



Planning and Development Services
860 Levoy Drive, Suite 300 • Taylorsville, UT 84123
Phone: (385) 910-5600

Town of Brighton Planning Commission

Public Meeting Agenda

Wednesday, August 20, 2025, 6:00 pm

Location:

Microsoft Teams Meeting

https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTE3NGE1N2YtNTdmNS00ZDJiLTk1ZjctODQ5ZTM0NjFjY2Q1%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d

Meeting ID: 271 259 089 618 2

Passcode: u8jB67Bk

Dial in by phone

[+1 213-357-4434,,459491035#](tel:+12133574434) United States, Los Angeles

Phone conference ID: 459 491 035#

**Anchor Location: Big Cottonwood Fire Station
7688 South Big Cottonwood Canyon Road**

**UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.
TTY USERS SHOULD CALL 711.**

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance, or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2025/2026. (Motion/Voting)
- 2) Approval of July 16, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2025-001421 – Consideration of a rezone of multiple properties in the Silver Fork character area of the general plan from FR-1 to FR-0.5, said properties being on the north side of Big Cottonwood Canyon Road between approximately 11245 East and 11463 East. This neighborhood rezone is being considered in response to an application submitted by Stephen Burt to rezone a single property at 11456 East Mountain Sun Lane from FR-1 to FR-0.5. **Planner:** Justin Smith (Discussion/Recommendation)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

MEETING MINUTE SUMMARY TOWN OF BRIGHTON PLANNING COMMISSION MEETING Wednesday, July 16, 2025, 6:00 p.m.

Approximate meeting length: 1 hour 28 minutes

Number of public in attendance: 19

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Despain

***NOTE: Staff Reports** referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Donna Conway	x	x	
Don Despain (Chair)	x	x	
Ulrich Brunhart	x	x	
Tom Ward	x	x	
Ben Machlis (Vice Chair)	x	x	
Brian Reynolds (Alternate)	x	x	
John Carpenter (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Justin Smith		
Curtis Woodward	x	x
Trent Sorensen	x	x
Kara John	x	x
Polly McLean	x	x

BUSINESS MEETING

Meeting began at – 6:00 p.m.

- 1) Approval of Minutes from May 21, 2025, Planning Commission Meeting.

Motion: To approve Minutes of May 21, 2025, Planning Commission Meeting as presented.

Motion by: Commissioner Brunhart

2nd by: Commissioner Conway

Vote: Commissioners voted unanimously in favor (of commissioners present)

- 2) Other Business Items. (As Needed)

No other business items to discuss.

Commissioner Conway motioned to open the public hearings, Commissioner Brunhart seconded that motion.

PUBLIC HEARING(S)

Hearings began at – 6:05 p.m.

REZ2025-001421 - Stephen Burt (applicant) is applying to rezone a property from FR-1 to FR-0.5. **Acres:** 0.72. **Location:** 11456 East Mountain Sun Lane. **Zone:** FR-1. **Planner:** Justin Smith (Discussion/Recommendation)

Commissioner Despain opened the public hearing.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak.

Commissioner Despain closed the public hearing.

PUBLIC PORTION OF HEARING CLOSED

Motion: To continue application #REZ2025-001421 Stephen Burt (applicant) is applying to rezone a property from FR-1 to FR-0.5 to the August 20th planning commission meeting.

Motion by: Commissioner Machlis

2nd by: Commissioner Brunhart

Vote: Commissioners voted unanimously in favor (of commissioners present)

OAM2025-001431 - An ordinance of the town of Brighton amending section 19.04.070 Use Definitions and 19.24.030 Schedule of Uses to clarify the difference between “Ski Resort” and “Ski Resort Support Facilities”, to define “Ski Resort Boundaries” and to establish ski resort support facilities as a conditional use in the FM-10 and FM-20 zones. **Planner:** Curtis Woodward (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the staff report.

Commissioners, staff, and counsel had a brief discussion regarding ski resort boundary and setting, defining support facilities, setting boundaries can be changed on a CUP and amending the map, Solitude and Brighton own parcels contiguous to forest service, if falls under a ski resort it would go through a conditional use. Anything a support facility would have to be within the ski resort boundaries. Discussed removing ski resort facilities from the table, as is misused in the table. Without the change someone will buy a lot elsewhere where they can get access. Supply clarity and resort boundaries. Discussed creating a new zone with a clear definition where a parking lot can be put but clarify a CUP.

Commissioner Machlis motioned to open the public hearing, Commissioner Brunhart seconded that motion.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Brighton Ski Resort

Name: Mike Mulbrich

Address: 8302 South Brighton Loop Road

Comments: Mr. Mulbrich said it sounds like there is a process currently. Doesn't know what the ski resorts will look like in the future, and it's hard to think about.

Speaker # 2: Solitude Ski Resort

Name: Amber Broadway

Address: 12000 Big Cottonwood Canyon

Comments: Ms. Broadway said she sat here for an hour and listened to the commission and staff talk about this but finds that staff didn't spend any time talking to the two stakeholders that are affected by this, and it is a mess. An attempt to try to tie the ski resorts to the special use permit. The special use permit to the issues related to the forest, not for setting in lock and stone how a resort, private business can operate.

Solitude has owned multiple parcels outside the forest service boundary for decades. The parcels were purchased with business intent based on the zoning. She is troubled the town is moving to changing zoning after the fact of the acquisition. Encourage the forest service map is wrong, boundary changed significantly. Special use permits have changed where they want to lock boundaries. Business owners in the canyon come to them asking them to purchase their business outside their boundaries. This matter is being rushed in retaliation for the parking lot proposal. She said she understands that the parking proposal is highly unpopular. Been expected as a stakeholder for staff to meet with them how they are affected. They request proposal continued for staff to meet with them, not after the fact, but first and be involved in the conversation. We don't know what these resorts will look like, but no one cares more than the resorts, but locking boundaries is troubling. We own land outside of the boundaries. Solitude acquired a parcel at old stagecoach, and they did that based on the zoning at the time. They look forward to continuing this discussion and know they need to solve some challenges here that are troubling to them as well as community members. Please direct staff to meet with them first, so they can bring back to the commission informed details before the planning commission agrees to move forward to the council.

Commissioner Brunhart motioned to close the public hearing, Commissioner Machlis seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding the general plan, ski resorts with its own topic now addressed in the general plan, ski resort can apply to amend the resort as acquired through the CUP. Ski resorts have an advantage in the current code they don't have to apply for a carve out within their boundary but outside is that what they want and come to us but should be a process and not just CUP.

Motion: To continue file #OAM2025-001431 An ordinance of the town of Brighton amending section 19.04.070 Use Definitions and 19.24.030 Schedule of Uses to clarify the difference between "Ski Resort" and "Ski Resort Support Facilities", to define "Ski Resort Boundaries" and to establish ski resort support facilities as a conditional use in the FM-10 and FM-20 zones to the September 17th planning commission meeting to allow staff to work with resorts and hammer out where the boundaries are and discuss the direction Solitude and Brighton should move in and where the community lies and where development will go.

Motion by: Commissioner Brunhart

2nd by: Commissioner Machlis

Vote: Commissioner Conway did not vote, all other commissioners voted unanimously (of commissioners present). Motion passed.

MEETING ADJOURNED

Time Adjourned -7:28 p.m.



Staff Report

DESCRIPTION

Meeting Body: Brighton Planning Commission

Meeting Date: August 20, 2025

File Number & Project Type:
REZ2025-001421

Current Zone: FR-1

Proposed Zone: FR-0.

Address: 11456 E Mountain Sun Ln

Planner: Justin Smith

Applicant: Stephen Burt

Staff Recommendation:

Staff Recommendation

Exhibits:

Site Plan

Narrative

Legal Description

Surrounding Zoning and Use

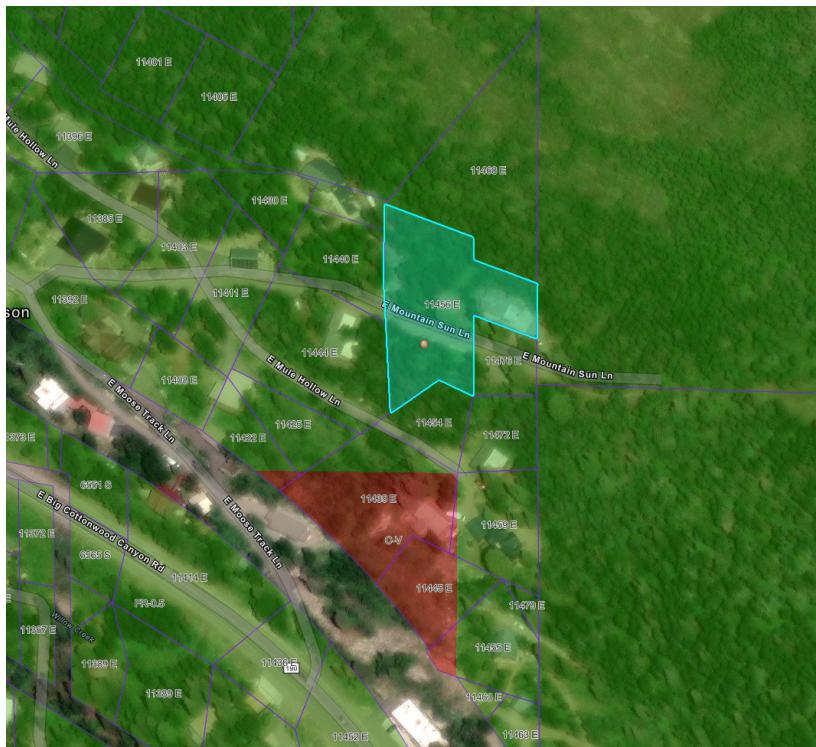
North	FR-1, Residence
South	FR-1, Residence
East*	FR-1, Residence
West	FR-1, Residence

Known Overlays/Site Constraints

FCOZ

South of Mountain Sun Lane and north of Mule Hollow Lane, just west of US Forest Service land. *East is 11476 E Mule Hollow Lane on the table.

(vicinity map below)





GENERAL PLAN CONSIDERATIONS

This property is located within the Silver Fork character area as defined by the Town of Brighton's General Plan. The General Plan calls out Silver Fork as an area that would see minimum changes in use and stay connected to the natural environment. The General Plans lists the maximum density of 2 units per acre and lists residences as one of the primary uses in the character area.

PUBLIC INPUT

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report on July 30, 2025. Any comments that are received after that date will be forwarded to the Brighton Planning Commission.

SUMMARY AND RECOMMENDATION

Background

The zoning in Brighton was set some time in the late 1960's or early 1970's. During research into the background of the zoning of the Silver Fork area the earliest found zoning map that had a zone for Brighton was from 1973. Earlier zoning maps either did not include Brighton or had it marked as unzoned. When the zoning was established in 1973, this section of Silver fork was mostly FR-1 and FR-5 with the southern portion being predominately zoned FR-0.5. On June 3, 1975, the Utah Supreme Court ruled that the enactment of FR zoning had not gone through the proper public notice process (Melville v. Salt Lake County). After publishing the required legal notice, the FR zoning for the canyons was re-adopted August 4, 1975 (zoning file 2249).

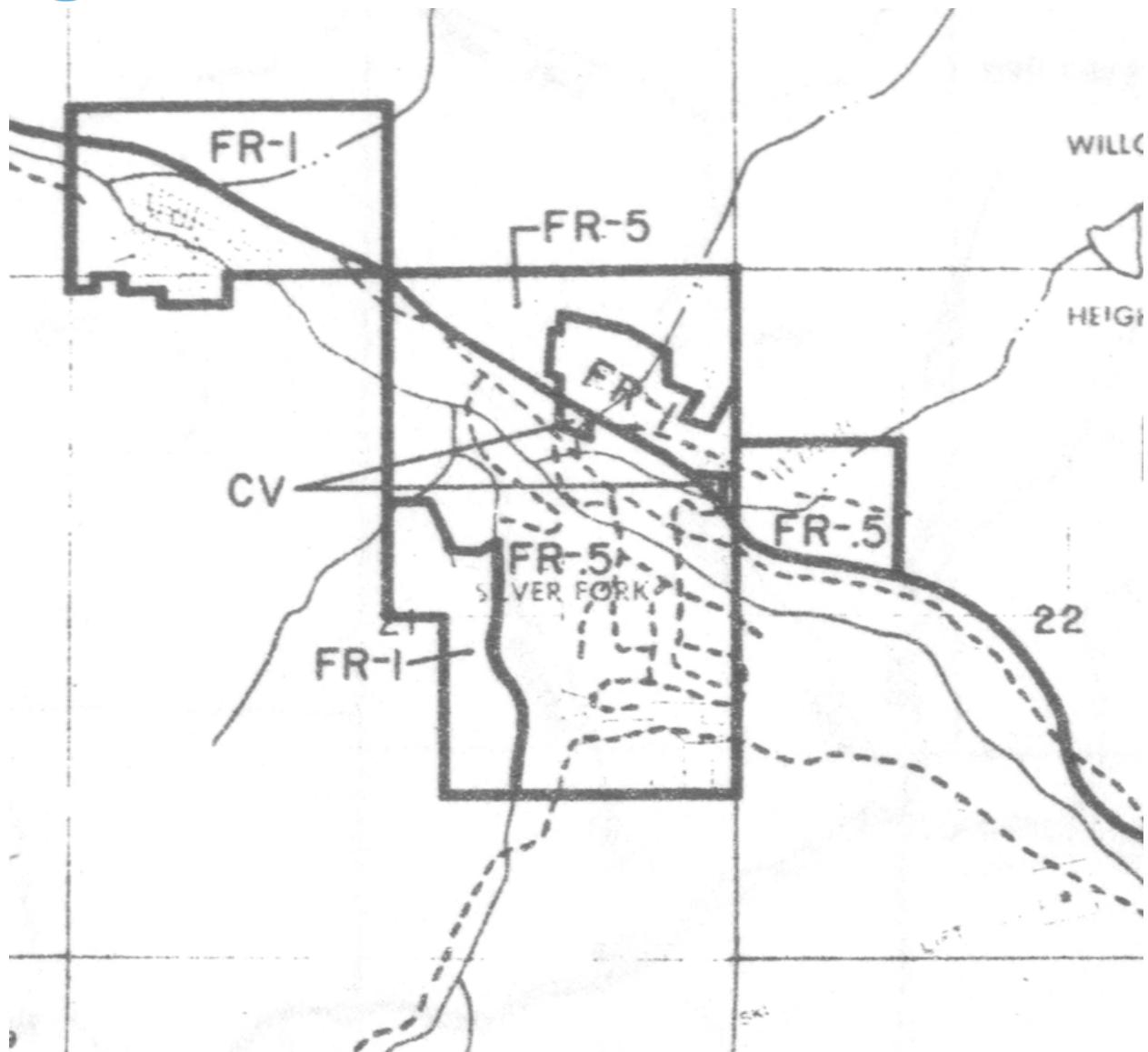


Figure 1. Screenshot of 1973 zoning map highlighting the area of this rezone application.

By 1983, several of the lots to the western end of this area north of Big Cottonwood Road had been rezoned from FR-5 to FR-0.5 as well as a few properties located in the middle of the FR-1 zoned portion.

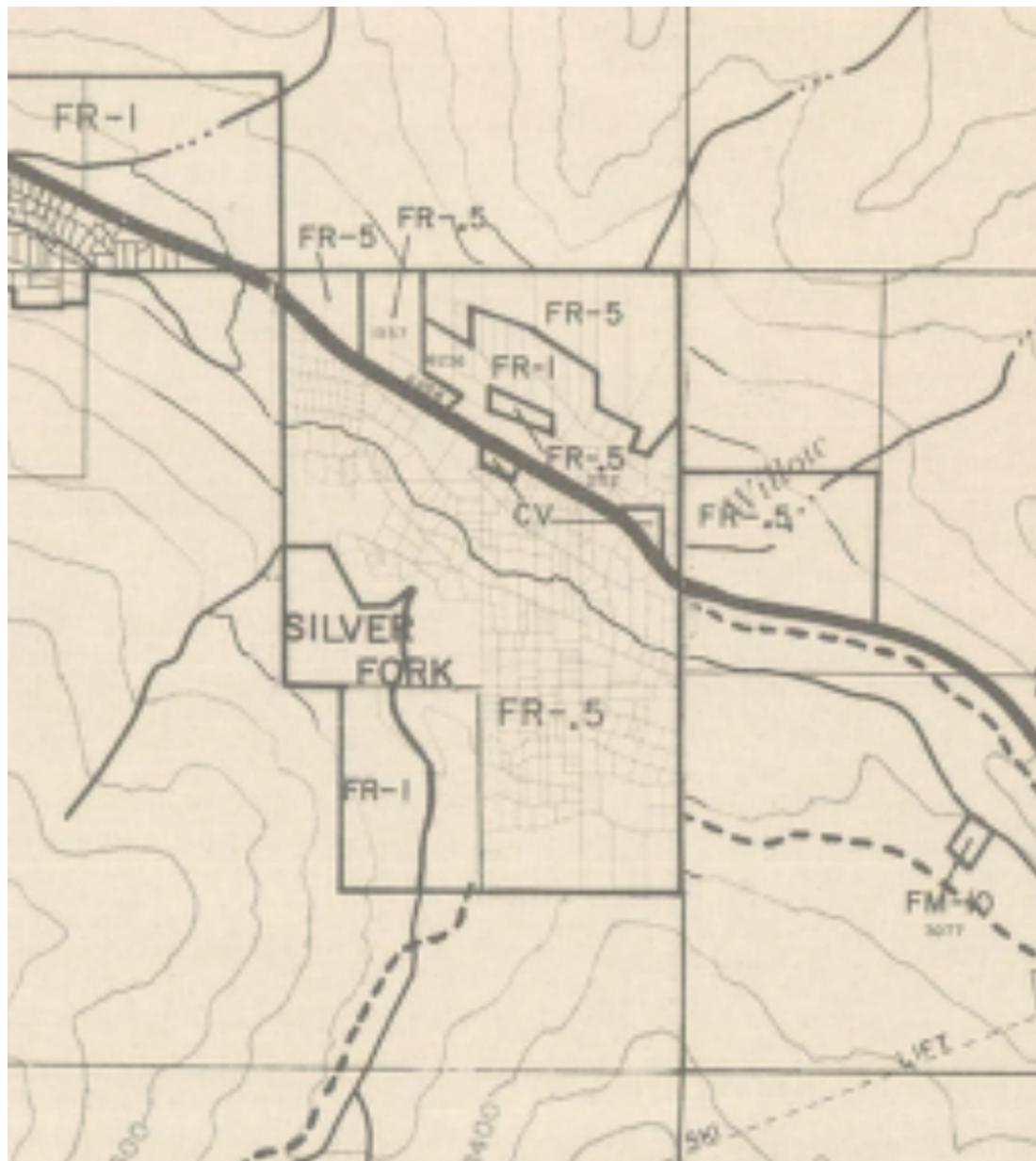


Figure 2.

Screenshot of the 1975 zoning map (updated to 1983) highlighting the area of the rezone application.

The 1999 zoning map shows that many of the FR-5 lots along the northern edge of this area were rezoned to FR-0.5. Many of the zone changes that occurred have numbers next to the zone that reference the rezone application number. The FR-5 to FR-0.5 zone change does not have an application or planning file number attached to it. In addition, a few other properties were also rezoned to FR-0.5 along Big Cottonwood Road. The rezone along Big Cottonwood Road likely had to do with the Larry Rogers Subdivision which created two lots that are less than one acre in size.

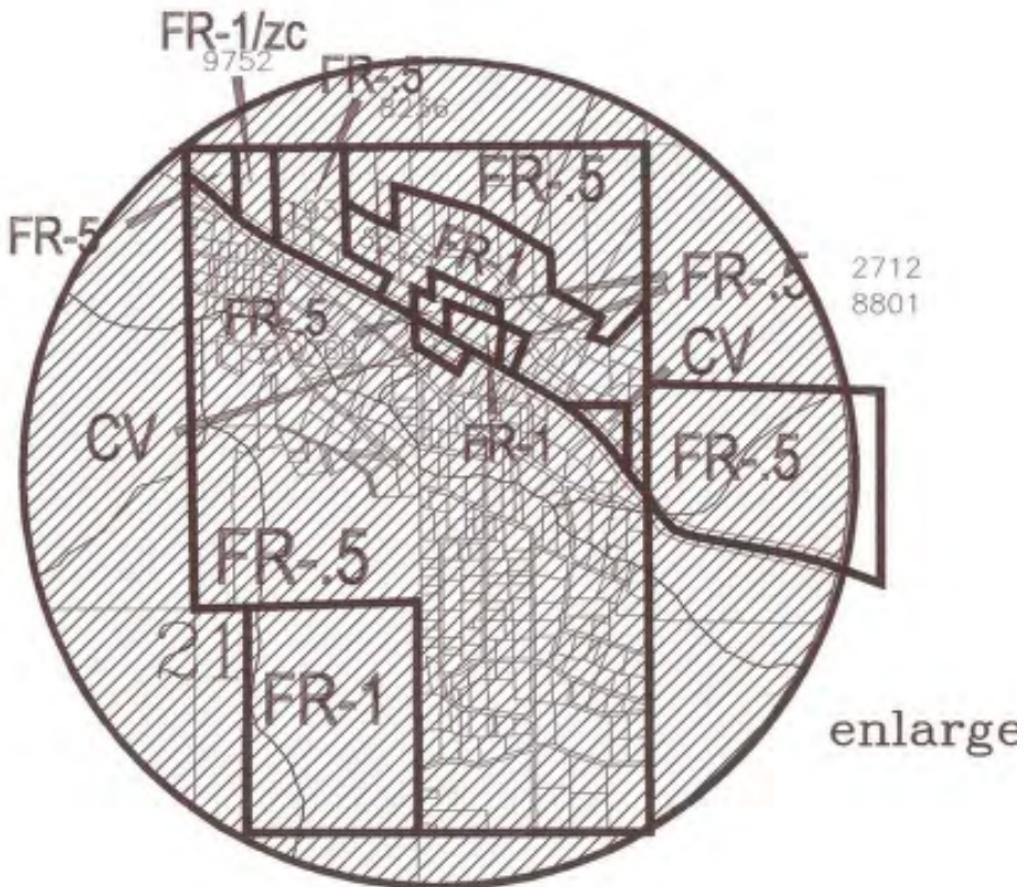


Figure 3.

Screenshot of an enlargement of Silver Fork from the 1998 Big and Little Cottonwood Canyons Zoning Map.

11185 E Mountain Sun Lane was rezoned in 1986 from FR-5 to FR-1/zc, but in 2024 there was another rezone to remove the zoning condition. The zoning condition restricted the maximum density to one unit per 2.25 acres.

11267 E Mule Hollow Lane was rezoned at some point between 1975 and 1998 and a search of the Salt Lake County Recorder's Office's records did find anything and the book and page references in the legal description did not relate to any zone changes.

11245 E Big Cottonwood Road has split zoned since 1975. It was originally FR-5 and FR-1, but the FR-5 was changed to FR-0.5 by 1998 along with many of the other parcels that were zoned FR-5 in 1975.

11311 E Big Cottonwood Canyon is lot 1 of the Larry Rogers Subdivision. This lot is 0.5 acres in size and while I cannot find rezone ordinances for this lot, it was likely required as part of the Larry Rogers Subdivision.



11341 E Mule Hollow Lane, 11435 E Mountain Sun Lane, 11405 E Mountain Sun Lane, 11351 E Mountain Sun Lane, 11339 E Mountain Sun Lane, 11249 E Mountain Sun Lane, 11247 E Mountain Sun Lane, 11267 E Mule Hollow Lane, 11211 E Mountain Sun, 1192 E Mountain Sun Lane, 11202 E Mountain Sun Lane, and the southern half 11245 E Mountain Sun Lane were originally zoned FR-5, but were at some point all rezoned to the FR-0.5 zone.

There were 65 parcels that were counted being north of Big Cottonwood Road in Silver Fork. Of the 65 parcels, there were 26 parcels that are zoned FR-0.5, 16 parcels have been zoned FR-0.5 since 1975. Of the remaining 39 parcels that are zoned FR-1 there are only 4 parcels that meet the minimum lot size requirement of 1 acre.

Eight of the parcels that are zoned FR-0.5 have residences or cabins located on-site. The oldest one is located at 11435 E Mountain Sun Lane which was built in 1954. This structure is older than the subdivision ordinance and would have been constructed before this area was assigned a zone. The next oldest structure was built in 1979 at 11315 E Mountain Sun Lane. 11315 E Mountain Sun Lane was originally zoned FR-1 in 1973, but had been rezoned to FR-0.5 by 1975. When this home was built in 1979, it would have met the minimum lot size requirement. 11245 E Big Cottonwood Road has a home that was built in 1986. This parcel was originally zoned FR-5 in 1973, but the zone was changed to FR-0.5 by 1975. 11221 E Big Cottonwood was originally zoned FR-5 in 1973, but the zone was changed to FR-0.5 by 1975. The home on this property was built in 1992. 11233 E Mountain Sun Lane was built in 1994. This parcel was originally zoned FR-5, but was rezoned to FR-0.5 by 1975. 11211 E Mountain Sun was originally zoned FR-5 in 1973, but was rezoned to FR-0.5 by 1975. The home was built in 1999. 11388 E Mountain Sun was originally zoned FR-1 and is lot 3 of the Larry Rogers Subdivision. The home was built in 2002. All of the lots that are zoned FR-0.5 and have residences meet the minimum lot size requirement of 0.5 acres except for 11329 E Mountain Sun Lane which is 0.1 acres in size.

Summary of issues:

This property is owned by Ryan Perkins who is wanting to build a home on this property. Ryan Perkins is required to complete a one-lot subdivision so that his lot is a legal lot of record. Once the lot is a legal lot of record, he will be able to proceed with a permitted use FCOZ application for a residence.

The lot is currently zoned FR-1, which has a minimum lot size of one acre. This property is 0.72 acres in size and thus does not meet the minimum lot size requirement set by the FR-1 zone. FR-0.5 has a minimum lot size requirement of 0.5 acres. The applicant is being required to rezone to the FR-0.5 zone because they will be able to meet those lot size requirements for a single lot subdivision.

The owner is looking to build a residence here in the future and that would align with the Silver Fork character area's primary uses. Furthermore, with 0.72 acres the density is low enough to meet the Silver Fork area's target maximum density with 2 units per 1.44 acres instead of 1 acre.

There are eight guidelines for potential consideration a rezone application in the Town of Brighton.



Table 19.16-2: GUIDELINES for CONSIDERING Zoning MAP & TEXT Amendments

FACTORS	MAP AMENDMENTS	TEXT AMENDMENTS/ LAND USE REGULATIONS
1. The proposed amendment is compatible with the Adopted General Plan.	X	X
2. The proposed amendment promotes the public health, safety and welfare.	X	X
3. The proposed amendment is a more suitable zoning classification for the property than the current classification.	X	
4. The proposed amendment is compatible with the intent and general purposes of this Ordinance.	X	X
5. The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.	X	X
6. The proposed amendment benefits the citizens of the Town of Brighton as a whole.	X	X
7. The proposed amendment does not create a significant number of nonconformities.	X	X
8. The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.	X	

Since the rezone application is staying within the Forestry zone, and the only change is the minimum lot size, many of these criteria would not apply.

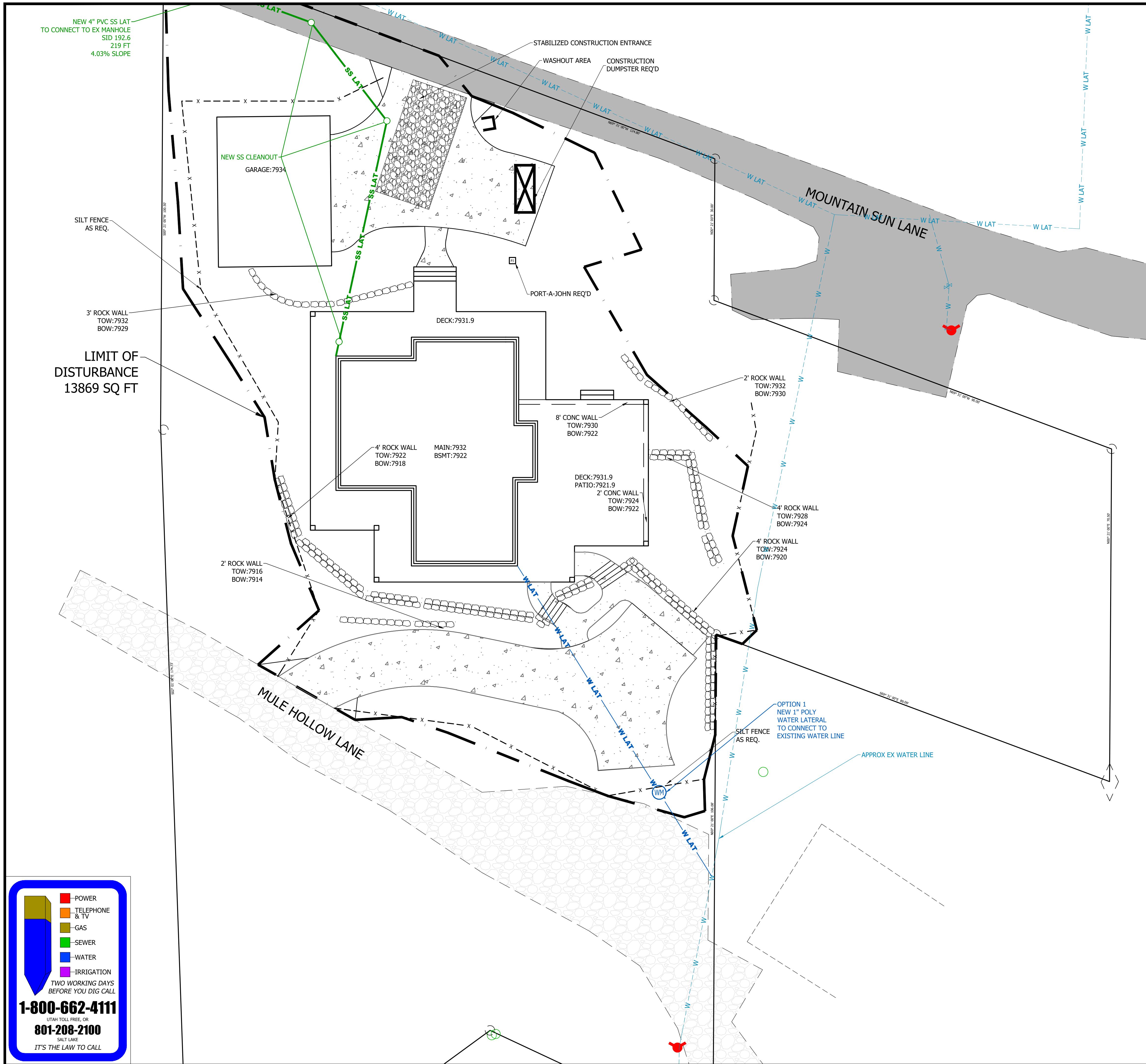
The third guideline is whether the proposed amendment is a more suitable zoning classification for the property than the current classification. The rezone application meets this standard due to the property not meeting the minimum area of 1 acre of the current FR-1 zone. The property would meet the minimum area of FR-0.5 zone.

The fifth guideline is to correct an error or omission may apply to this application. It is unclear exactly why this lot is left alone or why it was zoned FR-1 when it is under one acre in area. Rezoning this would correct the zoning classification for this property.

The seventh guideline is whether the rezone would not create a significant number of nonconformities. This rezone would not create any non-conformities but would eliminate the non-conformity of the property being 0.72 acres in size in a zone that requires a minimum of one acre.

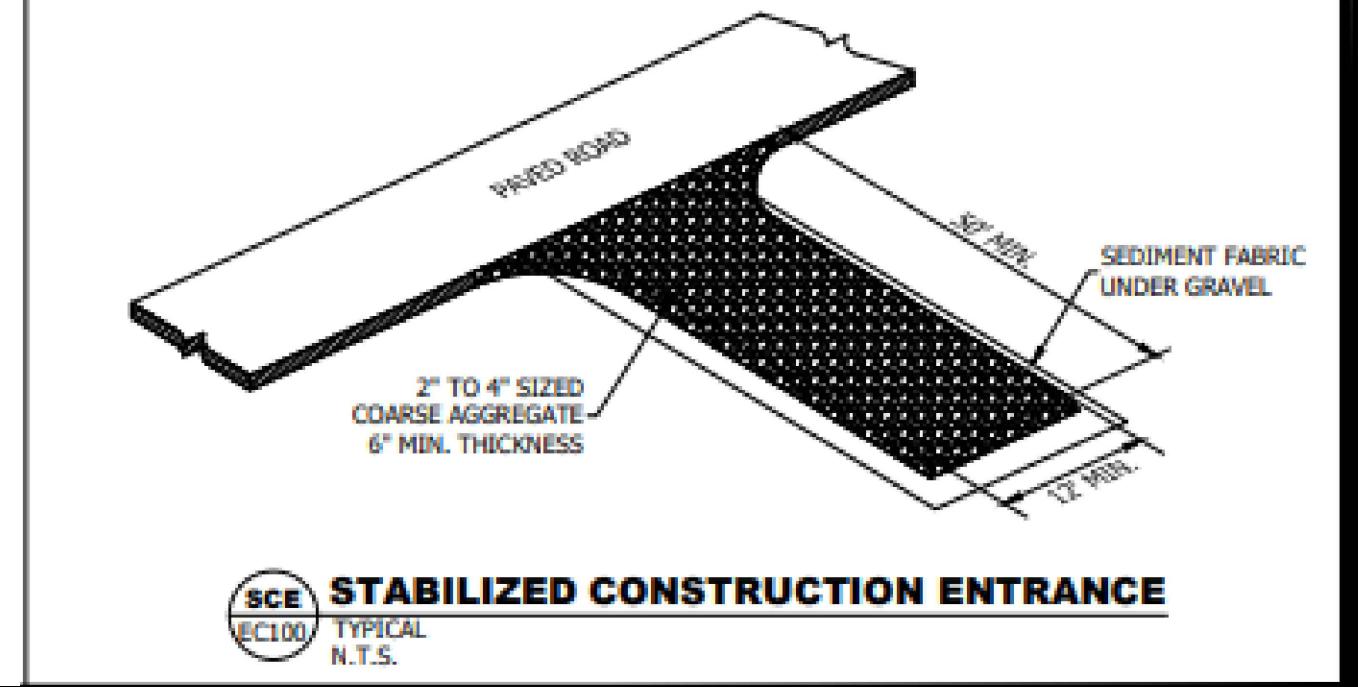
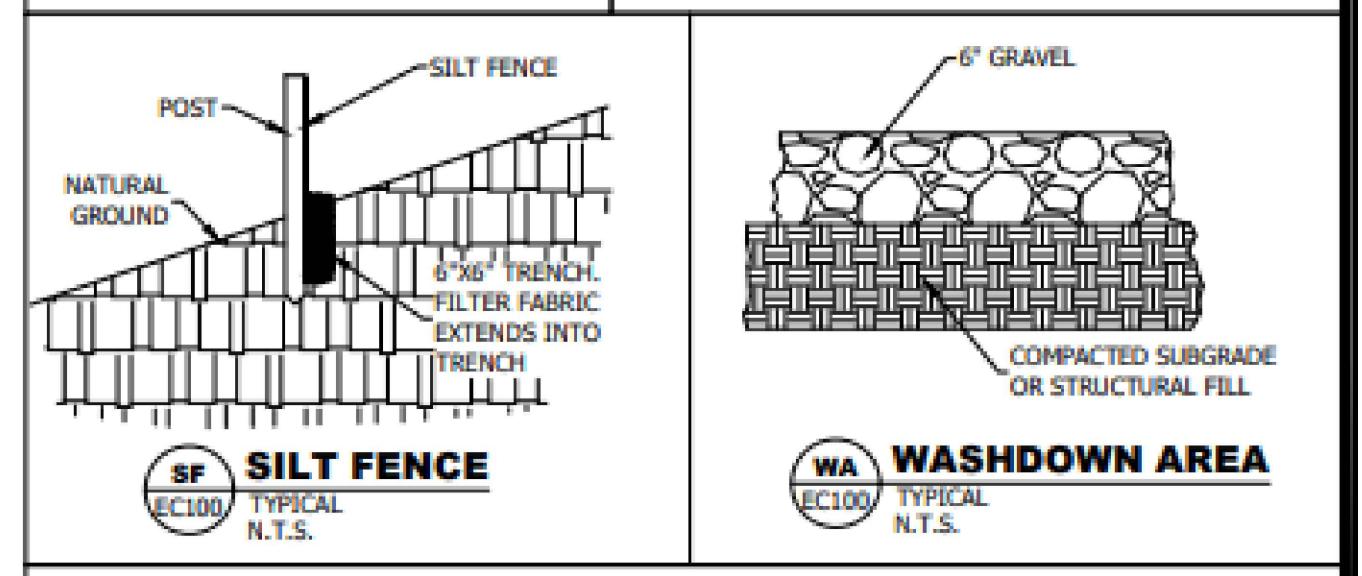
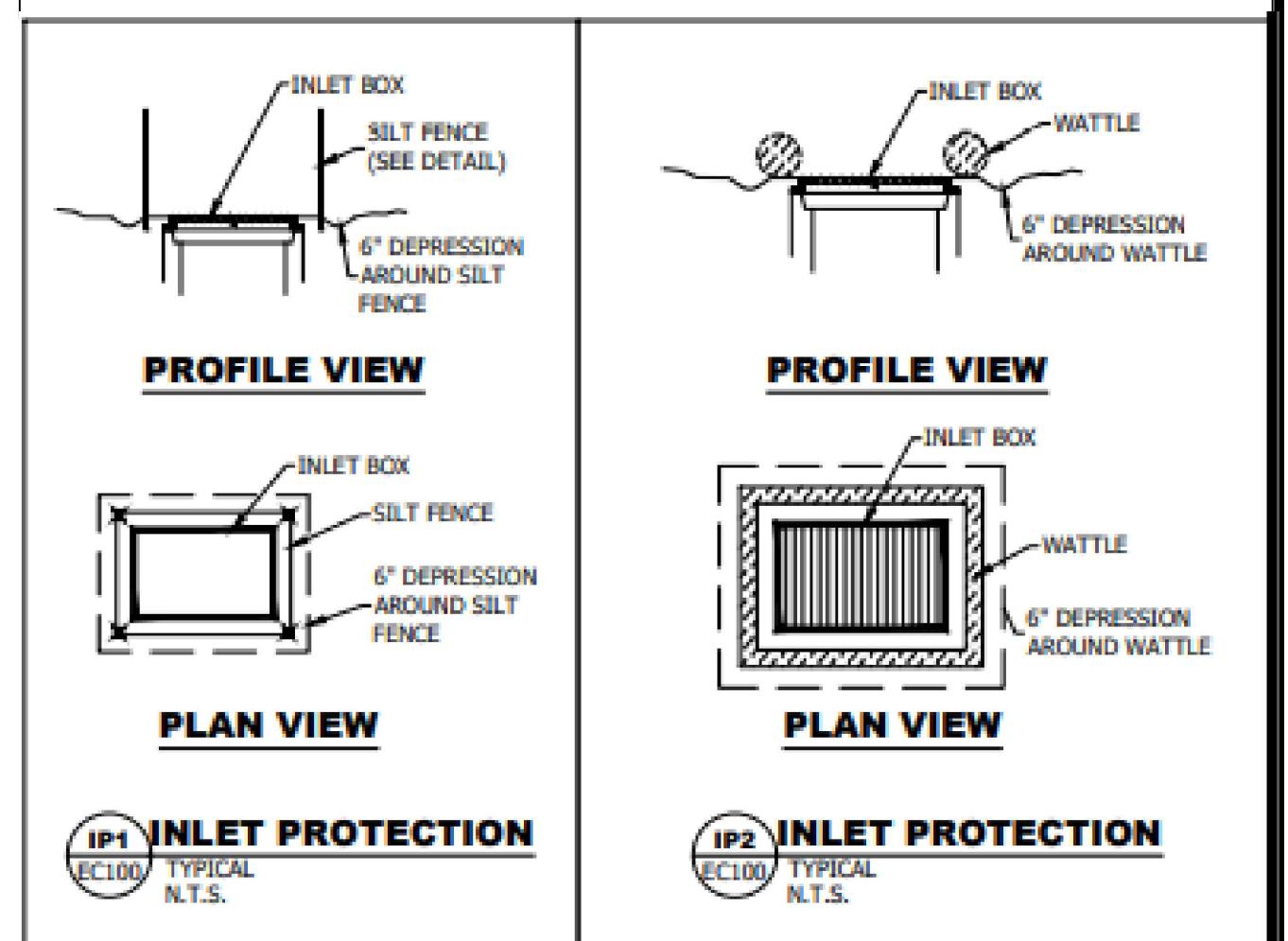
Recommendation:

The Planning Staff at the Greater Salt Lake Municipal Services District recommend that the Brighton Planning Commission recommend the approval of the rezone application



CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.
12. ALL SLOPES GREATER THAN 25% ARE TO BE RE-SEEDED WITH DEEP ROOTED VEGETATION. ALL TREES IN PROPOSED LANDSCAPED AREAS ARE TO BE REPLACED WITH EQUIVALENT TREES.



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**11456 EAST MOUNTAIN SUN LANE
PARCEL #24212860250000
LOCATED IN THE ##### 1/4 OF SECTION #####, T.####, R.####, S.L.B.&M.
BRIGHTON CITY, SALT LAKE COUNTY, UTAH**

CSA
STA
1021054
1021054 SITE PLAN
24-12-19.dwg
EC100
EROSION CONTROL

Entellus was contacted by the property owner's architect for survey and engineering services. As part of those services, Entellus has been acting as the applicant for a subdivision application for the proposed Perkins Subdivision. Justin Smith, a planner from the Greater Salt Lake Municipal Services District, reached out to request that the property be rezoned from an FR-1 to the FR-0.5 zoning based on the fact that total acreage of the property is less than 1-acre. This application is being submitted based on that request.

DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, TOWN OF BRIGHTON, SALT LAKE COUNTY, UTAH, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE U.S. GENERAL LAND OFFICE BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID CORNER IS ALSO KNOWN AS THE NORTH 1/16 CORNER BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION BASED ON SURVEY #2023-03-0311 FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE; AND RUNNING THENCE NORTH 69°31'00" WEST 89.09 FEET; THENCE SOUTH 00°21'00" WEST 106.08 FEET; THENCE NORTH 64°53'00" WEST 52.20 FEET; THENCE SOUTH 53°45'00" WEST 78.99 FEET; THENCE NORTH 02°01'00" WEST 174.73 FEET; THENCE NORTH 00°21'00" EAST 100.50 FEET; THENCE SOUTH 69°31'00" EAST 124.80 FEET; THENCE SOUTH 00°21'00" WEST 30.00 FEET; THENCE SOUTH 69°31'00" EAST 90.00 FEET TO THE SECTION LINE; THENCE SOUTH 00°21'00" WEST 70.50 FEET ALONG SAID LINE TO THE NORTH 1/16 QUARTER AND TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.733 ACRES.

