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WHEN RECORDED, RETURN TO:

Rhonda Francis Summit County Recorder

11/20/2023 02:56:18 PM Fee \$40.00

Wohali Land Estates LLC

By SNELL & WILMER LLP

Attn: David Boyden

Electronically Recorded

721 Icy Springs Road

Coalville, Utah 84017

Tax Parcel No.: CT-WOH-COMB

DECLARATION OF PRIVATE ROADWAYS EASEMENT

This DECLARATION OF PRIVATE ROADWAYS EASEMENT (this “**Declaration**”) is made as of November 20, 2023 (“**Effective Date**”), by WOHALI LAND ESTATES LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. Declarant owns that certain real property located in Summit County, Utah, which real property is more particularly described on Exhibit A attached hereto and incorporated herein by reference (the “**Property**”).

B. The Property is a portion of that certain planned community known and referred to as “**Wohali**” which is subject to that certain Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Wohali, dated September 25, 2023 and recorded in the Official Records (defined below) on September 25, 2023 as Entry Number 01210101 in Book 2795 at Page 1018, which is governed and controlled by that certain Wohali Master Owners Association, Inc., a Utah nonprofit corporation.

C. Declarant is in the process of recording those certain Wohali Phase 2A, Wohali Phase 2B, and Wohali Phase 2C plats (collectively, the “**Plats**”), which shall be recorded contemporaneously with or immediately after the recording of this Declaration.

D. Declarant, in connection with the development and operation of the Property, including recording of the Plats, desires to create certain easements on the Easement Area (as defined below) for the purpose of pedestrian and vehicular ingress and egress, subject to the terms, covenants and conditions contained herein and has determined that such easements are reasonably necessary for the ongoing development and operation of Wohali.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant makes the following declarations, creates the following easements and establishes the following covenants, conditions and restrictions, all of which apply to, bind, affect and run with title to the affected portions of the Property and any portion thereof:

DECLARATION

1. **Access Easement.** Declarant hereby declares, conveys, and creates for the benefit of the Property a perpetual, non-exclusive easement and right of way (the “**Access Easement**”), for the purposes of providing pedestrian ingress and egress rights, on, over, across and through that portion of the Property described on **Exhibit B** attached hereto and incorporated herein, which is or shall be depicted on the Plats as “Braid Lane,” “Ross Lane,” and “Mackenzie Lane” (the “**Easement Area**”). The Easement Area is subject to those easements, restrictions, and other matters of record, including, following recordation of the Plats, those certain non-exclusive utility easements shown and described on the Plats, respectively.

2. **Term.** This Declaration and the Access Easement will continue as to all or any of the Easement Area, or any portion thereof (as applicable), unless and until Declarant executes and records a written acknowledgement terminating this Declaration with respect to such Access Easement or portion thereof.

3. **Not a Public Dedication.** The provisions of this Declaration do not constitute a dedication for public use of any portion of the Access Easement created hereby.

4. **Runs with the Land; Assignment of Declarant’s Rights.** All provisions of this Declaration, including the benefits and burdens, shall run with the Property, shall be binding upon, and shall inure to the benefit of the successors and assigns of Declarant. Declarant may assign all or a portion of such rights or obligations as it deems necessary or desirable, in the form of a document recorded with the Summit County Recorder’s Office and referencing this Declaration and the rights or obligations assigned.

5. **Governing Law.** This Declaration is governed by, and construed in accordance with, the laws of the State of Utah without regard to principles of conflicts of laws.

6. **Modifications.** No amendment, surrender or other modification of this Declaration will be effective unless in writing and signed by Declarant.

7. **Severability.** If any provision of this Declaration or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Declaration and the application of that provision to other persons or circumstances shall not be affected but rather shall be enforced to the extent permitted by law.

8. **Interpretation.** The captions, headings and titles in this Declaration are solely for convenience of references and shall not affect its interpretation. Whenever in this Declaration the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders, and, in each case, vice versa, as the context may require.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

This DECLARATION OF PRIVATE ROADWAYS EASEMENT is executed by Declarant to be effective as of the Effective Date.

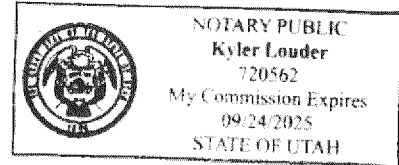
DECLARANT:

Wohali Land Estates, LLC
a Utah limited liability company

By: Elizabeth Krug
Name: ELIZABETH KRUG
Its: CONTROLLER

STATE OF Utah
COUNTY OF Summit

)
) SS.
)



On November 20, 2023 before me, Kyle Louder, Notary Public, personally appeared Elizabeth Krug, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Public

EXHIBIT A

Legal Description of the Property

The Property is located in Summit County, Utah, and is more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 89°11'21" EAST 3743.70 FEET; THENCE SOUTH 56°22'29" EAST 406.43 FEET; THENCE SOUTH 17°05'28" EAST 369.20 FEET; THENCE SOUTH 48°07'57" EAST 780.00 FEET; THENCE SOUTH 12°44'02" WEST 123.14 FEET; THENCE SOUTH 19°38'38" WEST 291.90 FEET; THENCE SOUTH 19°38'38" WEST 1180.02 FEET; THENCE SOUTH 19°38'38" WEST 160.08 FEET; THENCE SOUTH 23°08'38" WEST 700.00 FEET; THENCE SOUTH 0°42'14" EAST 201.86 FEET; THENCE SOUTH 0°42'14" EAST 387.14 FEET; THENCE SOUTH 89°59'49" EAST 387.39 FEET; THENCE SOUTH 21°37'45" WEST 483.72 FEET; THENCE SOUTH 21°37'45" WEST 960.50 FEET; THENCE SOUTH 88°26'37" WEST 1148.59 FEET; THENCE NORTH 89°17'17" WEST 2616.35 FEET; THENCE NORTH 0°11'51" WEST 746.45 FEET; THENCE SOUTH 89°14'02" WEST 245.57 FEET; THENCE SOUTH 89°14'02" WEST 1732.04 FEET; THENCE NORTH 24°14'35" EAST 114.04 FEET; THENCE SOUTH 61°22'24" WEST 4028.44 FEET; THENCE NORTH 57°24'30" WEST 5260.39 FEET; THENCE NORTH 69°41'17" EAST 935.37 FEET; THENCE NORTH 43°11'17" EAST 1900.00 FEET; THENCE NORTH 28°56'17" EAST 1025.00 FEET; THENCE NORTH 28°01'17" EAST 2293.08 FEET; THENCE NORTH 83°49'36" EAST 682.00 FEET; THENCE SOUTH 0°05'27" EAST 1048.23 FEET; THENCE SOUTH 88°52'20" EAST 5453.59 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM WOHALI PHASE I SUBDIVISION, WHICH IS THE FOLLOWING DESCRIBED LAND AS CONVEYED TO WOHALI LAND ESTATES, LLC, A UTAH LIMITED LIABILITY COMPANY BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JULY 12, 2021 AS ENTRY NO. 1168146 IN BOOK 2678 AT PAGE 405 AND AS CORRECTED BY THAT CERTAIN AFFIDAVIT OF SCRIVENER'S ERROR RECORDED NOVEMBER 2, 2021 AS ENTRY NO. 1176663 IN BOOK 2703 AT PAGE 1043 OF OFFICIAL RECORDS:

A PARCEL OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, COALVILLE, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°11'21"E 2365.67 FEET ALONG THE NORTH SECTION LINE OF SECTION 18 FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°11'21" EAST 60.01 FEET; THENCE SOUTH 10°28'25" EAST 134.39 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 79°31'35" WEST; THENCE SOUTHERLY 23.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'27" (CHORD BEARS SOUTH 03°43'12" EAST 23.52 FEET) TO A POINT ON A 443.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 86°57'58" WEST; THENCE SOUTHERLY 171.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'21" (CHORD BEARS SOUTH 14°09'13" WEST 170.87 FEET) TO A POINT ON A 133.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 64°43'37" WEST; THENCE SOUTHWESTERLY 70.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'13" (CHORD BEARS SOUTH 40°27'00" WEST 69.64 FEET) TO A POINT ON A 87.00 FOOT RADIUS REVERSE

CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 34°22'24" EAST; THENCE SOUTHWESTERLY 28.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°40'16" (CHORD BEARS SOUTH 46°17'28" WEST 28.23 FEET); THENCE SOUTH 36°57'21" WEST 96.91 FEET TO A POINT ON A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 58°07'52" EAST; THENCE SOUTHERLY 21.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°01'24" (CHORD BEARS SOUTH 08°38'34" EAST 19.49 FEET); THENCE SOUTH 49°09'15" EAST 35.06 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 40°50'45" EAST; THENCE EASTERLY 158.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'52" (CHORD BEARS NORTH 85°24'49" EAST 142.48 FEET); THENCE NORTH 39°58'53" EAST 116.77 FEET TO A POINT ON A 275.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 50°01'07" EAST; THENCE NORTHEASTERLY 81.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'41" (CHORD BEARS NORTH 48°30'44" EAST 81.59 FEET); THENCE NORTH 57°02'34" EAST 200.87 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 32°57'26" EAST; THENCE EASTERLY 193.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'57" (CHORD BEARS SOUTH 78°30'27" EAST 175.07 FEET); THENCE SOUTH 34°03'29" EAST 29.90 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 55°56'31" EAST; THENCE SOUTHEASTERLY 85.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'40" (CHORD BEARS SOUTH 53°39'19" EAST 83.85 FEET); THENCE SOUTH 73°15'09" EAST 93.68 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 16°44'51" WEST; THENCE SOUTHEASTERLY 53.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°33'48" (CHORD BEARS SOUTH 64°28'14" EAST 53.43 FEET); THENCE SOUTH 55°41'20" EAST 26.36 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 34°18'40" EAST; THENCE EASTERLY 143.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°50'53" (CHORD BEARS SOUTH 88°36'47" EAST 135.88 FEET); THENCE NORTH 58°27'47" EAST 49.23 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 31°32'13" EAST; THENCE EASTERLY 157.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°09'00" (CHORD BEARS SOUTH 85°27'43" EAST 147.21 FEET); THENCE NORTH 40°36'47" EAST 189.93 FEET; THENCE NORTH 10°37'48" EAST 189.19 FEET; THENCE NORTH 89°11'21" EAST 79.72 FEET; THENCE SOUTH 56°22'29" EAST 169.81 FEET; THENCE SOUTH 33°37'31" WEST 193.48 FEET; THENCE SOUTH 52°52'18" EAST 156.58 FEET; THENCE SOUTH 09°56'22" EAST 480.27 FEET; THENCE SOUTH 86°16'33" WEST 82.25 FEET; THENCE SOUTH 01°41'07" WEST 263.56 FEET; THENCE SOUTH 88°18'53" EAST 198.14 FEET; THENCE SOUTH 09°08'58" WEST 1,261.94 FEET; THENCE NORTH 83°04'19" WEST 187.88 FEET; THENCE SOUTH 12°12'25" WEST 558.18 FEET; THENCE NORTH 77°47'35" WEST 481.29 FEET; THENCE SOUTH 12°12'25" WEST 332.08 FEET; THENCE SOUTH 87°51'01" WEST 380.73 FEET TO A POINT ON A 275.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 87°04'58" EAST; THENCE SOUTHERLY 25.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°13'07" (CHORD BEARS SOUTH 05°31'36" EAST 25.04 FEET); THENCE SOUTH 81°51'51" WEST 50.00 FEET; THENCE SOUTH 58°47'03" WEST 205.16 FEET; THENCE NORTH 51°26'07" WEST 137.45 FEET; THENCE NORTH 32°37'56" WEST 218.97 FEET; THENCE NORTH 53°04'13" EAST 243.33 FEET; THENCE NORTH 30°45'49" EAST 650.95 FEET; THENCE NORTH 19°44'42" EAST 259.65 FEET; THENCE NORTH 44°52'50" EAST 169.31 FEET; THENCE NORTH 14°57'19" WEST 813.24 FEET; THENCE NORTH 22°01'51" EAST 621.24 FEET; THENCE NORTH 07°47'43" EAST 216.90 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 16°44'51" EAST; THENCE NORTHWESTERLY 119.71 FEET ALONG THE ARC OF

SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'40" (CHORD BEARS NORTH 53°39'19" WEST 117.39 FEET); THENCE NORTH 34°03'29" WEST 29.90 FEET TO A POINT ON A 75.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 55°56'31" WEST; THENCE WESTERLY 116.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°53'57" (CHORD BEARS NORTH 78°30'27" WEST 105.04 FEET); THENCE SOUTH 57°02'34" WEST 200.87 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 32°57'26" EAST; THENCE SOUTHWESTERLY 67.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'41" (CHORD BEARS SOUTH 48°30'44" WEST 66.75 FEET); THENCE SOUTH 39°58'53" WEST 116.77 FEET TO A POINT ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 50°01'07" WEST; THENCE WESTERLY 237.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°51'52" (CHORD BEARS SOUTH 85°24'49" WEST 213.73 FEET); THENCE NORTH 49°09'15" WEST 35.10 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 40°50'45" WEST; THENCE WESTERLY 22.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°47'03" (CHORD BEARS SOUTH 88°27'13" WEST 20.23 FEET); THENCE NORTH 43°56'49" WEST 50.01 FEET TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 43°56'49" WEST; THENCE NORTHEASTERLY 59.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°05'51" (CHORD BEARS NORTH 41°30'16" EAST 59.48 FEET); THENCE NORTH 36°57'21" EAST 95.87 FEET TO A POINT ON A 87.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 53°02'39" WEST; THENCE NORTHEASTERLY 31.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'33" (CHORD BEARS NORTH 26°28'04" EAST 31.67 FEET); THENCE NORTH 15°58'48" EAST 34.77 FEET TO A POINT ON A 133.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 74°01'12" EAST; THENCE NORTHERLY 23.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'40" (CHORD BEARS NORTH 20°57'38" EAST 23.09 FEET) TO A POINT ON A 357.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 64°03'32" WEST; THENCE NORTHERLY 154.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°48'39" (CHORD BEARS NORTH 13°32'09" EAST 153.39 FEET); THENCE NORTH 00°56'51" EAST 79.63 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 89°03'09" WEST; THENCE NORTHERLY 4.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°51'03" (CHORD BEARS NORTH 00°28'41" WEST 4.98 FEET); THENCE NORTH 01°54'12" WEST 53.81 FEET TO THE POINT OF BEGINNING.

(For reference purposes only: Parcel ID No. CT-WOH-COMB)

EXHIBIT B

Legal Description of Easement Area

The Easement Area located on the Property is more particularly described as follows:

A parcel of land located in the Northwest quarter of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian, Coalville City, Summit County, Utah. More particularly described as follows:

Beginning at a point North 89°11'21" East 1,717.56 feet and South 971.88 feet from the Northwest Corner of said Section 18, and running thence;

South 14°29'56" East 18.00 feet; thence North 75°30'04" East 18.63 feet; thence South 14°29'56" East 15.81 feet; thence South 73°00'42" West 18.55 feet; thence North 63°49'29" West 13.00 feet; thence South 75°30'04" West 26.09 feet; thence South 32°47'36" West 16.90 feet; thence South 72°57'29" West 29.74 feet; thence South 42°40'58" West 61.39 feet; thence South 37°40'39" West 28.43 feet; thence South 00°06'55" East 19.86 feet; thence South 52°19'21" East 32.03 feet; thence South 37°40'39" West 22.00 feet; thence North 52°19'21" West 30.94 feet; thence North 89°31'05" West 16.65 feet; thence South 37°40'39" West 18.96 feet; thence South 30°42'59" West 30.51 feet; thence South 30°04'53" West 36.00 feet; thence South 47°28'16" West 34.89 feet; thence South 24°12'03" West 55.64 feet; thence South 50°17'11" West 63.55 feet; thence South 66°22'17" West 47.58 feet; thence South 60°30'49" West 40.86 feet to a point of curve to the left having a radius of 100.00 feet and a central angle of 25°10'17"; thence Southwesterly along the arc a distance of 43.93 feet; thence South 35°20'32" West 145.61 feet to a point of curve to the left having a radius of 15.00 feet and a central angle of 94°24'56"; thence Southerly along the arc a distance of 24.72 feet; thence South 59°04'24" East 16.83 feet; thence North 82°09'58" East 28.44 feet; thence South 81°14'08" East 36.15 feet; thence North 71°34'53" East 23.48 feet; thence South 22°50'00" East 10.78 feet; thence South 67°11'32" West 38.80 feet; thence North 88°27'29" West 29.59 feet; thence South 83°02'43" West 18.63 feet; thence South 19°39'30" West 93.03 feet to a point of curve to the left having a radius of 200.00 feet and a central angle of 17°53'15"; thence Southerly along the arc a distance of 62.44 feet to a point of reverse curve to the right having a radius of 175.00 feet and a central angle of 26°17'26"; thence Southerly along the arc, a distance of 80.30 feet; thence South 28°03'42" West 118.50 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 04°55'42"; thence Southwesterly along the arc a distance of 12.90 feet; thence South 23°08'00" West 52.32 feet to a point of curve to the right having a radius of 160.00 feet and a central angle of 09°22'03"; thence Southwesterly along the arc a distance of 26.16 feet; thence South 32°30'03" West 94.16 feet to a point of curve to the right having a radius of 130.00 feet and a central angle of 32°53'24"; thence Southwesterly along the arc a distance of 74.62 feet; thence South 65°23'27" West 73.33 feet to a point of curve to the right having a radius of 45.00 feet and a central angle of 57°06'36"; thence Westerly along the arc a distance of 44.85 feet; thence along a line non-tangent to said curve, North 57°25'53" West, a distance of 122.01 feet; thence North 32°26'04" East 19.86 feet; thence South 57°29'57" East 95.04 feet; thence North 32°30'03" East 18.00 feet; thence South 57°29'57" East 27.00 feet; thence South 32°30'03" West 18.00 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 32°30'03" East, a radial distance of 25.00 feet; thence Easterly along the arc, through a central angle of 57°06'36", a distance of 24.92 feet; thence North 65°23'27" East 73.33 feet to a point of curve to the left having a radius of 110.00 feet and a central angle of 32°53'24"; thence Northeasterly along the arc a distance of 63.14 feet; thence North 32°30'03" East 94.16 feet to a point of curve to the left having a radius of 140.00 feet and a central angle of 09°22'03"; thence Northeasterly along the arc a distance of 22.89 feet; thence North 23°08'00" East 5.66 feet to a point of curve to the left having a radius of 25.00 feet and a central angle of 87°54'48"; thence Northerly along the arc a distance of 38.36 feet; thence along a line non-tangent to said curve, South 25°13'12" West, a distance of 18.00 feet; thence North 64°46'48" West 36.00 feet; thence North 25°13'12" East 18.00 feet; thence

North 64°46'48" West 119.63 feet to a point of curve to the left having a radius of 190.00 feet and a central angle of 10°46'15"; thence Westerly along the arc a distance of 35.72 feet; thence North 75°33'03" West 50.90 feet; thence North 14°26'57" East 20.00 feet; thence South 75°33'03" East 50.90 feet to a point of curve to the right having a radius of 210.00 feet and a central angle of 10°46'15"; thence Easterly along the arc a distance of 39.48 feet; thence South 64°46'48" East 118.37 feet; thence North 25°13'12" East 18.00 feet; thence South 64°46'48" East 36.00 feet; thence South 25°13'12" West 18.00 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 25°13'12" East, a radial distance of 25.00 feet; thence Easterly along the arc, through a central angle of 87°09'30", a distance of 38.03 feet; thence along a line non-tangent to said curve, North 61°56'18" West, a distance of 18.00 feet; thence North 28°03'42" East 36.00 feet; thence South 61°56'18" East 18.00 feet; thence North 28°03'42" East 75.90 feet to a point of curve to the left having a radius of 155.00 feet and a central angle of 86°52'17"; thence Northerly along the arc a distance of 235.01 feet; thence North 58°48'36" West 114.38 feet; thence North 31°11'24" East 20.00 feet; thence South 58°48'36" East 114.38 feet to a point of curve to the right having a radius of 175.00 feet and a central angle of 04°01'22"; thence Southeasterly along the arc a distance of 12.29 feet to a point of reverse curve to the left having a radius of 25.00 feet and a central angle of 89°52'14"; thence Easterly along the arc, a distance of 39.21 feet; thence North 35°20'32" East 47.77 feet to a point of curve to the left having a radius of 50.00 feet and a central angle of 37°13'49"; thence Northerly along the arc a distance of 32.49 feet; thence North 01°53'17" West 24.89 feet to the point of curve of a non tangent curve to the right, of which the radius point lies North 89°25'23" East, a radial distance of 60.00 feet; thence Northerly along the arc, through a central angle of 32°14'11", a distance of 33.76 feet; thence North 31°39'34" East 23.52 feet to a point of curve to the left having a radius of 5.00 feet and a central angle of 66°34'11"; thence Northerly along the arc a distance of 5.81 feet; thence along a line non-tangent to said curve, North 34°46'17" West, a distance of 7.69 feet; thence North 55°05'23" East 74.31 feet; thence South 34°54'37" East 15.28 feet to a point of curve to the left having a radius of 8.00 feet and a central angle of 100°14'09"; thence Easterly along the arc a distance of 14.00 feet to a point of reverse curve to the right having a radius of 110.00 feet and a central angle of 04°38'44"; thence Northeasterly along the arc, a distance of 8.92 feet to a point of reverse curve to the left having a radius of 5.00 feet and a central angle of 73°33'04"; thence Northerly along the arc, a distance of 6.42 feet; thence along a line non-tangent to said curve, North 23°44'22" West, a distance of 12.00 feet; thence North 66°18'11" East 60.00 feet; thence North 67°22'26" East 52.63 feet; thence North 47°20'37" East 51.44 feet; thence North 31°32'35" East 54.34 feet; thence North 35°12'32" East 38.95 feet; thence North 44°20'50" East 29.48 feet; thence North 30°42'59" East 31.84 feet; thence North 31°30'25" East 88.92 feet; thence North 48°52'51" East 81.04 feet; thence North 56°01'23" East 52.23 feet; thence North 75°30'04" East 32.31 feet to the Point of Beginning.

Containing 61,741 square feet or 1.417 acres, more or less.