

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2025-**

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10 **A RESOLUTION**

11 **AMENDING THE LAS SOLERAS MASTER PLAN FOR TRACTS 19, 20, 21, 23, 24 AND 26,**
12 **COMPRISED OF APPROXIMATELY 41.44 ACRES; CHANGING THE LAND USE**
13 **DESIGATIONS FROM MIXED USE, BIP (BUSINESS INDUSTRIAL PARK), AND C-1**
14 **(GENERAL OFFICE) TO C-2 (GENERAL COMMERCIAL) AND TO REDUCE THE WIDTH**
15 **OF THE UTILITY AND TRAIL CORRIDOR (LA RAMBLA TRAIL) FROM 90 TO 45 FEET**
16 **ON THE SOUTH SIDE OF BECKNER ROAD (CASE NO. 2024-7899).**

17 **WHEREAS**, on February 11, 2009, the Governing Body of the City of Santa Fe (“City”)
18 annexed property known as Las Soleras Subdivision, into the city of Santa Fe; and

19 **WHEREAS**, on the same day, the Governing Body approved General Plan amendments,
20 rezonings, a lot line adjustment, and a road dedication plat, subject to fifty (50) conditions of approval,
21 known as the Las Soleras Master Plan (“Master Plan”); and

22 **WHEREAS**, on September 9, 2015, the Governing Body approved amended the Master Plan,
23 to realign roads, reconfigure open and space trails, reduce park land, and reconfigure certain tracts of
24 land; and

25 **WHEREAS**, on September 24, 2016, the Governing Body approved Case No. 2016-64 and

1 adopted Resolution No. 2016-78, which amended the Master Plan, to establish alternative height and
2 setback standards for the residential six dwelling units per acre and residential twelve dwelling units
3 per acre residentially zoned districts for Estancias de Las Soleras and Ross’s Peak developments; and

4 **WHEREAS**, on September 12, 2018, the Governing Body approved Case No. 2018-50 and
5 adopted Resolution No. 2018-59, which approved Amendment No. 3 to the Master Plan, which changed
6 the zoning from mixed use to residential, twenty-one dwelling units per acre, for property located
7 between Governor Miles, Interstate 25 and Cerrillos Road and Richards Avenue, reduced the 90-foot
8 utility and trail corridor to 45 feet on the North Side of Beckner Road; and

9 **WHEREAS**, on May 31, 2023, the Governing Body approved Case No. 2021-3811 and
10 adopted Resolution No. 2023-27, which approved Amendment No. 4 to the Las Soleras Master Plan,
11 which increased the density from six units per acre to ten units per acre for land located at 4601 Rail
12 Runner Road; and

13 **WHEREAS**, Orion-West, agent for Beckner Road Partnership, LLC (“Applicant”), applied to
14 amend the Las Soleras Master Plan for approximately 41.44 acres of land, known as Tracts 19, 20, 23,
15 24 and 26, and identified in Attachment A (the “Property”), from Mixed Use (MU), Business Industrial
16 Park (BIP), and General Office (C-1) to General Commercial (C-2) and to reduce the width of the
17 Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet south of Beckner Road (“Proposed
18 Amendment”); and

19 **WHEREAS**, amending the Master Plan requires an early neighborhood notification (“ENN”)
20 meeting and Applicant held an ENN on November 14, 2023; and

21 **WHEREAS**, SFCC 1987, Section 14-3.9(D)(1) requires the following findings for an
22 amendment of a master plan:

- 23 (a) The master plan is consistent with the general plan;
- 24 (b) The master plan is consistent with the purpose and intent of the zoning districts that apply
25 to or will apply to the master plan area and with the applicable use regulations and

1 development standards of those districts;

2 (c) Development of the master plan area will contribute to the coordinated and efficient
3 development of the community; and

4 (d) The existing and proposed infrastructure, such as the streets system, sewer and water lines,
5 and public facilities, such as fire stations and parks, will be able to accommodate the
6 impacts of the planned development; and

7 **WHEREAS**, the Planning Commission reviewed evidence related to the Proposed
8 Amendment, held a public hearing on the Proposed Amendment on September 5, 2024, and
9 recommended the Governing Body approve the Proposed Amendment; and

10 **WHEREAS**, on January 9, 2025, the Governing Body held a public hearing on the Proposed
11 Amendment; having reviewed the staff report, the recommendation of the Planning Commission, and
12 the evidence obtained at the public hearing; and determined that the proposed amendment to the Master
13 Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-
14 3.9(D)(1) of SFCC 1987 as follows:

- 15 • the Proposed Amendment is consistent with the general plan;
- 16 • the Proposed Amendment is consistent with the purpose and intent of the applicable zoning
17 districts and the applicable use regulations and development standards for those districts;
- 18 • the development with the Proposed Amendment will contribute to the coordinated and
19 efficient development of the community; and
- 20 • the existing and proposed infrastructure will be able to accommodate the impacts of the
21 Proposed Amendment.

22 **NOW, THEREFORE, BE IT RESOLVED THAT** the Master Plan for Tracts of land more
23 particularly described in Attachment A, known as Tracts 19, 20, 21, 23, 24 and 26 of the Las Soleras
24 Master Plan, are amended to change the land use designations of the Property from Mixed Use,
25 Business Industrial Park, and General Office to Community Commercial, and the width of the Utility

1 and Trail Corridor (La Rambla Trail) is reduced from 90 feet to 45 feet south of Beckner Road.

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3 PASSED, APPROVED, and ADOPTED this ___ day of ____ 2025.

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ALAN M. WEBBER, MAYOR

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ATTEST:

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ANDRÉA SALAZAR, CITY CLERK

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APPROVED AS TO FORM:

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ERIN K. MCSHERRY, CITY ATTORNEY

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ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 24, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 23, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP 1-025-5(36)272 BEARS N 73°44'16" E A DISTANCE OF 1409.20 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, FROM SAID POINT OF BEGINNING, N 38°49'41" W, A DISTANCE OF 397.23 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE N 38°49'39" W, A DISTANCE OF 297.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.73 FEET, A RADIUS OF 45.03 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING OF N 47°57'36" E, AND A CHORD LENGTH OF 7.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.45 FEET, A RADIUS OF 663.00 FEET, A DELTA ANGLE OF 08°14'55", A CHORD BEARING OF N 57°00'16" E, AND A CHORD LENGTH OF 95.37 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°18'08" E, A DISTANCE OF 17.92 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 52°31'45" E, A DISTANCE OF 13.10 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 66.93 FEET, A RADIUS OF 476.00 FEET, A DELTA ANGLE OF 08°03'23", A CHORD BEARING OF N 66°04'21" E, AND A CHORD LENGTH OF 66.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE N 70°04'42" E, A DISTANCE OF 638.46 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'14", A CHORD BEARING OF S 36°56'58" E, AND A CHORD LENGTH OF 14.64 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 19°55'23" E, A DISTANCE OF 300.35 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 19°53'14" E, A DISTANCE OF 45.94 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 439.56 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 84°30'49", A CHORD BEARING OF S 22°19'47" W, AND A CHORD LENGTH OF 400.78 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 12352";

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, S 64°35'45" W, A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7916 ACRES (470,081 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 26, LOS SOLERAS, AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK'S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 21, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS S 70°40'09" W, A DISTANCE OF 2457.17 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 67°40'57" W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 358.43 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 68°54'54", A CHORD BEARING OF N 77°50'38" W, AND A CHORD LENGTH OF 337.21 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 43°27'11" W, A DISTANCE OF 399.79 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.30 FEET, A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 53°01'25", A CHORD BEARING OF N 04°01'30" E, AND A CHORD LENGTH OF 56.24 FEET, TO A POINT OF COMPOUND CURVATURE, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.78 FEET, A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 07°59'11", A CHORD

BEARING OF N 34°31'42" E, AND A CHORD LENGTH OF 77.72 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 9.87 FEET, A RADIUS OF 783.00 FEET, A DELTA ANGLE OF 00°43'20", A CHORD BEARING OF N 38°52'56" E, AND A CHORD LENGTH OF 9.87 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 47°56'27" E, A DISTANCE OF 25.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 32°17'22" E, A DISTANCE OF 14.94 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 248.60 FEET, A RADIUS OF 782.00 FEET, A DELTA ANGLE OF 18°12'53", A CHORD BEARING OF N 51°16'09" E, AND A CHORD LENGTH OF 247.56 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 110.22 FEET, A RADIUS OF 1450.29 FEET, A DELTA ANGLE OF 04°21'17", A CHORD BEARING OF N 62°33'05" E, AND A CHORD LENGTH OF 110.20 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 38°50'23" E, A DISTANCE OF 325.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE S 38°49'46" E, A DISTANCE OF 465.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.1805 ACRES (356,343 SQUARE FEET), MORE OR LESS.