

STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 23 -2025

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
CLARK COUNTY ZONING MAP ON RECOMMENDATION
BY THE CLARK COUNTY PLAN COMMISSION**

WHEREAS, the Board of Commissioners of Clark County, Indiana (the “Board”), is the executive body of Clark County Government pursuant to the provisions of Ind. Code § 36-2-2-2; and,

WHEREAS, the Board is also the legislative body of Clark County Government pursuant to the provisions of Ind. Code 36-1-2-9; and,

WHEREAS, the Clark County Plan Commission has advisory authority regarding zoning pursuant to Ind. Code 36-7-4, *et al*; and,

WHEREAS, on the 10th day of September, 2025, the Clark County Plan Commission passed Resolution 2025-13 (see the said Resolution 2025-13 (attached hereto as **Exhibit “A”**) to reclassify certain property on the County’s zoning maps as identified in the said Resolution.

NOW, THEREFORE, BE IT ORDAINED by the Board of Clark County Commissioners as follows:

1. That the Clark County Plan Commission Resolution 2025-13, dated September 10, 2025, as attached hereto as **Exhibit “A”**, is hereby approved, and the County’s zoning maps are reclassified pursuant to the attached Resolution and subject to the Written Commitments attached hereto as **Exhibit “B”**.

2. This Ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Board.

So Ordained this 25th day of September, 2025.

Members voting "NO":

Bryan Glover, Commissioner

Jack Coffman, Commissioner

David Decker, Commissioner

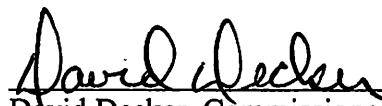
Members voting "YES":



Bryan Glover, Commissioner



Jack Coffman, Commissioner



David Decker, Commissioner

Attested by:



Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 2025-13

WHEREAS, the Clark County Plan Commission met on August 13, 2025, and heard the Docket No. PC2025-11, KGF Building LLC, 20830 Kemp Rd. Charlestown IN, a request for a zone map amendment from R2 to M1 for parcel# 10-03-15-500-027.000-003, 10-03-15-500-095.000-003 and part of # 10-03-15-500-033.000-003;

WHEREAS, the Plan Commission heard the presentation of the Petitioner(s) and the objections, comments, remonstrations, and other relevant information presented by those in attendance at the hearing, and tabled the item to allow the applicant to consider submittal of a written commitment;

WHEREAS, the Plan Commission considered the tendered written commitment on September 10, 2025:

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission as follows, after giving reasonable regard to the factors set forth in I.C. 36-7-4-603:

1. The Petition to rezone the real estate described in Exhibit A was heard after notice to interested persons was properly given in accordance with the ordinance and Indiana Law;
2. The Plan Commission heard and received the relevant evidence presented and deliberated on such evidence in a public meeting; and
3. The Plan Commission recommends to the Board of Commissioners of Clark County with a ____ - ____ vote as follows:

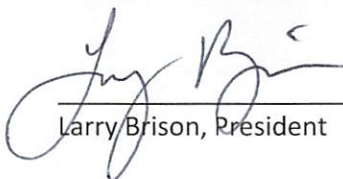
☒ FAVORABLE RECOMMENDATION: The real estate described in Exhibit A should be changed.

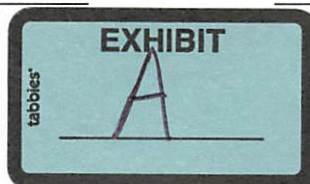
____ UNFAVORABLE RECOMMENDATION: The real estate described in Exhibit A should NOT be changed.

____ NO RECOMMENDATION: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITHOUT A RECOMMENDATION.

☒ CONDITIONS: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITH CONDITIONS TO INCLUDE: recording of the written commitment as presented. _____

I hereby certify that this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on September 10, 2025.


Larry Brison, President



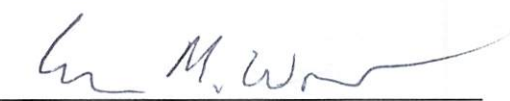

Eric M. Wise Executive Director

EXHIBIT A

Legal Description

Being a part of Survey No. 155 of the Illinois Grant, bounded thus:

Beginning at the south corner of said Survey no. 155, the common corner of Survey Nos. 136, 137, 154 and 155;

Thence N35 deg. 54' W., 81 feet to a point;

Thence N54 deg. 06' E. 300.4 feet to a point, the True Place of Beginning;

Thence N35 deg. 54' W. 382.9 feet to a point;

Thence N13 deg. 10' E. 837.4 feet to a point;

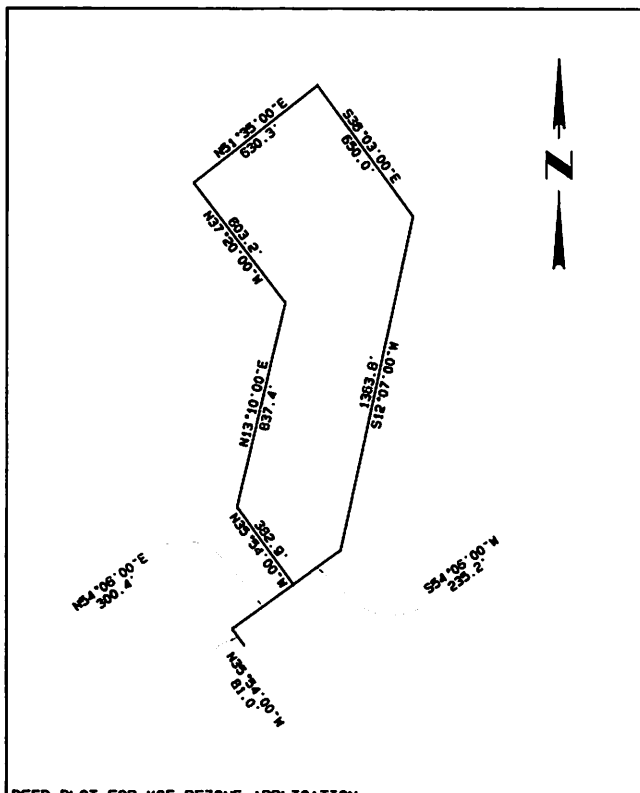
Thence N37 deg. 20' W. 603.2 feet to a point;

Thence N51 deg. 35' E. 630.3 feet to a point;

Thence S36 deg. 03' E. 650.0 feet to a point;

Thence S12 deg. 07' W. 1363.8 feet to a point;

Thence S54 deg. 06' W. 235.2 feet to the True Place of Beginning, containing 20.9 acres more or less.



WRITTEN COMMITMENTS

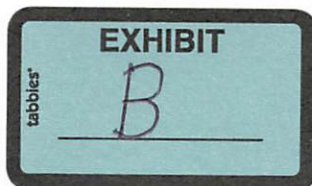
This Written Commitments (hereinafter referred to as the “Commitment”) is given by **KGF BUILDING, LLC, an Indiana limited liability company**, having an address of 20830 Kemp Road, Charlestown, Indiana 47111 (hereinafter referred to as the “Owner”), in favor of **CLARK COUNTY, INDIANA**, and the **CLARK COUNTY PLAN COMMISSION**, an Indiana municipal government unit with an address of Clark County Government Building, 300 Corporate Drive, Suite 416, Jeffersonville, Indiana 47130 (hereinafter referred to as the “County”).

RECITALS:

WHEREAS, the Owner is the record owner real property located at the commonly known address of 2111 Fulton Drive, Charlestown, Clark County, Indiana 47111, and 2003 Fulton Drive, Charlestown, Clark County, Indiana 47111, Tax Parcel Nos. 10-03-15-500-033.000-003, 10-03-13-700-466.000-003, 10-18-13-700-224.000-004, 10-03-15-500-095.000-003, and 10-03-15-500-027.000-003, the legal descriptions of which are attached hereto as Exhibit “A” (hereinafter referred to as the “Property”); and,

WHEREAS, the Owner filed an Application for Zoning Map Amendment with the Clark County Plan Commission (hereinafter referred to as the “Plan Commission”) seeking to change the zoning designation of a portion of the Property, described in exhibit “C”, from Medium Density Residential (R-2) to Light Industrial (M-1) in accordance with the provisions of Ind. Code§ 36-7-4-608; and,

WHEREAS, on September 10, 2025, following due notice and public hearing on the



application, the application was tabled to allow the owner to consider submittal of a voluntary written commitment; and

WHEREAS, on September 10, 2025, following due notice and public hearing on the application, a majority of the entire membership of the Plan Commission voted to forward the Owner's application to the Board of Commissioners of Clark County (hereinafter referred to as the "Board") with a favorable recommendation, subject only to the Owner's tender of the voluntary written commitment made in this instrument; and

WHEREAS, on _____, 2025, a majority of the entire membership of the Board voted to approve the Owner's application subject only to the Owner's tender of the voluntary written commitment made in this instrument; and

WHEREAS, as an inducement for the approval of the Owner's requested rezoning by this Board, the Owner now tenders this voluntary written commitment in accordance with the provisions of Ind. Code§ 36-7-4-1015(a)(l).

NOW, THEREFORE, the Owner, as an inducement for the Board's consideration and approval of the zone map change for the described portion of the Property from Medium Density Residential (R-2) to Light Industrial (M-1) and in accordance with the provisions of Ind. Code § 36-7-4-1015(a)(l), the Owner hereby imposes and consents to the following commitment for the use and/or development of the Property:

1. Owner commits that Fulton Drive (as shown and described on Exhibit "B" attached hereto and incorporated by reference herein) will be reserved for residential use and will not be used or operated by the Owner's commercial businesses or any other businesses using the Property, or for the construction of the Owner's commercial buildings.

2. Notwithstanding that the required bufferyard for M-1 zones which border R-2

zones is fifty feet (50') per the County's Unified Development Ordinance (UDO), the Owner commits to maintaining a bufferyard of no less than one hundred twenty-five feet (125') between the boundaries with all other zones bordering the Property and the commercial buildings constructed on the Property.

3. The Owner further commits that the bufferyard referred to in paragraph 2 hereinabove will be maintained in trees, shrubs, and other suitable vegetation, so as to maintain the bordering landowners' views and privacy consistent with the current composition of the land within the stated bufferyard, except that, along the easterly boundary of the Property, an access road to serve the Property will be permitted within the boundary of the one hundred twenty-five foot (125') bufferyard. The Owner commits that the landscaping of the access road will be maintained in a reasonable and attractive manner.

4. The Owner further commits that the Property will be used for only warehouse, office, and manufacturing uses, and no other uses.

This Commitment shall be binding on the Owner so long as Owner owns the Property and on any subsequent owner(s) of the Property, and/or any other persons acquiring an interest therein. This Commitment may be modified only as provided by Ind. Code § 36-7-4-1015(b)(5). This Commitment shall automatically terminate (as specified by Ind. Code § 36-7-4-1015(b)(4)): if the zoning district or classification applicable to the Property is subsequently changed; or the property is annexed by the Town of Charlestown.

This Commitment shall be effective upon the final grant of the Owner's requested zone map change by ordinance adopted by the Board in accordance with the provisions of Ind. Code § 36-7-4-608.

This Commitment may be enforced jointly or severally by:

(a) The Plan Commission

(b) The Board; and/or

(c) Owners of all parcels of ground adjoining the Property, and all owners of the Property. Owners of real estate located entirely outside the Jurisdiction of the Board are not included, however. The identity of owners shall be determined from the records of the office of the Assessor of Clark County which lists the then current owners of record.

The Owner shall execute and record this Commitment in the office of the Clark County Recorder within forty-five (45) days after the Board's final adoption of the ordinance approving the Owner's requested zone map change. The Owner shall promptly provide a copy of the recorded Commitment to the Clark County Department of Planning & Zoning and the Board.

IN WITNESS WHEREOF, the Owner, by the undersigned as its duly authorized representative, has executed this Commitment, this the _____ day of _____, 2025

"OWNER"

**KGF Building, LLC,
an Indiana limited liability company**

By: _____
Isaiah Fritzinger, Member

STATE OF INDIANA)
) SS:
COUNTY OF _____)

BEFORE ME, the undersigned, a Notary Public in and for the above-named County and State, this ____ day of _____, 2025, personally appeared Isaiah Fritzinger, as Member of KGF Building, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing on behalf of said company, and, having been duly sworn, affirmed that the representations contained herein are true.

WITNESS my hand and notarial seal.

My Commission expires:

Notary Public

Commission No. _____

Printed Name

Resident of _____ County

This instrument prepared by:
Keith D. Mull
LAW OFFICES OF KEITH D. MULL, LLC
2869 Charlestown Road
New Albany, Indiana 47150
(812) 206-2315
keith@mulllawoffice.com

*** I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. _____**

EXHIBIT A

Parcel# 10-03-15-500-095.000-003

Being a part of Survey No, 155 of the Illinois Grant, Clark County, Indiana and bounded thus: Beginning at the south corner of said Survey No. 155, the common corner of Survey Nos. 136, 137, 154 and 155; thence N. 35 deg. 54' W. 81 feet to a point; thence N. 54 deg. 06' E, 1069.57 feet to a point; thence S. 36 deg. 14' E 74.67 feet to a point; thence N. 53 deg. 45' E. 30 feet to a point; thence N. 36 deg. 14' W. 174.24 feet to a point; thence N. 53 deg. 46' E. 250 feet to a point; thence N. 36 deg. 14' W. 158.56 feet to a point; thence N. 40 deg. 31' E. 159.24 feet to a point; thence N. 36 deg. 03' W. 274.48 feet to a point; thence N. 53 deg. 57' E. 130 feet to a point; thence N. 36 deg. 03' W. 191.5 feet to a point; thence N. 53 deg. 57' E. 100 feet to a point; thence N. 36 deg. 03' W. 110 feet to a point; thence N. 53 deg. 57' E. 220 feet to a point; thence N. 36 deg. 03' W. 55.5 feet to the true point of beginning; thence continuing along the line N. 36 deg. 03' W. 650 feet to a point; thence S. 51 deg. 35' W. 400 feet to a point; thence S. 36 deg. 03' E. 650 feet to a point; thence N. 51 deg. 35' E. 400 feet to the true place of beginning; containing 5.97 acres, more or less. Also, the right to use the existing roadway as a right-of-way for ingress and egress to the above-described property.

EXCLUDING THEREFROM: A part of Survey No, 155 of the Illinois Grant, Clark County, Indiana and more particularly described as follows: Beginning at the south corner of said Survey No. 155, the common corner of Survey Nos. 136, 137, 154 and 155; thence N. 35 deg. 54' W. 81 feet to a point; thence N. 54 deg. 06' E, 1069.57 feet to a point; thence S. 36 deg. 14' E 74.67 feet to a point; thence N. 53 deg. 45' E. 30 feet to a point; thence N. 36 deg. 14' W. 174.24 feet to a point; thence N. 53 deg. 46' E. 250 feet to a point; thence N. 36 deg. 14' W. 158.56 feet to a point; thence N. 40 deg. 31' E. 159.24 feet to a point; thence N. 36 deg. 03' W. 274.48 feet to a point; thence N. 53 deg. 57' E. 130 feet to a point; thence N. 36 deg. 03' W. 191.5 feet to a point; thence N. 53 deg. 57' E. 100 feet to a point; thence N. 36 deg. 03' W. 110 feet to a point; thence N. 53 deg. 57' E. 220 feet to a point; thence N. 36 deg. 03' W. 55.5 feet to the true point of beginning; continuing N. 36 deg. 03' W. 218.0 feet to a point; thence S. 51 deg. 35' W. 400 feet to a point; thence S. 36 deg. 03' E. 218.00 feet to a point; thence N. 51 deg. 35' E. 400 feet to the true point of beginning; containing 2.00 acres.

Parcel #10-03-15-500-027.000-003

A part of Survey No, 155 of the Illinois Grant, Clark County, Indiana and more particularly described as follows: Beginning at the south corner of said Survey No. 155, the common corner of Survey Nos. 136, 137, 154 and 155; thence N. 35 deg. 54' W. 81 feet to a point; thence N. 54 deg. 06' E, 1069.57 feet to a point; thence S. 36 deg. 14' E 74.67 feet to a point; thence N. 53 deg. 45' E. 30 feet to a point; thence N. 36 deg. 14' W. 174.24 feet to a point; thence N. 53 deg. 46' E. 250 feet to a point; thence N. 36 deg. 14' W. 158.56 feet to a point; thence N. 40

deg. 31' E. 159.24 feet to a point; thence N. 36 deg. 03' W. 274.48 feet to a point; thence N. 53 deg. 57' E. 130 feet to a point; thence N. 36 deg. 03' W. 191.5 feet to a point; thence N. 53 deg. 57' E. 100 feet to a point; thence N. 36 deg. 03' W. 110 feet to a point; thence N. 53 deg. 57' E. 220 feet to a point; thence N. 36 deg. 03' W. 55.5 feet to the true point of beginning; continuing N. 36 deg. 03' W. 218.0 feet to a point; thence S. 51 deg. 35' W. 400 feet to a point; thence S. 36 deg. 03' E. 218.00 feet to a point; thence N. 51 deg. 35' E. 400 feet to the true point of beginning; containing 2.00 acres.

PARCEL#: 10-03-13-700-466.000-003

Being a part of Survey No. 155 of the Illinois Grant, bounded thus: Beginning at a limestone marker at the common corners of Surveys Nos. 136, 137, 154 and 155 of the Illinois Grant; thence north 35 deg, 54 min. west along the line dividing Surveys Nos. 154 and 155, 81.0 feet to an iron pipe; thence north 54 deg. 06 min. east 538 feet to an iron pipe; thence south 35 deg. 54 min. east, 77.87 feet to an iron pipe in the line dividing Surveys Nos. 137 and 155; thence south 53 deg. 46 min. west along said dividing line 538 feet to the true place of beginning, containing **0.98 acre**, more or less.

PARCEL#: 10-03-15-500-033.000-003

That part of Survey No. 155 of the Illinois Grant, Clark County, State of Indiana, and recorded in Deed Record No. 232, pages 411 and 412 in the Recorder's Office of Clark County, Indiana, bounded thus:

Beginning at the south corner of said Survey No. 155, the common corner of Survey Nos. 136, 137, 154, and 155; thence N. 35 deg. 54' W., 81 feet to a point, the True Place of Beginning, thence N. 54 deg, 06' E., 1069.57 feet to a point; thence S. 36 deg. 14' E., 74.67 feet to a point; thence N. 53 deg. 46' E., 30 feet to a point; thence N. 36 deg. 14' W., 174.24 feet to a point; thence N. 53 deg. 46' E., 250 feet to a point; thence N. 36 deg. 14' W., 158.56 feet to a point; thence N. 40 deg. 31' E., 159.24 feet to a point; thence N. 36 deg. 03' W., 274.48 feet to a point; thence N. 53 deg. 57' E., 130 feet to a point; thence N. 36 deg. 03' W., 191.5 feet to a point; thence N. 53 deg. 57' E., 100 feet to a point; thence N. 36 deg. 03' W., 110 feet to a point; thence N. 53 deg. 57' E., 220 feet to a point; thence N. 36 deg. 03' W., 705.5 feet to a point; thence S. 51 deg. 35' W., 1030.3 feet to a point; thence S. 37 deg. 20' E., 603.2 feet to a point; thence S. 13 deg. 10' W., 837.4 feet to a point; thence S. 35 deg. 54' E., 435 feet to a point; thence S. 54 deg. 06' W., 300.4 feet to a point; thence S. 35 deg. 54' E., 45 feet to a point; The True Place of Beginning, containing **40.12 acres**, more or less,

EXCEPTING THEREFROM the following described real estate, to-wit: Part of Survey No. 155 of the Illinois Grant, described as follows, to-wit: Beginning at the south corner of said Survey No. 155; thence along the southeast line of said Survey No. 155, north 53 deg. 46' east, a distance of 1,099.57 feet to a point in the public road (herein below called "Point A"); thence north 36 deg. 14' west along the southwest line of the one acre tract now or formerly of "Bates", 174.24 feet to the west corner of said one acre tract, THE TRUE PLACE OF BEGINNING; thence continuing north 36 deg. 14' west 174.24 feet to a point; thence north 53 deg. 46' east 250 feet to a point; thence south 36 deg. 14' east 174.24 feet to a point; thence south 53 deg. 46' west 250 feet to the true place of beginning, containing **1.0 acre**, more or less, and being part of the same real estate conveyed by deed of record in the office of the Recorder of Clark County, Indiana in Deed Record No. 267 at page 431.

AND EXCEPTING THEREFROM the following described real estate, to-wit: Being a part of Survey No. 155 of the Illinois Grant, Clark County, State of Indiana, bounded thus: Beginning at the south corner of said Survey No. 155, the common corner of Surveys Nos. 136, 137, 154, and 155; thence N. 35 deg. 54' W., 81 feet to a point; thence N. 54 deg. 06' E., 1069.57 feet to a point; thence S. 36 deg. 14' E., 74.67 feet to a point; thence north 53 deg. 46' E., 30 feet to a point; thence N. 36 deg. 14' W., 174.24 feet to a point; thence N. 53 deg. 46' E., 250 feet to a point; thence N. 36 deg. 14' W., 158.56 feet to a point; thence N. 40 deg. 31' E., 159.24 feet to a point; thence N. 36 deg. 03' W., 274.48 feet to a point; thence N. 53 deg. 57' E., 130 feet to a point; thence N. 36 deg. 03' W., 191.5 feet to a point; thence N. 53 deg. 57' E., 100 feet to a point; thence N. 36 deg. 03' W., 110 feet to a point; thence N. 53 deg. 57' E., 220 feet to a point; thence N. 36 deg. 03' W., 55.5 feet to a point; THE TRUE PLACE OF BEGINNING; thence continuing along the line N. 36 deg. 03' W., 650 feet to a point; thence S. 51 deg. 35' W., 400 feet to a point; thence S. 36 deg. 03' E., 650 feet to a point; thence N. 51 deg. 35' E., 400 feet to THE TRUE PLACE OF BEGINNING; containing **5.97 acres**, more or less..

AND EXCEPTING THEREFROM the following described real estate, to-wit: Being a part of Survey No. 155 of the Illinois Grant, Charlestown Township, Clark County, Indiana, more particularly described as follows: Commencing at a monument marking the common corner of Survey No. 136-137-154-155 and running N. 53 deg. 46' E., {Deed) with the apparent line dividing Survey Nos. 155 and 137, 1661.60 feet (Deed) to an iron pin in the centerline of Old State Road No. 3 (a.k.a. Edgewood Drive), thence N. 20 deg. 07' E., (Deed) with the line of Old S.R. No. 3, 787.5 feet (Deed) to a native stone on the east side of said road; thence N. 36 deg. 03' 00" W., (basis of bearings) with the east side of said road and passing an iron pipe at 187.50 feet, 204.50 feet to an iron pin; thence S. 53 deg. 40' 00" W., passing an iron pins at 563.45 feet and 683.45, 790.49 feet to an iron pin THE TRUE PLACE OF BEGINNING of the tract herein described; thence continuing S. 53 deg. 40' 00" W., 22.51 feet to an iron pin; thence S. 84 deg. 15' 21" W., 41.20 feet to a railroad spike in rock; thence N. 24 deg. 21' 19" W., 34.76 feet to an iron pin; thence S. 64 deg. 20' 30" W., 30.90 feet to an iron pin; thence N. 25 deg. 42' 00" W., 133.04 feet to an iron

pin; thence N. 53 deg. 40' 00" E., 82.66 feet to an iron pin; thence S. 28 deg. 34' 30" E., 193.21 feet to THE TRUE PLACE OF BEGINNING, containing **0.335 acre**.

ALSO, EXCEPTING THEREFROM the following described real estate, to-wit: Being a part of Survey #155 of the Illinois Grant, Charlestown Township, Clark County, Indiana more particularly described as follows:

Commencing at a monument marking the common corner of Survey #136-137-154-155 and running N. 53 deg. 46' E., (Deed) with the apparent line dividing Survey #155 and #137, 1661.60 feet (Deed) to an iron pin in the centerline of Old State Road #3 (a.k.a. Edgewood Dr.), thence N. 20 deg. 07' E. (Deed) with the line of Old S.R. #3, 787.5 feet (Deed) to a native stone on the east side of said road; thence N. 36 deg. 03' 00" W., (basis of bearings) with the east side of said road and passing an iron pipe at 187.50 feet, 204.50 feet to an iron pin; thence S. 53 deg. 40' 00" W., passing an iron pin at 563.45 feet, 683.45 feet to an iron pin THE TRUE PLACE OF BEGINNING of the tract herein described; thence continuing S. 53 deg. 40' 00" W., 107.04 feet to an iron pin; thence N. 28 deg. 34' 30" W., 193.21 feet to an iron pin; thence N. 53 deg. 40' 00" E., 80.88 feet to an iron pin; thence S. 36 deg. 21' 28" E., 191.45 feet to THE TRUE PLACE OF BEGINNING, containing **0.41 acre**.

Containing a total of 32.405 acres, more or less,

PARCEL#: 10-18-13-700-224.000-004

A part of Survey #137 of the Illinois Grant, Charlestown Township, Clark County, Indiana, more particularly described as follows: Commencing at a monument marking the western corner of said Survey #137, thence with the northwestern line of said survey north 54 deg. 49' 44" east 23.12 feet to the center of Vienna Road, this being the point of beginning, thence continuing with said road north 54 deg. 49' 44" east 322.00 feet thence leaving said survey line south 35 deg. 10' 16" east 56.50 feet, thence south 54 deg. 49' 44" west 232.62 feet, thence south 50 deg. 46' 23" east 196.91 feet to a Point in the center of Vienna Road thence with said road as follows: north 69 deg. 04' 49" west 121.22 feet, thence north 62 deg. 36' 40" west 45.96 feet, thence north 55 deg. 30' 59" west 58.49 feet, thence north 47 deg. 35' 57" west 42.39 feet to the point of beginning, containing 0.525 acre, more or less.

EXHIBIT B

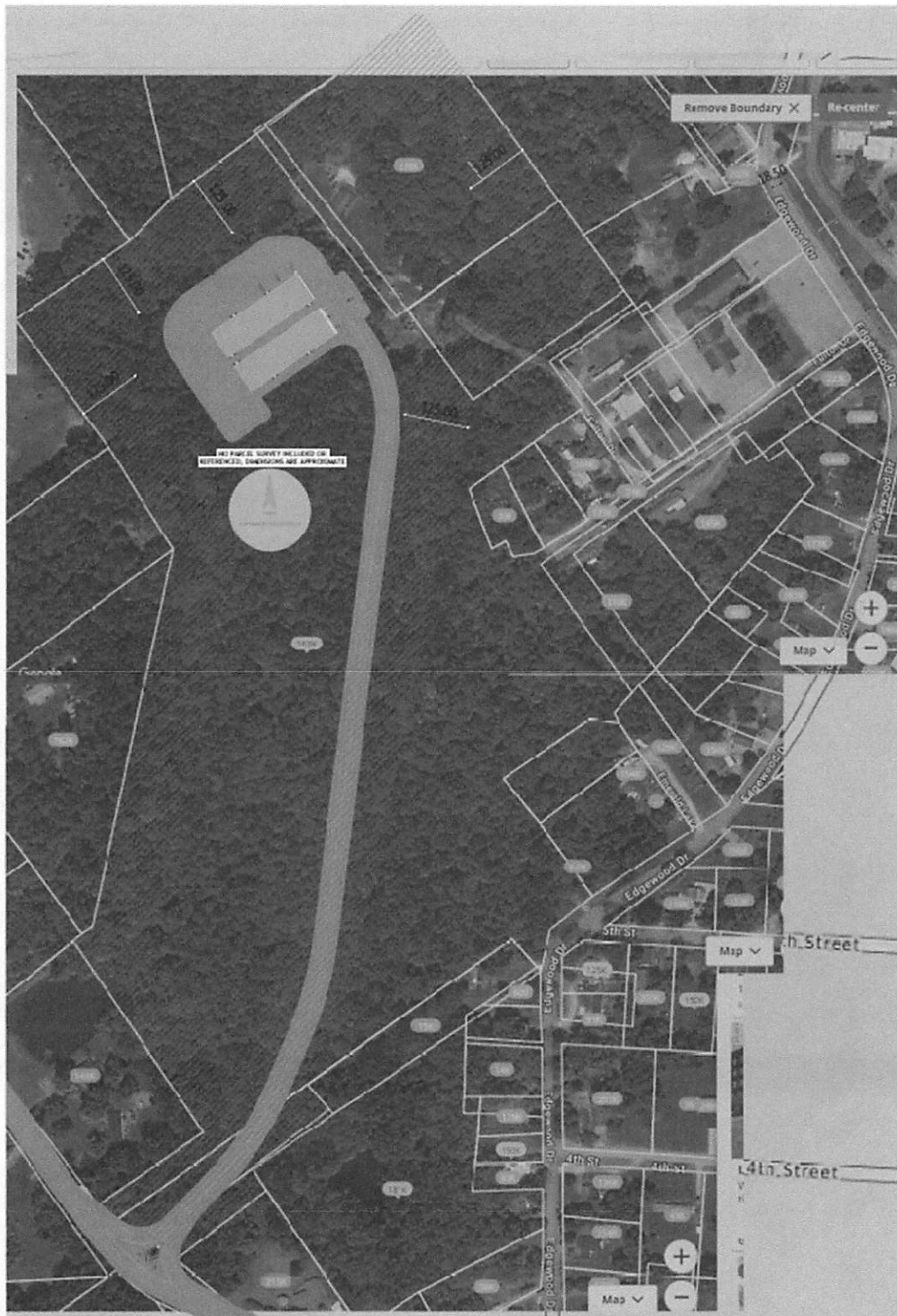


EXHIBIT C

Legal Description

Being a part of Survey No. 155 of the Illinois Grant, bounded thus:

Beginning at the south corner of said Survey no. 155, the common corner of Survey Nos. 136, 137, 154 and 155;

Thence N35 deg. 54' W., 81 feet to a point;

Thence N54 deg. 06' E. 300.4 feet to a point, the True Place of Beginning;

Thence N35 deg. 54' W. 382.9 feet to a point;

Thence N13 deg. 10' E. 837.4 feet to a point;

Thence N37 deg. 20' W. 603.2 feet to a point;

Thence N51 deg. 35' E. 630.3 feet to a point;

Thence S36 deg. 03' E. 650.0 feet to a point;

Thence S12 deg. 07' W. 1363.8 feet to a point;

Thence S54 deg. 06' W. 235.2 feet to the True Place of Beginning, containing 20.9 acres more or less.

