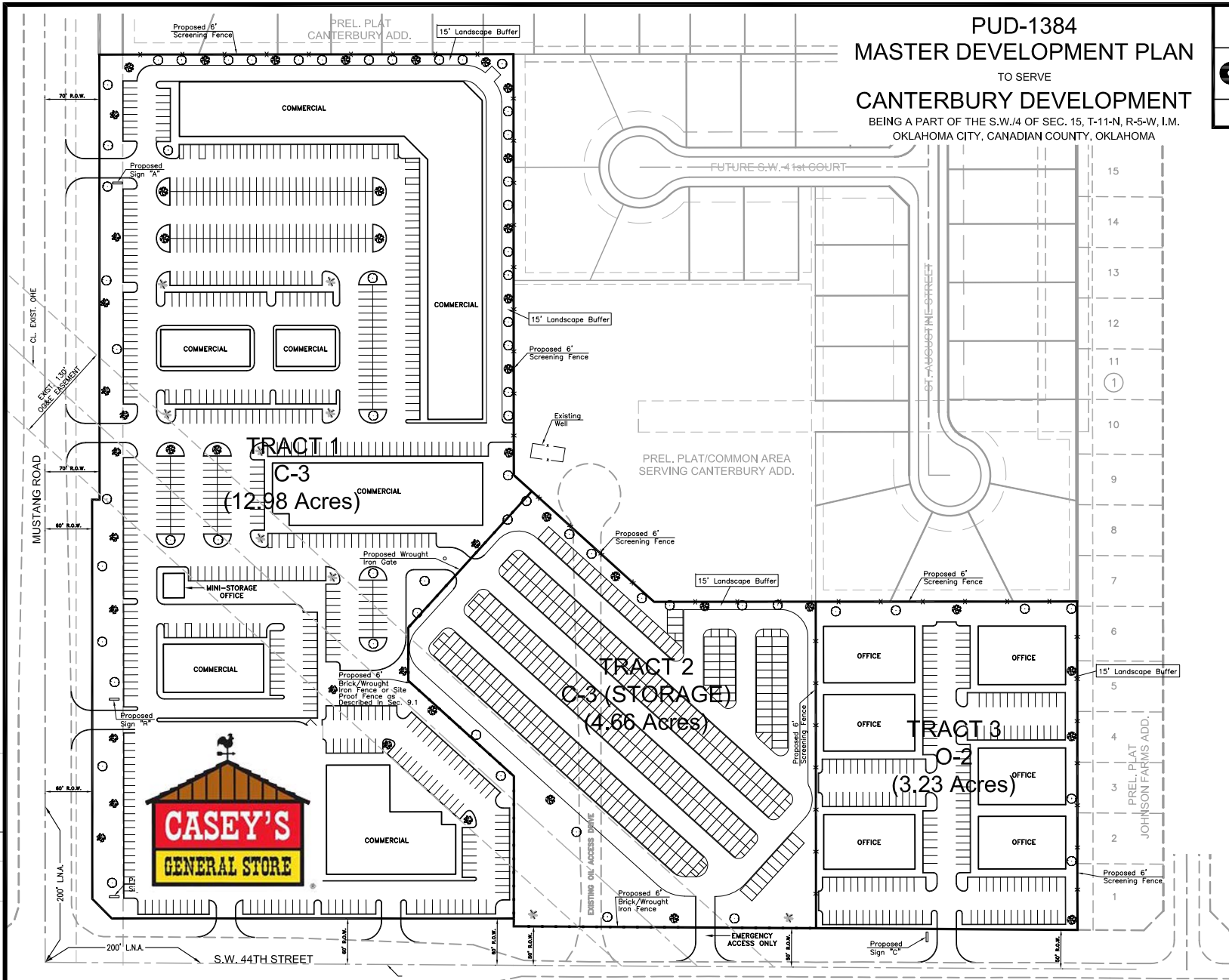


SW 44TH

JOB NO. 086101-00


SURVEY BY	DATE	REV. BY	AS BUILT BY	DATE
DRAWN BY		DESIGNED BY		
PLOTTED BY		CHECKED BY		
COMPUTED BY		FIELD BOOK NO.		

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PUD-1384
MASTER DEVELOPMENT PLAN
TO SERVE
CANTERBURY DEVELOPMENT
BEING A PART OF THE S.W. 1/4 OF SEC. 15, T-11-N, R-5-W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

EXHIBIT "C"
PUD-1384
MASTER DEVELOPMENT PLAN TO SERVE
CANTERBURY DEVELOPMENT



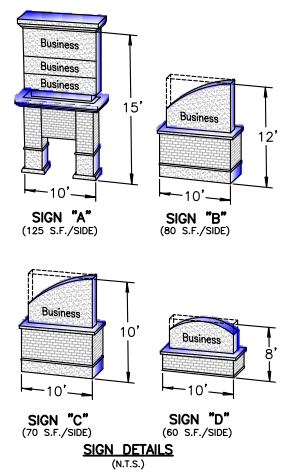
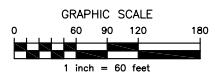
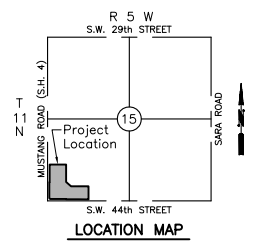
Crafton Tull Sparks
214 E. Main, Oklahoma City, OK 73104
405.787.6270 FAX: 405.787.6276, www.craftontsparks.com
C.A. 979.762.5515 (EMERGENCY ONLY)



KENDALL W. DILLON
21515
OKLAHOMA ENGINEER

SCALE: 1" = 60'

DATE: 2/16/2008 ENGINEER: [Signature]



MUSTANG RD.



**PUD-1384
TOPOGRAPHIC MAP**

TO SERVE
CANTERBURY DEVELOPMENT
BEING A PART OF THE S.W./4 OF SEC. 15, T-11-N, R-6-W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

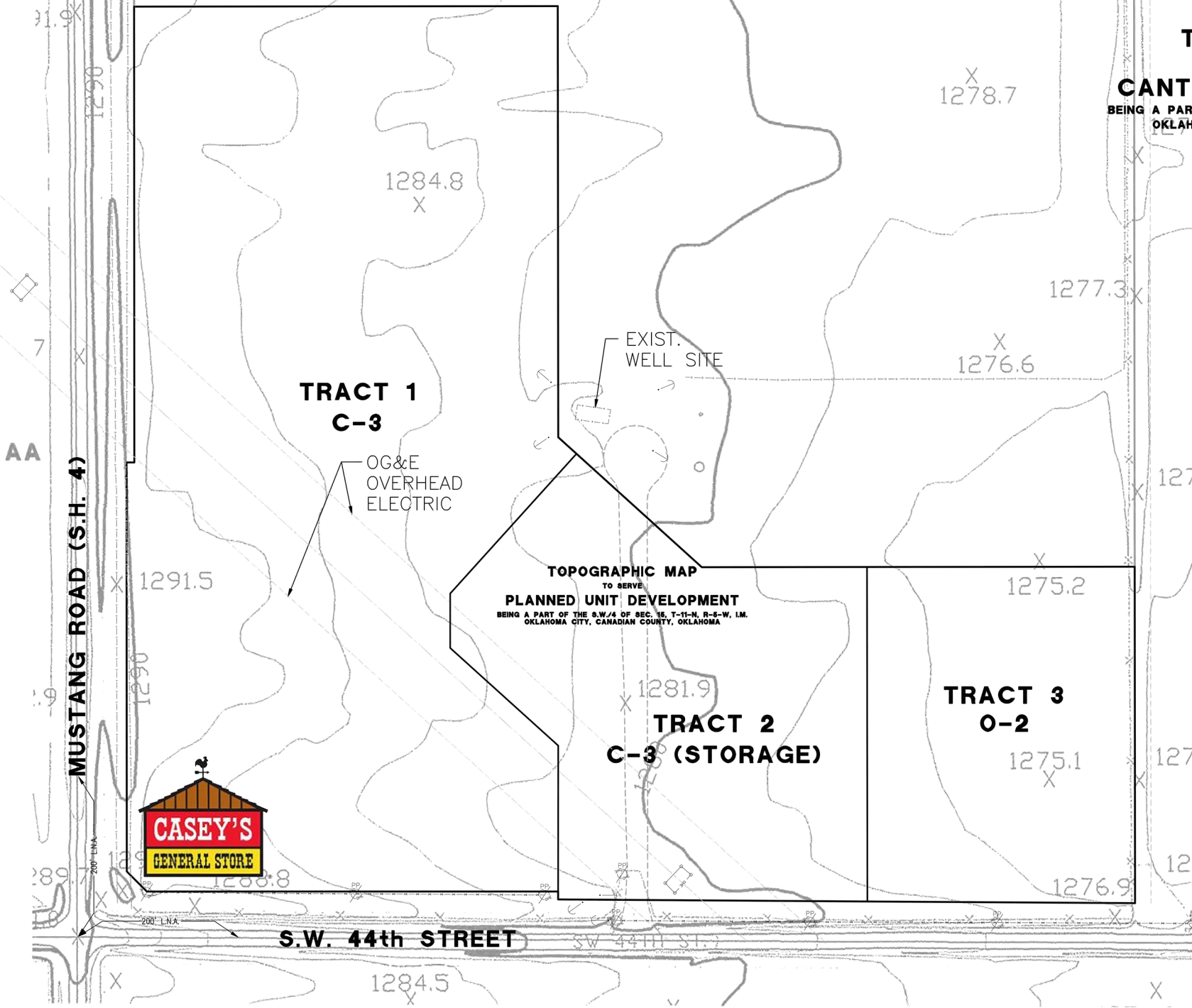
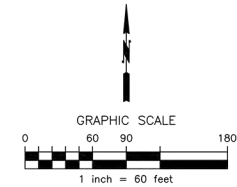
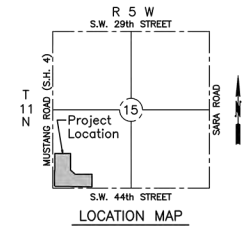


EXHIBIT "B"

PUD-1384
TOPOGRAPHIC MAP TO SERVE
CANTERBURY DEVELOPMENT



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CA 173 (P/E/S) EXPIRES 6/30/2010

Architecture | Engineering

SCALE
1" = 60'

COMMERCIAL

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

APPROVED

6-16-09

PUD - 1384

BY THE CITY COUNCIL
Sharon K. Hensley CITY CLERK

DESIGN STATEMENT

FOR

CANTERBURY PLAZA
PLANNED UNIT DEVELOPMENT

April 29, 2009

PREPARED BY:



Crafton Tull Sparks

214 East Main Street
Oklahoma City, Oklahoma 73104
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Kendall.Dillon@CraftonTullSparks.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Canterbury Plaza, consisting of approximately 21.70 acres is located within the SW/4 of Section 15, Township 11-N, Range 5-W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located north of S.W. 44th Street and east of Mustang Road. The site is presently zoned AA Agricultural District.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising the proposed PUD of Canterbury Plaza is described in Exhibit 'A' attached and is made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property described in Section 2.0 is Canterbury Developers, L.L.C., 109-A E. Main, Moore, OK 73160.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently used for Agricultural District (AA). Surrounding properties are zoned and used for:

North: R-1 District and is Vacant/Preliminary Plat of Canterbury.

East: R-1 District and is Vacant/Preliminary Plat of Johnson Farms.

South: AA District and is Vacant.

West: AA District and is Vacant.

The above surrounding properties include zero (0) PUD Districts. The relationship between the proposed use of this parcel and the above adjoining land uses complies with the OKC Plan. The OKC Plan designates this area for urban growth. High quality commercial, institutional and residential uses at various densities are encouraged.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property is shown on the Topographic Map (Exhibit 'B'). The land is at an elevation of 1291 feet near the west side of the site and drains easterly to an elevation of 1274 near the east side of the site. The subject property has typically Norge Silt Loam and Binger Fire Sandy Loam soil characteristics and there is no tree cover on the property. This property drains to the Mustang Creek drainage basin. No portion of the property is in the 50 or 100 year flood plain. There are no common open spaces or natural resource areas in this PUD.

SECTION 6.0 CONCEPT

The concept for this PUD is to develop the site into three tracts. Tract 1 will be developed as commercial with a base zoning of C-3. Tract 2 will also be developed with a base zoning of C-3, but will be restricted to mini-storage use only. Tract 3 will be developed under the O-2 base zoning. Individual lots within tracts 1 and 2 will have arterial access through private parking lots and drives located in common areas, and will be facilitated through a reciprocal shared access

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agreement. A conceptual plan (Exhibit 'C') and a Conceptual Rendering (Exhibit 'E') of the development are attached.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the west is Mustang Road which has a right-of-way width that varies from 60 feet to 70 feet and is paved to ODOT 4-lane curb and gutter standard. The nearest street to the south is S.W. 44th Street which has a right-of-way width that varies from 50 feet to 60 feet and is paved to City of Oklahoma City Rural Standards, with a portion paved to City of Oklahoma City Arterial Widened Standard.

Private Drives will be constructed to access the site along both adjacent streets as shown on the Conceptual Plan.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property are available. Eight inch sanitary sewer mains, with adequate capacity to serve this site, are located in the Canterbury and Johnson Farms Additions, adjacent to the site. There is also an existing 21" sanitary sewer line located approximately one half mile south of S.W 44th Street on Mustang Road.

7.3 WATER

Water facilities for this property are available. A 16" Water Main is located along S.W. 44th Street. This line will be extended along the development frontage to provide water service.

7.4 FIRE PROTECTION

The nearest fire station to this property is Oklahoma City Station #33 located at 11630 S.W. 15th Street, which is approximately two miles from the site.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Adequate Electric, Gas and Telephone Services are available to provide service to the site. Proper coordination with the various utility companies will be made in conjunction with this development.

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7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development.

7.7 DRAINAGE

The property within this Planned Unit Development is NOT within the FEMA 100 year flood plain.

7.8 OKC PLAN 2000-2020

The Land Use Plan projects this parcel to be in the Urban Growth Area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Growth Area standards.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2007, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 10.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1 USE AND DEVELOPMENT REGULATIONS

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The use and development regulations of the C-3 Community Commercial District shall govern Tracts 1 and 2 of this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

The use and development regulations of the O-2 General Office District shall govern Tract 3 of this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Modifications to the base zoning districts for each tract are as follows:

Tract 1 – C-3: The following uses shall be the only uses permitted in Tract 1:

- Administrative and Professional Office (8300.1)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Business Support Services (8300.24)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Sit-Down, Alcohol Not Permitted (8300.37)
- Eating Establishments: Fast Food with Drive –Through Order Windows (8300.36)
- Food and Beverage Retail Sales (8300.41)
- Alcoholic Beverage Retail Sales (8300.5)
- Laundry Services (8300.48)
- Medical Services: General (8300.52)
- Retail Sales and Services: General (8300.61)

Tract 2 – C-3 (Mini Storage): The following uses shall be the only uses permitted in Tract 2:

- Personal Storage (8300.60)

Tract 3 – O-2: All base zoning district uses shall be permitted.

SECTION 9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures in Tracts 1 and 3, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry. No more than 30% EIFS or Dryvit stucco, wood or hardi-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

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Buildings shall be oriented such that the backs of buildings in Tract 1 are not facing towards SW 44th Street or Mustang Road.

Structures in Tract 2 shall be single story and have hip or gable roofs, be earth tone in color, including but not limited to green, brown, beige, tan and gray, and the trim shall be consistent with the masonry element. Roof pitch shall be a minimum of 3:12 and shall not exceed 6:12 pitch in Tract 2. Roof profiles shall be designed to house mechanical systems where they are not separately located and screened. Venting for climate control systems shall be designed in the form of dormers.

The maximum building height for personal storage buildings in Tract 2 shall not exceed 20 feet.

Structural surfaces in Tract 2 shall be clad in materials such as brick or stone; however, metal buildings shall be permitted for a self-storage use only if the exterior of the structure is finished.

Painted or stucco concrete block buildings in Tract 2 shall be permitted for personal storage uses. Exposed concrete block buildings shall not be permitted.

If outdoor storage is utilized as part of the personal storage facility in Tract 2, the total outdoor storage area shall be no more than 20% of the total site. Additionally, it shall be placed such that it is screened from view from SW 44th Street and any adjacent residentially developed property or common area.

A site proof fence as described in Section 9.4 shall be required south of the Personal Storage buildings in Tract 2 or the Personal Storage facility shall be designed so that the rear of all buildings shall face SW 44th Street.

9.2 LANDSCAPING REGULATIONS

A 15 foot landscape buffer shall be placed along the property lines of Tracts 1,2 and 3 where they abut Canterbury Addition and/or Johnson Farms, provided a sight-proof fence or wall as described in Section 9.4 is installed with either a minimum of 9 landscaping points installed for every 25 linear feet of abutment to a residential district or use or 3" trees spaced a maximum of 25 feet on center.

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 LIGHTING REGULATIONS

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. A Lighting Plan in accordance with Section 59-14200.4E(2) shall be submitted as a part of the subsequent Specific Plan.

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9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot high wall shall be required along the boundary of this parcel where it is adjacent to Canterbury Addition and/or Johnson Farms. Said wall shall be constructed entirely of stucco, brick or stone on a continuous footing, or may be constructed of wood with brick columns and footings spaced 20 feet on center, and shall be solid and opaque.

9.5 PLATTING REGULATIONS

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2007 since drainage facilities may be off-site as there are no drainage related common areas provided in this PUD.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences, and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use. Dumpster locations shall be consolidated into as few locations as practical and the number and locations shall be reviewed with each Specific Plan.

9.8 ACCESS REGULATIONS

There shall be 4 access points from SW 44th Street and 3 access points from Mustang Road, subject to approval of the access points in a Traffic Impact Study. In addition to the 4 access points along SW 44th Street, a gated emergency only access will be permitted into Tract 2 from SW 44th Street.

Two of the accesses from S.W.44th Street and two of the accesses from Mustang Road into this PUD shall be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Lots within Tract 1 and Tract 3 of this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives.

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There shall be a “Limits of No Access” within 200 feet of the section corner on Mustang Road and within 200 feet of the section corner on SW 44th Street in this PUD.

Driveways within and adjacent to this PUD shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline, and shall meet all City design standards.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2007, as amended.

9.10 SIGNAGE REGULATIONS

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 10 feet high and 125 square feet in area, with the exception of Tract 1, which may also have a 15-foot and a 12-foot in height sign and a Tract 2 sign which is limited to a height of eight feet. All signs shall have no less than 25 square feet of landscaping at the base.

A sign that contains the name of any business located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD.

Canopy signs shall be permitted for each business use in the PUD, and shall be mounted on the building facade with uniform height and style letters not to exceed 24 inches high and backlit.

9.11 ROOFING REGULATIONS

All roofs in Tract 1 shall be laminated shingles on a parapet wall. All roofs in Tracts 2 and 3 shall have composite shingles. There shall be no exposed metal roofs.

Every structure in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed on SW 44th Street and Mustang Road with each development parcel or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

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9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

Convenience Sales and Personal Services (8300.32).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or office part of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/office part of the PUD and parking and landscaping proposed for the building for which a building permit is requested.

9.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.17 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks and benches shall be permitted if installed in a manner to meet the requirements specified above. The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire 100-year flood plain.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

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9.19 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a specific plan and final plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2007, as amended shall have been approved by the Planning Commission.

An updated Traffic Impact Study shall be required at the Specific Plan stage.

SECTION 10.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 11.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTIONS

EXHIBIT B: TOPOGRAPHIC SITE SURVEY

EXHIBIT C: MASTER DEVELOPMENT PLAN

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EXHIBIT 'A-1'
LEGAL DESCRIPTION
CANTERBURY PLAZA

A tract of land located in the southwest Quarter (SW/4) of Section Fifteen (15), Township Eleven North (T-11-N), Range Five West (R-5-W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);
Thence N 00°01'51" W along the West line of said Southwest Quarter a distance of 1163.39 feet;
Thence N 89°56'14" E a distance of 70.00 feet to the Point of Beginning;
Thence continuing N 89°56'14" E a distance of 530.42 feet;
Thence S 00°03'46" E a distance of 539.56 feet;
Thence S 47°52'28" E a distance of 242.25 feet;
Thence N 89°56'14" E a distance of 541.97 feet;
Thence S 00°03'46" E a distance of 421.05 feet;
Thence N 89°38'00" W and parallel to the South line of said Southwest Quarter a distance of 722.23 feet;
Thence N 00°22'00" E a distance of 10.00 feet;
Thence N 90°00'00" W a distance of 514.99 feet;
Thence N 45°00'56" W a distance of 35.36 feet;
Thence N 00°01'51" W and parallel to the West line of said Northwest Quarter a distance of 511.87 feet;
Thence N 89°58'09" E a distance of 9.62 feet;
Thence N 00°01'51" W and parallel to the West line of said Southwest Quarter a distance of 570.43 feet to the Point of Beginning, said tract containing 20.87 acres, more or less.

EXHIBIT 'A-2'
LEGAL DESCRIPTION
CANTERBURY OFFICE PARK
TRACT 1

A tract of land located in the southwest Quarter (SW/4) of Section Fifteen (15), Township Eleven North (T-11-N), Range Five West (R-5-W) of the Indian Meridian (I.M.), Canadian county, Oklahoma, being more particularly described as follows:

**COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);
Thence N 00°01'51" W along the West line of said Southwest Quarter a distance of 1163.39 feet;
Thence N 89°56'14" E a distance of 70.00 feet to the Point of Beginning;
Thence continuing N 89°56'14" E a distance of 530.42 feet;
Thence S 00°03'46" E a distance of 539.56 feet;
Thence S 47°52'29" E a distance of 30.83 feet;
Thence S 42°07'32" W a distance of 235.78 feet;
Thence S 00°03'46" E a distance of 68.03 feet;
Thence S 47°52'28" E a distance of 182.38 feet;
Thence S 00°01'51" W a distance of 182.42 feet
Thence N 90°00'00" W a distance of 514.99 feet;
Thence N 45°00'56" W a distance of 35.36 feet;
Thence N 00°01'51" W and parallel to the West line of said Northwest quarter a distance of 511.87 feet;
Thence N 89°58'09" E a distance of 9.62 feet;
Thence N 00°01'51" W and parallel to the West line of said Southwest Quarter a distance of 570.43 feet to the Point of Beginning, said tract containing 12.98 acres, more or less.**

EXHIBIT 'A-3'
LEGAL DESCRIPTION
CANTERBURY OFFICE PARK
TRACT 2

A tract of land located in the Southwest Quarter (SW/4) of Section Fifteen (15), Township Eleven North (T-11-N), Range Five West (R-5-W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described as follows:

**COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);
Thence S 89°38'00" E along the South line of said Southwest Quarter a distance of 599.98 feet;
Thence N 00°22'00" E a distance of 50.00 feet to the Point of Beginning;
Thence continuing N 00°22'00" E a distance of 10.00 feet;
Thence N 00°01'51" E a distance of 182.42 feet;
Thence N 47°52'28" W a distance of 182.38 feet;
Thence N 00°03'46" W a distance of 68.03 feet;
Thence N 42°07'32" E a distance of 235.78 feet;
Thence S 47°52'28" E a distance of 211.42 feet;
Thence N 89°56'14" E a distance of 206.97 feet;
Thence S 00°03'46" E a distance of 418.54 feet;
Thence N 89°38'00" W and parallel to the South line of said Southwest Quarter a distance of 387.22 feet to the Point of Beginning; said tract containing 4.66 acres, more or less.**

EXHIBIT 'A-4'
LEGAL DESCRIPTION
CANTERBURY OFFICE PARK
TRACT 3

A tract of land located in the Southwest Quarter (SW/4) of Section Fifteen (15), Township Eleven North (T-11-N), Range Five West (R-5-W) of the Indian Meridian (I.M.), Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);
Thence S 89°38'00" E along the South line of said Southwest Quarter a distance of 599.98 feet;
Thence N 00°22'00" E a distance of 50.00 feet;
Thence S 89°38'00" E and parallel to the South line of said Southwest Quarter a distance of 387.22 feet to the Point of Beginning;
Thence N 00°03'46" W a distance of 418.54 feet;
Thence N 89°56'14" E a distance of 335.00 feet;
Thence S 00°03'46" E a distance of 421.05 feet;
Thence N 89°38'00" W and parallel to the South line of said Southwest Quarter a distance of 335.01 feet to the Point of Beginning, said tract containing 3.23 acres, more or less.