



# THE COVE

*at*

## S I L V E R   R E E F

Community Plan October, 2025

**Prepared by:**

American Engineering Consulting  
EGI

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# 01 PROJECT INTRODUCTION

## ABOUT THE COVE AT SILVER REEF

The Cove at Silver Reef is a community in Leeds, Utah designed to be ***“A Place Where People Can Enjoy the Peace and Quiet and get outside and Recreate .”***

The Cove will provide high quality housing that will complement the surrounding area. Every residence is thoughtfully designed to harmonize with the serene landscape. Homes will be built with the highest standards of craftsmanship, ensuring durability, comfort, and aesthetic appeal.

The Community encompasses Trails, and Open Space designs providing access to the the beautiful natural surroundings. As a result, residents will become more active and healthy individuals with a strong community in nature.

The Cove at Silver Reef is comprised of approximately 145 acres of land . Approximately 72 acres will be dedicated to the Trails and Open Space .

The Community and trails give residents easy access to view historic mining, and incredible views from Big Hill by foot or mountain bike. They will also have access from their garage to take Off Road Vehicles to neighboring adventures.

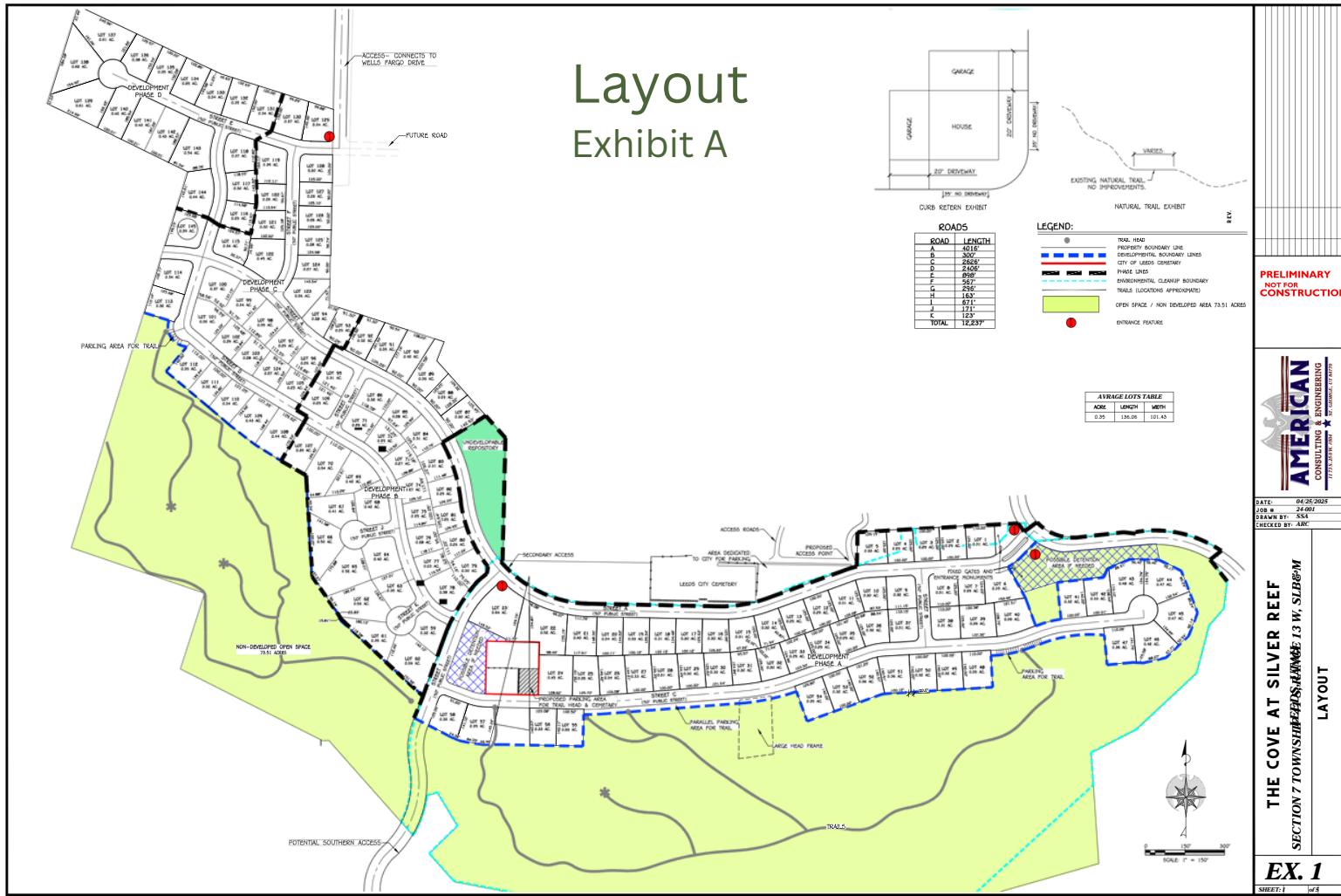
The Cove at Silver Reef provides opportunities to explore the outdoors including stargazing, hiking, mountain biking and more.

## PLANNING GOALS

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- 1.** Improve the quality of life by giving a place where people can live amongst a quiet atmosphere.
- 2.** Be an active-lifestyle community focused on getting outside and enjoying the natural beauty of the area.
3. Enjoy recreational areas and amenities that spark imagination and creativity .
4. Prioritize social and physical connectivity through trails assuring homesites have easy access to trails and the surrounding area .
- 5.** Develop a quiet, friendly, and safe neighborhood .
- 6.** Build homes and a community that bolster existing natural beauty.
- 7.** Protect and maintain Trails and Open Space .
- 8.** Plan for quality, and managed growth .
- 9.** Emphasize the area's incredible views and beauty.
- 10.** Prioritize water conservation.
- 11.** Protect the night sky.

# Layout Exhibit A



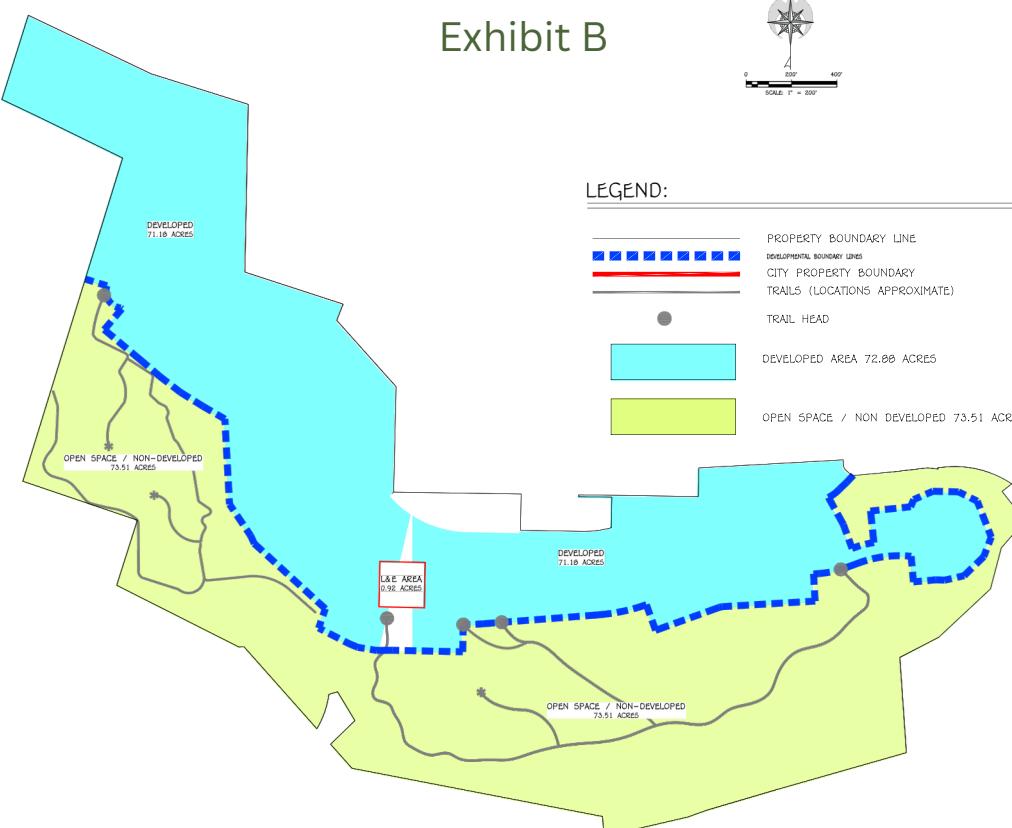
## Developed Area & Open Space/Undeveloped Area Map

### Exhibit B



#### LEGEND:

PROPERTY BOUNDARY LINE
DEVELOPMENTAL BOUNDARY LINES
CITY PROPERTY BOUNDARY
TRAILS (LOCATIONS APPROXIMATE)
TRAIL HEAD
DEVELOPED AREA 72.88 ACRES
OPEN SPACE / NON DEVELOPED 73.51 ACRES



THE COVE AT SILVER REEF	
SECTION 7 TOWNSHIP 13 S, RANGE 13 W, SILVER REEF	
DEVELOPED & NON DEVELOPED AREAS	
NO.	DATE
REVISIONS	
PRELIMINARY NOT FOR CONSTRUCTION	
AMERICAN CONSULTING ENGINEERS TYPED AND DRAWN BY: [Signature]	
JOB # 0425-2025 DRAWN BY: [Signature] ARC CHECKED BY: [Signature] ART DATE: 04/25/2025	
EX. 4	
SHEET 4	OF 5

# 02 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

## THE COVE AT SILVER REEF ARCHITECTURAL REVIEW COMMITTEE

### Master Owners Association

A Master Homeowners Association will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the The Cove at Silver Reef Community .

The Architectural Review Committee shall be created within the HOA . The goal of the Architectural Review Committee is to ensure The Cove at Silver Reef is a pleasant, desirable, and sustainable community, with a harmonious design concept . The Architectural Review Committee protects and promotes the present and future values of the community. All exterior architectural building elevations, materials, colors, fencing details, landscaping, and signage within The Cove shall be subject to a design review and approval process established by the Architectural Review Committee .

The Architectural Review Committee shall review and approve all residential site plans and building permits prior to beginning Development Application and review processes . The Architectural Review Committee may consist of representatives of the Master Developer, as well as a selected team of professionals . The Master Developer shall retain the right to retain or replace members of the Architectural Review Committee at its discretion.



# HOME BUILDING LOT STANDARDS

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## Minimum Square Footage

The minimum square feet of the enclosed living space to be a minimum of 1800 SF (excluding garages, porches, decks).

## Exterior Materials

Exterior materials are to be consistent with the architectural styling of the home. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with styling of the particular home. All materials and colors must be approved by the Architectural Review Committee.

## Roof Pitch

The roof type of any structure may be any of the following: flat, mansard, hip, gable or gambrel. Roof pitches may be flat or between 1/12 -6/12 and design should match the styling of the overall home design.

## Roof Height

Max home height is 35 feet. The height of the single family dwelling will be measured from the high point of the designed pad grade to the top of the highest point of the roof pitch. Pad grade will be determined as designed during construction drawings for the horizontal improvements. Highest point of the roof pitch does not include chimneys or architectural accents. No dwelling shall be less than one story in height.

## Parking Standards

A minimum of a 2 car garage is required on all single-family homes. Neighboring driveways may be closer than 100' apart.

## Fencing

Fencing is allowed behind the front plane of the home. All materials, specifications, and locations are to be approved by the ARC. The fencing materials are to be ironwork, natural stone, stucco, natural colored block, and milled lumber. Privacy fences shall not exceed 6 ft. Additional height for fencing may be approved by the ARC for placement around a sports court.

## Animals

The maximum number of animal units allowed for each home is 6 hen chickens (no roosters), two dogs and two cats.

Any building on a lot that is intended to house animals or fowl shall be located 50 feet from the main residential structure on that lot and comply with all setbacks associated with that lot.

## Architectural Styles

The styles will be any of the following: Mid Century, Modern, Modern Mediterranean, Contemporary, and Modern Santa Fe. Home design must be approved by the Architectural Review Committee.

## Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

## Accessory Dwelling Buildings

One attached or detached accessory dwelling unit or casita is allowed per lot. Detached accessory buildings and uses customarily incidental to the permitted uses inclusive of a garage and/or an accessory dwelling unit. They are not to be built within the front, side or back yard setbacks. If the accessory structure is either just a garage or just an accessory dwelling unit, then the accessory structure may be up to 30% of the size of the total square footage of the single-family dwelling. If the accessory structure is both a garage and an accessory dwelling unit then it may be up to 40% of the total square footage of the single-family dwelling.

Internal accessory dwelling units are allowed.

## Setbacks

Front	Rear	Side	Corner Side Yard Building Setback	Corner Yard Side Yard Setback to Garage	Corner Lot Garage Setback off perpendicular street
20'	20'	10'	15'	20'	50'

# Building Lot Design Standards

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Lots will be built in accordance with the Site Management plan. Building lots shown on Exhibit A, are approximate in size and location. During the Engineering phase of the project, the actual size and location will be determined using the minimum and maximum sizes provided below.

All road locations shown on Exhibit A, are approximate. The actual locations may vary during the Engineering phase of this project. All roads shall use the Cross Sections as provided in the Cross Section Exhibit H.

Building lots, Roads, Front and Rear Yards, Structures, and development shall be done in the Developed Area. (See Exhibit B).

No lots, front or rear yards may be placed in the Non-Developed Areas. (See Exhibit B) Connecting roads and utilities, and/or public facilities such as pump stations or lift stations, are allowed in the Non-Developed Areas.

A maximum of 145 lots are allowed in the Developed Area.

## Lot Minimum & Maximum Standards:

-Gross density of 1 Unit Per Acre or 145 lots.

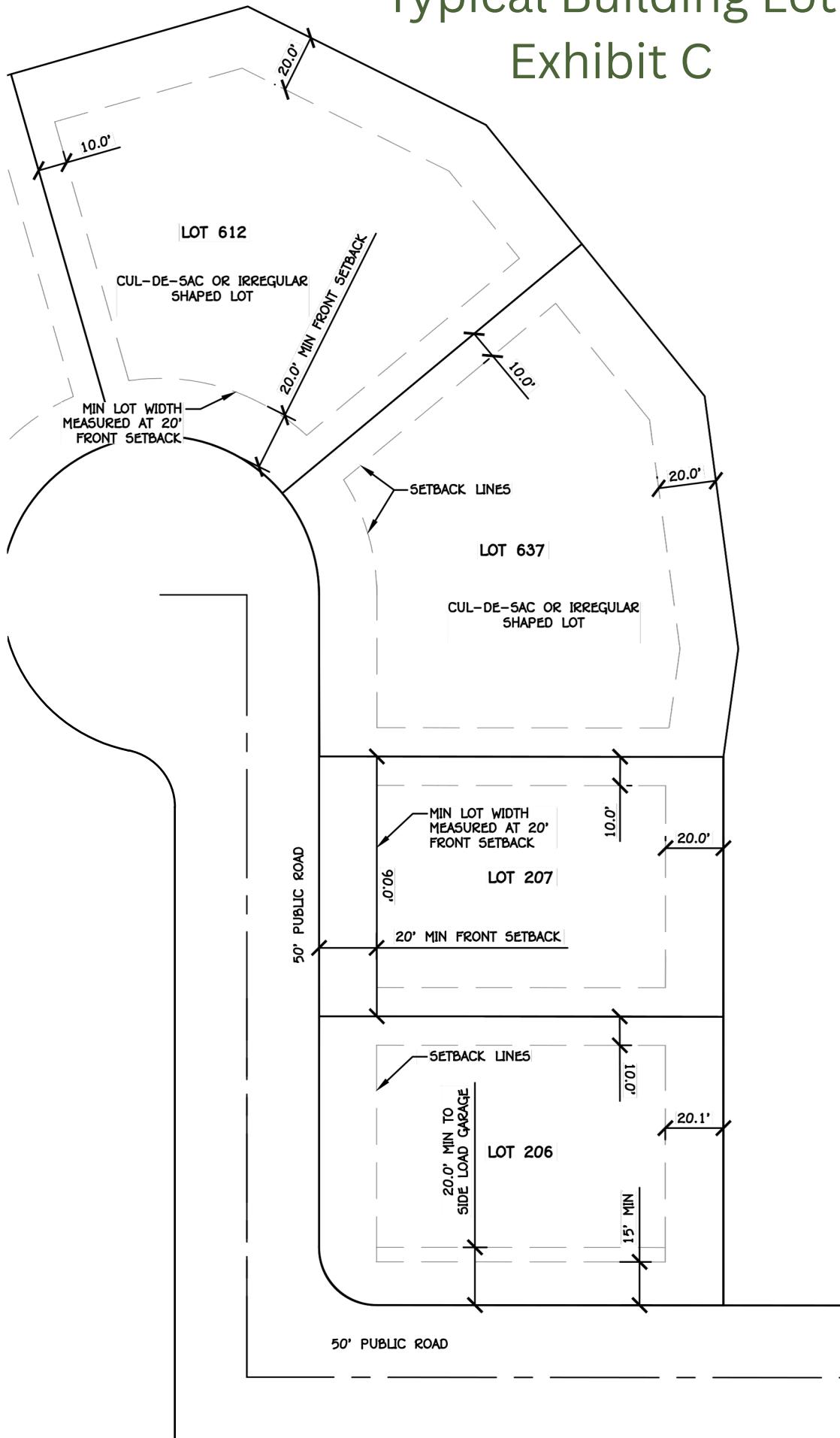
Minimum Lot Width Average	Minimum Lot Depth Average
*90'	100'

\*90' minimum lot width will be measured off the 20' front building setback line

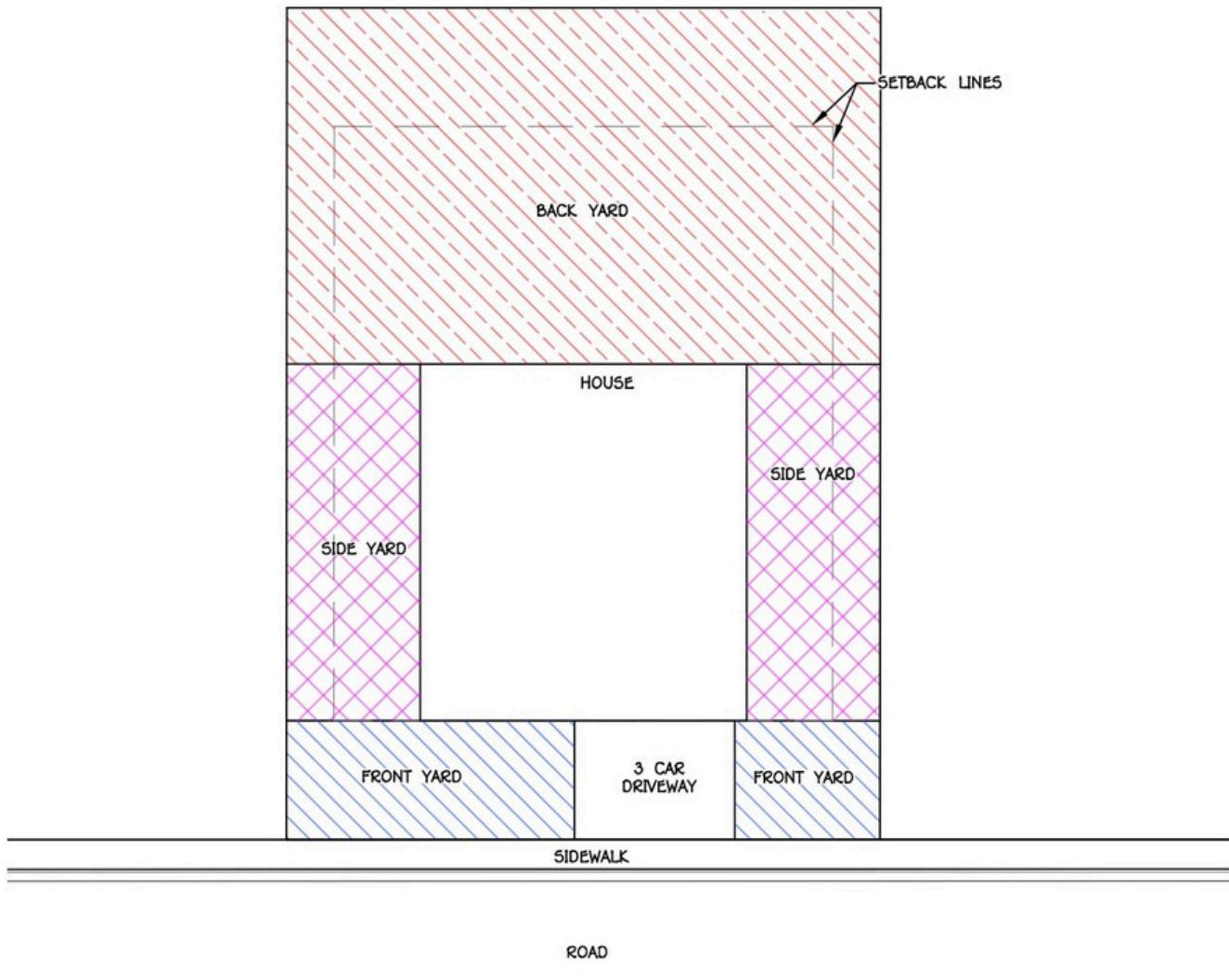


# Typical Building Lot

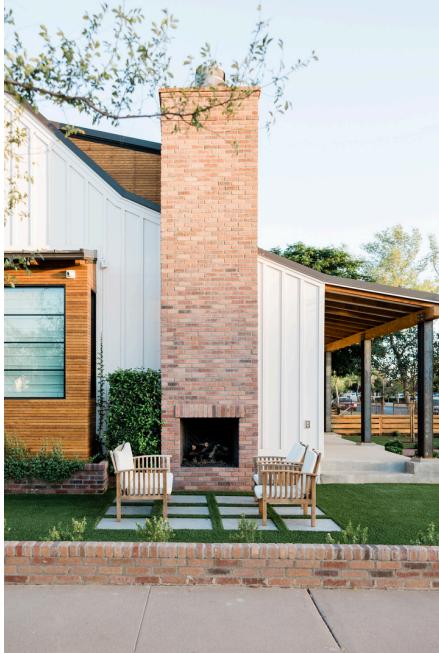
## Exhibit C



## Lot Exhibit D



# EXAMPLES OF RESIDENTIAL HOUSING



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in The Cove at Silver Reef.

# LANDSCAPING PHILOSOPHY

The landscaping philosophy is based on best practices with an emphasis on aesthetics and water conservation. The overarching objective is to enhance the area's natural features, as well as the character of homes, buildings, streetscapes, and Trails and Open Space, in order to strengthen and frame vistas, while providing areas of intermittent shade.

All Trails and Open Space, as well as residential landscaping designs, are subject to approval by The Cove at Silver Reef Architectural Review Committee. The Architectural Review Committee or applicable Homeowners Association will enforce the landscaping and maintenance requirements.

## Outdoor Landscaping Standards

All landscaping for the community shall comply with the landscaping standards of The Cove at Silver Reef. Our landscape designs will meet the needs of the people who will use and maintain the area while incorporating the site's existing environmental conditions into the design. Water is a limited resource in Utah, so all landscape designs will be done so that they efficiently use water. This will protect and reserve our most precious resource of water.

## Definitions-

**Lawn/Grass-** Ground that is covered with grass that is regularly mowed.

**Mulch-** Material such as rock, bark compost, wood chips, or other materials left loose and applied to the soil.

**Paths-** Designed routes between landscape areas and features.

**Planting Bed-** Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

**Total Landscaped Area-** Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings, structures, sidewalks, driveways, or other non-irrigated areas intentionally left undeveloped.

All Trails and Open Space (TOS) as well as residential landscaping designs, are subject to approval by The Cove at Silver Reef Architectural Review Committee (ARC). The ARC or applicable Homeowners Association (HOA) will enforce the landscaping and maintenance requirements.

# Landscaping Requirements

- 1.** Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions.
- 2.** All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- 3.** Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- 4.** At minimum 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. Architectural Review Committee approved materials shall be used throughout the landscape plan.
- 5.** Up to 3000 SF of irrigated grass per home is allowed. Fruit Trees are also allowed.
- 6.** Artificial Turf is allowed.
- 7.** Shrubs and plants must harmonize with the surrounding environment and adhere to the overall aesthetic of the community.
- 8.** All landscaping designs for front areas are to be designs that compliment the surrounding natural beauty.
- 9.** All landscaping that is installed on any home owners lot, is to be regularly maintained. This is to include:
  - Removing all litter, trash, dead vegetation, refuse and waste in all areas.
  - Tree and shrub pruning and lawn mowing.
  - Watering landscaped areas
  - Keeping exterior lighting in working order
  - Keeping garden areas alive, free of weeds, and attractive
  - Keeping driveways in good repair
  - Repairing exterior damages to all improvements (home, garage, outside storage, etc.)
- 10.** The Home Owners Association will maintain the landscape on the front and side yards to the back plane of the home. The back plane of the home being defined as where the side of the home ends and the back begins on each side of the house. If a fence is installed on the side yard then the HOA will only maintain up to the front of the fence line.

# EXAMPLES OF DESERT LANDSCAPING



**NOTE:** These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

# ENTRANCE FEATURES / MONUMENT SIGNAGE

The Entrance Features and Monuments will be themed to honor the historical mining in the area. The Entrance Feature may include the look and feel of a gated community with fixed gates that will not open or close.

Entrance features and monument signage may be installed to promote The Cove at Silver Reef brand. All entrance features will be located outside public utility easements (PUEs). The placement of the Entrance Features will be in compliance with the AASHTO clear sight triangle regulations. Entrance node (may contain entrance feature) and any portion of park strip or landscaped medium.

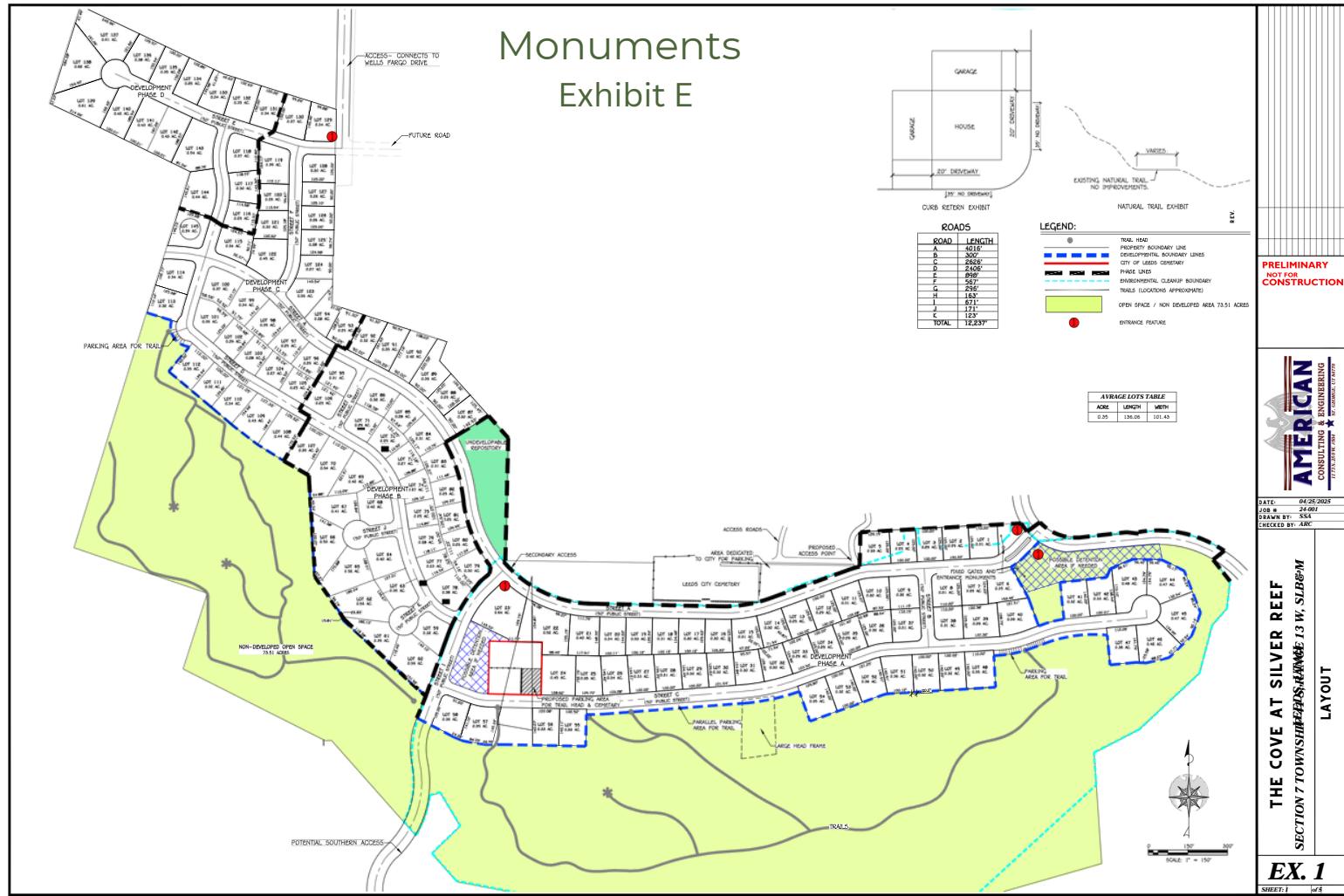
Similar to the photos below, the Entrance Feature is allowed to construct a replica of a Mining Derrick, Mining track and cars, and/or similar historical mining structure that would be an attractive entry. The dimensions of the face of any entrance signage shall not exceed 8' x 4'.



Draft to town October, 2025



## Monuments Exhibit E



# 03 TRAILS & OPEN SPACE PLAN

## Introduction

The Trails and Open Space (TOS) plan includes hiking and biking (including ebikes) trails that may be used by the public and which may be dedicated to the Town of Leeds pursuant to the MDA. The TOS plan also contemplates that large areas of The Cove will be permanently restricted from development and shall remain in their native state.

The intent of this TOS plan is to establish uses for the purpose of conservation, preservation, recreation, and enhancing value to the public of nearby BLM, National Forest Service and the Red Cliffs Tortoise Reserve. Additionally, the TOS plan protects the hillsides and views while continuing to use the historical mining roads as trails.

The provision for the preservation of Open Space and the public use/potential dedication of the Trails satisfies any requirements of The Cove for such amenities.

### Types of Trails and Open Space (TOS)

### Types of Trails and Open Space (TOS)

The term TOS within The Cove at Silver Reef plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet any one or more of the following criteria:

- 1.** Native (non-irrigated) and passive areas. The undisturbed portions of the Undeveloped Area.
- 2.** Improved areas. Those small areas shown on Exhibit E where landscaping (irrigated or non-irrigated) may be installed and maintained by the Home Owners Association.
- 3.** The trails shown on Exhibit E are useable by the public for pedestrian and non-combustion engines. Dogs on leashes are allowed on the trails. They are not allowed on the trails without a leash.

Until and unless the Town accepts ownership of the trails the HOA will maintain the trails in their natural condition.

Areas shown on Exhibit E to be dedicated to the Town for cemetery and trail parking shall be dedicated to the Town along with the recording of the final plat for development of the Project. Until such dedication the Town shall have an easement for such uses.

# Trails and Open Space Map

## Exhibit F



### LEGEND:

- DEVELOPMENTAL BOUNDARY LINES
- CITY OF LEEDS CEMETERY
- TRAILS (APPROXIMATE LOCATION)
- TRAIL HEAD

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



04/26/2025

24.001

DRAWN BY: SSA

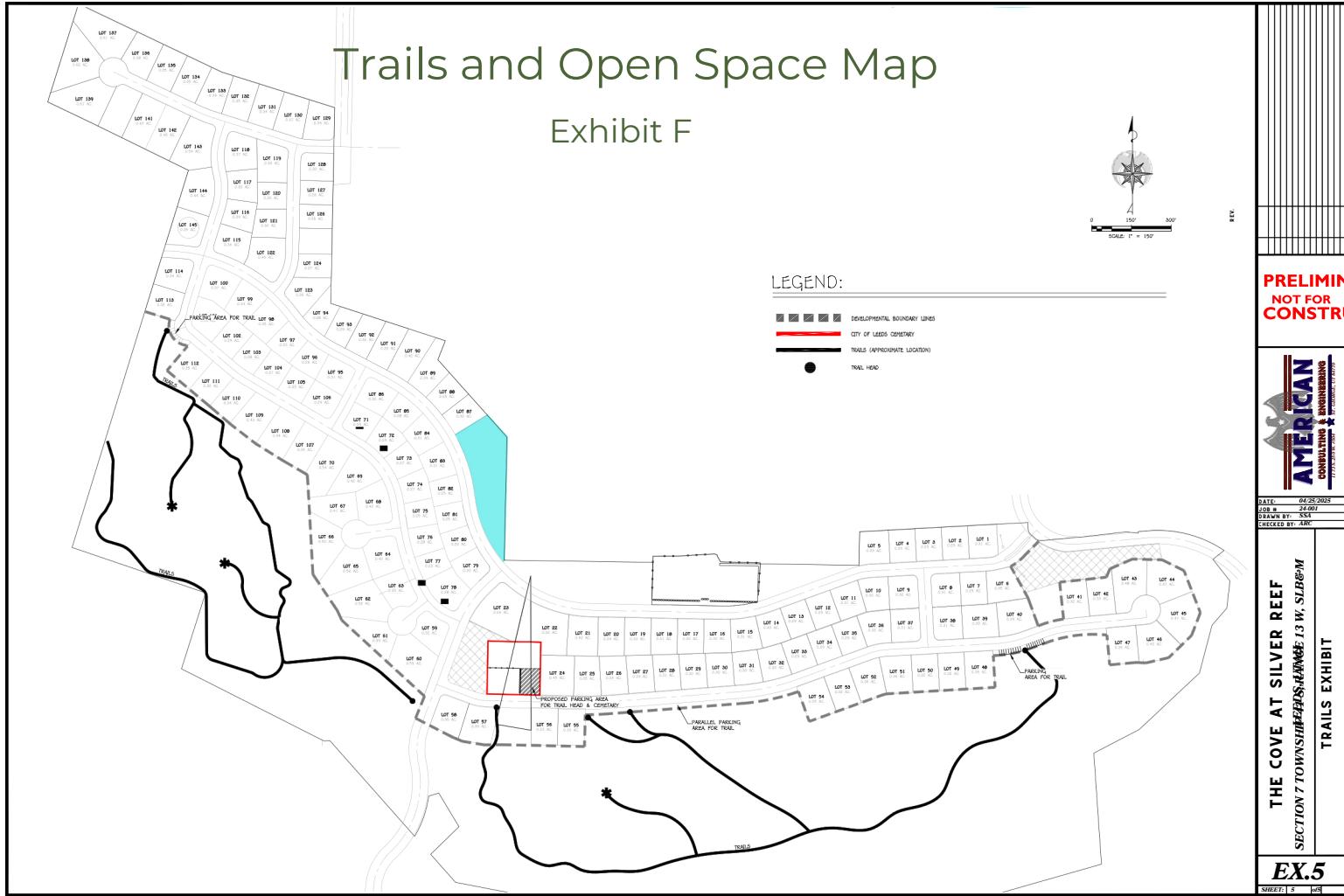
CHECKED BY: ARC

THE COVE AT SILVER REEF

SECTION 7 TOWNSHIP 13 R-13 W. S18 & S19

TRAILS EXHIBIT

**EX.5**



# Slope Determination

## Exhibit G

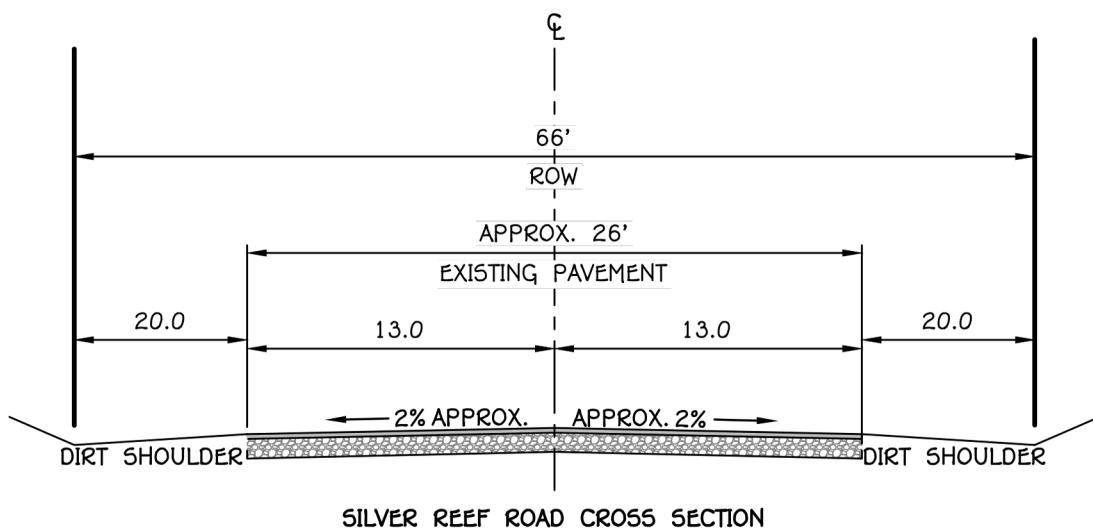
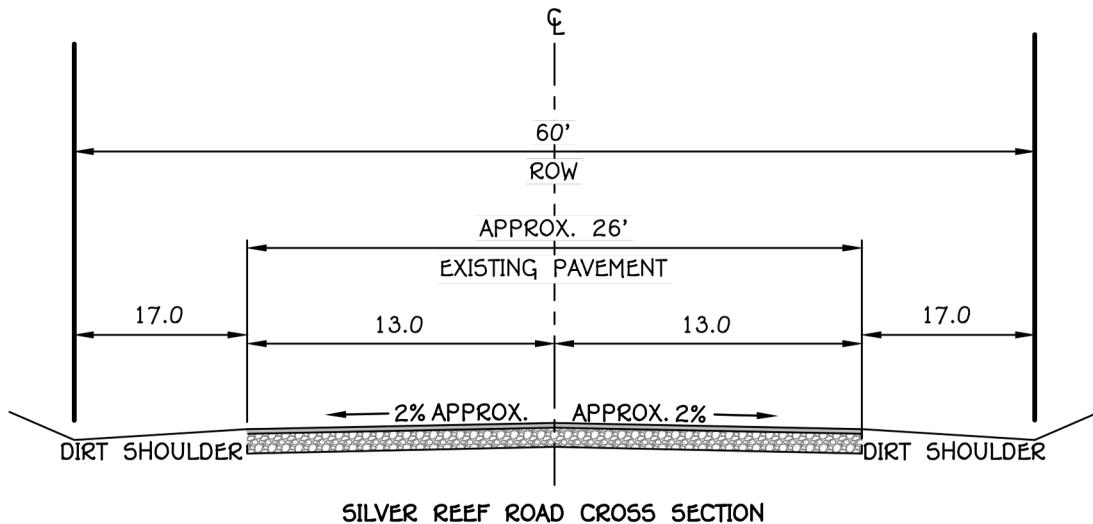
When analyzing slopes in mountainous areas or uneven, manmade affected terrain, it is important to understand for overall slope stability, that it is the average slope across the footprint of the foundation that is of relevance. An isolated slope, which for the purpose of this discussion is defined as “a steeper gradient created by either erosion of different soil or rock types, or manmade excavations which are distinctly separated by less steep naturally occurring slopes. In analyzing the stability of a foundation, the slope used in the calculation would be the average of the slope across the foundation. Smaller interim isolated slopes would not be separately accounted for.

To provide a well-designed, safe subdivision with lots containing isolated slopes, each building pad should be separately analyzed using an average slope method commonly used in urban mountainous areas. This method involves taking a minimum of three slope measurements, perpendicular to the contours, across the building pad, one on each edge and one in the center. The average of the three measurements must be less than 30% to be considered buildable. Should a lot exceed the 30% average maximum, the buildable pad must be adjusted in a manner that results in 3 measurements as described above, with an average slope less than 30%, otherwise the lot would be deemed non-buildable. For lots with manmade excavations, the natural slope above and below the manmade cut should be extended across the cut to determine what the original natural slope was. The average slope calculation would then use the natural grade percentage to determine if the buildable pad is within the 30% limit.

It is determined that the property in the Developed Area (shown on Exhibit B of this Community Plan) and the Potential Southern Access (shown on Exhibit E of this Community Plan) is not subject to the Hillside Ordinance of the Leeds Land Use and Zoning Ordinance, as the naturally occurring slope that is greater than 30% slope is in the protected Open Space/Non Developed (Undevelopment) Area (shown in Exhibit B of this Community Plan)

# Street Cross Section

## Exhibit H

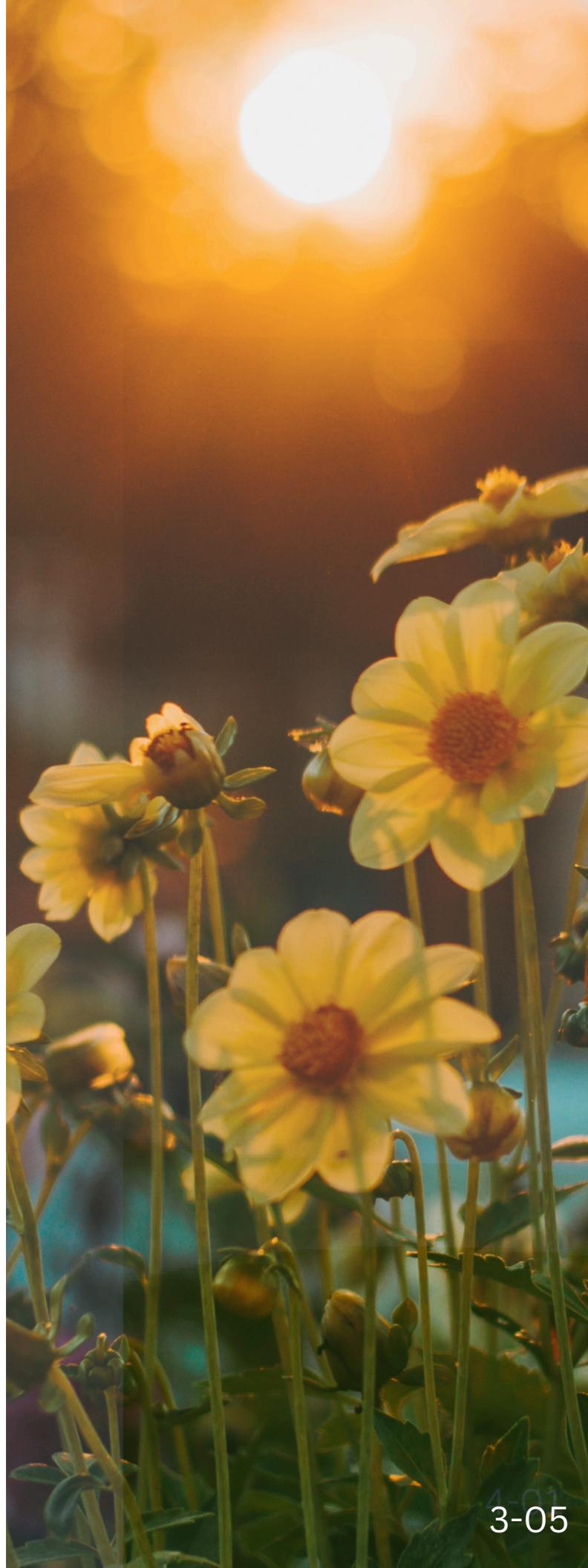


# Community Plan 2024

## THE COVE *at* SILVER REEF

PREPARED BY:  
Eugen Gorgon Inc.

American Engineering Consulting  
Draft to town October, 2025



4-01  
3-05

# Developed

## Exhibit I

Beginning at a point that lies South 01°07'14" West 2,190.16 feet; and West 47.22 feet; from the West Quarter Corner of Section 6, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence North 03°09'25" West 376.54 feet; thence North 59°52'26" West 110.29 feet; thence North 58°06'44" West 117.60 feet; thence North 52°25'52" West 115.48 feet; thence North 49°32'20" West 110.00 feet; thence North 50°04'45" West 210.00 feet; thence North 40°06'23" East 120.00 feet; thence North 49°53'37" West 5.00 feet; thence northwesterly along a 75.00 foot radius non-tangent curve to the right, (center point lies North 06°50'24" East) through a central angle of 101°54'56", a distance of 133.41 feet; thence North 72°52'36" West 99.57 feet; thence North 17°09'42" East 558.71 feet; thence North 63°56'15" West 407.40 feet; thence North 64°31'26" West 184.54 feet; thence North 17°27'34" East 389.00 feet; thence South 64°31'26" East 600.00 feet; thence South 72°32'24" East 448.44 feet; thence South 01°08'06" West 740.04 feet; thence South 71°57'52" East 455.56 feet; thence South 21°26'36" West 77.08 feet; thence South 41°49'17" East 392.42 feet; thence South 01°20'15" West 464.98 feet; thence South 89°09'16" East 562.06 feet; thence South 01°06'06" West 159.64 feet; thence South 88°55'03" East 269.24 feet; thence easterly along a 467.00 foot radius curve to the left, (center point lies North 01°04'57" East) through a central angle of 16°15'56", a distance of 132.58 feet; thence North 01°07'41" East 134.47 feet; thence North 89°04'02" West 146.75 feet; thence North 01°14'16" East 8.13 feet; thence South 89°11'12" East 527.63 feet; thence North 01°03'37" East 126.42 feet; thence North 86°49'52" East 571.38 feet; thence North 86°49'50" East 66.02 feet; thence South 01°38'45" East 21.52 feet; thence southeasterly along a 35.00 foot radius non-tangent curve to the left, (center point lies North 88°21'10" East) through a central angle of 51°48'48", a distance of 31.65 feet; thence southeasterly along a 75.01 foot radius reverse curve to the right, (center point lies South 36°32'22" West) through a central angle of 10°00'34", a distance of 13.10 feet; thence southeasterly along a 35.00 foot radius reverse curve to the left, (center point lies North 46°32'55" East) through a central angle of 37°48'17", a distance of 23.09 feet; thence South 43°08'19" West 42.63 feet; thence South 46°35'44" West 41.46 feet; thence southwesterly along a 182.63 foot radius non-tangent curve to the right, (center point lies North 47°21'07" West) through a central angle of 19°58'17", a distance of 63.66 feet; thence South 28°50'36" East 136.14 feet; thence South 20°03'50" East 112.39 feet; thence easterly along a 406.06 foot radius non-tangent curve to the right, (center point lies South 22°08'54" East) through a central angle of 14°03'18", a distance of 99.61 feet; thence North 06°03'25" West 140.00 feet; thence North 83°56'35" East 178.07 feet; thence North 22°19'54" East 34.22 feet; thence North 66°34'35" East 92.54 feet; thence South 88°34'51" East 112.84 feet; thence South 63°44'17" East 92.17 feet; thence South 21°18'07" East 170.48 feet; thence South 21°08'03" West 92.14 feet; thence South 45°49'12" West 120.65 feet; thence South 77°05'37" West 88.27 feet; thence North 87°40'17" West 39.08 feet; thence South 84°43'40" West 98.67 feet; thence North 05°16'21" West 113.19 feet; thence westerly along a 517.04 foot radius non-tangent curve to the left, (center point lies South 05°47'48" West) through a central angle of 24°42'18", a distance of 222.94 feet; thence South 69°56'10" West 74.26 feet; thence westerly along a 445.00 foot radius curve to the right, (center point lies North 20°03'50" West) through a central angle of 15°20'56", a distance of 119.21 feet; thence South 86°27'00" West 24.36 feet; thence South 03°10'08" East 120.00 feet; thence South 86°34'06" West 410.12 feet; thence South 77°42'25" West 13.11 feet; thence South 70°08'37" West 298.68 feet; thence North 19°51'23" West 120.04 feet; thence westerly along a 845.00 foot radius non-tangent curve to the right, (center point lies North 19°17'39" West) through a central angle of 14°52'01", a distance of 219.26 feet; thence South 85°34'21" West 510.53 feet; thence westerly along a 1,070.00 foot radius curve to the right, (center point lies North



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04°25'39" West) through a central angle of 04°29'46", a distance of 83.96 feet; thence South 01°20'12" West 120.26 feet; thence North 88°43'34" West 310.00 feet; thence South 89°27'00" West 68.91 feet; thence North 80°48'37" West 84.05 feet; thence North 67°24'07" West 42.26 feet; thence North 62°46'34" West 150.44 feet; thence North 18°48'15" East 90.25 feet; thence North 47°28'47" West 424.79 feet; thence North 24°43'59" West 39.64 feet; thence North 33°58'45" West 165.58 feet to the point of beginning.

Containing 3,140,493 Square Feet or 72.10 Acres.



## Non-Developed Exhibit J

Beginning at a point that lies South 01°07'14" West 2,190.16 feet; and West 47.22 feet; from the West Quarter Corner of Section 6, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 33°58'45" East 165.58 feet; thence South 24°43'59" East 39.64 feet; thence South 47°28'47" East 424.79 feet; thence South 18°48'15" West 90.25 feet; thence South 62°46'34" East 150.44 feet; thence South 67°24'07" East 42.26 feet; thence South 80°48'37" East 84.05 feet; thence North 89°27'00" East 68.91 feet; thence South 88°43'34" East 310.00 feet; thence North 01°20'12" East 120.26 feet; thence easterly along a 1,070.00 foot radius non-tangent curve to the left, (center point lies North 00°04'07" East) through a central angle of 04°29'46", a distance of 83.96 feet; thence North 85°34'21" East 510.53 feet; thence easterly along a 845.00 foot radius curve to the left, (center point lies North 04°25'39" West) through a central angle of 14°52'01", a distance of 219.26 feet; thence South 19°51'23" East 120.04 feet; thence North 70°08'37" East 298.68 feet; thence North 77°42'25" East 13.11 feet; thence North 86°34'06" East 410.12 feet; thence North 03°10'08" West 120.00 feet; thence North 86°27'00" East 24.36 feet; thence easterly along a 445.00 foot radius non-tangent curve to the left, (center point lies North 04°42'54" West) through a central angle of 15°20'56", a distance of 119.21 feet; thence North 69°56'10" East 74.26 feet; thence easterly along a 517.04 foot radius non-tangent curve to the right, (center point lies South 18°54'31" East) through a central angle of 24°42'18", a distance of 222.94 feet; thence South 05°16'21" East 113.19 feet; thence North 84°43'40" East 98.67 feet; thence South 87°40'17" East 39.08 feet; thence North 77°05'37" East 88.27 feet; thence North 45°49'12" East 120.65 feet; thence North 21°08'03" East 92.14 feet; thence North 21°18'07" West 170.48 feet; thence North 63°44'17" West 92.17 feet; thence North 88°34'51" West 112.84 feet; thence South 66°34'35" West 92.54 feet; thence South 22°19'54" West 34.22 feet; thence South 83°56'35" West 178.07 feet; thence South 06°03'25" East 140.00 feet; thence westerly along a 406.06 foot radius non-tangent curve to the left, (center point lies South 08°05'36" East) through a central angle of 14°03'18", a distance of 99.61 feet; thence North 20°03'50" West 112.39 feet; thence North 28°50'36" West 136.14 feet; thence northeasterly along a 182.63 foot radius non-tangent curve to the left, (center point lies North 27°22'51" West) through a central angle of 19°58'17", a distance of 63.66 feet; thence North 46°35'44" East 41.46 feet; thence North 43°08'19" East 42.63 feet; thence easterly along a 35.00 foot radius non-tangent curve to the left, (center point lies North 08°44'38" East) through a central angle of 14°00'42", a distance of 8.56 feet; thence North 84°43'56" East 152.48 feet; thence South 03°23'23" East 0.54 feet; thence North 83°21'54" East 168.91 feet; thence South 83°00'50" East 45.07 feet; thence North 03°49'20" East 6.15 feet; thence North 84°43'56" East 32.48 feet; thence easterly along a 452.00 foot radius curve to the right, (center point lies South 05°16'04" East) through a central angle of 38°59'03", a distance of 307.54 feet; thence South 51°38'21" West 53.97 feet; thence South 38°11'22" East 104.34 feet; thence South 06°40'38" West 103.39 feet; thence South 41°02'34" West 85.10 feet; thence South 14°45'49" West 186.95 feet; thence South 46°53'55" West 312.35 feet; thence South 62°31'43" West 193.40 feet; thence South 03°56'41" East 420.44 feet; thence South 74°05'59" West 592.25 feet; thence South 73°34'23" West 318.33 feet; thence westerly along a 2,954.93 foot radius non-tangent curve to the left, (center point lies South 18°46'47" East) through a central angle of 01°46'54", a distance of 91.88 feet; thence South 76°55'16" West 383.40 feet; thence North 02°37'44" West 88.46 feet; thence North 79°06'16" West 1,125.47 feet; thence North 41°36'51" West 141.78 feet; thence North 45°48'02" East 149.49 feet; thence North 31°01'00" West 148.51 feet; thence South 73°17'04" West 39.98 feet; thence southerly along a 394.56 foot radius non-tangent curve to the right, (center point lies North 82°32'59" West) through a central angle of 23°30'48", a distance of 161.92 feet; thence North 41°36'51" West 483.19 feet; thence South 87°21'01" West 22.65 feet; thence North 63°11'12" West



603.87 feet; thence North 17°37'18" East 301.04 feet; thence North 71°13'40" West 533.40 feet; thence North 17°09'42" East 932.91 feet; thence South 72°52'36" East 99.57 feet; thence southeasterly along a 75.00 foot radius non-tangent curve to the left, (center point lies South 71°14'40" East) through a central angle of 101°54'56", a distance of 133.41 feet; thence South 49°53'37" East 5.00 feet; thence South 40°06'23" West 120.00 feet; thence South 50°04'45" East 210.00 feet; thence South 49°32'20" East 110.00 feet; thence South 52°25'52" East 115.48 feet; thence South 58°06'44" East 117.60 feet; thence South 59°52'26" East 110.29 feet; thence South 03°09'25" East 376.54 feet to the point of beginning.

Containing 3,201,883 Square Feet or 73.51 Acres.