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NOTES

1. THIS SKETCH IS FOR REFERENCE PURPOSES ONLY. AREAS HAVE BEEN BASED ON SATELLITE IMAGERY AND SHOULD BE CONSIDERED APPROXIMATE.

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Project

BALLY'S NEW YORK FERRY POINT

BLOCK No. 5622, PART OF LOT No. 1
BOROUGH OF BRONX
CITY OF NEW YORK

BRONX COUNTY **NEW YORK**

Drawing Title

SKETCH

Project No. 170773001	Drawing No. SK107
Date 05/19/2025	
Drawn By AA	
Checked By TO	Sheet 1 of 1

PROJECT NO. 170773001

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Filename: I:\langan.com\data\NYC\data\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\Parcels-Area Sketches\Alienation Parcels\Parcels-Naming for Internal Use\170773001-SK107-Disposition Parcel (Development Parcel).dwg Date: 5/19/2025 Time: 15:29 User: aalevizou Style Table: Langan.stb Layout: ARCH/F-SL

May 19, 2025
170773001

WRITTEN DESCRIPTION
DISPOSITION PARCEL
BLOCK 5622 PART OF LOT 1
IN THE BOROUGH OF BRONX, CITY OF NEW YORK
BRONX COUNTY, NEW YORK

All that certain plot, piece, or parcel of land, situate, lying, and being in the Borough of Bronx, Bronx County, City and State of New York, bounded and described as follows:

BEGINNING at a point having an approximate coordinate value of Northing 234940.62 Easting 1029848.95 as referenced to New York State Plane coordinate system NAD83 Long Island Zone, and running; thence

Along a curve to the left having an arc length of 19.21 feet, a radius of 213.43 feet, and a central angle of 05°09'22" and being subtended by a chord which bears North 18°40'54" East, a distance of 19.20 feet to a point; thence

Along a curve to the left having an arc length of 101.07 feet, a radius of 181.68 feet, and a central angle of 31°52'26" and being subtended by a chord which bears North 00 °10'04" East, a distance of 99.77 feet to a point; thence

Along a curve to the left having an arc length of 65.65 feet, a radius of 273.64 feet, and a central angle of 13°44'43" and being subtended by a chord which bears North 22 °38'30" West, a distance of 65.49 feet to a point; thence

Along a curve to the left having an arc length of 5.08 feet, a radius of 48.11 feet, and a central angle of 06°02'57" and being subtended by a chord which bears North 35 °16'12" West, a distance of 5.08 feet to a point; thence

North 42°17'27" West, a distance of 21.97 feet to a point; thence

North 60°47'47" East, a distance of 60.79 feet to a point; thence

Along a curve to the right having an arc length of 37.23 feet, a radius of 268.77 feet, and a central angle of 07°56'11" and being subtended by a chord which bears North 70°23'51" East, a distance of 37.20 feet to a point; thence

Along a curve to the right having an arc length of 152.46 feet, a radius of 104.91 feet, and a central angle of 83°16'07" and being subtended by a chord which bears South 64°00'00" East, a distance of 139.40 feet to a point; thence

Along a curve to the right having an arc length of 28.14 feet, a radius of 143.47 feet, and a central angle of 11°14'21" and being subtended by a chord which bears South 16°44'46" East, a distance of 28.10 feet to a point; thence

Along a curve to the left having an arc length of 27.97 feet, a radius of 35.00 feet, and a central angle of 45°47'19" and being subtended by a chord which bears South 34°01'15" East, a distance of 27.23 feet to a point; thence

South 56°54'55" East, a distance of 51.03 feet to a point; thence

Along a curve to the left having an arc length of 67.74 feet, a radius of 190.28 feet, and a central angle of 20°23'56" and being subtended by a chord which bears North 84°41'29" East, a distance of 67.39 feet to a point; thence

Along a curve to the left having an arc length of 111.23 feet, a radius of 190.28 feet, and a central angle of 33°29'31" and being subtended by a chord which bears North 57°44'45" East, a distance of 109.65 feet to a point; thence

North 41°00'00" East, a distance of 180.96 feet to a point; thence

North 00°00'00" West, a distance of 70.79 feet to a point; thence

Along a curve to the right having an arc length of 53.79 feet, a radius of 889.17 feet, and a central angle of 03°27'59" and being subtended by a chord which bears North 44°05'06" East, a distance of 53.79 feet to a point; thence

Along a curve to the right having an arc length of 92.53 feet, a radius of 120.00 feet, and a central angle of 44°10'55" and being subtended by a chord which bears North 67°54'33" East, a distance of 90.26 feet to a point; thence

North 90°00'00" East, a distance of 348.76 feet to a point; thence

Along a curve to the right having an arc length of 43.26 feet, a radius of 80.00 feet, and a central angle of 30°59'06" and being subtended by a chord which bears South 74°30'27" East, a distance of 42.74 feet to a point; thence

South 88°19'39" East, a distance of 41.80 feet to a point; thence

South 56°04'53" East, a distance of 27.54 feet to a point; thence

Along a curve to the right having an arc length of 24.98 feet, a radius of 30.75 feet, and a central angle of 46°32'29" and being subtended by a chord which bears South 14°57'16" East, a distance of 24.29 feet to a point; thence

Along a curve to the right having an arc length of 21.79 feet, a radius of 69.88 feet, and a central angle of 17°51'48" and being subtended by a chord which bears South 27°43'40" West, a distance of 21.70 feet to a point; thence

Along a curve to the right having an arc length of 36.01 feet, a radius of 145.66 feet, and a central angle of 14°09'46" and being subtended by a chord which bears South 41°46'58" West, a distance of 35.91 feet to a point; thence

Along a curve to the right having an arc length of 39.64 feet, a radius of 80.00 feet, and a central angle of 28°23'32" and being subtended by a chord which bears South 26°48'14" West, a distance of 39.24 feet to a point; thence

South 41°00'00" West, a distance of 61.24 feet to a point; thence

Along a curve to the left having an arc length of 44.16 feet, a radius of 185.00 feet, and a central angle of 13°40'38" and being subtended by a chord which bears South 34°09'41" West, a distance of 44.06 feet to a point; thence

South 27°19'22" West, a distance of 151.97 feet to a point; thence

Along a curve to the right having an arc length of 38.32 feet, a radius of 115.00 feet, and a central angle of 19°05'28" and being subtended by a chord which bears South 36°52'06" West, a distance of 38.14 feet to a point; thence

Along a curve to the left having an arc length of 78.29 feet, a radius of 1,161.97 feet, and a central angle of 03°51'38" and being subtended by a chord which bears South 44°29'01" West, a distance of 78.28 feet to a point; thence

Along a curve to the right having an arc length of 59.43 feet, a radius of 182.89 feet, and a central angle of 18°37'02" and being subtended by a chord which bears South 51°51'42" West, a distance of 59.17 feet to a point; thence

Along a curve to the left having an arc length of 88.92 feet, a radius of 124.85 feet, and a central angle of 40°48'23" and being subtended by a chord which bears South 40°46'02" West, a distance of 87.05 feet to a point; thence

Along a curve to the right having an arc length of 67.45 feet, a radius of 146.83 feet, and a central angle of 26°19'13" and being subtended by a chord which bears South 33°31'27" West, a distance of 66.86 feet to a point; thence

Along a curve to the right having an arc length of 85.51 feet, a radius of 2060.49 feet, and a central angle of 02°22'40" and being subtended by a chord which bears South 47°06'29" West, a distance of 85.51 feet to a point; thence

Along a curve to the left having an arc length of 124.70 feet, a radius of 290.19 feet, and a central angle of 24°37'13" and being subtended by a chord which bears South 35°13'19" West, a distance of 123.74 feet to a point; thence

Along a curve to the left having an arc length of 265.70 feet, a radius of 265.00 feet, and a central angle of 57°26'46" and being subtended by a chord which bears South 01°35'29" West, a distance of 254.71 feet to a point; thence

South 27°07'54" East, a distance of 121.47 feet to a point; thence

South 46°28'09" East, a distance of 86.12 feet to a point; thence

Along a curve to the left having an arc length of 93.75 feet, a radius of 1,145.12 feet, and a central angle of 04°41'27" and being subtended by a chord which bears South 16°44'33" West, a distance of 93.73 feet to a point; thence

Along a curve to the left having an arc length of 297.54 feet, a radius of 2,340.83 feet, and a central angle of 07°16'58" and being subtended by a chord which bears South 10°27'28" West, a distance of 297.34 feet to a point; thence

Along a curve to the right having an arc length of 47.94 feet, a radius of 42.37 feet, and a central angle of 64°50'11" and being subtended by a chord which bears North 67°46'46" West, a distance of 45.42 feet to a point; thence

Along a curve to the right having an arc length of 89.56 feet, a radius of 697.08 feet, and a central angle of 07°21'40" and being subtended by a chord which bears North 31°40'50" West, a distance of 89.50 feet to a point; thence

North 28°00'00" West, a distance of 282.38 feet to a point; thence

North 21°35'16" West, a distance of 122.52 feet to a point; thence

North 27°17'27" West, a distance of 586.32 feet to a point; thence

Along a curve to the right having an arc length of 45.25 feet, a radius of 95.00 feet, and a central angle of 27°17'27" and being subtended by a chord which bears North 13°38'44" West, a distance of 44.82 feet to a point; thence

North 00°00'00" West, a distance of 19.63 feet to a point; thence

Along a curve to the left having an arc length of 34.86 feet, a radius of 59.00 feet, and a central angle of 33°51'17" and being subtended by a chord which bears North 16°55'39" West, a distance of 34.36 feet to a point; thence

North 46°02'24" West, a distance of 53.75 feet to the Point or Place of Beginning

Encompassing an area of 684,253 square feet or 15.71 acres, more or less.



NOTES

1. THIS SKETCH IS FOR REFERENCE PURPOSES ONLY. AREAS HAVE BEEN BASED ON SATELLITE IMAGERY AND SHOULD BE CONSIDERED APPROXIMATE.

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Project

BALLY'S NEW YORK FERRY POINT

BLOCK No. 5622, PART OF LOT No. 1
BOROUGH OF BRONX
CITY OF NEW YORK

BRONX COUNTY **NEW YORK**

Drawing Title

SKETCH

Project No.	Drawing No.
170773001	SK108
Date: 05/19/2025	
Drawn By: AA	
Checked By: TO	Sheet 1 of 1

PROJECT NO. 170773001

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Filename: \\langan.com\data\NY\Data01\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\Parcels-Area Sketches\Alienation Parcels\Parcels-Naming for Internal Use\170773001-SK108-Waterfron Access Roadway (Easement Parcel).dwg Date: 5/19/2025 Time: 15:35 User: aalevizou Style Table: Langan.stb Layout: ARCH-F-SL

May 19, 2025
170773001

WRITTEN DESCRIPTION
WATERFRONT ACCESS ROADWAY PARCEL
BLOCK 5622 PART OF LOT 1
IN THE BOROUGH OF BRONX, CITY OF NEW YORK
BRONX COUNTY, NEW YORK

All that certain plot, piece, or parcel of land, situate, lying, and being in the Borough of Bronx, Bronx County, City and State of New York, bounded and described as follows:

BEGINNING at a point having an approximate coordinate value of Northing 234891.99 Easting 1029824.52 as referenced to New York State Plane coordinate system NAD83 Long Island Zone, and running; thence

North 31°55'58" East, a distance of 13.33 feet to a point; thence

Along a curve to the left having an arc length of 21.98 feet, a radius of 169.69 feet, and a central angle of 07°25'22" and being subtended by a chord which bears North 25°58'11" East, a distance of 21.97 feet to a point; thence

Along a curve to the left having an arc length of 19.21 feet, a radius of 213.43 feet, and a central angle of 05°09'22" and being subtended by a chord which bears North 23°50'16" East, a distance of 19.20 feet to a point; thence

South 46°02’24" East, a distance of 53.75 feet to a point; thence

Along a curve to the right having an arc length of 34.86 feet, a radius of 59.00 feet, and a central angle of 33°51'17” and being subtended by a chord which bears South 16°55'39" East, a distance of 34.36 feet to a point; thence

South 00°00'00" East, a distance of 19.63 feet to a point; thence

Along a curve to the left having an arc length of 45.25 feet, a radius of 95.00 feet, and a central angle of 27°17'27" and being subtended by a chord which bears Sourth 13°38'44" East, a distance of 44.82 feet to a point; thence

South 27°17'27" East, a distance of 586.32 feet to a point; thence

South 21°35'16" East, a distance of 122.52 feet to a point; thence

South 28°00'00" East, a distance of 282.38 feet to a point; thence

Along a curve to the left having an arc length of 89.56 feet, a radius of 697.08 feet, and a central angle of 07°21'40" and being subtended by a chord which bears South 31°40'50" East, a distance of 89.50 feet to a point; thence

Along a curve to the left having an arc length of 47.94 feet, a radius of 42.37 feet, and a central angle of 64°50'11" and being subtended by a chord which bears South 67°46'46" East, a distance of 45.42 feet to a point; thence

South 06°18'34" West, a distance of 41.41 feet to a point; thence

South 05°06'56" West, a distance of 56.14 feet to a point; thence

South 03°32'44" West, a distance of 72.15 feet to a point; thence

North 26°10'20" West, a distance of 1,372.16 feet to the Point or Place of Beginning

Encompassing an area of 62,975 square feet or 1.45 acres, more or less.



NOTES

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Project

BALLY'S NEW YORK FERRY POINT

BLOCK No. 5622, PART OF LOT No. 1
BOROUGH OF BRONX
CITY OF NEW YORK

BRONX COUNTY **NEW YORK**

Drawing Title

SKETCH

Project No. **170773001**	Drawing No. **SK106**
Date **01/10/2025**	
Drawn By **TOT, AA**	
Checked By **TO**	Sheet 1 of 1

PROJECT NO. 170773001

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Filename: \\langan.com\data\NYC\data01\170773001\Project Data_Discipline\Survey\CAD\Existing\Ferry Point\Parcels-Area Sketches\Alienation Parcels-2024\170773001-SK106 Ring Road Parcel.dwg Date: 1/10/2025 Time: 10:12 User: aalevizou Style Table: Langan.stb Layout: SK106

January 10, 2025
170773001

WRITTEN DESCRIPTION
RING ROAD PARCEL
BLOCK 5622, PART OF LOT 1
IN THE BOROUGH OF BRONX, CITY OF NEW YORK
BRONX COUNTY, NEW YORK

All that certain plot, piece, or parcel of land, situate, lying, and being in the Borough of Bronx, Bronx County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly Right of Way Line of Schley Avenue (80 feet wide), 80.00' +/- westerly from the westerly curb face of a private road west of the Whitestone Bridge approach, having an approximate coordinate value of Northing 236695.73 Easting 1029272.80 as referenced to the New York State Plane coordinate system NAD83 Long Island Zone, and running; thence

Along said southerly Right of Way line of Schley Avenue North 89°27'54" East, a distance of 104.85 feet to a point; thence

South 17°20'08" West, a distance of 48.07 feet to a point; thence

Continuing along a curve to the left having an arc length of 54.48 feet, a radius of 686.59 feet, and a central angle of 04°32'48" and being subtended by a chord which bears South 19°36'32" East, a distance of 54.47 feet; thence

South 21°36'51" West, a distance of 41.68 feet to a point; thence

Continuing along a curve to the left having an arc length of 113.31 feet, a radius of 1,148.73 feet, and a central angle of 05°39'05" and being subtended by a chord which bears South 24°26'23" West, a distance of 113.26 feet; thence

South 27°56'14" West, a distance of 76.30 feet to a point; thence

Continuing along a curve to the left having an arc length of 11.51 feet, a radius of 98.00 feet, and a central angle of 06°43'46" and being subtended by a chord which bears South 24°24'41" West, a distance of 11.50 feet; thence

South 19°56'39" West, a distance of 28.98 feet to a point; thence

Continuing along a curve to the left having an arc length of 12.20 feet, a radius of 102.00 feet, and a central angle of 06°51'4" and being subtended by a chord which bears South 24°28'24" West, a distance of 12.19 feet; thence

South 28°23'11" West, a distance of 67.82 feet to a point; thence

Continuing along a curve to the left having an arc length of 60.74 feet, a radius of 1,822.59 feet, and a central angle of 01°54'34" and being subtended by a chord which bears South 27°25'53" West, a distance of 60.74 feet; thence

South 24°07'39" West, a distance of 39.35 feet to a point; thence

Continuing along a curve to the left having an arc length of 67.21 feet, a radius of 865.09 feet, and a central angle of 04°27'04" and being subtended by a chord which bears South 21°54'07" West, a distance of 67.19 feet; thence

Continuing along a curve to the left having an arc length of 85.24 feet, a radius of 1,661.03 feet, and a central angle of 02°56'25" and being subtended by a chord which bears South 18°12'22" West, a distance of 85.23 feet; thence

South 14°28'04" West, a distance of 22.59 feet to a point; thence

Continuing along a curve to the left having an arc length of 98.16 feet, a radius of 6,423.61 feet, and a central angle of 00°52'32" and being subtended by a chord which bears South 11°45'41" West, a distance of 98.16 feet; thence

South 09°39'14" West, a distance of 22.44 feet to a point; thence

South 06°08'12" West, a distance of 40.10 feet to a point; thence

North 90°00'00" East, a distance of 20.18 feet to a point; thence

Continuing along a curve to the left having an arc length of 119.60 feet, a radius of 955.06 feet, and a central angle of 07°10'30" and being subtended by a chord which bears South 02°45'51" West, a distance of 119.52 feet; thence

Continuing along a curve to the left having an arc length of 361.95 feet, a radius of 1,060.23 feet, and a central angle of 19°33'36" and being subtended by a chord which bears South 10°07'15" East, a distance of 360.19 feet; thence

South 24°31'03" East, a distance of 170.06 feet to a point; thence

South 30°10’25" East, a distance of 48.26 feet to a point; thence

Continuing along a curve to the left having an arc length of 226.76 feet, a radius of 1,015.47 feet, and a central angle of 12°47'40" and being subtended by a chord which bears South 38°08'01" East, a distance of 226.29 feet; thence

South 49°27'31" East, a distance of 106.19 feet to a point; thence

Continuing along a curve to the left having an arc length of 143.06 feet, a radius of 352.18 feet, and a central angle of 23°16'29" and being subtended by a chord which bears South 64°29'57" East, a distance of 142.08 feet; thence

North 88°29'48" East, a distance of 54.14 feet to a point; thence

South 26°01'23" East, a distance of 21.98 feet to a point; thence

North 88°29'48" East, a distance of 33.18 feet on Triborough Bridge Abutment; thence

Along said Triborough Bridge Abutment, North 63°46'52" East, a distance of 104.97 feet to a point; thence

North 44°28'24" East, a distance of 31.67 feet to a point; thence

Along a curve to the left having an arc length of 31.98 feet, a radius of 168.43 feet, and a central angle of 10°52'41" and being subtended by a chord which bears North 21°32'33" East, a distance of 31.93 feet; thence

Continuing along a curve to the left having an arc length of 76.04 feet, a radius of 136.68 feet, and a central angle of 31°52'28" and being subtended by a chord which bears North 00°10'04" East, a distance of 75.06 feet; thence

Continuing along a curve to the left having an arc length of 54.85 feet, a radius of 228.64 feet, and a central angle of 13°44'44" and being subtended by a chord which bears North 22°38'30" West, a distance of 54.72 feet; thence

North 27°46'32" West, a distance of 21.86 feet to a point; thence

North 29°29'17" West, a distance of 10.83 feet to a point; thence

North 31°08'00" West, a distance of 192.53 feet to a point; thence

Continuing along a curve to the right having an arc length of 32.05 feet, a radius of 168.65 feet, and a central angle of 10°53'16" and being subtended by a chord which bears North 25°40'00" West, a distance of 32.00 feet; thence

Continuing along a curve to the right having an arc length of 47.70 feet, a radius of 509.64 feet, and a central angle of 05°21'44" and being subtended by a chord which bears North 17°32'26" West, a distance of 47.68 feet; thence

Continuing along a curve to the right having an arc length of 46.67 feet, a radius of 278.71 feet, and a central angle of 09°35'42" and being subtended by a chord which bears North 10°03'42" West, a distance of 46.62 feet; thence

North 05°58'34" West, a distance of 24.21 feet to a point; thence

Continuing along a curve to the right having an arc length of 30.58 feet, a radius of 211.91 feet, and a central angle of 08°16'02" and being subtended by a chord which bears North 01°50'34" West, a distance of 30.55 feet; thence

North 01°29'53" East, a distance of 235.97 feet to a point; thence

Continuing along a curve to the left having an arc length of 43.63 feet, a radius of 668.56 feet, and a central angle of 03°44'20" and being subtended by a chord which bears North 03°22'07" East, a distance of 43.62 feet; thence

North 06°09'48" East, a distance of 196.57 feet to a point; thence

Continuing along a curve to the right having an arc length of 81.69 feet, a radius of 940.26 feet, and a central angle of 04°58'39" and being subtended by a chord which bears North 03°40'28" East, a distance of 81.66 feet; thence

Continuing along a curve to the right having an arc length of 65.16 feet, a radius of 3,253.97 feet, and a central angle of 01°08'50" and being subtended by a chord which bears North 00°36'42" East, a distance of 65.16 feet; thence

Continuing along a curve to the right having an arc length of 90.23 feet, a radius of 1,151.41 feet, and a central angle of 04°29'23" and being subtended by a chord which bears North 02°12'25" West, a distance of 90.20 feet; thence

North 04°07'44" West, a distance of 198.55 feet to a point; thence

North 06°07'46" West, a distance of 44.54 feet to a point; thence

Continuing along a curve to the right having an arc length of 117.21 feet, a radius of 2,432.36 feet, and a central angle of 02°45'39" and being subtended by a chord which bears North 10°15'28" West, a distance of 117.20 feet; thence

Continuing along a curve to the right having an arc length of 126.75 feet, a radius of 918.30 feet, and a central angle of 07°54'30" and being subtended by a chord which bears North 03°40'51" West, a distance of 126.65 feet; thence

North 00°50'37" West, a distance of 37.69 feet to a point on said southerly former Right of Way line of Schley Avenue; thence

Along said southerly former Right of Way line of Schley Avenue, North 89°27'54" East, a distance of 167.92 feet to a point; thence

South 09°20'48" West, a distance of 184.52 feet to a point; thence

Continuing along a curve to the left having an arc length of 104.41 feet, a radius of 278.23 feet, and a central angle of 21°30'05" and being subtended by a chord which bears South 04°29'37" West, a distance of 103.80 feet; thence

Continuing along a curve to the right having an arc length of 26.33 feet, a radius of 1,168.01 feet, and a central angle of 01°17'30" and being subtended by a chord which bears South 08°17'18" East, a distance of 26.33 feet; thence

South 04°00'38" East, a distance of 97.79 feet to a point; thence

Continuing along a curve to the right having an arc length of 397.84 feet, a radius of 1,834.73 feet, and a central angle of 12°25'27" and being subtended by a chord which bears South 00°12'01" East, a distance of 397.07 feet; thence

South 06°27'58" West, a distance of 115.47 feet to a point; thence

Along a curve to the left having an arc length of 106.95 feet, a radius of 1,156.69 feet, and a central angle of 05°17'53" and being subtended by a chord which bears South 03°58'44" West, a distance of 106.92 feet; thence

South 01°25'02" West, a distance of 207.99 feet to a point; thence

Along a curve to the left having an arc length of 130.46 feet, a radius of 266.33 feet, and a central angle of 28°04'01" and being subtended by a chord which bears South 12°21'18" East, a distance of 129.16 feet; thence

South 31°05'36" East, a distance of 126.78 feet to a point; thence

Along a curve to the right having an arc length of 71.28 feet, a radius of 922.20 feet, and a central angle of 04°25'42" and being subtended by a chord which bears South 30°49'48" East, a distance of 71.26 feet; thence

South 60°47'47" West, a distance of 60.79 feet to a point; thence

South 42°17'27" East, a distance of 21.97 feet to a point; thence

Along a curve to the right having an arc length of 5.08 feet, a radius of 48.11 feet, and a central angle of 06°02'57" and being subtended by a chord which bears South 35°16'12" East, a distance of 5.08 feet; thence

Along a curve to the right having an arc length of 65.65 feet, a radius of 273.64 feet, and a central angle of 13°44'43" and being subtended by a chord which bears South 22°38'30" East, a distance of 65.49 feet; thence

Along a curve to the right having an arc length of 101.07 feet, a radius of 181.68 feet, and a central angle of 31°52'26" and being subtended by a chord which bears South 00°10'04" West, a distance of 99.77 feet; thence

Along a curve to the right having an arc length of 38.41 feet, a radius of 213.43 feet, and a central angle of 10°18'45" and being subtended by a chord which bears South 21°15'34" West, a distance of 38.36 feet; thence

Along a curve to the right having an arc length of 21.98 feet, a radius of 169.69 feet, and a central angle of 07°25'22" and being subtended by a chord which bears South 25°58'11" West, a distance of 21.97 feet; thence

South 31°55'58" West, a distance of 13.33 feet to a point; thence

South 26°10'20" East, a distance of 42.37 feet to a point; thence

Along a curve to the right having an arc length of 384.71 feet, a radius of 334.33 feet, and a central angle of 65°55'45" and being subtended by a chord which bears South 64°27'31" West, a distance of 363.83 feet; thence

North 83°45'53" West, a distance of 119.81 feet to a point; thence

Along a curve to the right having an arc length of 202.70 feet, a radius of 452.18 feet, and a central angle of 25°41'03" and being subtended by a chord which bears North 65°18'14" West, a distance of 201.01 feet; thence

North 49°27'31" West, a distance of 113.18 feet to a point; thence

Along a curve to the right having an arc length of 254.89 feet, a radius of 1,115.47 feet, and a central angle of 13°05'33" and being subtended by a chord which bears North 38°12'39" West, a distance of 254.34 feet; thence

North 30°10'25" West, a distance of 54.53 feet to a point; thence

North 24°31'03" West, a distance of 178.94 feet to a point; thence

Along a curve to the right having an arc length of 399.79 feet, a radius of 1,160.23 feet, and a central angle of 19°44'34" and being subtended by a chord which bears North 10°13'59" West, a distance of 397.81 feet; thence

Along a curve to the right having an arc length of 132.59 feet, a radius of 1,055.06 feet, and a central angle of 07°12'02" and being subtended by a chord which bears North 02°47'59" East, a distance of 132.50 feet; thence

North 90°00'00" West, a distance of 20.12 feet to a point; thence

North 07°28'28" East, a distance of 60.29 feet to a point; thence

Along a curve to the right having an arc length of 349.05 feet, a radius of 1,216.34 feet, and a central angle of 16°26'32" and being subtended by a chord which bears North 17°17'27" East, a distance of 347.86 feet; thence

North 27°32'55" East, a distance of 57.91 feet to a point; thence

North 27°54'01" East, a distance of 87.16 feet to a point; thence

Along a curve to the right having an arc length of 29.51 feet, a radius of 110.68 feet, and a central angle of 15°16'35" and being subtended by a chord which bears North 18°23'49" East, a distance of 29.42 feet; thence

North 27°46'34" East, a distance of 91.63 feet to a point; thence

North 24°52'23" East, a distance of 66.11 feet to a point; thence

North 22°02'59" East, a distance of 76.72 feet to a point; thence

Along a curve to the left having an arc length of 57.95 feet, a radius of 1,168.76 feet, and a central angle of 02°50'27" and being subtended by a chord which bears North 19°08'12" East, a distance of 57.95 feet to the Point or Place of Beginning.

Encompassing an area of 418,365 square feet or 9.61 acres, more or less.