

AMENDMENT #5 OF THE

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE  
PHASE 1 SPRING RUN SUBDIVISION

THIS AMENDMENT #5 TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SPRING RUN is made this 26 day of APRIL 2023 by Twelve Horse Ranch, LLC, hereafter referred to as the "Declarant."

WITNESSETH:

WHEREAS, Declarant created and recorded the **DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PHASE 1 SPRING RUN SUBDIVISION** January 8, 2016 as entry #2248:2016 in Section 17 T5R1W (herein "Declaration") in the office of the Utah County Recorder; and

WHEREAS, Declarant has included additional Plats under the terms and conditions of the Declaration; and

WHEREAS declarant previously included Phase A plats 1, 2 and 3, Phase B plats 1, 2, 3, 4, and 5, and Phase D plats 1, 2, 3, and 4; under the said Declaration of Covenants, Conditions, and Restrictions dated January 8, 2016 with Amendment #1 entry 54042:2016, Amendment #2 entry 123108:2017, Amendment #3 entry 18878:2019, Amendment #4 entry 63208:2019, and

WHEREAS, Pursuant to Article V Declarant is authorized to amend the said covenants.

NOW, THEREFORE, in consideration of the terms and mutual conditions stated in the Declaration, Declarant hereby:

1. Amends Section 2.8 as follows:

"2.8. LANDSCAPING. All front and side yards must be landscaped within one (1) year after dwelling is occupied. All park strips and Lots including, without limitation, the street side of fences along streets (including back yards of homes) must be kept free of all weeds. All front yards and side yards excepting flower beds shall be planted in Kentucky blue grass, or Summer Select DT, or other drought tolerant varieties approved by the ACC, and irrigated unless artificial turf is approved as stated below. All park strips in Phase A Plats 1, 2 & 3 shall be planted with two flowering pear trees. All park strips in Phase B Plats 1 & 2 shall be planted with one flowering pear tree. All park strips in Phase B Plats 3, 4 & 5 shall be planted with one Little-leaf Linden tree. All park strips in Phase D Plat 1, 2 shall be planted with two Honeylocust trees or two Little-leaf Linden trees. All park strips in Phase D Plat 3 shall be planted with two Little-leaf Linden trees. All park strips in Phase D Plat 4 shall be planted with two Little-leaf Linden trees. Each of the forgoing park strip trees shall be at least 1½ (one and one-half) inch in diameter measured 6 inches from the planted ground level. The only variety of elm trees that may be planted on a Lot shall be limited to Frontier Elm.

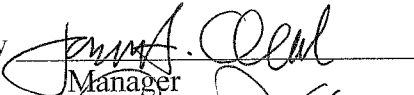
Notwithstanding the forgoing, the following is permitted: (1) A concrete pad may be installed in the side yard to widen a driveway for parking; (2) A gravel pad may be installed in the side yard to widen a driveway for parking if the gravel is bordered by the driveway, the sidewalk and a concrete border at least 4 inches wide surrounding the other sides of the graveled pad area, and (3) A gravel pad may be installed in the side yard behind the front plane of the house if protected from view behind gates fabricated from the same material as specified for fences. The gravel for forgoing uses in the front of the house is required to match the color of the rock installed in the park strip areas along Spring Mountain Drive. Access to the forgoing described concrete or gravel-parking pad may include installation of pavers in the park strip directly in front of the pad area instead of grass. Alternatively, concrete may be installed in the park strip in front of the parking pad if owner obtains written approval from Eagle Mountain City and submits a copy to the ACC. Subject to City standards that 50% of the required landscape area must be live materials, front yards, park strips, side yards and backyards may be landscaped with a high quality artificial turf approved by the ACC.”

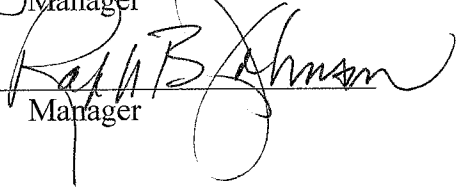
2. This amendment pertains to and affects the property recorded in the office of the Recorder for Utah County as described on attached Exhibit “A”.

3. All other terms and conditions of the said Declaration as amended as of this date are hereby ratified and adopted without change as part of the foregoing described Covenants and shall apply to all lots included under the Covenants.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand the day first above written.

DECLARANT:  
Twelve Horse Ranch, LLC

By   
Manager

By   
Manager

**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**

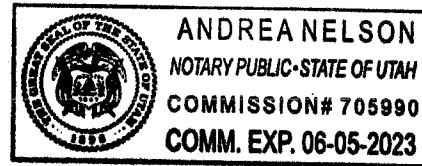
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

I, Andrea Nelson, a Notary Public, hereby certify that on the 26<sup>th</sup> day of April, 2023, Ralph B. Johnson, and James Allred personally appeared before me who, being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as General Managers and that the statements contained therein are true.

DATED this 26<sup>th</sup> day of April, 2023.

Andrea Nelson  
NOTARY PUBLIC

Residing at: Salt Lake City, Utah



**Exhibit "A"**Spring Run Phase D Plat 1**BOUNDARY DESCRIPTION**

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N00°14'22"E along the Section line 1,683.57 feet from the West ¼ Corner of Section 17, T5S, R1W, SLB&M; thence N00°14'22"E along the Section line 202.66 feet; thence S89°45'38"E 199.00 feet; thence N00°14'22"E 50.58 feet; thence S89°48'40"E 153.55 feet; thence N41°18'53"E 60.68 feet; thence N47°44'44"W 53.76 feet; thence N00°11'20"E 243.48 feet to the Section line; thence S88°21'48"E along the Section line 409.12 feet; thence S34°05'50"E 126.70 feet; thence N55°54'10"E 56.18 feet; thence S34°05'50"E 53.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 467.50 feet (radius bears: S34°05'50"E) a distance of 6.48 feet through a central angle of 00°47'41" Chord: N56°18'00"E 6.48 feet; thence S34°08'27"E 110.19 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 348.00 feet (radius bears: S33°01'48"E) a distance of 6.48 feet through a central angle of 01°04'03" Chord: S56°26'11"W 6.48 feet; thence S55°54'10"W 221.43 feet; thence along the arc of a curve to the left with a radius of 438.50 feet a distance of 298.20 feet through a central angle of 38°57'49" Chord: S36°25'15"W 292.49 feet; thence N89°45'38"W 615.72 feet to the point of beginning.

Contains: 7.61 acres+/-

Spring Run Phase D Plat 2**BOUNDARY DESCRIPTION**

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Section 17, T5S, R1W, SLB&M (Basis of Bearing: S0°14'22"W along the Section line between the West 1/4 Corner and Northwest Corner of Section 17, T5S, R1W, SLB&M); thence S88°23'56"E along the Section line 1,240.82 feet; thence S01°36'05"W 252.01 feet; thence N88°23'55"W 55.77 feet; thence S01°20'18"W 79.00 feet; thence S07°22'29"W 120.41 feet; thence S00°32'31"E 114.95 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S00°32'31"E) a distance of 158.71 feet through a central angle of 33°33'19" Chord: S72°40'49"W 156.45 feet; thence N34°05'50"W 77.00 feet to a point on the Southerly line of Lot 111, SPRING RUN PHASE D, PLAT 1, according to the Official Plat thereof recorded February 13, 2019 as Entry No 12166:2019 in the Office of the Utah County Recorder; thence along said plat the following 13 (thirteen) courses: 1) Northeasterly along the arc of a non-tangent curve to the right having a radius of 348.00 feet (radius bears: S34°05'50"E) a distance of 6.48 feet through a central angle of 01°04'03" Chord: N56°26'11"E 6.48 feet; 2) N34°08'27"W 110.19 feet; 3) Southwesterly along the arc of a non-tangent curve to the left having a radius of 467.50 feet (radius bears: S33°18'10"E) a distance of 6.48 feet through a central angle of 00°47'41" Chord: S56°18'00"W 6.48 feet; 4) N34°05'50"W 53.00 feet; 5) S55°54'10"W 56.18 feet; 6) N34°05'50"W 126.70 feet; 7) N88°21'48"W 409.12 feet; 8) S00°11'20"W 243.48 feet; 9) S47°44'44"E 53.76 feet; 10) S41°18'53"W 60.68 feet; 11) N89°48'40"W 153.55 feet; 12) S00°14'22"W 50.58 feet; 13)

N89°45'38"W 199.00 feet to the Section line; thence N00°14'22"E along the Section line 735.44 feet to the point of beginning.

Contains: 14.26 acres+/-

Spring Run Phase D Plat 3

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located N0°14'22"E along the Section line 2,023.30 feet and East 1,163.83 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M.; thence N00°32'31"W 114.95 feet; thence N07°22'29"E 120.41 feet; thence N01°20'18"E 79.00 feet; thence S88°23'55"E 55.77 feet; thence N01°36'05"E 252.00 feet to the Section line; thence S88°23'55"E along the Section line 101.69 feet to a 2001 BLM 1/16<sup>th</sup> Corner Monument; thence S88°24'11"E along the Section line 100.01 feet; thence S00°48'01"W 80.05 feet; thence S89°12'40"E 152.00 feet; thence S00°48'01"W 20.74 feet; thence S89°12'40"E 98.83 feet; thence S88°19'11"E 57.07 feet; thence S84°53'43"E 73.19 feet; thence S75°34'59"E 37.69 feet; thence S68°43'09"E 40.25 feet; thence S58°24'41"E 76.67 feet; thence S44°49'33"E 77.33 feet; thence S33°32'13"E 185.38 feet; thence S53°10'59"W 76.64 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.32 feet through a central angle of 96°42'54" Chord: S04°49'32"W 22.42 feet; thence S56°42'36"W 53.79 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S47°13'55"W) a distance of 22.00 feet through a central angle of 84°02'56" Chord: N84°47'33"W 20.08 feet; thence S53°10'59"W 274.46 feet; thence N36°49'01"W 53.00 feet; thence S53°10'59"W 21.93 feet; thence along the arc of a curve to the left with a radius of 226.50 feet a distance of 30.39 feet through a central angle of 07°41'13" Chord: S49°20'23"W 30.36 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 11.89 feet through a central angle of 45°24'33" Chord: S68°12'03"W 11.58 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 71.00 feet a distance of 59.86 feet through a central angle of 48°18'19" Chord: S66°45'10"W 58.10 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 16.29 feet through a central angle of 62°14'26" Chord: S73°43'13"W 15.51 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 441.50 feet a distance of 38.88 feet through a central angle of 05°02'46" Chord: N72°38'11"W 38.87 feet; thence S19°53'12"W 77.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 518.50 feet (radius bears: N19°53'12"E) a distance of 84.16 feet through a central angle of 09°17'58" Chord: N65°27'49"W 84.06 feet; thence N60°48'50"W 208.98 feet; thence along the arc of a curve to the left with a radius of 271.00 feet a distance of 140.61 feet through a central angle of 29°43'41" Chord: N75°40'41"W 139.04 feet to the point of beginning.

Contains: 10.33 acres+/-

Spring Run Phase D Plat 4

## BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the Easterly line of Spring Run Parkway, located S88°53'28"E along the 1/4 Section line 1,913.00 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B. & M. (Basis of Bearing N0°14'22"E along the Section line between the West ¼ Corner and the Northwest Corner of said Section 17); thence along said street the following 5 (five) courses: 1) Northwesterly along the arc of a 524.00 feet radius non-tangent curve to the right (radius bears: N46°36'19"E) 127.63 feet through a central angle of 13°57'19" Chord: N36°25'02"W 127.31 feet; 2) N29°26'22"W 377.13 feet; 3) along the arc of a curve to the right with a radius of 724.00 feet a distance of 73.81 feet through a central angle of 05°50'27" Chord: N26°31'09"W 73.77 feet; 4) Easterly along the arc of a non-tangent curve to the left having a radius of 1,038.50 feet (radius bears: N13°32'57"W) a distance of 10.21 feet through a central angle of 00°33'47" Chord: N76°10'09"E 10.21 feet; 5) N14°06'45"W 77.00 feet; thence N75°53'15"E 403.69 feet; thence along the arc of a curve to the left with a radius of 211.50 feet a distance of 149.16 feet through a central angle of 40°24'23" Chord: N55°41'03"E 146.08 feet; thence S54°31'08"E 77.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 288.50 feet (radius bears: N54°31'08"W) a distance of 29.33 feet through a central angle of 05°49'32" Chord: S38°23'38"W 29.32 feet; thence S29°36'12"E 116.61 feet; thence S67°34'38"E 140.14 feet; thence N89°59'58"E 89.69 feet; thence S00°00'02"E 100.00 feet; thence N89°59'58"E 55.54 feet; thence S00°00'02"E 53.00 feet; thence S89°59'58"W 17.78 feet; thence S00°00'02"E 264.94 feet; thence S89°59'58"W 60.88 feet; thence S01°06'32"W 124.14 feet to the 1/4 Section line; thence N88°53'28"W along the ¼ Section line 505.32 feet to the point of beginning.

Contains: 10.52 acres+/-

Spring Run Phase B Plat 1

## BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Spring Mountain Drive located N0°14'22"E along the Section line 843.14 feet and East 673.14 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B. & M.; thence N84°47'48"E 90.50 feet; thence Northwesterly along the arc of a 271.00 foot radius non-tangent curve (radius bears: N84°47'48"E) 26.97 feet through a central angle of 5°42'09" (chord: N2°21'08"W 26.96 feet); thence N0°29'57"E 29.19 feet; thence S89°30'03"E 51.00 feet; thence Southeasterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: S89°30'03"E) 23.40 feet through a central angle of 89°23'21" (chord: S44°11'44"E 21.10 feet); thence S88°53'24"E 7.54 feet; thence S1°06'36"W 51.00 feet; thence S88°53'24"E 74.82 feet; thence S34°16'31"E 80.47 feet; thence S61°47'59"E 40.65 feet; thence S81°20'34"E 48.58 feet; thence S88°53'24"E 280.64 feet; thence Northwesterly along the arc of a 959.50 foot radius non-tangent curve (radius bears: N89°28'19"E) 13.97 feet through a central angle of 0°50'02" (chord: N0°06'40"W 13.97 feet); thence N0°18'21"E 4.63 feet; thence S89°41'39"E 141.50 feet to the westerly right-of-way line of Spring Run Parkway; thence along said

right-of-way the following 2 (two) courses and distances: S0°18'21"W 4.63 feet; thence along the arc of an 818.00 foot radius curve to the left 189.93 feet through a central angle of 13°18'13" (chord: S6°20'46"E 189.51 feet); thence Southwesterly along the arc of a 117.50 foot radius non-tangent curve (radius bears: S58°31'50"E) 56.46 feet through a central angle of 27°31'58" (chord: S17°42'11"W 55.92 feet) to the northerly right-of-way line of Spring Mountain Drive; thence along said right-of-way the following 3 (three) courses and distances: Southwesterly along the arc of a 961.50 foot radius non-tangent curve (radius bears: N5°32'00"W) 111.48 feet through a central angle of 6°38'36" (chord: S87°47'18"W 111.42 feet); thence N88°53'24"W 327.22 feet; thence along the arc of a 361.50 foot radius curve to the right 528.01 feet through a central angle of 83°41'12" (chord: N47°02'48"W 482.31 feet) to the point of beginning.

Contains: 4.37+/- acres

### Spring Run Phase B Plat 2

#### BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Spring Mountain Drive located N0°14'22"E along the Section line 843.14 feet and East 673.14 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M.; thence Northwesterly along the arc of a 361.50 foot radius non-tangent curve to the right (radius bears: N84°47'48"E) 35.98 feet through a central angle of 5°42'09" (chord: N2°21'08"W 35.96 feet); thence N0°29'57"E 678.35 feet; thence along the arc of a 361.50 foot radius curve to the right 22.71 feet through a central angle of 3°36'00" (chord: N2°17'58"E 22.71 feet), the previous 3 (three courses along said Spring Mountain Drive as defined and described as part of HILLSIDE DRIVE, SPRING RUN PARKWAY, & SPRING MOUNTAIN DRIVE Roadway Dedication according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S89°11'17"E 90.77 feet; thence Northeasterly along the arc of a 271.00 foot radius non-tangent curve to the right (radius bears: S84°38'01"E) 40.49 feet through a central angle of 8°33'41" (chord: N9°38'50"E 40.46 feet); thence S76°04'20"E 51.00 feet; thence Southeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: S76°04'20"E) 26.92 feet through a central angle of 102°49'04" (chord: S37°28'52"E 23.45 feet); thence S88°53'24"E 40.60 feet; thence S01°06'36"W 51.00 feet; thence S0°29'57"W 181.01 feet; thence S1°20'27"W 51.00 feet; thence S0°18'21"W 181.02 feet; thence S0°20'37"W 51.00 feet; thence S0°29'57"W 90.51 feet; thence S88°53'24"E 445.88 feet; thence N0°18'21"E 6.59 feet; thence S89°41'39"E 141.50 feet to the westerly line of Spring Run Parkway; thence S0°18'21"W along said roadway 220.00 feet; thence N89°41'39"W 141.50 feet; thence S0°18'21"W 4.63 feet; thence along the arc of a 959.50 foot radius curve to the left 13.97 feet through a central angle of 0°50'02" (chord: S0°06'40"E 13.97 feet); thence N88°53'24"W 280.64 feet; thence N81°20'34"W 48.58 feet; thence N61°47'59"W 40.65 feet; thence N34°16'31"W 80.47 feet; thence N88°53'24"W 74.82 feet; thence N1°06'36"E 51.00 feet; thence N88°53'24"W 7.54 feet; thence along the arc of a 15.00 foot radius curve to the right 23.40 feet through a central angle of 89°23'21" (chord: N44°11'44"W 21.10 feet); thence N89°30'03"W 51.00 feet; thence S0°29'57"W 29.19 feet; thence along the arc of a 271.00 foot radius non-tangent curve to the left 26.97

feet through a central angle of 5°42'09" (chord: S2°21'08"E 26.96 feet); thence S84°47'48"W 90.50 feet to the point of beginning.

Contains: 6.30+/- acres

Spring Run Phase B Plat 3

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Southeast corner of Lot 217, Phase "B", Plat 2, SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 981.52 feet and East 873.97 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M; thence along said plat the following 3 (three) courses and distances: N00°29'57"E 90.51 feet; thence N00°20'37"E 51.00 feet; thence N00°18'21"E 90.51 feet; thence S88°53'24"E 445.54 feet; thence S88°50'33"E 51.01 feet; thence S00°18'21"W 4.68 feet; thence S89°41'39"E 90.50 feet; thence S00°18'21"W 220.00 feet to the Northeast corner of Lot 227 of said plat; thence along said plat the following 3 (three) courses and distances: N89°41'39"W 141.50 feet; thence S00°18'21"W 6.59 feet; thence N88°53'24"W 445.88 feet to the point of beginning.

Contains: 3.09 acres+/-

Spring Run Phase B Plat 4

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Southeast corner of Lot 215, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,213.54 feet and East 874.59 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M; thence along said plat the following three (3) courses and distances: 1) N00°18'21"E 90.51 feet; thence 2) N01°20'27"E 51.00 feet; thence 3) N00°29'57"E 90.51 feet; thence S88°53'24"E 445.81 feet; thence S86°31'16"E 51.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 922.50 feet (radius bears: S86°31'16"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: S03°08'50"W 10.68 feet; thence S87°11'04"E 93.68 feet; thence S2°52'22"W 88.64 feet; thence S00°18'21"W 131.30 feet to the Northeast corner of Lot 317, Phase "B", Plat 3, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said plat the following four (4) courses and distances: 1) N89°41'39"W 90.50 feet; thence 2) N00°18'21"E 4.68 feet; thence 3) N88°50'33"W 51.01 feet; thence 4) N88°53'24"W 445.54 feet to the point of beginning.

Contains: 3.11 acres+/-



Spring Run Phase B Plat 5

## BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Southeast corner of Lot 213, Phase "B", Plat 2, SPRING RUN SUBDIVISION, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 1,445.54 feet and East 876.07 feet from the West ¼ Corner of Section 17, T5S, R1W, S.L.B.& M; thence along said plat the following 7 (seven) courses: 1) N00°29'57"E 90.51 feet; 2) N01°06'36"E 51.00 feet; 3) N88°53'24"W 40.60 feet; 4) along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.92 feet through a central angle of 102°49'06" Chord: N37°28'51"W 23.45 feet; 5) N76°01'32"W 51.00 feet; 6) Southerly along the arc of a non-tangent curve to the left having a radius of 271.00 feet (radius bears: S76°03'47"E) a distance of 40.54 feet through a central angle of 08°34'14" Chord: S09°39'06"W 40.50 feet; 7) N89°11'17"W 91.04 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 361.50 feet (radius bears: S85°44'14"E) a distance of 325.81 feet through a central angle of 51°38'23" Chord: N30°04'58"E 314.90 feet; thence N55°54'10"E 221.43 feet; thence along the arc of a curve to the right with a radius of 271.00 feet a distance of 299.32 feet through a central angle of 63°17'00" Chord: N87°32'40"E 284.34 feet; thence S60°48'50"E 208.98 feet; thence along the arc of a curve to the left with a radius of 518.50 feet a distance of 69.92 feet through a central angle of 07°43'36" Chord: S64°40'38"E 69.87 feet; thence S19°32'44"W 146.17 feet; thence S07°02'44"W 231.54 feet; thence S02°52'22"W 71.11 feet; thence N87°11'04"W 93.68 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 922.50 feet (radius bears: S87°11'04"E) a distance of 10.68 feet through a central angle of 00°39'47" Chord: N03°08'50"E 10.68 feet; thence N86°31'16"W 51.00 feet; thence N88°53'24"W 445.81 feet to the point of beginning.

Contains: 8.44 acres+/-