

CITY CLERK  
CITY OF SUNRISE

14 DEC 18 AM 11:19

SUNRISE, FLORIDA

ORDINANCE NO. 909-X-14-A

AN ORDINANCE OF THE CITY OF SUNRISE, FLORIDA, PERTAINING TO THE METROPICA IMPROVEMENT DISTRICT ("DISTRICT"), AMENDING ORDINANCE NO. 909-X TO REVISE THE TERRITORIAL BOUNDARIES OF THE DISTRICT; AUTHORIZING THE DISTRICT TO UTILIZE THE PROVISIONS OF ORDINANCE NO. 567 TO IMPOSE AND COLLECT SPECIAL ASSESSMENTS WITHIN ITS TERRITORIAL BOUNDARIES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, effective March 23, 2004, the City Commission adopted Ordinance No. 909-X, creating the Metropica Improvement District ("District") and establishing its territorial boundaries as set forth on Exhibit "A" which are generally described as consisting of approximately 28.1 acres on a portion of Parcel "A" and "D" and all of Parcel "E" of the Metropica Plat, as recorded in Plat Book 148, Page 34 of the Public Records of Broward County, Florida; and

WHEREAS, effective July 15, 2014, the City Commission adopted Ordinance No. 579 which rezoned the property generally described as consisting of all of Parcel "A" of the Metropica Plat from B-3 (General Business) to PDD (Planned Development District) in order to facilitate the orderly development of the property in accordance with Section 16-109 of the Code of the City of Sunrise; and

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ORDINANCE NO. 909-X-14-A

WHEREAS, the City has determined that it is in the best interests of the City and the Metropica Improvement District to expand the territorial boundaries of the District by including Parcel "B" and a portion of Parcel "C" of the Metropica Plat within the Metropica Improvement District to ensure the entire property within the Metropica Plat will be cohesively developed; and

WHEREAS, effective October 22, 2013, the City Commission adopted Ordinance No. 567 (the "Master Assessment Ordinance"), which authorized the imposition of special assessments for capital projects and service assessments for services, facilities, programs and local improvements within the City and established procedures for the imposition and collection of such special assessments; and

WHEREAS, the City has determined that it is in the best interests of the City and the Metropica Improvement District to authorize the District to impose and collect necessary special assessments within its territorial boundaries for certain infrastructure to be built therein utilizing the procedures set forth in the Master Assessment Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. The foregoing Whereas clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

Section 2. The territorial limits of the District as set forth on Exhibit "A" of Ordinance No. 909-X are hereby amended to include the property set forth in the legal description attached hereto as Exhibit "A" which supersedes Exhibit "A" to Ordinance No. 909-X and which is incorporated herein by this reference.

Section 3. Section 7(c) is hereby created to read:

(c) The District is hereby authorized to impose and collect special assessments within the territorial boundaries of the District as it deems necessary, as though it were the City, in accordance with the procedures established in the Master Assessment Ordinance, as said Ordinance may be amended. In furtherance of the foregoing, for purposes of any special assessments imposed and/or collected by the Metropica Improvement District pursuant to the Master Assessment Ordinance, any reference to the City in said Master Assessment Ordinance shall be

deemed to refer to the Metropica Improvement District as if the District were the City.

Section 4. Conflict. All ordinances and parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability. Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

Section 6. Effective Date. This Ordinance shall be effective immediately upon passage by the City Commission on second reading.

PASSED AND ADOPTED upon this first reading this 25TH DAY OF NOVEMBER, 2014.

PASSED AND ADOPTED upon this second reading this 9TH DAY OF DECEMBER, 2014.

  
\_\_\_\_\_  
Mayor Michael J. Ryan

Authentication:

*Meryl Girard*  
~~Felicia M. Bravo~~ *Meryl Girard*  
Assl. City Clerk

FIRST READING

SECOND READING

MOTION: SCUOTTO  
SECOND: ROSEN

MOTION: ROSEN  
SECOND: SOFIELD

KERCH: YEA  
ROSEN: YEA  
SCUOTTO: YEA  
SOFIELD: YEA  
RYAN: YEA

KERCH: YEA  
ROSEN: YEA  
SCUOTTO: YEA  
SOFIELD: YEA  
RYAN: YEA

Approved by the City Attorney  
As to Form and Legal Sufficiency.

*Kimberly A. Kisslan*  
Kimberly A. Kisslan



**STONER & ASSOCIATES, INC.**

**SURVEYORS - MAPPERS**  
Florida Licensed Survey  
and Mapping Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314

Tel. (954) 585-0997  
Fax (954) 585-3927

**SKETCH AND LEGAL DESCRIPTION OF:  
M.I.D. PARCEL  
"METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)  
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

ALL OF PARCELS "A" AND "B", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S.89°48'19"W., A DISTANCE OF 232.91 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C", OF SAID METROPICA PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERNMOST, SOUTHEASTERLY CORNER OF PARCEL "C", OF SAID METROPICA PLAT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N48°34'05"W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 08°45'36" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 146.01 FEET TO A COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°20'54" AND A RADIUS OF 1,865.00 FEET FOR AN ARC DISTANCE OF 174.09 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSE BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAWGRASS MILLS CIRCLE;

THENCE N35°43'19"W, A DISTANCE OF 26.58 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°40'53", AND A RADIUS OF 391.00 FEET, FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE, THROUGH SAID POINT, HAVING A BEARING OF S.00°19'17"E.;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°49'44", AND A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 31.27 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 42.87 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 04°09'14" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 14.50 FEET TO A POINT OF TANGENCY;

THENCE N50°20'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 261.56 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 04°09'17" AND A RADIUS OF 202.00 FEET FOR AN ARC DISTANCE OF 14.65 FEET TO A POINT OF TANGENCY;

THENCE N54°29'37"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 77.44 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

DATE: Oct 15, 2014

*Richard G. Crawford, Jr.*

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:
10/13/14	DRL	RGC	N/A

**SEAL**

NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

REGISTERED  
NO. 05-6769 MID

SHEET 1 OF 6  
Page 586 of 885

4341 S.W. 62nd Avenue  
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CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65°40'03" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S45°20'54"W, A DISTANCE OF 24.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S48°38'14"W;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°50'32" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 114.37 FEET TO A POINT OF TANGENCY;

THENCE N19°31'14"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 48.83 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 09°51'17" AND A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 51.60 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SW

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°59'31" AND A RADIUS OF 395.00 FEET FOR AN ARC DISTANCE OF 192.98 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE SW;

THENCE NORTHWESTERLY THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°26'56" AND A RADIUS OF 411.00 FEET FOR AN ARC DISTANCE OF 39.09 FEET TO A POINT OF TANGENCY;

THENCE N43°06'24"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 12.41 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SE, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N43°06'24"W; SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°32'22" AND A RADIUS OF 2,278.00 FEET FOR AN ARC DISTANCE OF 260.00 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S46°15'35"W, A DISTANCE OF 96.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SE, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N52°03'31"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°01'23" AND A RADIUS OF 2,290.00 FEET FOR AN ARC DISTANCE OF 320.67 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NW 136TH AVENUE AND THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C";

THENCE S16°05'53"E, A DISTANCE OF 50.37 FEET;

THENCE S62°06'52"E, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GREEN TOAD ROAD AND THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL "C", A DISTANCE OF 848.35 FEET;

THENCE N79°39'32"E, A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 49.83 ACRES OR (2,170,453 SQUARE FEET), MORE OR LESS.

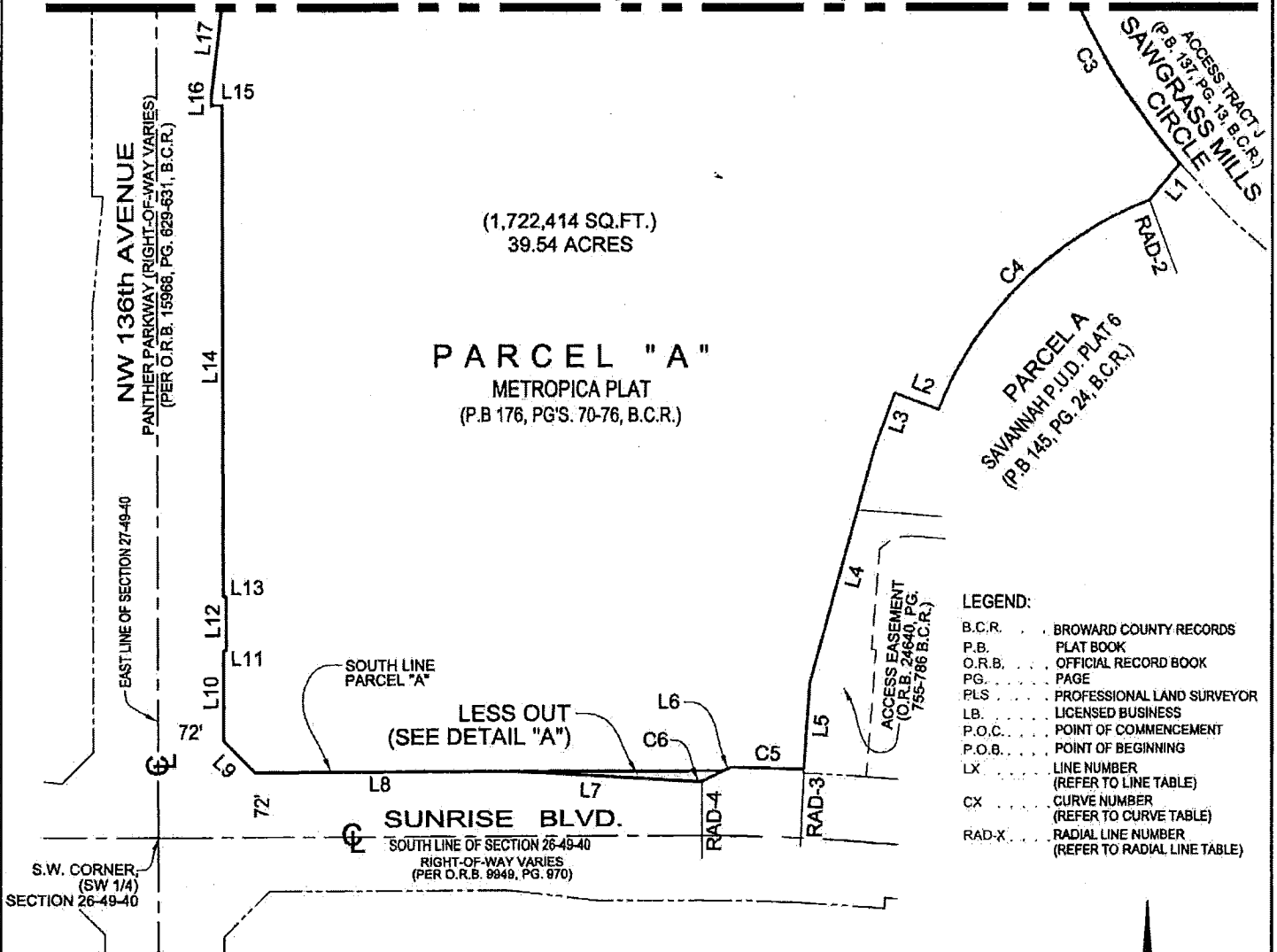
**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°48'19"E., ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEETS 3 THRU 5 OF 6 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

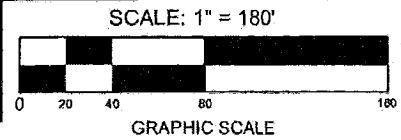
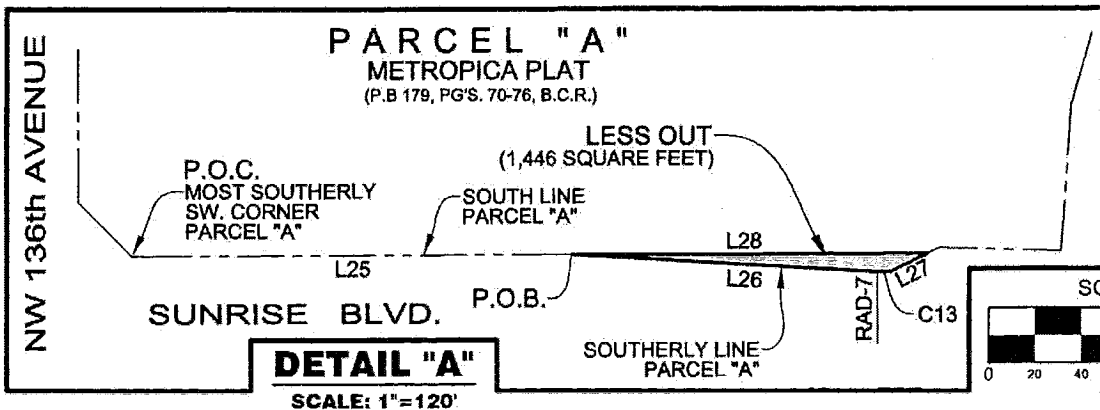
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 "METROPICA PLAT", (P.B. 179, PG'S 70-76, B.C.R.)  
 CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

NOTE:  
 SEE SHEETS 1 AND 2 OF 6 FOR THE  
 LEGAL DESCRIPTION AND THE  
 PROPERTY SHOWN GRAPHICALLY  
 HEREON.

**MATCH LINE (SEE SHEET 4 OF 6)**



- LEGEND:**
- B.C.R. . . . . BROWARD COUNTY RECORDS
  - P.B. . . . . PLAT BOOK
  - O.R.B. . . . . OFFICIAL RECORD BOOK
  - PG. . . . . PAGE
  - PLS. . . . . PROFESSIONAL LAND SURVEYOR
  - LB. . . . . LICENSED BUSINESS
  - P.O.C. . . . . POINT OF COMMENCEMENT
  - P.O.B. . . . . POINT OF BEGINNING
  - LX. . . . . LINE NUMBER (REFER TO LINE TABLE)
  - CX. . . . . CURVE NUMBER (REFER TO CURVE TABLE)
  - RAD-X. . . . . RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)



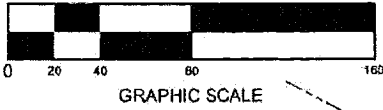


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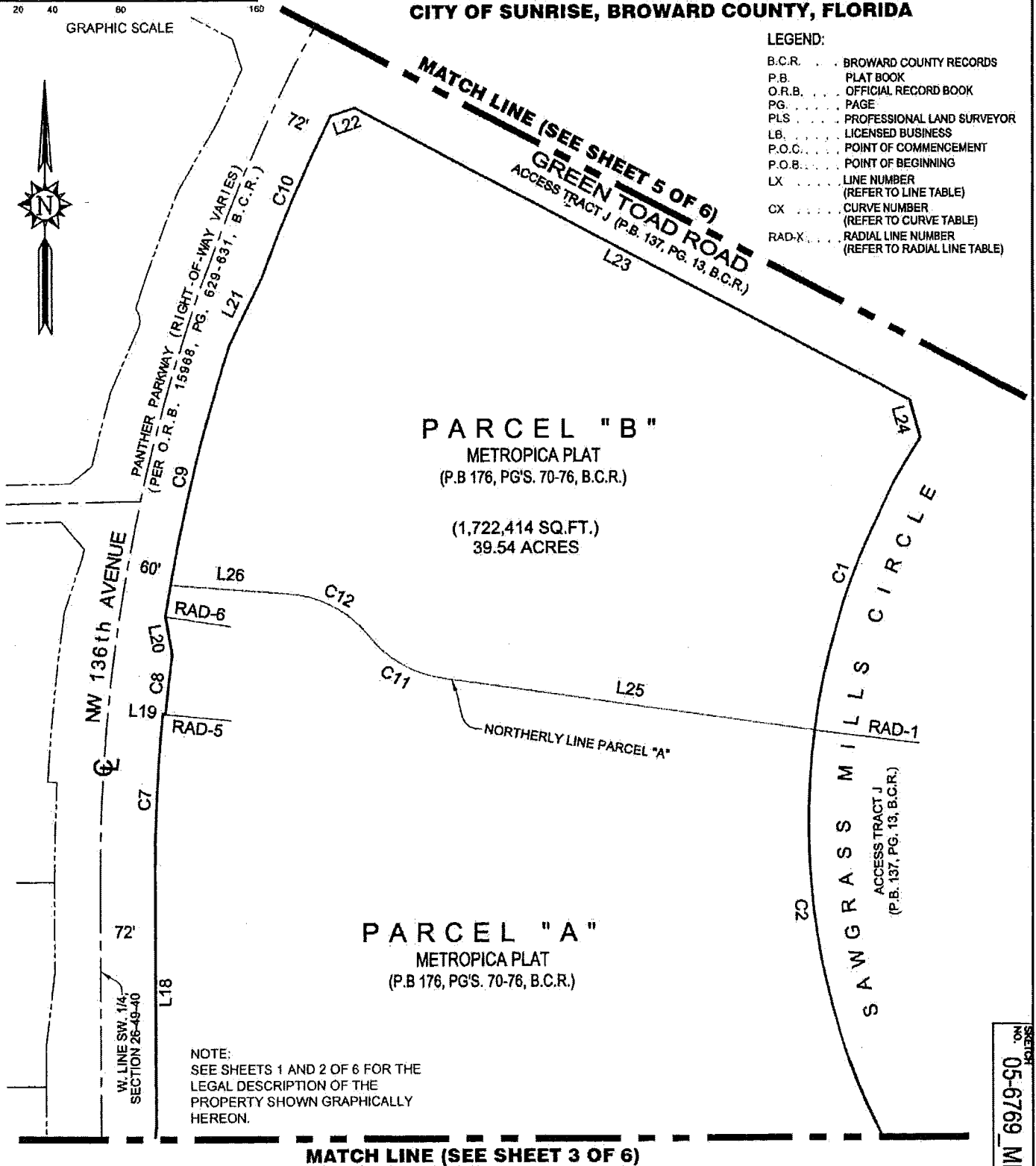
SCALE: 1" = 180'



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**LEGEND:**

- B.C.R. . . . . BROWARD COUNTY RECORDS
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(REFER TO LINE TABLE)
- CX . . . . . CURVE NUMBER  
(REFER TO CURVE TABLE)
- RAD-X . . . . . RADIAL LINE NUMBER  
(REFER TO RADIAL LINE TABLE)



NOTE:  
SEE SHEETS 1 AND 2 OF 6 FOR THE  
LEGAL DESCRIPTION OF THE  
PROPERTY SHOWN GRAPHICALLY  
HEREON.

SECTION  
NO. 05-6769 MID



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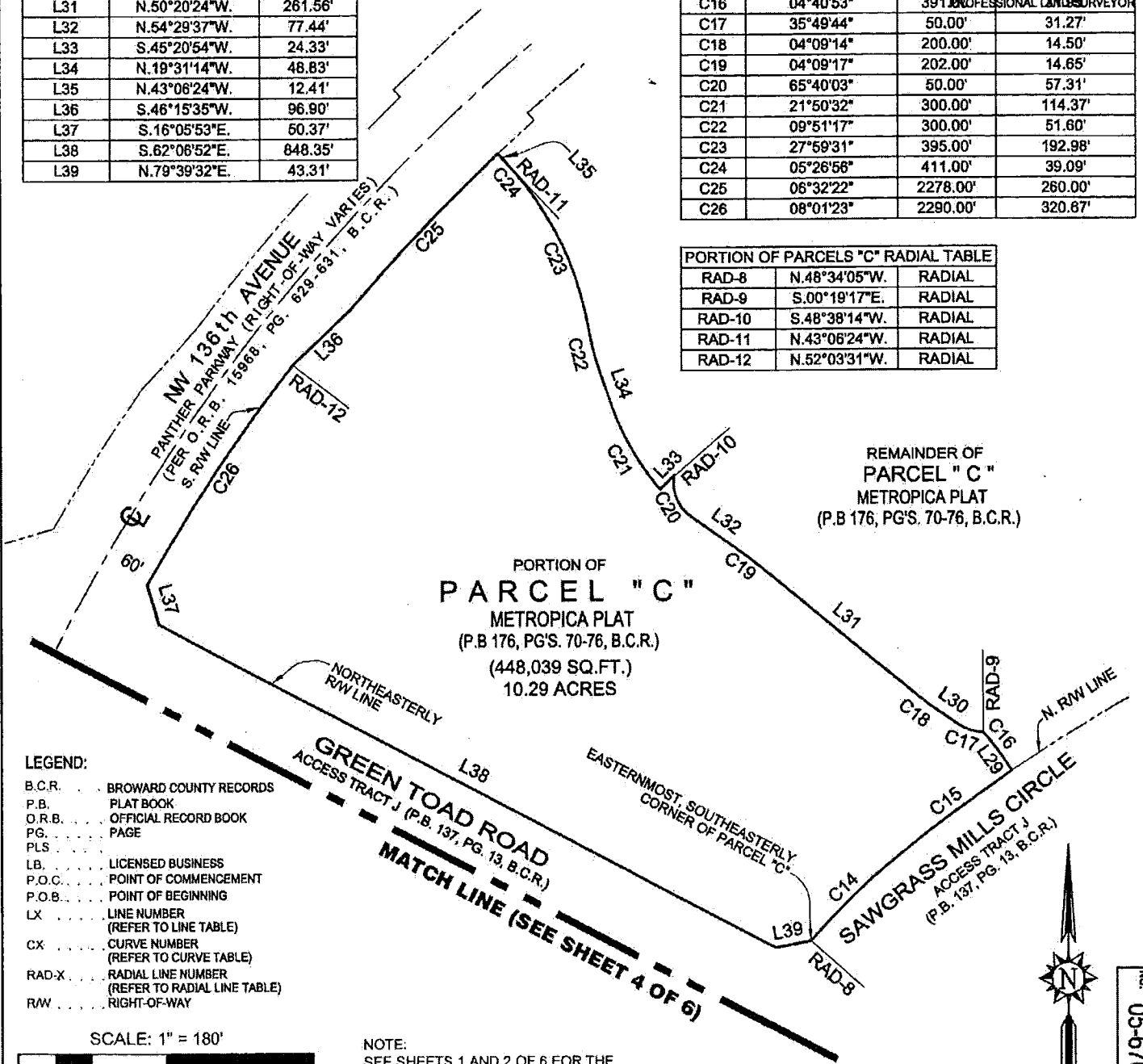
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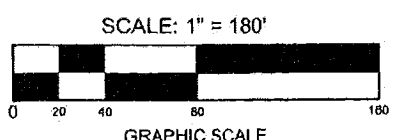
PORTION OF PARCELS "C" LINE TABLE		
LINE	BEARING	DISTANCE
L29	N.35°43'19"W.	26.58'
L30	N.54°29'37"W.	42.87'
L31	N.50°20'24"W.	261.56'
L32	N.54°29'37"W.	77.44'
L33	S.45°20'54"W.	24.33'
L34	N.19°31'14"W.	48.83'
L35	N.43°06'24"W.	12.41'
L36	S.46°15'35"W.	96.90'
L37	S.16°05'53"E.	50.37'
L38	S.62°06'52"E.	848.35'
L39	N.79°39'32"E.	43.31'

PORTION OF PARCELS "C" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C14	08°45'36"	955.00'	146.01'
C15	05°20'54"	1865.00'	174.08'
C16	04°40'53"	391.00'	114.37'
C17	35°49'44"	50.00'	31.27'
C18	04°09'14"	200.00'	14.50'
C19	04°09'17"	202.00'	14.65'
C20	65°40'03"	50.00'	57.31'
C21	21°50'32"	300.00'	114.37'
C22	09°51'17"	300.00'	51.60'
C23	27°59'31"	395.00'	192.98'
C24	05°26'58"	411.00'	39.09'
C25	06°32'22"	2278.00'	260.00'
C26	08°01'23"	2290.00'	320.67'

PORTION OF PARCELS "C" RADIAL TABLE		
RADIAL	BEARING	TYPE
RAD-8	N.48°34'05"W.	RADIAL
RAD-9	S.00°19'17"E.	RADIAL
RAD-10	S.48°38'14"W.	RADIAL
RAD-11	N.43°06'24"W.	RADIAL
RAD-12	N.52°03'31"W.	RADIAL



- LEGEND:**
- B.C.R. . . . . BROWARD COUNTY RECORDS
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  - RAD-X . . . . . RADIAL LINE NUMBER (REFER TO RADIAL LINE TABLE)
  - RAW . . . . . RIGHT-OF-WAY



NOTE:  
SEE SHEETS 1 AND 2 OF 6 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.



No. 05-6769 MID  
 SHEET 5 OF 6



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PARCELS "A" AND "B" LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.40°05'11"W.	53.01'
L2	N.69°07'10"W.	51.70'
L3	S.20°25'46"W.	65.52'
L4	S.15°20'42"W.	268.86'
L5	S.03°55'49"W.	96.00'
L6	N.64°00'20"E.	36.00'
L7	N.86°45'40"W.	200.36'
L8	S.89°48'19"W.	288.00'
L9	S.45°05'51"E.	49.58'
L10	N.00°11'40"W.	100.00'
L11	N.89°48'20"E.	3.00'
L12	N.89°48'20"W.	30.00'
L13	N.89°48'20"E.	3.00'
L14	N.00°11'40"W.	542.89'
L15	S.89°48'20"W.	12.00'
L16	N.00°11'40"W.	10.09'
L17	N.06°38'56"E.	100.72'
L18	N.00°11'40"W.	316.80'
L19	N.85°43'49"W.	4.00'
L20	N.10°17'15"W.	50.64'
L21	N.25°58'37"E.	100.98'
L22	N.71°52'08"E.	33.65'
L23	S.62°06'52"E.	823.42'
L24	S.15°01'56"E.	51.26'

PARCELS "A" AND "B" CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	24°41'20"	955.00'	411.51'
C2	26°25'04"	955.00'	440.33'
C3	21°30'40"	805.00'	302.23'
C4	48°26'28"	399.19'	337.50'
C5	01°58'10"	2367.83'	80.01'
C6	00°11'47"	2351.83'	8.06'
C7	05°43'21"	2278.00'	227.52'
C8	01°59'54"	2274.00'	79.31'
C9	09°09'41"	2290.00'	366.17'
C10	05°43'58"	2278.00'	227.93'
C11	43°21'27"	150.00'	113.51'
C12	47°18'01"	150.00'	123.83'

PARCELS "A" AND "B" RADIAL TABLE		
LINE	BEARING	
RAD-1	N.82°38'15"W.	RADIAL
RAD-2	N.20°40'42"W.	RADIAL
RAD-3	N.02°43'14"E.	RADIAL
RAD-4	N.00°00'05"E.	RADIAL
RAD-5	N.84°28'13"W.	RADIAL
RAD-6	N.81°15'58"W.	RADIAL

LESS OUT LINE TABLE		
LINE	BEARING	DISTANCE
L25	N.89°48'19"E.	288.00'
L26	S.86°45'40"E.	200.36'
L27	N.64°00'20"E.	27.60'
L28	S.89°48'19"W.	232.91'

LESS OUT CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C13	00°11'47"	2351.83'	8.06'

LESS OUT RADIAL TABLE		
LINE	BEARING	
RAD-7	N.00°11'41"W.	RADIAL