

**MISSION STATEMENT: TO CREATE A HEALTHY, SAFE, DIVERSE, AND PROSPEROUS CITY
BY ENGAGING COMMUNITY MEMBERS TO DEVELOP AN ENRICHED QUALITY OF LIFE.**



PLANNING COMMISSION MEETING AGENDA

CITY OF ONTARIO OREGON

MONDAY, MARCH 11, 2024, 6:00 PM, MT

[Zoom Link](#)

1) CALL TO ORDER

Commissioner Blu Fortner _____ Commissioner Mike Allen _____ Commissioner James Grissett _____
Commissioner John Hall _____ Commissioner John Briedenbach _____ Commissioner Max Twombly _____
Chairman Ralph Poole _____

City Council Ex-Officio _____ City Manager _____
Economic Development Director _____ Planning & Zoning Technician _____

2) PLEDGE OF ALLEGIANCE

3) MOTION TO ADOPT THE AGENDA

This Agenda was posted on . Copies of the Agenda are available at the Community Development Center and on the city's website at www.ontariooregon.org.

- 4) PUBLIC COMMENTS** Citizens may address the Planning Commission; however, the Planning Commission may not be able to provide an immediate answer or response. Out of respect to the Commissioners and others in attendance, please limit your comment to three minutes. Please state your name and city of residence for the record.

5) APPROVAL OF MINUTES

A) 09-11-23 PC Minutes

6) PUBLIC HEARING

A) ACTION 2024-01-01RZ: A REQUEST BY DEMETRE BOOKER, JR. REPRESENTING THE ELEVATION ONTARIO, LLC AND ELEVATE ONTARIO B, LLC, FOR A REZONE OF TWO PARCELS OF PROPERTY FROM CITY COMMERCIAL (C-2) TO CITY RS-50 SINGLE FAMILY RESIDENTIAL (TAX LOT 100) AND CITY RMH MOBILE HOME PARK (TAX LOT 200).

7) COMMENTS FROM COMMISSIONERS

8) ADJOURN



PLANNING COMMISSION MEETING MINUTES
Monday, September 11, 2023

The Ontario Planning Commission was called to order at 6:00 pm in the Council Chambers of City Hall. Commission members present were: Blu Fortner, Mike Allen, Antonio Sunseri, John Briedenbach, and Max Twombly and Chairman Ralph Poole. James Grissett was excused.

City Staff present were; Dan Cummings, Community Development Director/City Manager; Marcy Siriwardene, Building Dept; and Jennifer Braden, Planning Dept. Susanne Mills, Ex-Officio was present.

The meeting was recorded on tape and the tape is on file at the City Community Development Center. The Agenda for this meeting was emailed on or before September 4, 2023. Copies of the Agenda were available at the City Community Development Center.

Ralph Poole led everyone in the Pledge of Allegiance.

ADOPTION OF AGENDA

Mike Allen moved, seconded by John Briedenbach, to adopt the Agenda as presented. Roll call vote: Fortner-yes; Allen-yes; Grissett-out; Sunseri-yes; Briedenbach-yes; Twombly-yes; Poole-yes. Motion carried 6/1/0.

ADOPTION OF MINUTES FROM NOVEMBER 22, 2022 MEETING

Blu Fortner moved, seconded by Max Twombly, to adopt the minutes from November 22, 2022 as presented. Roll call vote: Fortner-yes; Allen-yes; Grissett-out; Sunseri-yes; Briedenbach-yes; Twombly-yes; Poole-yes. Motion carried 6/1/0.

ADOPTION OF MINUTES FROM JUNE 12, 2023 MEETING

John Briedenbach moved, seconded by Max Twombly, to adopt the minutes from June 12, 2023 as presented. Roll call vote: Fortner-yes; Allen-yes; Grissett-out; Sunseri-yes; Briedenbach-yes; Twombly-yes; Poole-yes. Motion carried 6/1/0.

There were no unscheduled public appearances.

ACTION 2023-07-10CPAMD: A REQUEST FOR COMPREHENSIVE PLAN/ZONING MAP AMENDMENT AND REZONE OF A PARCEL OF LAND BEING LOCATED AT SW CORNER OF NW WASHINGTON AVE & SW 9TH STREET. THE OWNER IS KZ INVESTMENTS, LLC.

Chairman Ralph Poole opened the Public Hearing.

There were no objections to Planning Commission jurisdiction, no abstentions or ex-parte contact, or conflict of interest declarations.

Chairman Poole said that he spoke Mr. and Mrs. Mills about the property, as he was the owner of adjacent property but that it would not have any impact on his voting.

There were no Old Business Discussion Items.

Dan Cummings, Community Development Director, and City Manager, gave the staff report.

Commissioner Breidenbach asked if any opponents had contacted Mr. Cummings by phone before the meeting.

Mr. Cummings said he was only contacted by ODOT as an opponent and that their concern was strictly the traffic issue. He had received a few calls from people asking for information but had no other proponent or opponent statements by phone or in person.

Chairman Poole stated that one of his companies owned Tax Lot 3700, which was adjacent to the proponent's Tax Lot 2900. He asked if his tax lot was zoned differently than Tax Lot 2900, and what zoning possibilities were available for Tax Lot 3700 once Tax Lot 2900 was rezoned.

Mr. Cummings said he thought Mr. Poole's property was zoned E-2, Employment Zone.

Chairman Poole asked if his tax lot should be rezoned after Tax Lot 2900 was rezoned.

Mr. Cummings advised waiting until he was sure of the intended use for his tax lot. He said that if the property were to be rezoned, there would likely be the same requirements from ODOT as the adjoining property. He stated that if Mr. Poole sold the property to the adjoining owner that they may want to rezone at that point, that decision would be up to the owners.

Commissioner Breidenbach asked how many units would be built on the property.

Zach Mills, KZ Investments, LLC, stated that they would start with a small office and 100 units and then continue to build in phases, depending on the success of the first 100 units. He said that 80-100 units could be built on each acre and there was a total of 9.25 acres. Storage units would be fenced with plenty of lighting.

Chairman Poole asked for comments from the proponents.

Mr. Mills reiterated that they intended to build 100 units in the first phase and continue the project if the first units were successful, with the goal of filling the entire property with storage units. The agreement they had with ODOT would be revisited if the use of the property changed and the impact to traffic would be revisited.

Commissioner Breidenbach asked if there would be open bays for boat and RV storage.

Mr. Mills said they would like to do both enclosed storage units and boat and RV storage.

Commissioner Breidenbach commented that there was a need in the community for that type of storage.

The public hearing was closed.

APPROVAL OF PLANNING ACTION 2023-07-10C FINDINGS OF FACT

John Briedenbach moved, seconded by Max Twombly, to approve the Finding of Facts as presented. Fortner-yes; Allen-yes; Grissett-out; Sunseri-yes; Briedenbach-yes; Twombly-yes; Poole-yes. Motion carried 6/1/0.

APPROVAL OF PLANNING ACTION 2023-07-10CPAMD – COMPREHENSIVE PLAN AMENDMENT AND REZONE

Blu Fortner moved, seconded by John Briedenbach, to approve. Fortner-yes; Allen-yes; Grissett-out; Sunseri-yes; Briedenbach-yes; Twombly-yes; Poole-yes. Motion carried 6/1/0.

Mr. Cummings told the Planning Commission that this action would be before the City Council on the September 26, 2023 meeting. He also told the Commission he did not expect to hold an October Planning Commission meeting.

MOTION TO ADJOURN

Blu Fortner moved, seconded by John Briedenbach, to adjourn. Roll call vote: Fortner-yes; Allen-yes; Grissett-out; Sunseri-yes; Briedenbach-yes; Twombly-yes; Poole-yes. Motion carried 6/1/0.

Ralph Poole
Chairman

Attest: Marcy Siriwardene
Planning & Zoning Technician



**AGENDA REPORT
PUBLIC HEARING
March 11, 2024**

To: Planning Commission

FROM: Dan Cummings, City Manager/Community Development Director

SUBJECT: **ACTION 2024-01-01RZ: A REQUEST BY DEMETRE BOOKER, JR. REPRESENTING THE ELEVATION ONTARIO, LLC AND ELEVATE ONTARIO B, LLC, FOR A REZONE OF TWO PARCELS OF PROPERTY FROM CITY COMMERCIAL (C-2) TO CITY RS-50 SINGLE FAMILY RESIDENTIAL (TAX LOT 100) AND CITY RMH MOBILE HOME PARK (TAX LOT 200).**

DATE: February 5, 2024

PROPOSED MOTION:

A. APPROVAL:

1. I MOVE THAT THE PLANNING COMMISSION APPROVE THE FINDING OF FACTS FOR THE REZONE OF TAX LOT 200 FROM GENERAL COMMERCIAL TO SINGLE FAMILY RESIDENTIAL AND TAX LOT 100 FROM GENERAL COMMERCIAL TO MOBILE HOME PARK ZONES AS SET FORTH IN ACTION 2024-01-01RZ BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN THIS REPORT.
2. I MOVE THAT THE REQUEST FOR REZONE OF TAX LOT 200 FROM GENERAL COMMERCIAL TO SINGLE FAMILY RESIDENTIAL AND TAX LOT 100 FROM GENERAL COMMERCIAL TO MOBILE HOME PARK ZONES AS SET FORTH IN ACTION 2024-01-01RZ BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN THIS REPORT BE RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL

B. DENIAL:

1. I MOVE THAT THE REQUEST FOR THE REZONE OF TAX LOT 200 FROM GENERAL COMMERCIAL TO SINGLE FAMILY RESIDENTIAL AND TAX LOT 100 FROM GENERAL COMMERCIAL TO MOBILE HOME PARK ZONES AS SET FORTH IN ACTION 2024-01-01RZ, BE RECOMMENDED FOR DENIAL TO THE CITY COUNCIL, BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH IN THIS REPORT. (NEED TO CHANGE STAFF FINDINGS).

SUMMARY:

The applicant/owners own parcels of land, known as Tax Map 18S4710BA, tax lots 100, and 200, which said tax lots currently have one zoning, being City General Commercial (C-2), and

would like to rezone Tax Lot 200 to City RS-50 Single Family Residential to match the current use and to rezone Tax Lot 100 to Mobile Home Park (RMH) to match the current use of the property as shown in this report.

BACKGROUND:

The applicant has submitted an application for the rezone of the parcels of land known as Tax Map 18S4710BA, tax lots 100, and 200, which said tax lots currently are zoned City General Commercial (C-2), and would like to rezone Tax Lot 200 to City RS-50 Single Family Residential to match the current use and to rezone Tax Lot 100 to Mobile Home Park (RMH) to match the current use of the property, the application was found to be complete on January 5, 2024 and provided enough information to schedule a public hearing on the matter once all the reports and exhibits were created.

The property consists of Tax Lot 100 being 13,644 square feet or 0.31 acres and Tax Lot 200 being 6,014 square feet or 0.14 acres.

This request for rezone needs a recommendation for approval or rejection from the Planning Commission to the City Council, who will be the decision maker for this request. This action specifically seeks approval for rezoning 6,014 square feet from General Commercial to Single Family Residential and 13,644 square feet from General Commercial to Mobile Home Park within the City Limits of the City of Ontario.

The most recent planning action on the property was a Property Line Adjustment of the two parcels to fix setback issues, as well as to match the zoning use of the property under Planning Action 2023-08-12PLA.

CURRENT SITUATION:

The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance, it is considered to be consistent with the Comprehensive Plan and the planned development is an approved zoning under the comprehensive plan.

A. Rezone

1. Section 10B-20-30 REQUIRED FINDINGS, DECISION CRITERIA. In preparing findings to support a quasi-judicial zoning map amendment decision, the following findings shall be addressed except when alternatives are set forth or where a required finding clearly does not apply to the current action:

- a. The zoning map amendment is in conformance with statewide planning goals and guidelines.
- b. The zoning map amendment is in conformity with the acknowledged comprehensive plan.

- c. The applicant has demonstrated a mistake or error in the original zone designation, or the applicant has demonstrated a change in physical, social or market conditions generally affecting the area which make the proposed change appropriate.
- d. A public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.
- e. The property affected by the change is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.
- f. The property affected by the proposed change of zone is properly related to streets and public facilities and with services adequate to meet the demands of the uses allowed in the new zone.
- g. The proposed zoning map change will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water or land.

Findings:

1. Explain how the proposed zoning map amendment is in conformance with statewide planning goals and guidelines.

The City of Ontario, Malheur County and the State of Oregon have all agreed upon the Comprehensive Plan and Map. Within that map the parcels are currently zoned General Commercial but historically have been used as residential uses. It is a natural progression per the Comprehensive Plan that this parcel be zoned to allow the use of the property it has been used for since the 1940's which will fix the issue of being non-conforming structures that hinder the sale and use of the property.

2. Explain how the proposed zoning map amendment is in conformance with the Acknowledged Comprehensive Plan.

The property is within the City of Ontario and rezoning of the property is in compliance to the acknowledged Comprehensive Plan and in fact, will bring further compliance by fixing the current use of the property, allowing for future development of much needed affordable residential housing.

3. As applicant, you must explain how there has been a mistake or error in the original zone designation or a change in physical, social or market conditions generally affecting the area, which makes this proposed zone change appropriate.

The applicants requested zone change does not imply that there has been a mistake or an error in the original zone, but the property use may have been overlooked in the 2007 Comprehensive Plan amendment and zones changes within the City.

4. As applicant, you must show a public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.

The public will benefit by the rezoning of these parcels through increased development of the property and creating more affordable housing within the City of Ontario. This will also benefit the public by attracting business and employees to this location providing for work force housing.

5. Explain how the property affected by the change, if approved, is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.

The property consists of 19,658 square feet or 0.45 acres zoned commercial which is large enough to allow for development into the allowed zones.

6. Explain how the property affected by the proposed change of zone is properly related to streets and other public facilities and with services adequate to meet the demands of the uses allowed in the new zone. This shall explain how this proposal will not absorb a disproportionate share of public facilities, utilities and general assets.

The parcels meet the minimum parcel size for each zoning and will be able to be further developed. The property is adjacent to existing streets and utilities. The property has been part of the City Transportation Master Plan, Water Master Plan, Wastewater Master Plan and the City Storm Water Master Plan and therefore have been approved to provide city services to the properties.

7. Explain how the proposed change in zoning will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water, or land.

The property is in harmony with the surrounding developed property and will be zoned accordingly and the current uses match the surrounding uses and will not result in any adverse effects to the adjacent properties zoned the same.

Summary Conclusions: Based on the findings above:

a. The City of Ontario Municipal Code Implements policies contained in the City of Ontario Comprehensive Plan conform to the Statewide Planning Goals; generally, if a proposed rezone meets all criteria and standards contained in the OMC, the request will be consistent with Comprehensive Plan Policies and therefore conform to the Statewide Planning Goals. As this proposal meets the criteria in the above section, this proposal is consistent with Statewide Planning Goals. CRITERION IS MET

b. The findings 2 above show that the request is within goals and conformance of the Acknowledged Comprehensive plan. Therefore, this proposal has demonstrated to be consistent with the Comprehensive Plan. CRITERION IS MET

c. The information in finding 3, indicates that there has been no mistake and the request

follows the comprehensive plan. Therefore, there is no mistake, and the request follows the comprehensive plan and approved zoning and demonstrates that this criterion is met.

CRITERION IS MET

d. As noted in finding 4, rezoning the properties would not be considered as the granting of a special privilege for a single property or group of property owners as it is providing for the same zoning as the comprehensive plan with the area and is the same zoning of the lands adjacent to these properties. CRITERION IS MET

e. As noted in the findings 5, the subject property size is adequate to demonstrate consistency with this criterion. CRITERION IS MET

f. As noted in the finding 6 above, the properties are properly related to streets and public facilities within the public streets and the existing uses and services demonstrate that uses allowed in the proposed zone are provided. CRITERION IS MET

g. In the finding 7 above, that while the impact on surrounding properties will be low, with the proposed change in zoning, compliance with present City of Ontario ordinances will be essential in eliminating these issues. The permitted uses are related to low volume traffic and uses which do not lend themselves to the creation of significant amounts of noise or other discharges of dust or odor into the air are uncommon in this type of use. CRITERION IS MET

Final Conclusion: ALL CRITERIA ARE MET

SUMMARY CONCLUSIONS AND PLANNING COMMISSION DECISION

A request for rezoning of property may be recommended for approval or denial by the Planning Commission to the City Council if all applicable decision criteria and standards are found met, or able to be met through appropriate conditions of approval. In this case, findings must be made by the Planning Commission that the specific criteria are either met, able to be met through conditions of approval, or not met; options and discussion are provided under "Findings:" and "Conclusion:" for each criterion. All the criteria and standards must be met in order for the request to be recommended for approval.

ANALYSIS:

- A. **STRATEGIC PLAN** This project falls under the Growth goal of the City Council's strategic plan; specifically allowing for annexation of land to add growth and more tax base. It allows for the development of the property.
- B. **FINANCIAL** There is no direct cost to the city for this action.
- C. **TIMING** The rezoning of this property is needed in a timely manner to allow for development.

- D. **POLICY/LEGAL** The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is consistent with the Comprehensive Plan.
- A rezone must be done by an Ordinance and the City Council is the Final Authority for approving a City Ordinance

ALTERNATIVES:

The Planning Commission could table the action until a time certain if more information is needed to make a decision.

RECOMMENDATION:

Staff recommends that the Planning Commission approve and adopt the findings of facts and send a recommendation to the City Council to approve the annexation and rezoning of the subject property as per the report.

ATTACHMENTS:

1. Attachment 1 Tax Map
2. Attachment 2_Before Rezone
3. Attachment 3_After Rezone
4. Attachment 4_Tax Lot 100 Description
5. Attachment 5_Tax Lot 200 Description

18S47E10BA
ONTARIO

8202



Attachment # 2
Before Rezone



Attachment # 3
After Rezone



Attachment #4
Tax Lot 100 Description
Mobile Home (RMH)



Beyond Engineering

TRACT "B" – NEW LEGAL DESCRIPTION

Date: October 2, 2023

A PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 19 AND 20, BLOCK 203 OF WILSON'S SUPPLEMENTAL PLAT AND A PORTION OF VACATION ORDINANCE NO. 1385, BEING IN THE NORTHEAST 1/4 NORTHWEST 1/4, SECTION 10, WILLAMETTE MERIDIAN, CITY OF ONTARIO, MALHEUR COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, MARKED BY A 3" BRASS CAP, FROM WHICH THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 10, MARKED BY A BRASS CAP, BEARS SOUTH 00°07'48" EAST, A DISTANCE OF 1315.23 FEET; THENCE SOUTH 00°07'48" EAST, COINCIDENT WITH SAID CENTER SECTION LINE, A DISTANCE OF 328.80 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°07'48" EAST, COINCIDENT WITH SAID CENTER SECTION LINE, A DISTANCE OF 91.79 FEET TO THE SOUTHEAST CORNER OF VACATION ORDINANCE NO. 1385, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF SE 2ND AVE.;

THENCE NORTH 76°59'22" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT OF LINE, A DISTANCE OF 110.33 FEET;

THENCE NORTH 10°52'48" EAST, A DISTANCE OF 65.35 FEET;

THENCE SOUTH 79°07'12" EAST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 10°52'48" EAST, A DISTANCE OF 32.53 FEET;

THENCE NORTH 76°59'22" WEST, PARALLEL WITH AND OFFSET 2.00' SOUTHERLY OF THE COMMON LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 62.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 17;

THENCE NORTH 13°00'25" EAST, COINCIDENT WITH THE WESTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 27.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 16;

THENCE SOUTH 76°59'22" EAST, COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 142.68 FEET, TO A POINT ON SAID CENTER SECTION LINE;

THENCE SOUTH 00°07'48" EAST, COINCIDENT WITH SAID CENTER SECTION LINE, A DISTANCE OF 36.57 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 13,644 SQUARE FEET OR 0.31 ACRES, MORE OR LESS.

THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR IMPLIED.

Travis P. Foster, P.L.S.

End of Description

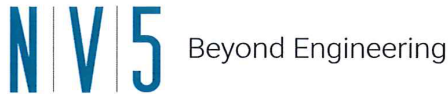
REGISTERED
PROFESSIONAL
LAND SURVEYOR

License No. 54624

OREGON
JULY 09, 2002
TRAVIS P. FOSTER
54624

EXPIRATION DATE: 12/31/23

Attachment #5
Tax Lot 200 Description
Single Family Residential (RS-50)



TRACT "A" – NEW LEGAL DESCRIPTION

Date: October 2, 2023

A PARCEL OF LAND BEING A PORTION OF LOTS 17, 18, 19 AND 20 OF BLOCK 203 OF WILSON'S SUPPLEMENTAL PLAT, LOCATED IN THE NORTHEAST 1/4 NORTHWEST 1/4, SECTION 10, T18S R47E, WILLAMETTE MERIDIAN, CITY OF ONTARIO, MALHEUR COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, MARKED BY A 3" BRASS CAP, FROM WHICH THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 10, MARKED BY A BRASS CAP, BEARS SOUTH 00°07'48" EAST, A DISTANCE OF 1315.23 FEET; THENCE SOUTH 00°07'48" EAST, COINCIDENT WITH SAID CENTER SECTION LINE, A DISTANCE OF 328.80 FEET; THENCE SOUTH 00°07'48" EAST, CONTINUING COINCIDENT WITH SAID CENTER SECTION LINE, A DISTANCE OF 91.79 FEET, TO THE SOUTHEAST CORNER OF VACATION ORDINANCE NO. 1385, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF SE 2ND AVE.; THENCE NORTH 76°59'22" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT OF LINE, A DISTANCE OF 110.33 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 76°59'22" WEST, COINCIDENT WITH SAID NORTHERLY RIGHT OF LINE, A DISTANCE OF 61.53 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 20;

THENCE NORTH 13°00'25" EAST, COINCIDENT WITH THE WESTERLY LINE OF SAID LOTS 20, 19, 18, AND 17, A DISTANCE OF 98.00 FEET;

THENCE SOUTH 76°59'22" EAST, PARALLEL WITH AND OFFSET 2.00' SOUTHERLY OF THE COMMON LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 62.89 FEET;

THENCE SOUTH 10°52'48" WEST, A DISTANCE OF 32.53 FEET;

THENCE NORTH 79°07'12" WEST, A DISTANCE OF 5.00 FEET;

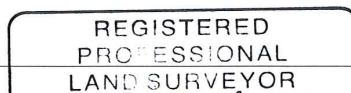
THENCE SOUTH 10°52'48" WEST, A DISTANCE OF 65.35 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 6,014 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

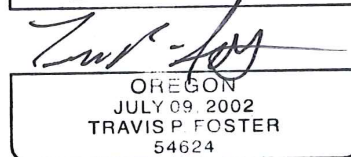
THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR IMPLIED.

Travis P. Foster, P.L.S.

End of Description



License No. 54624



EXPIRATION DATE: 12/31/23