



**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 19-016**

**AN ORDINANCE TO APPROVE THE REZONING OF 38.608 ACRES OF LAND FROM AR AGRICULTURE AND RESIDENTIAL TO RR-5 RURAL RESIDENTIAL-5 ACRE; LOCATED NORTH OF RIVER ROAD WITHIN THE EXTRATERRITORIAL ZONING JURISDICTION OF THE VILLAGE OF WESTON, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.**

WHEREAS, the Extraterritorial Zoning Committee of the Village of Weston having held a public hearing on the 9<sup>th</sup> day of September 2019, on the application described below for the zoning of the property described herein; and

WHEREAS, the Extraterritorial Zoning Committee having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendation of said Committee;

NOW THEREFORE, the Village Board of the Village of Weston do ordain as follows:

**SECTION 1:** On the application (20191325) of property owner, Jason Maki, Maki Investments, LLC., 6007 Municipal Street, Weston, WI 54476 for the following territory now comprising a part of the AR Agriculture and Residential zoning district, located in Section 13, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

**RR-5 Rural Residential-5 Acre** - described as Lot 1 of Certified Survey Map No. 17211 filed with the Register of Deeds of Marathon County, Wisconsin on Page 9 of Volume 82 of Surveys.

BE IT FURTHER RESOLVED that the foregoing amendment to the zoning district designations shall take effect only upon the filing of the proposed Certified Survey Map with the Register of Deeds of Marathon County and the publication of this ordinance. If the rezoning of any lands by this Ordinance does not take effect within 180 days of the date hereof, this Ordinance shall become null and void and the zoning for such lands shall remain unchanged.

**SECTION 2:** The Clerk shall make necessary alterations upon the official extraterritorial zoning map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

**SECTION 3: SEVERABILITY.** If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 16<sup>th</sup> day of September 2019.

BOARD OF TRUSTEES

By:   
Wally Sparks, its President

Attest:

  
Sherry Weinkauff, its Clerk

APPROVED: 9-16-19

PUBLISHED: 9-19-19

## Notice of Newly Enacted Ordinances

Please take notice that the Village Board of Weston, Wisconsin enacted on September 16, 2019, the following Ordinances:

1. Ordinance No. 19-011: An Ordinance to approve the rezoning of 4.57 acres of land from SF-L Single Family Residential-Large Lot to MF Multiple Family Residential; located northwest of the intersection of Hunt Street and Callon Avenue.
2. Ordinance No. 19-015: An Ordinance to amend Sections 94.4.02(1) Single-Family Detached Residence And 94.4.09(2) Detached Accessory Structure (For Residential Use).
3. Ordinance No. 19-016: An Ordinance to approve the rezoning of 38.608 acres of land from AR Agriculture and Residential to RR-5 Rural Residential-5 Acre; located north of River Road within the Extraterritorial Zoning Jurisdiction of the Village of Weston.

The full text of Ordinances may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov/499/Adopted-Ordinances>.

Dated this 17<sup>th</sup> day of September 2019  
Sherry Weinkauff, Village Clerk

Published: 9/19/19

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Board of Trustees, September 16, 2019
<b>Description:</b>	<u>Ordinance No. 19-016</u> : An Ordinance to approve the rezoning of 38.608 acres of land from AR Agriculture and Residential to RR-5 Rural Residential-5 Acre; located north of River Road within the Extraterritorial Zoning Jurisdiction of the Village of Weston, Town of Weston, Marathon County, Wisconsin.
<b>From:</b>	Jennifer Higgins, Director of Planning and Development / Zoning Administrator
<b>Question:</b>	Should the Board of Trustees approve draft ordinance 19-016 to rezone a parcel of land owned by Jason Maki from AR to RR-5, located in ETZ of the Village, as requested by the applicant?

## BACKGROUND

The owner is proposing a 3-lot Certified Survey Map, which is attached. A few concerns raised were the access to Lot 1, which has wetlands present on the south side. The owner has a draft easement prepared for when these 3 lots sell, granting access through the already established access across the wetlands into the property. All proposed lots meet the requirements of the zoning code in the ETZ.

<b>Attached Docs:</b>	Proposed Certified Survey Map, Draft Determination, Current Zoning Map, and Draft Ordinance 19-016
<b>Committee Action:</b>	Recommended approval by Extraterritorial Zoning Committee on September 9, 2019
<b>FISCAL IMPACT:</b>	None
<b>Recommendation:</b>	Staff recommends approval; however, and construction of a single-family detached dwelling should be mindful of any potential for future development, including a subdivision plat.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to approve Draft Ordinance 19-016 to rezone a parcel of land owned by Jason Maki from AR to RR-5, located in the ETZ of the Village, as requested by the applicant.**

<b>Additional action:</b>	Send the ordinance to the Wausau Daily Herald for publication (Staff).
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Application for Rezone  
**REZONE DETERMINATION BY THE VILLAGE OF WESTON  
EXTRATERRITORIAL ZONING COMMITTEE**

Application/Petition No.: **20191325** Hearing Date: **September 9, 2019**  
Applicant: **Jason Maki, Maki Investments, LLC., 6007 Municipal Street, Weston, WI 54476**  
Location: **No Address**  
Description: **Lot 1 of Certified Survey Map No. 17211 filed with the Register of Deeds of Marathon County, Wisconsin on Page 9 of Volume 82 of Surveys; Part of the North ½ of the Southeast ¼ and part of the Southeast ¼ of the Southeast ¼ of Section 13, T28N R8E, Town of Weston, Marathon County, Wisconsin.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Current Zoning: **AR Agricultural and Residential**  
Definition: 94.2.02(1)(b) The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low-density residential development. The AR district is also intended for areas planned for denser development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors.

Proposed Zoning **RR-5 Rural Residential 5-Acre**  
Definition: 94.2.02(1)(d) The RR-5 district is intended for mainly single family detached residential development on minimum five acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-5 district is intended for areas planned for rural residential development within the Comprehensive Plan.

Future Land Use: **Single-Family Residential-Unsewered**  
FLU Description: Single family residences, home occupations, small-scale institutional, recreational, and agricultural uses, all served by private waste treatment systems.  
RR-2 and RR-5 Rural Residential

**Development Policies:**

- 1. Minimize mapping this future land use designation in the village, and in areas intended or desirable for future urban expansion.**
- 2. Promote interconnection in road and trail networks within and among neighborhoods.**
- 3. Encourage use of group treatment systems with proper design/management.**

**Typical Implemented Zoning Districts:**

- **Minimum lot sizes of 2 acres (RR-2) or 5 acres (RR-5)**

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

**Yes, the proposed zoning change is RR-5, which is prescribed in the Comp Plan. Future use of this land would be unsewered residential.**

2. Does the rezoning further the purpose and intent of this Chapter?

**Yes, the purpose and intent of the zoning code is being upheld to the standards intended.**

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?

1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
3. **Growth patterns or rates have changed, thereby creating the need for a rezoning.**

**Yes, the owner is subdividing the property into 3 lots. One of the lots is prospectively being looked at for residential development.**

4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

**Yes, the impact of the rezone will not deviate from the future land use map. However, and construction of a single-family detached dwelling should be mindful of any potential for future development, including a potential subdivision plat.**

**BACKGROUND INFORMATION:**

A 3-lot Certified Survey Map is being proposed. Lot 2 is looking to be sold for residential development. Each lot will have at least 80 feet of road frontage to meet the zoning requirements for the RR-5 zoning district. The layout also allows for the potential construction of a street should further development occur beyond the 3-lot CSM.

**CURRENT PROPERTY CONDITIONS:**

The undeveloped parcel consists of 38.608 acres with 445.97 feet of road frontage. There are wetlands present on the property.

**STAFF RECOMMENDATION:**

Staff recommends approval; however, and construction of any single-family detached dwellings should be mindful of any potential for future development, including a subdivision plat.

**PLAN COMMISSION ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))**

- 1) **RECOMMEND APPROVAL:** ETZ Committee recommends approval of the rezone request and forwards the recommendation on to the Village Board 9/9/2019 meeting agenda.
- 2) **RECOMMEND DENIAL:** ETZ Committee recommends denial of the rezone request and forwards the recommendation on to the Village Board 9/9/2019 meeting agenda.
- 3) **NO RECOMMENDATION:** ETZ Committee takes no action and the request moves on to the Village Board 9/9/2019 meeting agenda.

**ACTION:**

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**Extraterritorial Zoning Committee Determination on 9/9/2019: RECOMMEND APPROVAL**

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**VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))**

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- 1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 19-01X as written. (simple majority required)
  - 2) Board approves the rezone request with modifications to Ord. No. 19-01X – Sec. 94.16.03(8)(b) Requires affirmative vote of  $\frac{3}{4}$  or greater of the full Village Board.
  - 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of  $\frac{3}{4}$  or greater of the full Village Board.

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**Board of Trustees Determination on 9/16/2019:**

**APPROVED ORD. NO. 19-016**

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## VILLAGE AND TOWN OF WESTON NOTICE OF PUBLIC HEARINGS



**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Joint Town & Village of Weston Extraterritorial Zoning Committee, on Monday, September 9, 2019, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

**Project # 20191325** – Request to rezone a 38.61-acre parcel (PIN 082 2808 134 0977) of land in the Town of Weston within the Extraterritorial Zoning Jurisdiction of the village from AR (Agriculture and Residential) to RR-5 (Rural Residential-5 Acre).

**Project # 20191337** – Request to rezone approximately 31 acres at 228297 Camp Phillips Road in the Town of Weston within the Extraterritorial Zoning Jurisdiction of the village from RR-5 (Rural Residential-5 Acre) to RM (Rural Mixed) and grant a Conditional Use Permit to allow for an artisan studio, within the RM Rural Mixed District.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted to the Committee, Valerie Parker, Committee Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon on Tuesday, September 3, 2019, to be included in the Meeting Packet. All interested persons attending the Public Hearing will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call the Village Planning and Development Department, at 715-241-2613.

Dated this 22nd day of August 2019

Valerie Parker  
Committee Secretary

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission, September 9, 2019
<b>Description:</b>	Public Hearing – Project #20191325 – Jason Maki request to rezone a 38.61-acre parcel (PIN 082 2808 134 0977) of land in the Town of Weston within the Extraterritorial Zoning Jurisdiction of the village from AR (Agriculture and Residential) to RR-5 (Rural Residential-5 Acre) (ETZ)
<b>From:</b>	Jennifer Higgins, Director of Planning and Development
<b>Question:</b>	Should the Plan Commission recommend to the Board of Trustees to approve draft ordinance 19-01X to rezone a 38.608-acre parcel located north of River Road from AR Agriculture and Residential to RR-5 Rural Residential-5 Acre, as requested by the applicant?

## BACKGROUND

A 3-lot Certified Survey Map is being proposed. Lot 2 is looking to be sold for residential development. Each lot will have at least 80 feet of road frontage to meet the zoning requirements for the RR-5 zoning district. The layout also allows for the potential construction of a street should further development occur beyond the 3-lot CSM.

The undeveloped parcel consists of 38.608 acres with 445.97 feet of road frontage. There are wetlands present on the property.

<b>Attached Docs:</b>	Proposed Certified Survey Map, Draft Determination, Current Zoning Map, and Draft Ordinance 19-01X
<b>Committee Action:</b>	None
<b>Fiscal Impact:</b>	None
<b>Recommendation:</b>	Staff recommends approval; however, and construction of any single-family detached dwellings should be mindful of any potential for future development, including a subdivision plat.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to recommend approval of Draft Ordinance 19-01X to rezone a 38.608-acre parcel located north of River Road from AR Agriculture and Residential to RR-5 Rural Residential-5 Acre, as requested by the applicant.**

**ADDITIONAL ACTION:** Forward recommendation to the Board of Trustees for the September 16 meeting.

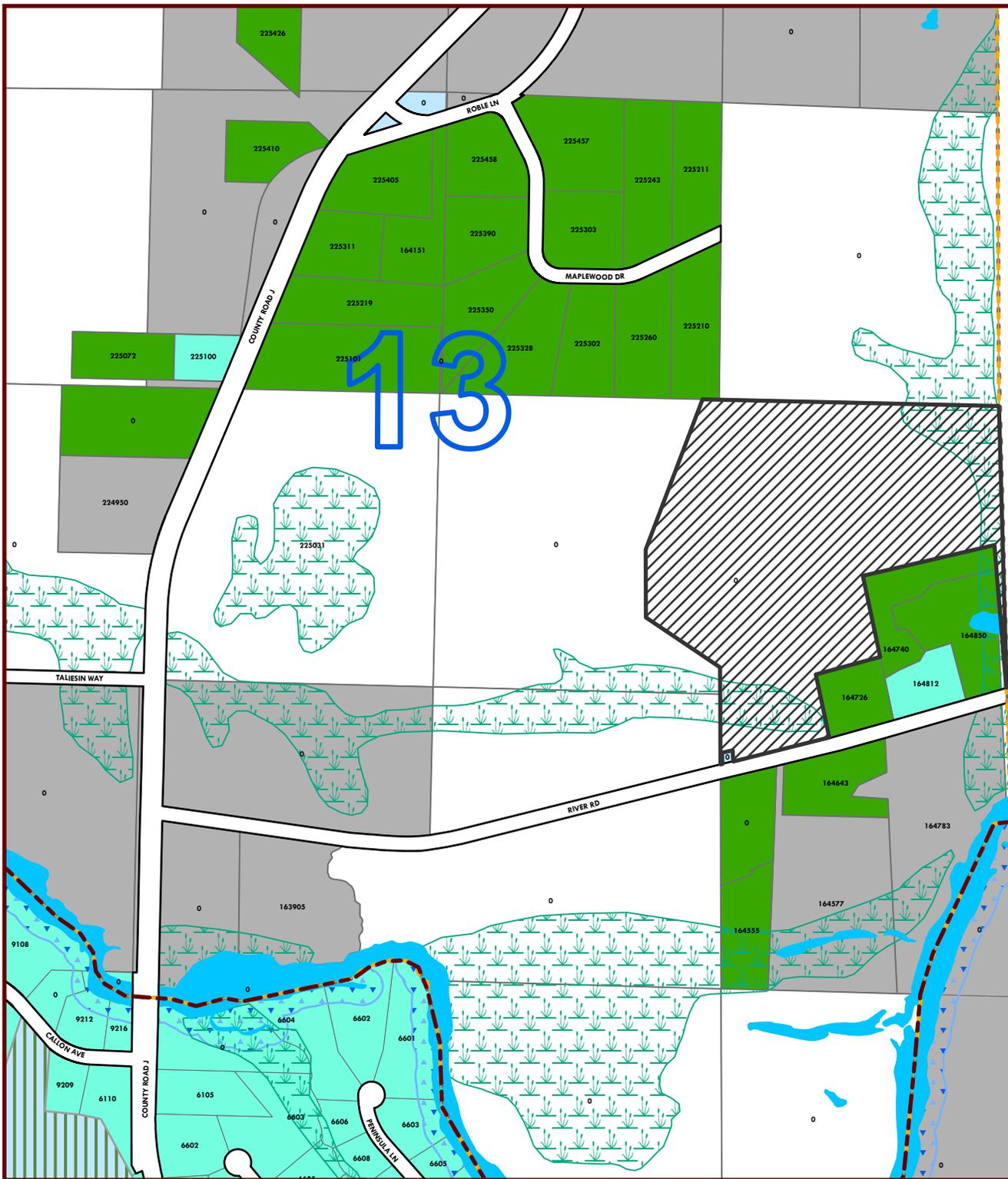
# Village of Weston Marathon County, WI



## OFFICIAL ZONING MAP



Map Date: 8/29/2019  
Adoption Date: 2/21/2019



### LEGEND

Maki Property

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

ETZ Extraterritorial Zoning Boundary

Town of Weston Unincorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

### ZONING DISTRICT

AR

INT

RR-2

RR-5

SF-L

### OVERLAY ZONING DISTRICT

D-RT Rail-to-Trail Overlay

Village of Weston Shoreland Overlay

# CERTIFIED SURVEY MAP

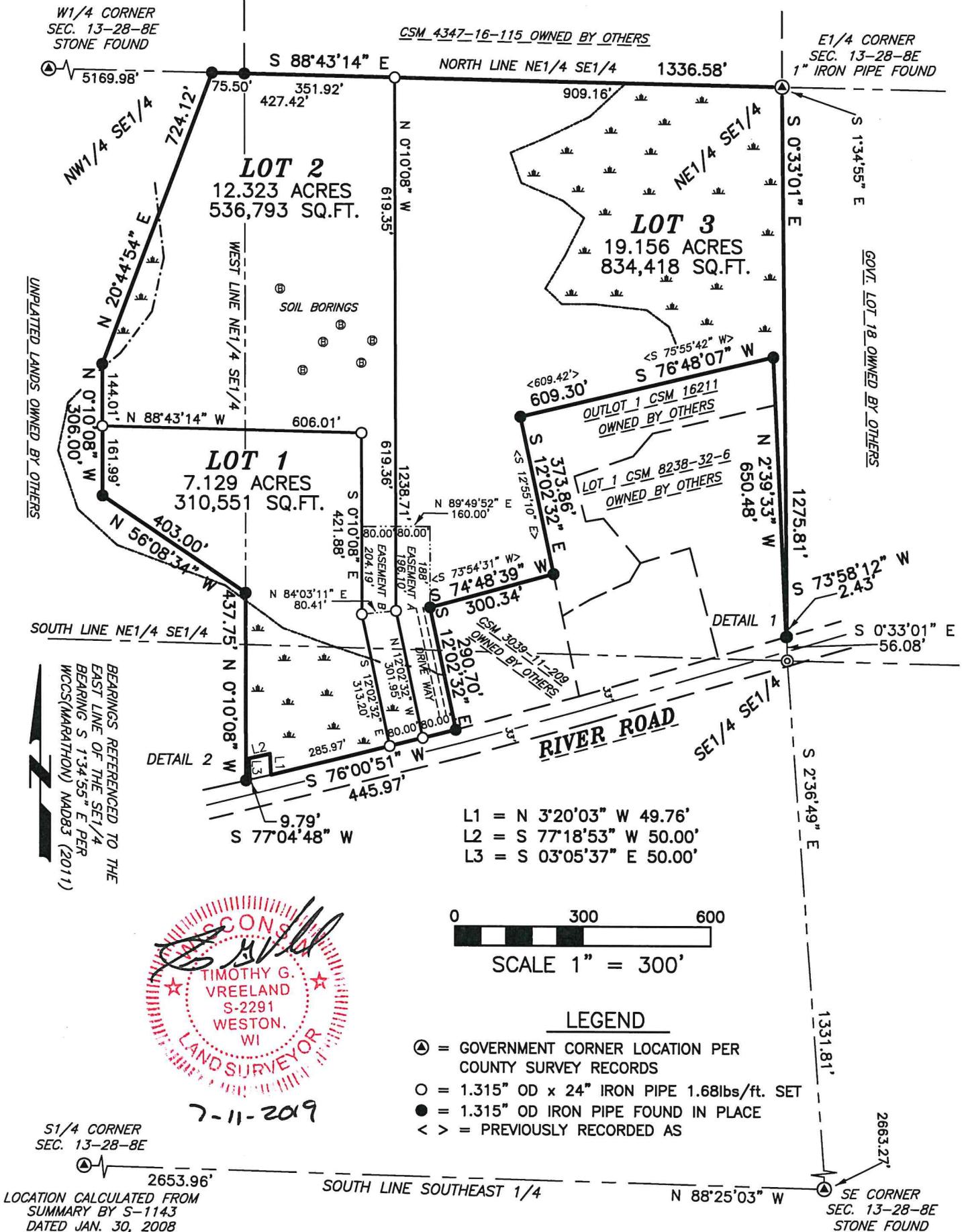
MARATHON COUNTY NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

ALL OF LOT 1 OF CSM 17211-82-9, LOCATED IN THE NE1/4 SE1/4, NW1/4 SE1/4 AND SE1/4 SE1/4 OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

--- = APPROXIMATE LOCATION OF WETLANDS PER  
 DNR INVENTORY MAPPING. DELINEATION  
 WOULD BE NEEDED TO VERIFY THE LOCATION.

SHEET 1 OF 3 SHEETS



# CERTIFIED SURVEY MAP

**MARATHON COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_**

ALL OF LOT 1 OF CSM 17211-82-9, LOCATED IN THE NE1/4 SE1/4,  
NW1/4 SE1/4 AND SE1/4 SE1/4 OF SECTION 13, TOWNSHIP 28 NORTH,  
RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	OWNER: <b>MAKI INVESTMENTS LLC</b>
FILE #: S-206 MAKI WL'S	DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: TIMOTHY G. VREELAND	

SHEET 2 OF 3 SHEETS

**SURVEYORS CERTIFICATE**

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JASON MAKI, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17211, RECORDED IN VOLUME 82 OF SURVEYS ON PAGE 9, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE TOWN OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



*[Handwritten Signature]*

DATED THIS 11TH DAY OF JULY, 2019  
SURVEY PERFORMED JULY 9TH, 2019

TIMOTHY G. VREELAND      P.L.S. 2291

REVIEWED AND APPROVED FOR  
RECORDING BY THE TOWN OF  
WESTON.

DATE: \_\_\_\_\_

\_\_\_\_\_  
TOWN OF WESTON

REVIEWED AND APPROVED FOR  
RECORDING BY THE VILLAGE OF  
WESTON.

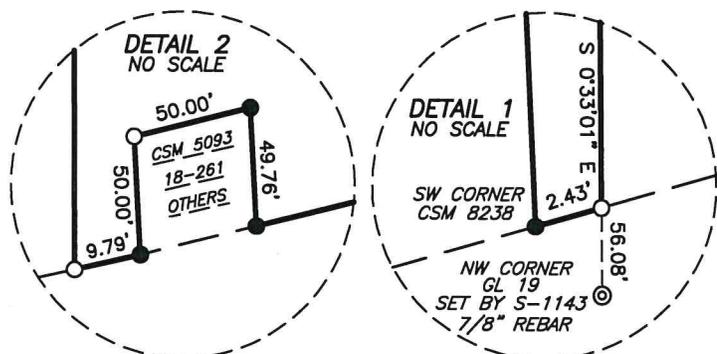
DATE: \_\_\_\_\_

\_\_\_\_\_  
VILLAGE OF WESTON

APPROVED FOR RECORDING UNDER  
THE TERMS OF THE MARATHON  
COUNTY LAND DIVISION REGULATIONS.

BY \_\_\_\_\_

DATE \_\_\_\_\_  
MARATHON CO. CONSERVATION,  
PLANNING & ZONING DEPT.  
CPZ TRACKING NO \_\_\_\_\_



# CERTIFIED SURVEY MAP

MARATHON COUNTY NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

ALL OF LOT 1 OF CSM 17211-82-9, LOCATED IN THE NE1/4 SE1/4,  
NW1/4 SE1/4 AND SE1/4 SE1/4 OF SECTION 13, TOWNSHIP 28 NORTH,  
RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

<b>VREELAND ASSOCIATES, INC.</b> 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR:  <b>JASON MAKI</b>	
FILE #: S-206 MAKI WL'S	DRAFTED BY: TIMOTHY G. VREELAND	DRAWN BY: TIMOTHY G. VREELAND

SHEET 3 OF 3 SHEETS

## EASEMENT A DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17211, RECORDED IN VOLUME 82 OF SURVEYS ON PAGE 9, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE S 0°33'01" E ALONG THE EAST LINE OF SAID LOT 1 1275.81 FEET TO THE NORTH LINE OF RIVER ROAD; THENCE S 73°58'12" W ALONG THE NORTH LINE OF RIVER ROAD 2.43 FEET; THENCE N 2°39'33" W ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER'S 16211 AND 8238 650.48 FEET; THENCE S 76°48'07" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 16211 609.30 FEET; THENCE S 12°02'32" E ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 16211 373.86 FEET; THENCE S 74°48'39" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 3039 300.34 FEET TO THE POINT OF BEGINNING; THENCE S 12°02'32" E ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 3039 290.70 FEET TO THE NORTH LINE OF RIVER ROAD; THENCE S 76°00'51" W ALONG THE NORTH LINE OF RIVER ROAD 80.00 FEET; THENCE N 12°02'32" W 301.95 FEET; THENCE N 0°10'08" W 196.10 FEET; THENCE N 89°49'52" E 80.00 FEET; THENCE S 0°10'08" E 188.00 FEET TO THE POINT OF BEGINNING.

## EASEMENT B DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17211, RECORDED IN VOLUME 82 OF SURVEYS ON PAGE 9, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE S 0°33'01" E ALONG THE EAST LINE OF SAID LOT 1 1275.81 FEET TO THE NORTH LINE OF RIVER ROAD; THENCE S 73°58'12" W ALONG THE NORTH LINE OF RIVER ROAD 2.43 FEET; THENCE N 2°39'33" W ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER'S 16211 AND 8238 650.48 FEET; THENCE S 76°48'07" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 16211 609.30 FEET; THENCE S 12°02'32" E ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 16211 373.86 FEET; THENCE S 74°48'39" W ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 3039 300.34 FEET; THENCE S 12°02'32" E ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 3039 290.70 FEET TO THE NORTH LINE OF RIVER ROAD; THENCE S 76°00'51" W ALONG THE NORTH LINE OF RIVER ROAD 80.00 FEET; THENCE N 12°02'32" W 301.95 FEET TO THE POINT OF BEGINNING; THENCE N 0°10'08" W 196.10 FEET; THENCE S 89°49'52" W 80.00 FEET; THENCE S 0°10'08" E 204.19.00 FEET; THENCE N 84°03'11" E 80.41 FEET TO THE POINT OF BEGINNING.

NOTE: A SEPARATE DOCUMENT WILL BE RECORDED TO TRANSFER THE ACCESS 7-11-2019  
EASEMENTS AND SPELL OUT A MAINTENANCE AGREEMENT.

