

**Providence City
Administrative Land Use Authority
Agenda – November 14, 2019
Providence City Office Building
164 North Gateway Drive, Providence UT 84332**

Item No. 1. Conditional Use – Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Simple Group Consultants for a conditional use site plan for a single-family residence located at 505 N Sarah St., Providence UT.

Agenda posted on November 13, 2019

Diane Campbell

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 1:00 PM on the day of the meeting.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: November 14, 2019

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 505 N Sarah St., Providence UT.

Item Type: Conditional Use

Applicant: Simple Group Consultants

Property Address: 505 N Sarah St., Providence UT

Parcel ID #: 02-295-0303

General Plan: SFT

Zone: SFT

Background Information:

Complete Application was received Nov. 5, 2019; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, Nov. 5, 2019
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on Nov. 8, 2019
4. Aaron Walker, Fire Inspector, approval letter dated Nov. 8, 2019
5. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Moderate Wildfire Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Wildfire Area by:
 - a. See letter from Aaron Walker dated Nov 8, 2019
3. This conditional use is for the residence only as shown on the site plan stamped Nov 5, 2019.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DECISION:

The Providence Administrative Land Use Authority met on November 14, 2019

Members present: Skarlet Bankhead, M Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting. Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – , second –

Vote:	Yea:	S Bankhead, M Pierce, R Stapley
	Nay:	None
	Abstained:	None
	Excused:	None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2019-0128

Project Address: 505 Sarah Street

Contact Name: Rick Champlin (Simple Group Cnsltnts)

Phone Number: 435-512-6594

Inspection	Pass/Fail	Notes
Concrete	Pass	NEW
Curb/Gutter	Pass	NEW
Utilities	Pass	Water meter barrel appears to be in-line with driveway..... will need relocated.
*Conditional Use Fire Hydrants: Location Flow	Hyd. # 506 Hyd. # 524	Static = 58 psi Dynamic = 46 psi Flow = 1110 gpm Logarithmic = 2068 gpm #524 Static = psi dynamic = psi Flow = gpm Logarithmic = gpm
SWPPP Needed: Yes	No	SWPPP Completed: Yes No N/A
NOI Needed: Yes	No	NOI UTR: _____ NOI Issued To: _____

Inspection Completed by [Signature] Date 11.8.19

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



Cache
County
1857

DEVELOPMENT SERVICES DEPARTMENT

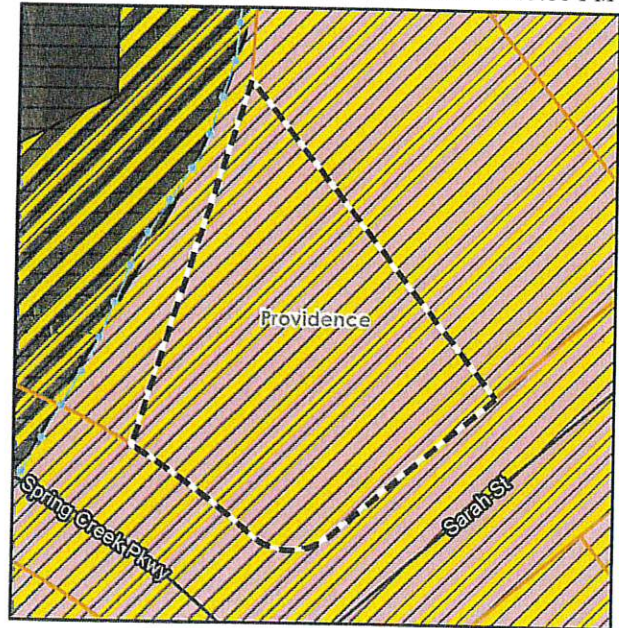
BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-295-0303
Property Address: 505 SARAH STREET
PROVIDENCE
Tax Roll Acreage: 0.35
Owner Name: SARAH STREET LLC
Owner Address: 540 W GOLF COURSE RD STE
B1
Jurisdiction: PROVIDENCE, UT 84332-4800
Providence
**Future
Annexation Area:** n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a

Generated on 05 Nov. 2019 at 03:31 PM



Comprehensive maps can be found
at www.cachecounty.org/gis

Initial Parcel Incorporated Area
Legality Review: Contact Providence for Applicable Regulations

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process.
All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Canals
Moderate Slopes

Wildfire Hazard Areas

Ag. Protection Area Buffers

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.



November 8, 2019

Providence City
164 North, Gateway Dr.
Providence, Ut 84332

RE: Conditional Use Review, 505 Sarah Street, Providence Ut.

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

- **Access approved at subdivision review**

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- **Fire hydrant location approved at subdivision review**

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.
- Move firewood away from the house or attachments like fences or decks.
- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.
- Driveways should be wide enough for firefighting equipment to maneuver.

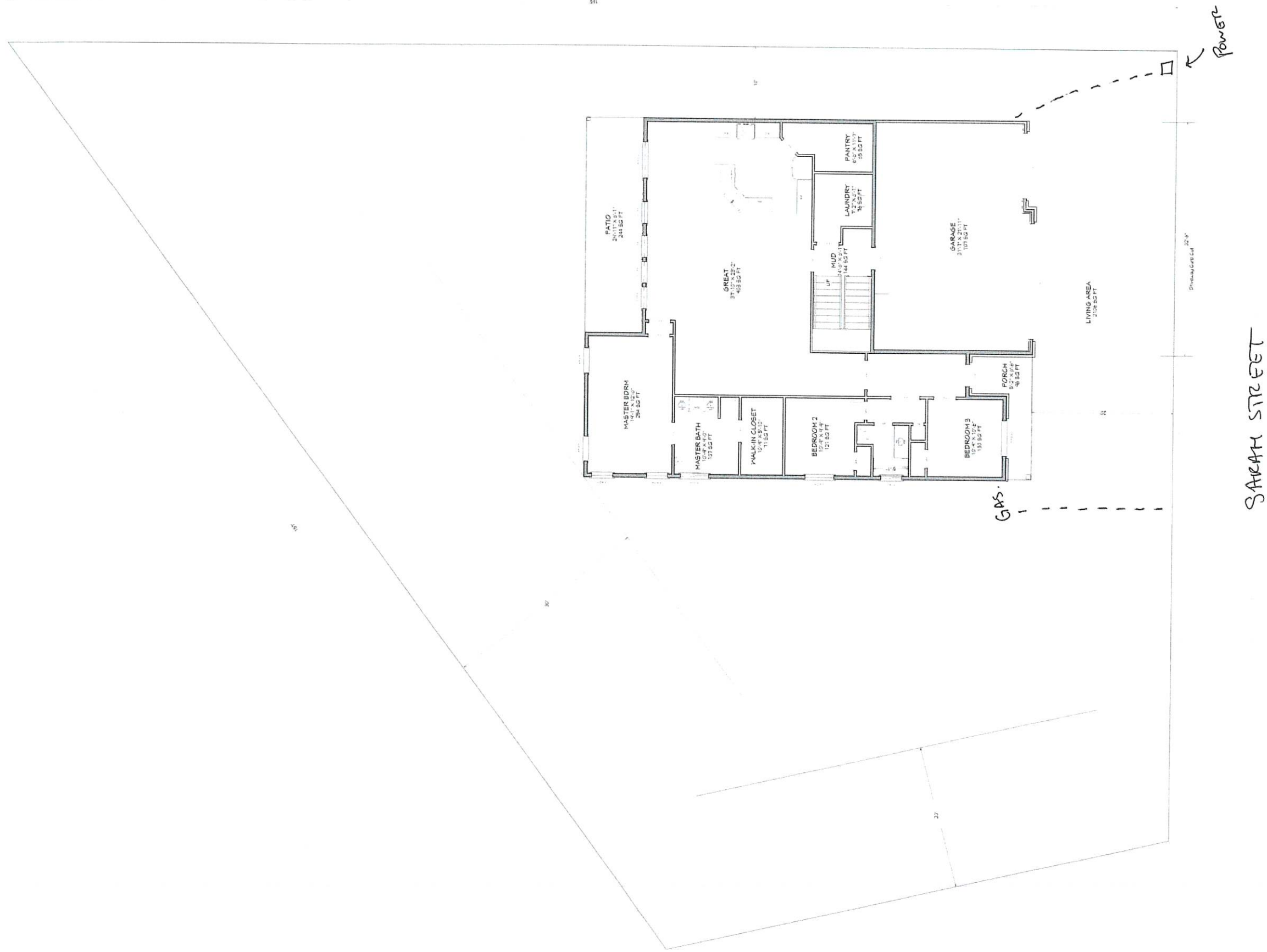
If you have any questions, please call me.

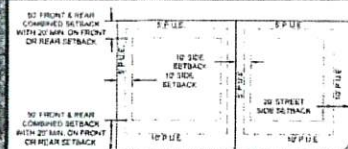
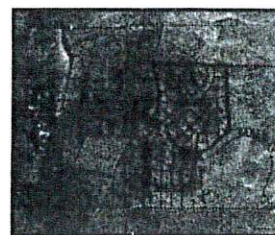
Respectfully,

FIRE DEPARTMENT

Aaron Walker
Deputy Fire Marshal/Fire Inspector
Logan Fire Department
435-716-9516

RECEIVED
NOV 05 2019
By *[Signature]*

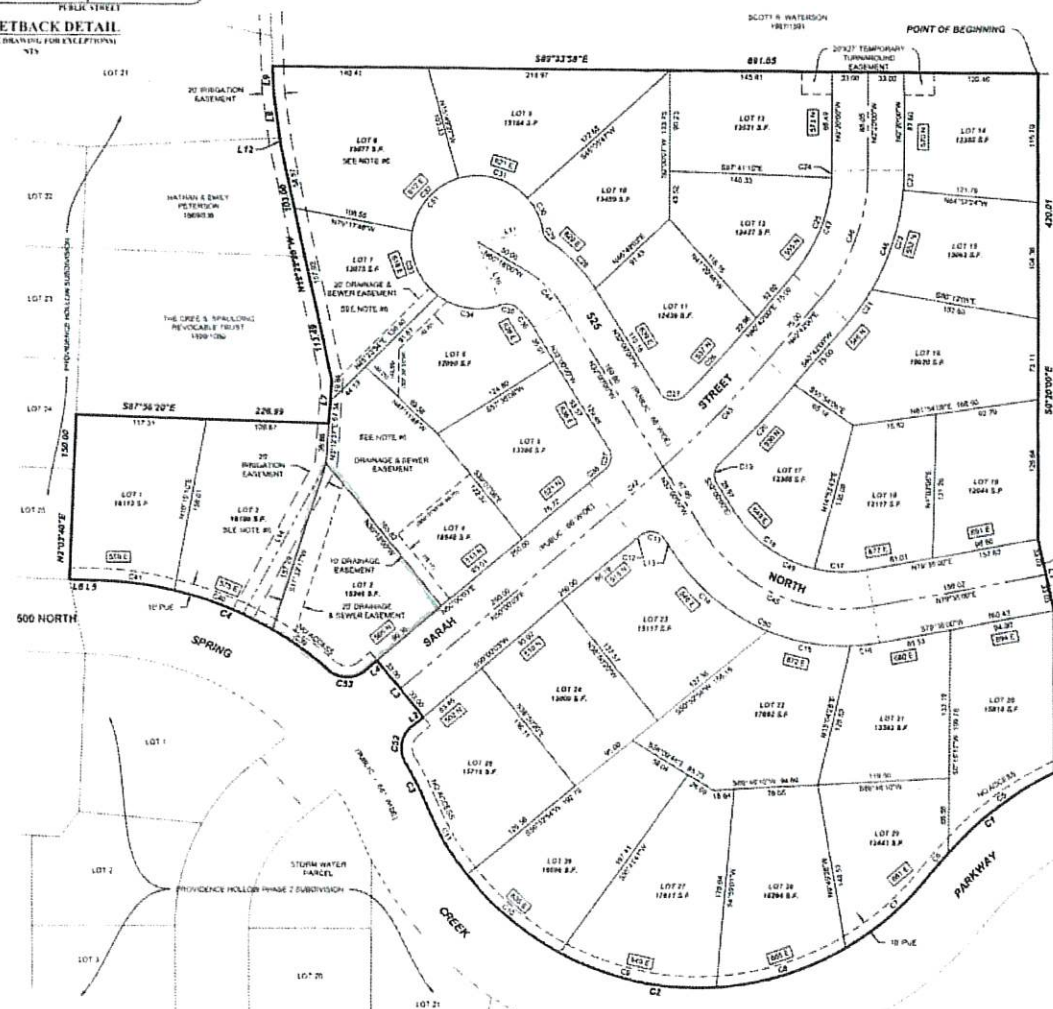




PUE & SETBACK DETAIL
(TYPICAL SETBACKS FOR EXCEPTIONS)

PROVIDENCE HOLLOW SUBDIVISION PHASE 3 (INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION) LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, S1B & M PROVIDENCE, UTAH

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	338.00	24°21'33"	146.72	S50°27'22"W	145.57
C2	797.00	118°41'18"	351.29	N82°28'52"W	438.37
C3	332.00	7°29'14"	43.52	N77°06'22"W	43.48
C4	330.00	38°30'21"	229.48	N69°02'02"W	224.88
C5	338.00	20°19'37"	119.45	N57°54'03"E	119.22
C6	338.00	4°33'16"	26.87	N49°27'36"E	26.86
C7	267.00	21°40'37"	101.51	N49°04'47"E	100.90
C8	267.00	20°24'09"	123.05	N73°10'21"E	121.96
C9	267.00	31°14'37"	145.99	N77°47'37"E	144.17
C10	267.00	23°42'02"	110.45	S59°26'47"E	109.66
C11	267.00	18°22'23"	72.89	S50°41'35"E	71.89
C12	223.00	09°50'48"	3.43	N49°12'31"E	3.41
C13	15.00	90°15'01"	28.72	S81°07'31"E	27.68
C14	183.00	35°19'11"	124.94	S49°49'37"E	113.66
C15	183.00	24°00'50"	77.82	N40°02'30"W	76.45
C16	183.00	8°18'47"	26.56	N37°44'29"W	26.54
C17	117.00	23°21'46"	47.71	S60°44'07"E	47.38
C18	117.00	47°02'14"	92.09	S64°13'37"E	89.65
C19	15.00	77°15'58"	28.23	S65°13'36"W	28.15
C20	123.00	4°33'16"	46.26	S42°28'59"W	46.24
C21	268.00	10°00'04"	36.33	S27°41'39"W	36.26
C22	268.00	27°59'10"	94.34	N17°42'21"W	93.33
C23	268.00	9°02'46"	18.32	N21°11'27"E	18.31
C24	142.00	2°38'30"	6.58	N69°01'12"E	6.55
C25	142.00	38°23'07"	95.53	N21°20'15"W	93.74
C26	1167.00	1°29'05"	70.99	S42°26'57"W	70.97
C27	15.00	102°40'33"	27.18	N43°24'27"W	27.01
C28	133.00	29°22'57"	86.29	S44°29'12"E	84.41
C29	15.00	47°19'28"	12.37	S33°43'14"E	12.02
C30	167.00	31°31'40"	33.82	S25°51'26"E	32.68
C31	167.00	6°10'06"	68.25	N24°13'23"W	64.71
C32	167.00	6°13'16"	66.84	N41°17'28"W	63.27
C33	167.00	6°23'23"	65.54	S22°49'07"E	62.31
C34	167.00	57°23'37"	40.19	S47°40'44"E	37.62
C35	15.00	58°33'13"	15.33	S43°12'51"E	14.57
C36	167.00	20°02'18"	23.44	S49°37'30"E	23.32
C37	15.00	81°03'24"	21.22	N63°31'41"E	19.49
C38	1167.00	0°16'36"	19.23	N49°31'44"E	19.23
C39	1303.00	10°30'22"	62.43	N54°12'02"E	62.34
C40	330.00	14°23'20"	95.37	N68°13'34"W	93.64
C41	1303.00	12°20'24"	71.86	S42°43'58"E	71.42
C42	1280.00	2°54'33"	60.93	N44°12'40"E	60.92
C43	1280.00	6°23'30"	131.67	S43°35'34"E	131.09
C44	100.00	29°19'00"	49.39	N44°09'00"W	48.49
C45	150.00	6°23'00"	179.31	S46°12'30"E	178.09
C46	175.00	41°02'00"	125.33	N20°11'00"E	122.67
C47	142.00	41°02'00"	101.79	N30°11'00"E	99.51
C48	209.00	41°02'00"	149.96	N20°11'00"E	147.86
C49	117.00	60°21'00"	159.71	N46°12'00"E	151.56
C50	183.00	60°21'00"	218.22	N46°12'00"E	205.77
C51	140.00	140°12'24"	190.63	N67°11'45"W	112.44
C52	35.00	N0°18'30"	35.04	N9°30'48"E	32.24
C53	35.00	N0°31'48"	35.29	N9°33'37"W	32.43



- NOTES:**
1. REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. SAIL WASHING TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A UTILITY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM OR ADEQUATE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
 3. PURSUANT TO PROVIDENCE CITY CODE 11-5-2, PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT WITH MINIMUM IMPROVEMENTS, AS SPECIFIED AND COMPLETE.
 4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 9% OVER A HORIZONTAL DISTANCE OF 50 FEET.
 5. LOTS 1, 2, & 3 SHALL HAVE NO DRIVEWAY ACCESS ONTO SPRING CREEK PARKWAY.
 6. IRRIGATION EASEMENT RESTRICTIONS ON LOTS 1, 4, 7 & 8:
 - A. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE EASEMENT NOR IS THE STORAGE OF VEHICLES OR OTHER ITEMS ALLOWED WITHIN THE EASEMENT.
 - B. IT WILL BE THE RESPONSIBILITY OF EACH LOT OWNER TO REPAIR AND REPLACE ANY DAMAGE TO LANDSCAPING OR YARD IMPROVEMENTS WITHIN THE EASEMENT. ANY DAMAGE ON-TIME OF THE EASEMENT WILL BE THE RESPONSIBILITY OF THE IRRIGATION COMPANY.
 - C. ALTERING OF THE EXISTING GRADE WITHIN THE EASEMENT IS NOT ALLOWED.

LINE #	DIRECTION	LENGTH
L1	S12°21'33"E	68.06
L2	N30°00'02"E	14.87
L3	N39°38'37"W	86.00
L4	S30°00'03"E	14.08
L5	N84°41'37"W	7.42
L6	N87°36'20"W	18.16
L7	N2°12'37"E	40.09
L8	N10°28'28"W	40.16
L9	N27°04'04"W	24.38
L10	S20°30'27"E	60.00
L11	N79°34'29"E	60.70
L12	N4°05'28"W	8.39
L13	S32°00'00"E	11.19
L14	N2°04'42"E	159.06

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172075 IN ACCORDANCE WITH TITLE 34, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-2-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Dennis P. Carlisle
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172075
DATE: *Nov. 5, 2019*

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Providence, Utah, more particularly described as follows:
Beginning at a point located N01°45'41"E along the Section line 1,322.18 feet and N88°17'34"W along the 4th acre of 116th Section line 1,713.06 feet from the Southeast Corner of Section 2, T11N, R1E, S1B & M, thence S07°00'02"E 420.01 feet, thence S12°31'33"E 66.06 feet, thence S07°22'22"E 145.00 feet to the northern right-of-way line of Spring Creek Parkway as defined and described as part of LITTLE BALDY PLAT Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along and right-of-way the following 9 (nine) curves and distances: Southwesterly along the arc of a 338.00 foot radius non-circular curve (radius bears S20°28'24"E) to the left 146.72 feet through a central angle of 24°21'33" (chord: S49°17'23"E 145.57 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the right 101.51 feet through a central angle of 21°40'37" (chord: S49°27'36"E 100.90 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the left 123.05 feet through a central angle of 20°24'09" (chord: S73°10'21"E 121.96 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the right 145.99 feet through a central angle of 31°14'37" (chord: S77°47'37"E 144.17 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the right 110.45 feet through a central angle of 23°42'02" (chord: S59°26'47"E 109.66 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the left 72.89 feet through a central angle of 18°22'23" (chord: S50°41'35"E 71.89 feet) to a point of reverse curvature; thence along the arc of a 223.00 foot radius curve to the right 3.43 feet through a central angle of 9°50'48" (chord: S49°12'31"E 3.41 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 28.72 feet through a central angle of 90°15'01" (chord: S81°07'31"E 27.68 feet) to a point of reverse curvature; thence along the arc of a 183.00 foot radius curve to the right 124.94 feet through a central angle of 35°19'11" (chord: S49°49'37"E 113.66 feet) to a point of reverse curvature; thence along the arc of a 183.00 foot radius curve to the left 77.82 feet through a central angle of 24°00'50" (chord: N40°02'30"W 76.45 feet) to a point of reverse curvature; thence along the arc of a 183.00 foot radius curve to the left 26.56 feet through a central angle of 8°18'47" (chord: N37°44'29"W 26.54 feet) to a point of reverse curvature; thence along the arc of a 117.00 foot radius curve to the right 47.71 feet through a central angle of 23°21'46" (chord: S60°44'07"E 47.38 feet) to a point of reverse curvature; thence along the arc of a 117.00 foot radius curve to the right 92.09 feet through a central angle of 47°02'14" (chord: S64°13'37"E 89.65 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 28.23 feet through a central angle of 77°15'58" (chord: S65°13'36"W 28.15 feet) to a point of reverse curvature; thence along the arc of a 123.00 foot radius curve to the left 46.26 feet through a central angle of 4°33'16" (chord: S42°28'59"W 46.24 feet) to a point of reverse curvature; thence along the arc of a 268.00 foot radius curve to the right 36.33 feet through a central angle of 10°00'04" (chord: S27°41'39"W 36.26 feet) to a point of reverse curvature; thence along the arc of a 268.00 foot radius curve to the right 94.34 feet through a central angle of 27°59'10" (chord: N17°42'21"W 93.33 feet) to a point of reverse curvature; thence along the arc of a 268.00 foot radius curve to the right 18.32 feet through a central angle of 9°02'46" (chord: N21°11'27"E 18.31 feet) to a point of reverse curvature; thence along the arc of a 142.00 foot radius curve to the right 6.58 feet through a central angle of 2°38'30" (chord: N69°01'12"E 6.55 feet) to a point of reverse curvature; thence along the arc of a 142.00 foot radius curve to the right 95.53 feet through a central angle of 38°23'07" (chord: N21°20'15"W 93.74 feet) to a point of reverse curvature; thence along the arc of a 1167.00 foot radius curve to the right 70.99 feet through a central angle of 1°29'05" (chord: S42°26'57"W 70.97 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 27.18 feet through a central angle of 102°40'33" (chord: N43°24'27"W 27.01 feet) to a point of reverse curvature; thence along the arc of a 133.00 foot radius curve to the right 86.29 feet through a central angle of 29°22'57" (chord: S44°29'12"E 84.41 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 12.37 feet through a central angle of 47°19'28" (chord: S33°43'14"E 12.02 feet) to a point of reverse curvature; thence along the arc of a 167.00 foot radius curve to the right 33.82 feet through a central angle of 31°31'40" (chord: S25°51'26"E 32.68 feet) to a point of reverse curvature; thence along the arc of a 167.00 foot radius curve to the right 68.25 feet through a central angle of 6°10'06" (chord: N24°13'23"W 64.71 feet) to a point of reverse curvature; thence along the arc of a 167.00 foot radius curve to the right 66.84 feet through a central angle of 6°13'16" (chord: N41°17'28"W 63.27 feet) to a point of reverse curvature; thence along the arc of a 167.00 foot radius curve to the right 65.54 feet through a central angle of 6°23'23" (chord: S22°49'07"E 62.31 feet) to a point of reverse curvature; thence along the arc of a 167.00 foot radius curve to the right 40.19 feet through a central angle of 57°23'37" (chord: S47°40'44"E 37.62 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 15.33 feet through a central angle of 58°33'13" (chord: S43°12'51"E 14.57 feet) to a point of reverse curvature; thence along the arc of a 167.00 foot radius curve to the right 23.44 feet through a central angle of 20°02'18" (chord: S49°37'30"E 23.32 feet) to a point of reverse curvature; thence along the arc of a 15.00 foot radius curve to the right 21.22 feet through a central angle of 81°03'24" (chord: N63°31'41"E 19.49 feet) to a point of reverse curvature; thence along the arc of a 1167.00 foot radius curve to the right 19.23 feet through a central angle of 0°16'36" (chord: N49°31'44"E 19.23 feet) to a point of reverse curvature; thence along the arc of a 1303.00 foot radius curve to the right 62.43 feet through a central angle of 10°30'22" (chord: N54°12'02"E 62.34 feet) to a point of reverse curvature; thence along the arc of a 330.00 foot radius curve to the right 95.37 feet through a central angle of 14°23'20" (chord: N68°13'34"W 93.64 feet) to a point of reverse curvature; thence along the arc of a 1303.00 foot radius curve to the right 71.86 feet through a central angle of 12°20'24" (chord: S42°43'58"E 71.42 feet) to a point of reverse curvature; thence along the arc of a 1280.00 foot radius curve to the right 60.93 feet through a central angle of 2°54'33" (chord: N44°12'40"E 60.92 feet) to a point of reverse curvature; thence along the arc of a 1280.00 foot radius curve to the right 131.67 feet through a central angle of 6°23'30" (chord: S43°35'34"E 131.09 feet) to a point of reverse curvature; thence along the arc of a 100.00 foot radius curve to the right 49.39 feet through a central angle of 29°19'00" (chord: N44°09'00"W 48.49 feet) to a point of reverse curvature; thence along the arc of a 150.00 foot radius curve to the right 179.31 feet through a central angle of 6°23'00" (chord: S46°12'30"E 178.09 feet) to a point of reverse curvature; thence along the arc of a 175.00 foot radius curve to the right 125.33 feet through a central angle of 41°02'00" (chord: N20°11'00"E 122.67 feet) to a point of reverse curvature; thence along the arc of a 142.00 foot radius curve to the right 101.79 feet through a central angle of 41°02'00" (chord: N30°11'00"E 99.51 feet) to a point of reverse curvature; thence along the arc of a 209.00 foot radius curve to the right 149.96 feet through a central angle of 41°02'00" (chord: N20°11'00"E 147.86 feet) to a point of reverse curvature; thence along the arc of a 117.00 foot radius curve to the right 159.71 feet through a central angle of 60°21'00" (chord: N46°12'00"E 151.56 feet) to a point of reverse curvature; thence along the arc of a 183.00 foot radius curve to the right 218.22 feet through a central angle of 60°21'00" (chord: N46°12'00"E 205.77 feet) to a point of reverse curvature; thence along the arc of a 140.00 foot radius curve to the right 190.63 feet through a central angle of 140°12'24" (chord: N67°11'45"W 112.44 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 35.04 feet through a central angle of N0°18'30" (chord: N9°30'48"E 32.24 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 35.29 feet through a central angle of N0°31'48" (chord: N9°33'37"W 32.43 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 35.04 feet through a central angle of N0°18'30" (chord: N9°30'48"E 32.24 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 35.29 feet through a central angle of N0°31'48" (chord: N9°33'37"W 32.43 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 35.04 feet through a central angle of N0°18'30" (chord: N9°30'48"E 32.24 feet) to a point of reverse curvature; 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