

E 3624142 B 8783 P 284-303  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
7/3/2025 11:50 AM  
FEE 0.00 Pgs: 20  
DEP CTA REC'D FOR CLEARFIELD  
CITY CORPORATION

RE TURNED

JUL 03 2025

**WHEN RECORDED,  
RETURN TO:**

c/o Destination Construction, LLC  
9350 150 E #220  
Sandy, Utah 84070  
Attention: Brandon Ames

Tax ID Nos.: ~~12-065-0005, 12-065-0096, 12-065-0091, 12-391-0011, 12-391-0012 and 12-391-002~~  
~~12-960-0101 to 0168, 12-391-0024, 12-065-0186, 12-065-0207, 12-065-0086 and 12-065-0206~~

**AMENDMENT TO  
DEVELOPMENT AGREEMENT**  
*for*  
**WILCOX FARMS SUBDIVISION**  
*between*  
**CLEARFIELD CITY CORPORATION**  
*and*  
**LHM DEV WLX, LLC**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Amendment**”) is entered as of this 11<sup>th</sup> day of June, 2025 (the “**Effective Date**”), by and between CLEARFIELD CITY CORPORATION, a Utah municipal corporation (the “**City**”), and LHM DEV WLX, LLC, a Utah limited liability company, as successor-in-interest to Discovery Development, LLC (“**Developer**”). City and Developer are hereinafter sometimes referred to individually as a “**Party**”, and collectively, as the “**Parties**”.

**RECITALS**

WHEREAS, Discovery Development, LLC, a Utah limited liability company (“**Discovery Development**”) and the City entered into that certain Development Agreement for Wilcox Farms Subdivision dated as of May 16, 2022, recorded on May 18, 2022, as Entry Number 3477617, Book 8012, Page 344-387 in the Official Records of Davis County, Utah (the “**Development Agreement**”); and

WHEREAS, LHM DEV WLX, LLC, a Utah limited liability company, succeeded to all of Discovery Development’s rights, title and interest as Developer under the Development Agreement; and

WHEREAS, pursuant to the Development Agreement, Developer is developing certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West Clearfield, Utah, as more particularly described in the Development Agreement (the "Properties"); and

WHEREAS, the Parties now desire to amend the Development Agreement, on the terms and conditions more particularly set forth herein; and

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has elected to approve this Amendment.

#### AGREEMENT

NOW, THEREFORE, in consideration of the Properties and the terms and conditions herein stated and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is agreed as follows:

1. **Recitals; Capitalized Terms.** Except as expressly amended hereby, the foregoing Recitals are hereby incorporated into this Agreement by reference. All capitalized terms used herein but not defined herein shall have the meaning ascribed in the Development Agreement.

2. **Amendment to Recitals.** The ninth Recital in the Development Agreement is hereby deleted in its entirety and is hereby replaced with the following:

"WHEREAS, Developer desires to develop the Properties according to the Wilcox Farms Subdivision Plat and Improvement Drawings in the R-3 zone as approved, in two Phases indicated on the Plans dated August 11, 2021, as well as incorporating any changes thereto as set forth in the final subdivision plat to be recorded with the Davis County Recorder's Office, which an overall project plat and acreage exhibit is attached hereto as Exhibit "B" (the "Final Plat/Acreage Exhibit"). Completion of each Phase of the development shall be no later than twenty-four (24) months after Final Plat approval by the City. For clarification, the term development in the preceding sentence is limited to so-called horizontal improvements (i.e., specifically excludes Residential Units (defined below) or on lot landscaping)."

3. **Amendment to Article III(R).** Developer's Notice address as set forth in Article III(R) is hereby deleted and is hereby replaced with the following:

"If to the Developer: LHM DEV WLX, LLC

9350 150 E #220  
Sandy, Utah 84070  
Attention: Brandon Ames"

4. **Partial Amendment to Exhibit "C".** The page entitled "Master Plan Scripting" found on Exhibit "C", "Pattern Book" attached to the Development Agreement is hereby deleted in its entirety and is hereby replaced with Exhibit "C-1", "Master Plan Scripting", attached hereto and incorporated herein.

5. **Amendment to Exhibit "D".** Exhibit "D" attached to the Development Agreement is hereby deleted in its entirety and is hereby replaced with Exhibit "D-1", attached hereto and incorporated herein.

6. **Full Force and Effect.** Except to the limited extent expressly amended by this Amendment, the Development Agreement shall remain and continue in full force and effect in accordance with its terms.

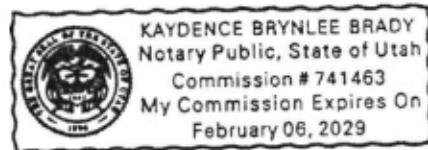
*[Signatures on Following Pages]*

IN WITNESS WHEREOF, Developer and City have executed this Amendment effective as of the Effective Date.

**LHM DEV WLX, LLC,**  
a Utah limited liability company

By:   
Name: BRANDON AMES  
Its: DIR. OF LAND

STATE OF Utah )  
COUNTY OF Davis ) ss.



The foregoing instrument was acknowledged before me this 11 day of June 2025,  
by Brandon Ames as Authorized Signatory of LHM DEV WLX, LLC, a Utah limited liability company.

Kaydence Brynlee Brady  
Notary Public

CLEARFIELD CITY CORPORATION,  
a Utah municipal corporation

By: Mark R. Shepherd  
Name: MARK R. SHEPHERD  
Its: Mayor



ATTEST:

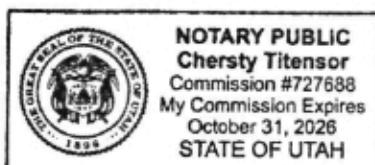
By: Nancy R. Dean  
Name: Nancy R. Dean  
Its: City Recorder

APPROVED AS TO LEGAL FORM:

By: Amy Jones  
Name: Amy Jones  
Its: Deputy City Attorney

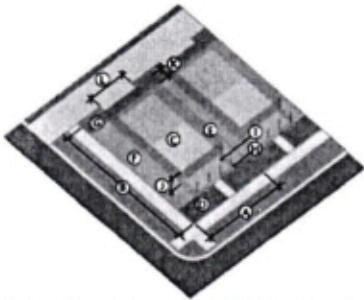
STATE OF Utah )  
 ) ss.  
COUNTY OF Davis )

The foregoing instrument was acknowledged before me this 13 day of June 2025,  
by Mark Shepherd as Mayor of CLEARFIELD CITY, a Utah municipal corporation.



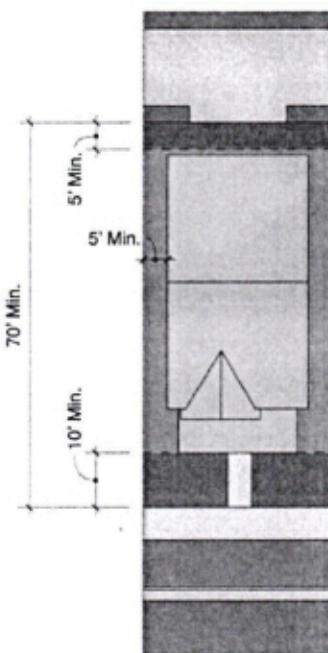
Chersty Titensor  
Notary Public

# EXHIBIT C-1: MASTER PLAN SCRIPTING UPDATE

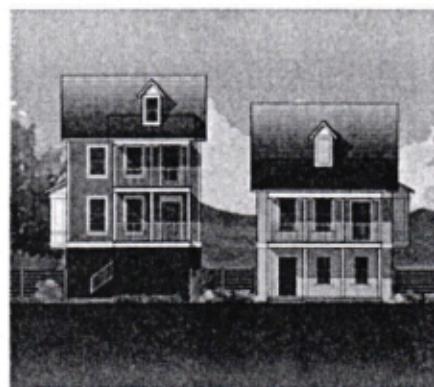
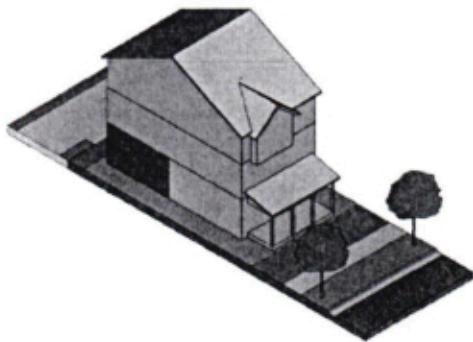


Typical Lot Size	
<b>A</b> Width	35 — 45 ft.
<b>B</b> Depth	70 ft. min.
<b>C</b> Area	2,450 sf min.
<b>Setbacks</b>	
<b>D</b> Front	10 ft. min.
<b>E</b> Side	5 ft. min.
<b>F</b> Corner Side	10 ft. min.
<b>G</b> Rear	5 ft. min. — 7 ft. max.
<b>Facade Zone</b>	
<b>H</b>	10 ft.
<b>Perch Encroachments</b>	
<b>I</b>	4 ft.
<b>Height</b>	
<b>J</b>	2-3 stories
<b>Garage Setback</b>	
<b>K</b>	5 ft. min.
<b>Maximum Driveway Approach Cut Width</b>	
<b>L</b>	20 ft.
<b>Above Ground Usable Area</b>	
	1,100 sf min.

\* 10 ft. corner side lot setback only applies to dedicated city streets. Lots on corners of private streets and alleys will have typical side setback of 5 ft.



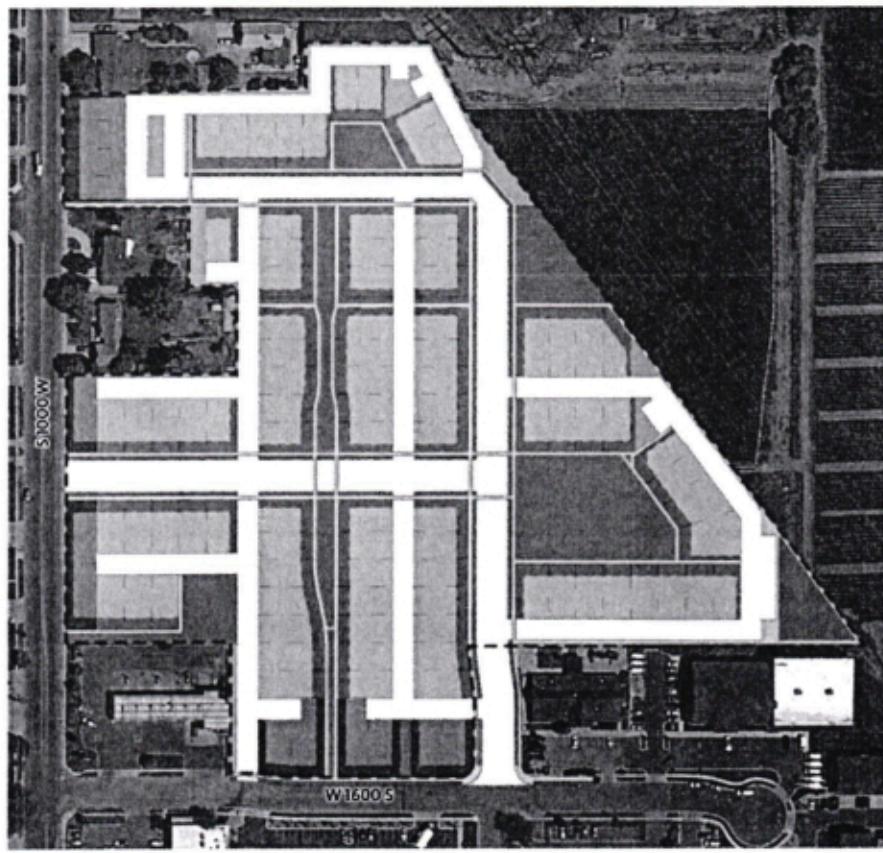
FRONT & REAR SETBACKS



Building Placement Example

## BUILDING PLACEMENT GUIDELINES

WINDORF SITE MASTER PLAN / CLEARED, UTAH / APRIL 2021



### PLAN SCRIPTING

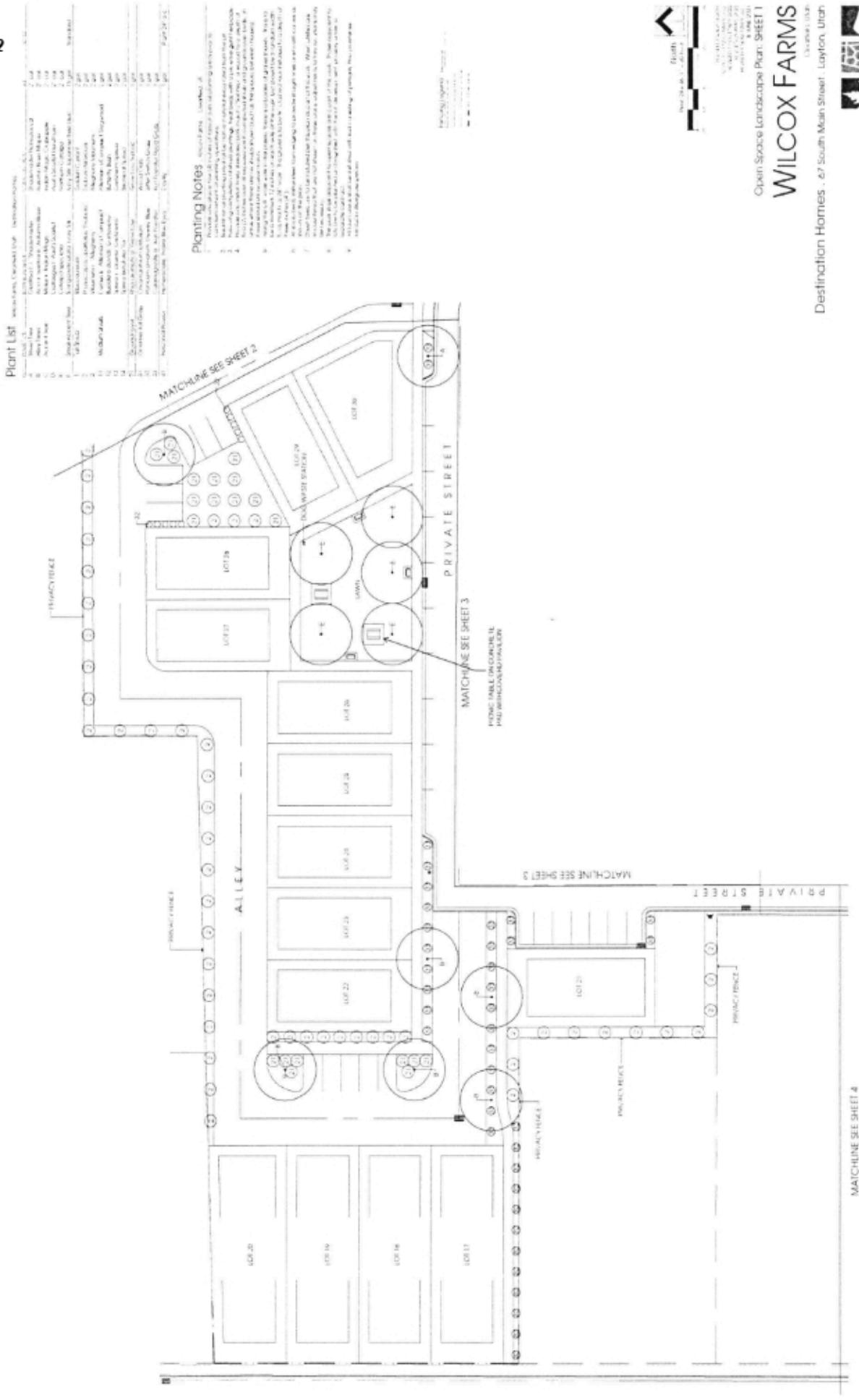
Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitive building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.

PROJECT BOUNDARY  
REQUIRED TWO STORY ELEVATION LOCATION

## MASTER PLAN SCRIPTING

**EXHIBIT D-1:**  
**OPEN SPACE LANDSCAPING AND**  
**AMENITIES**

**EXHIBIT D: OPEN SPACES AND AMENITIES**







MACCHIOLI SHEET 1

MATCHING SEE SHEET 3

MATCHLINE SEE SHEET 5

Plant List

Picturing Noges

10. **What is the best way to manage a team?** I believe that the best way to manage a team is to be a leader, not a manager. A leader is someone who can inspire and motivate others to work towards a common goal. A manager is someone who is responsible for the day-to-day operations of a team, such as assigning tasks and monitoring progress. As a leader, I believe that it is important to have a clear vision and communicate it effectively to the team. I also believe that it is important to be a good listener and to encourage open communication within the team. Finally, I believe that it is important to be a good role model and to lead by example.

1000

Open Space Landscaping Plan SHEET 4  
1000' x 1000' (1/4 acre)

Destination Homes . 67 South Main Street . Layton, Utah  
©2004 Destination Homes



## R. Michael Kelly, *Classification* Loyola University, Chicago, Illinois

the first time that the term *multidisciplinary* has been used to describe a research project.



Ponjiga Notes

Open Space Landscape Plan SHEET 6  
• area 201

Destination Homes, 67 South Main Street, Layton, Utah  
©2000 Destination Homes



Plant List

NAME	WEEKLY VOLUME (TONS)	DISPACHES	PERIOD
1. Bremen	1000	1000	1900-1901
2. Bremen	1000	1000	1901-1902
3. Bremen	1000	1000	1902-1903
4. Bremen	1000	1000	1903-1904
5. Bremen	1000	1000	1904-1905
6. Bremen	1000	1000	1905-1906
7. Bremen	1000	1000	1906-1907
8. Bremen	1000	1000	1907-1908
9. Bremen	1000	1000	1908-1909
10. Bremen	1000	1000	1909-1910
11. Bremen	1000	1000	1910-1911
12. Bremen	1000	1000	1911-1912
13. Bremen	1000	1000	1912-1913
14. Bremen	1000	1000	1913-1914
15. Bremen	1000	1000	1914-1915
16. Bremen	1000	1000	1915-1916
17. Bremen	1000	1000	1916-1917
18. Bremen	1000	1000	1917-1918
19. Bremen	1000	1000	1918-1919
20. Bremen	1000	1000	1919-1920
21. Bremen	1000	1000	1920-1921
22. Bremen	1000	1000	1921-1922
23. Bremen	1000	1000	1922-1923
24. Bremen	1000	1000	1923-1924
25. Bremen	1000	1000	1924-1925
26. Bremen	1000	1000	1925-1926
27. Bremen	1000	1000	1926-1927
28. Bremen	1000	1000	1927-1928
29. Bremen	1000	1000	1928-1929
30. Bremen	1000	1000	1929-1930
31. Bremen	1000	1000	1930-1931
32. Bremen	1000	1000	1931-1932
33. Bremen	1000	1000	1932-1933
34. Bremen	1000	1000	1933-1934
35. Bremen	1000	1000	1934-1935
36. Bremen	1000	1000	1935-1936
37. Bremen	1000	1000	1936-1937
38. Bremen	1000	1000	1937-1938
39. Bremen	1000	1000	1938-1939
40. Bremen	1000	1000	1939-1940
41. Bremen	1000	1000	1940-1941
42. Bremen	1000	1000	1941-1942
43. Bremen	1000	1000	1942-1943
44. Bremen	1000	1000	1943-1944
45. Bremen	1000	1000	1944-1945
46. Bremen	1000	1000	1945-1946
47. Bremen	1000	1000	1946-1947
48. Bremen	1000	1000	1947-1948
49. Bremen	1000	1000	1948-1949
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52. Bremen	1000	1000	1951-1952
53. Bremen	1000	1000	1952-1953
54. Bremen	1000	1000	1953-1954
55. Bremen	1000	1000	1954-1955
56. Bremen	1000	1000	1955-1956
57. Bremen	1000	1000	1956-1957
58. Bremen	1000	1000	1957-1958
59. Bremen	1000	1000	1958-1959
60. Bremen	1000	1000	1959-1960
61. Bremen	1000	1000	1960-1961
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63. Bremen	1000	1000	1962-1963
64. Bremen	1000	1000	1963-1964
65. Bremen	1000	1000	1964-1965
66. Bremen	1000	1000	1965-1966
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92. Bremen	1000	1000	1991-1992
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95. Bremen	1000	1000	1994-1995
96. Bremen	1000	1000	1995-1996
97. Bremen	1000	1000	1996-1997
98. Bremen	1000	1000	1997-1998
99. Bremen	1000	1000	1998-1999
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101. Bremen	1000	1000	2000-2001
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123. Bremen	1000	1000	2022-2023
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125. Bremen	1000	1000	2024-2025
126. Bremen	1000	1000	2025-2026
127. Bremen	1000	1000	2026-2027
128. Bremen	1000	1000	2027-2028
129. Bremen	1000	1000	2028-2029
130. Bremen	1000	1000	2029-2030
131. Bremen	1000	1000	2030-2031
132. Bremen	1000	1000	2031-2032
133. Bremen	1000	1000	2032-2033
134. Bremen	1000	1000	2033-2034
135. Bremen	1000	1000	2034-2035
136. Bremen	1000	1000	2035-2036
137. Bremen	1000	1000	2036-2037
138. Bremen	1000	1000	2037-2038
139. Bremen	1000	1000	2038-2039
140. Bremen	1000	1000	2039-2040
141. Bremen	1000	1000	2040-2041
142. Bremen	1000	1000	2041-2042
143. Bremen	1000	1000	2042-2043
144. Bremen	1000	1000	2043-2044
145. Bremen	1000	1000	2044-2045
146. Bremen	1000	1000	2045-2046
147. Bremen	1000	1000	2046-2047
148. Bremen	1000	1000	2047-2048
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150. Bremen	1000	1000	2049-2050
151. Bremen	1000	1000	2050-2051
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154. Bremen	1000	1000	2053-2054
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158. Bremen	1000	1000	2057-2058
159. Bremen	1000	1000	2058-2059
160. Bremen	1000	1000	2059-2060
161. Bremen	1000	1000	2060-2061
162. Bremen	1000	1000	2061-2062
163. Bremen	1000	1000	2062-2063
164. Bremen	1000	1000	2063-2064
165. Bremen	1000	1000	2064-2065
166. Bremen	1000	1000	2065-2066
167. Bremen	1000	1000	2066-2067
168. Bremen	1000	1000	2067-2068
169. Bremen	1000	1000	2068-2069
170. Bremen	1000	1000	2069-2070
171. Bremen	1000	1000	2070-2071
172. Bremen	1000	1000	2071-2072
173. Bremen	1000	1000	2072-2073
174. Bremen	1000	1000	2073-2074
175. Bremen	1000	1000	2074-2075
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177. Bremen	1000	1000	2076-2077
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181. Bremen	1000	1000	2080-2081
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187. Bremen	1000	1000	2086-2087
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189. Bremen	1000	1000	2088-2089
190. Bremen	1000	1000	2089-2090
191. Bremen	1000	1000	2090-2091
192. Bremen	1000	1000	2091-2092
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194. Bremen	1000	1000	2093-2094
195. Bremen	1000	1000	2094-2095
196. Bremen	1000	1000	2095-2096
197. Bremen	1000	1000	2096-2097
198. Bremen	1000	1000	2097-2098
199. Bremen	1000	1000	2098-2099
200. Bremen	1000	1000	2099-20100

Giant Nations

MATCHUNE SEE SHEET 6

1. **What are your top three (3) goals for 2016?**  
2. **What are your top three (3) challenges in 2016?**

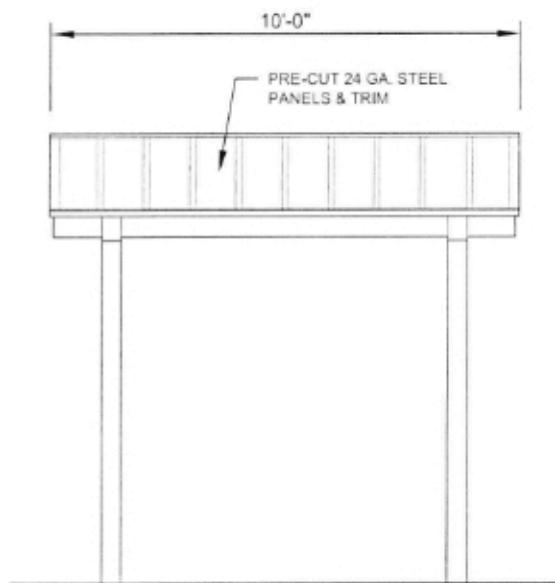
Open Space Landscaping Plan: SHEET 7

Debt collection Homecare 43% Good, 56% Excellent 3.3% Good, 11.1% Excellent, 85.6% Unknown



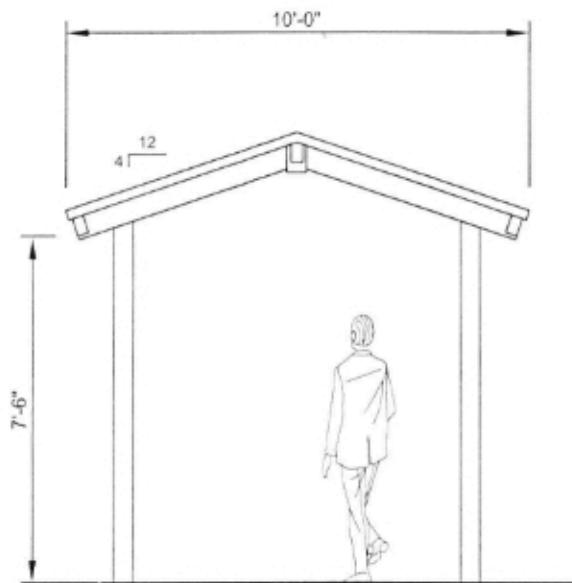
R. M. (R. M.) KLINE (CLASS OF 1981)

3624142  
BK 8783 PG 299



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



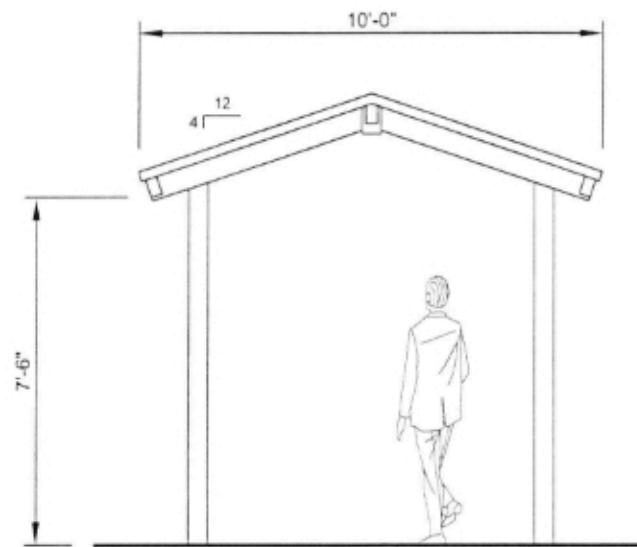
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Example Only: Exact Pavilion TBD

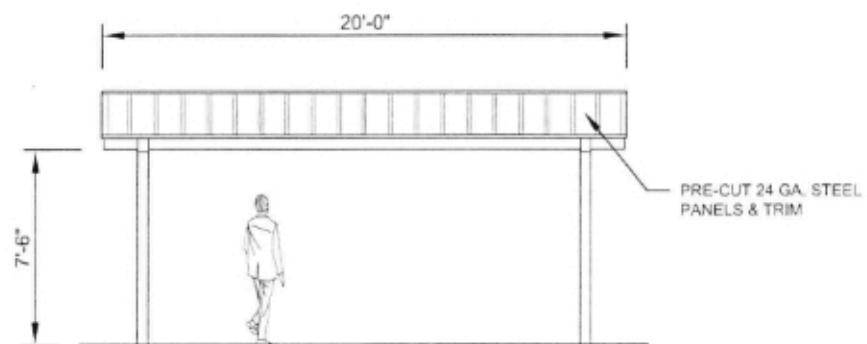
DESIGN SPECIFICATIONS

3624142  
BK 8783 PG 300



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

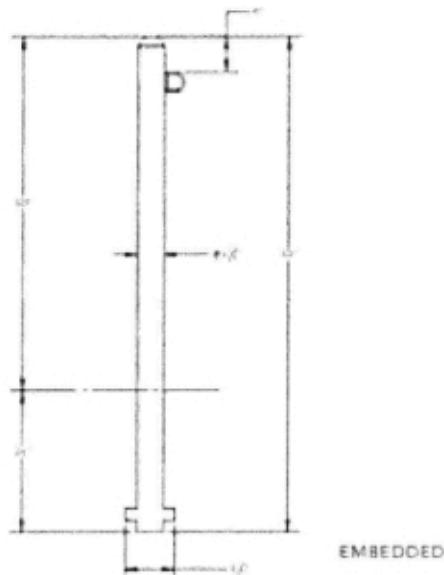
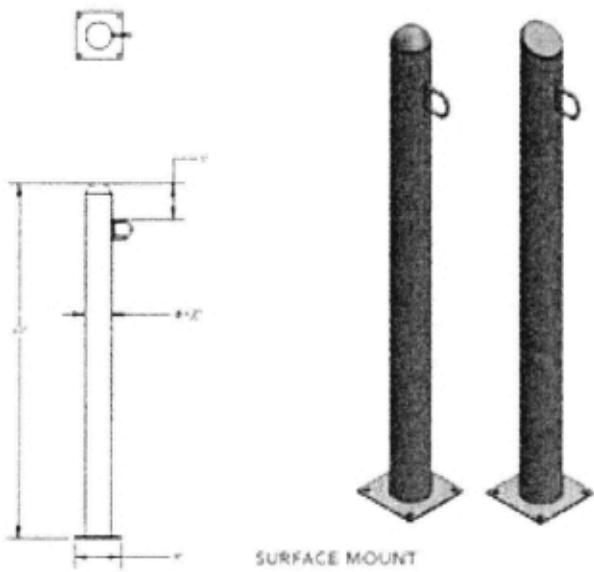
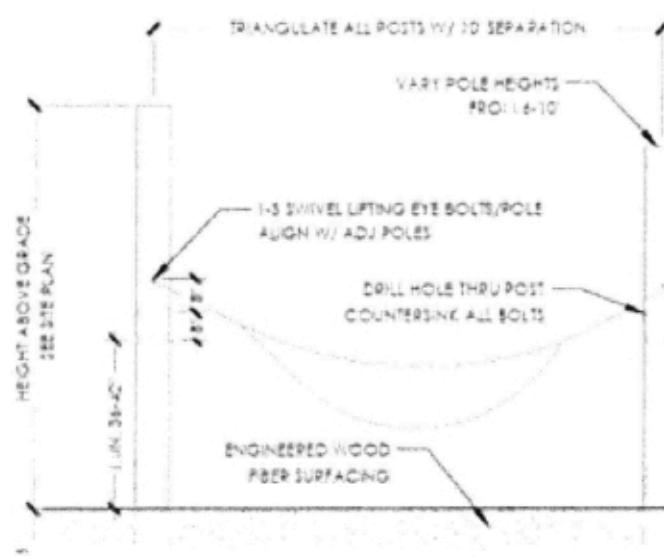


SIDE ELEVATION

SCALE: NTS

Example Only: Exact Pavilion TBD

DESIGN SPECIFICATIONS



Example Only: Exact Product TBD

DESIGN SPECIFICATIONS

Residential Subdivision

✓  
Wilcox Farms Boundary Description (Phase 1)

**BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Northwest corner of Lot 10, Wilcox Farms Amended, a subdivision recorded on May 22, 2000 as entry number 1593382, in Book 2650 at page 920 in the office of Davis County Recorder, said point being North 0°07'41" East 670.81 feet along the section line to the extension of the North line of said Lot 10 Wilcox Farms Amended and South 89°52'19" East 33.00 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (NAD 83 Bearing being North 0°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and running thence;

North 00°07'41" East 197.84 feet along the East line of 1000 West Street;  
thence North 89°52'19" West 33.00 feet to the centerline of 1000 West Street and being on the section line;  
thence North 00°07'41" East 145.00 feet along the centerline of 1000 West Street and the section line to the extension of the South line of parcel number 12-065-0023;  
thence South 89°52'19" East 250.00 feet along the South line of said parcel number 12-065-0023;  
thence North 00°07'41" East 88.72 feet;  
thence South 89°52'19" East 354.49 feet;  
thence South 00°00'10" West 300.12 feet;  
  
thence southerly 61.94 feet along the arc of a 470.00-foot radius tangent curve to the left (center bears South 89°59'50" East and the long chord bears South 03°46'21" East 61.89 feet with a central angle of 07°33'01") to a point of reverse curvature;  
  
thence southerly 69.91 feet along the arc of a 530.00-foot radius curve to the right (center bears South 82°27'09" West and the long chord bears South 03°46'08" East 69.86 feet with a central angle of 07°33'27") to a point on the East line of 900 West Street;  
  
thence North 89°52'19" West 60.00 feet to a point on the West line of said 900 West Street;  
thence South 00°00'10" West 152.56 feet along the West line of said 900 West Street;  
  
thence southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 89°59'17" West and the long chord bears South 45°00'10" West 21.21 feet with a central angle of 89°58'54") to a point on the North line of 1600 South Street;  
  
thence North 89°59'50" West 206.51 feet along the North line of said 1600 South Street;  
  
thence westerly 40.22 feet along the arc of a 270.28-foot radius tangent curve to the right (center bears North 00°00'10" East and the long chord bears North 85°44'03" West 40.18 feet with a central angle of 08°31'35") to a point of reverse curvature;  
  
thence westerly 48.96 feet along the arc of a 329.00 feet radius curve to the left (center bears South 08°31'45" West and the long chord bears North 85°44'03" West 48.91 feet with a central angle of 08°31'35");  
  
thence North 89°59'50" West 0.05 feet to the Southeast corner of said Lot 10 Wilcox Farms Amended;  
thence North 00°00'10" East 161.62 feet to the Northeast corner of said Lot 10 Wilcox Farms Amended;  
thence North 89°52'19" West 210.68 feet to the Point of Beginning.

Contains: 284,712 square feet or 6.536 acres, 58 lots and 5 parcels

Residential Subdivision

Wilcox Farms Boundary Description (Phase 2)

**BOUNDARY DESCRIPTION**

Beginning at a point on the east line of 1000 West Street at a Southwest Corner of Lot 15, Wilcox Farms Amended, said point being North 00°07'41" East 1219.79 feet along the section line (NAD83 Bearing being North 00°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 33.00 feet from the Southwest Corner of said Section 11 and running;  
Thence North 0°07'41" East 147.26 feet along the east line of 1000 West Street;  
Thence North 88°17'51" East 303.91 feet;  
Thence North 0°07'41" East 55.32 feet;  
Thence North 89°32'25" East 158.16 feet;  
Thence South 27°09'00" East 91.16 feet to the extension of the east line of the aforementioned Wilcox Farms Amended;  
Thence South 36°41'00" East 851.68 feet to and along the east line of said Lot 15 of the aforementioned Wilcox Farms Amended to the Northeast Corner of Lot 25, Wilcox Farms Amended - Phase 5;  
Thence North 89°52'19" West 432.90 feet along the north line of the Lot 25 of the aforementioned Wilcox Farms Amended - Phase 5 to and along the north line of Lot 13 to the Northwest Corner of Lot 13 of Wilcox Farms Amended, also being the Southeast Corner of Wilcox Farms Residential Subdivision Phase 1, also being on the east line of 900 West Street;  
Thence northerly 69.91 feet along the arc of a 530.00 foot radius curve to the left, (center bears North 89°59'24" West and long chord bears North 3°46'08" West 69.86 feet, with a central angle of 7°33'27") along the east line Wilcox Farms Residential Subdivision Phase 1 and also along the east line of 900 West Street;  
Thence northerly 61.94 feet along the arc of a 470.00 foot radius curve to the right, (center bears North 82°27'09" East and long chord bears North 3°46'21" West 61.89 feet, with a central angle of 7°33'01") along the east line Wilcox Farms Residential Subdivision Phase 1 and also along the east line of 900 West Street;  
Thence North 0°00'10" East 300.12 feet along the east line to the Northeast Corner of Wilcox Farms Residential Subdivision Phase 1 and also along the east line of 900 West Street;  
Thence North 89°52'19" West 354.49 feet along the north line to a Northwest Corner of Wilcox Farms Residential Subdivision Phase 1;  
Thence North 00°07'41" East 21.28 feet;  
Thence North 89°52'19" West 59.68 feet;  
Thence North 00°07'41" East 96.14 feet to the south line of Lot 15 of the aforementioned Wilcox Farms Amended;  
Thence North 89°52'19" West 157.31 feet along the south line of Lot 15 of the aforementioned Wilcox Farms Amended to the Point of Beginning.

Contains 270,488 square feet, or 6.210 acres.