



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
NOVEMBER 12, 2025 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the October 9, 2025 Meeting Minutes.
2. Approval of the October 22, 2025 Workshop Minutes.

VARIANCE OLD BUSINESS

VARIANCE NEW BUSINESS

PUBLIC PARTICIPATION PROCEEDINGS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Mark Watts
Project Number: Z25-170 - PD Amendment
Project Location: 1445 Cassadaga Road
Project Description: Request for 2nd Amendment to DeLand Tech Park PD
Project Planner: Kendall Story

OTHER BUSINESS

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, OCTOBER 9, 2025 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:01 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Absent
Nora Lewis	Present
Aaron Preston	Absent
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Darren Elkind, City Attorney; Carol Kuhn, Planning Director; Deborah Glick, Development Services Manager; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

MINUTES

1. Approval of the September 10, 2025 Meeting Minutes.

The board otherwise unanimously voted to approve the September 10, 2025 Meeting Minutes.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

VARIANCE OLD BUSINESS

1. *Note: This item is being reheard, after a second publication, due to a deficiency in the initial publication.*

Applicant Name: David Seilkop - West Volusia Habitat for Humanity
Project Number: V25-140
Project Location: 703 & 707 E. Walts Ave.
Project Description: Variance request to reduce the required number of parking spaces from 4 to 2 within the Core Gateway District.
Staff Planner: Sam Nelson

Mr. Seilkop, Executive Director of West Volusia Habitat for Humanity, as applicant, was present and available to answer questions from the board.

Mr. Liska moved to approve this item. Mr. Hill seconded the motion. The motion to approve passed unanimously.

2. ***Note: This item is being reheard, after a second publication, due to a deficiency in the initial publication.***

Applicant Name: David Seilkop - West Volusia Habitat for Humanity
Project Number: V25-142
Project Location: 721 & 725 E. Walts Ave.
Project Description: Variance request to reduce the required number of parking spaces from 4 to 2 within the Core Gateway District.
Staff Planner: Sam Nelson
**Being reheard after a second publication, due to an error of the date for the initial publication.*

Mr. Seilkop, Executive Director of West Volusia Habitat for Humanity, as applicant, was present and available to answer questions from the board.

Ms. Lewis moved to approve this item. Mr. Liska seconded the motion. The motion to approve passed unanimously.

VARIANCE NEW BUSINESS

1. Applicant Name: Michael Arth
Project Number: V25-161 – Variance
Project Location: 320 S. Hayden Avenue.
Project Description: Request for a property associated with a Bed And Breakfast Homestay, located at 320 S. Hayden Avenue, to reduce the required Class B Buffer along the north property line from 15' to 4' and to eliminate the required Class A Buffers From 15' To 0'.
Project Planner: Sam Nelson

Michael Arth, as applicant, was present and available to answer questions from the board.

Ms. Lewis moved to approve this item. Mr. Hill seconded the motion. The motion to approve passed unanimously.

OLD BUSINESS

None.

PLANNING – NEW BUSINESS

None.

OTHER BUSINESS

1. Ms. Kuhn reminded the Planning Board about the workshop scheduled for Wednesday, October 22nd at 4pm, with our consultant, Inspire Placemaking Collective, to discuss our Land Development Regulations update.

ADJOURNMENT

The meeting ended at 5:18 p.m.



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, OCTOBER 22, 2025 - 4:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 4:01 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Absent
Aaron Preston	Absent
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Darren Elkind, City Attorney; Carol Kuhn, Planning Director; Deborah Glick, Development Services Manager; Samuel Nelson, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

PLANNING – NEW BUSINESS

1. Discussion and Activities re: Form-Based Code Elements:
 - a. Brick Exercise;
 - b. Shaping Our Spaces; and
 - c. Defining Downtown.

OTHER BUSINESS

ADJOURNMENT

The meeting ended at 5:18 p.m.



**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

November 12, 2025

A. APPLICATION NO.: Z25-170 (DeLand Tech Park 2nd Amendment)
APPLICANT: Mr. Mark Watts, Cobb & Cole, P.A.
OWNER: Longleaf Four, LLC
STAFF PLANNER: Kendall Story, Senior Planner
REQUEST: Request for a 2nd amendment to the DeLand Tech Park PD to add one additional use

B. APPLICABLE REGULATIONS:
 Article IV **OVERLAY AND FLOATING ZONES**
 Sec. 33-32 – Planned Development District.
 Article XII **ADMINISTRATION AND ENFORCEMENT**
 Sec. 33-135 – Procedure for text amendments & rezoning.

C. SITE FACTORS:
PARCEL NUMBER: 810604000170+
LOCATION: North of SR 472 and east of Dr. Martin Luther King Jr. Blvd.
SIZE OF PROPERTY: ±143.8 acres

D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:
Future Land Use: Southwest Activity Center West Central District (SWAC WSD),
 Southwest Activity Center Commerce (SWAC COM)
Existing Zoning: DeLand Tech Park Planned Development (PD)
Existing Use: Mostly Vacant/Undeveloped

E. SURROUNDING LAND USE & ZONING:

	LAND USE	ZONING
North:	VC: Urban Low Intensity (ULI); SWAC COM	Kirkland DeLand PD (Canopy Terrace); R-4
South:	Orange City	Orange City
East:	VC: ULI	VC: Rural Residential (RR)
West:	VC: SWAC Community, VC: Unincorporated	VC: Unincorporated

F. BACKGROUND: The ± 143.8 acre subject property is known as the DeLand Tech Park PD, which was originally approved on October 3, 2022, within in the Southwest Activity Center. The purpose of this amendment is to modify the existing PD to add one additional use to the list of commercial uses permitted within the development. Currently, the Tech Park PD agreement allows for a variety of commercial and industrial uses, including packaged sales of beer and/or wine, sold for off-site consumption, as well as restaurants serving beer, wine and liquor, for on-site consumption. This amendment clarifies that in

addition to restaurant sales, packaged beer, wine and liquor, such as those offered by a liquor/package store or similar retail establishment, would be allowed within the PD as well, with the proper state licenses. The Department of Business and Professional Regulation (DBPR) is the state agency that regulates licenses for all alcohol sales. A retailer is required to obtain a license through the DBPR prior to selling alcohol.

As described in the original Planned Development, the applicant intends to develop the eastern side of the subject property as industrial space and the western side as commercial/neighborhood retail. Lying within the Southwest Activity Center (SWAC), development shall comply with the policies identified within the Local Plan as “Commerce” and “West Central District”.

None of the development standards from the original DeLand Tech Park PD agreement are being changed and the developer will need to follow the requirements that were previously outlined in the original agreement. Additionally, any establishment that intends on selling alcohol will be required to obtain a license from the DBPR, as described above.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any rezoning request:

1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?

The proposed zoning classification of Planned Development (PD) is consistent with the Comprehensive Land Use Plan and the existing Commerce/West Central District future land use designations.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

The second amendment will not have an affect upon the environment, as none of the development standards are being changed.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

The proposed amendment would allow for packaged liquor stores, which would allow for individual liquor stores as well as wholesale retail stores such as grocery stores. If a grocer were to locate to the subject property, that could be a positive effect, as the nearest supermarket is more than 3 miles away.

4. Will the proposed rezoning have an impact upon governmental services?

Governmental services such as potable water, sewer, code enforcement, police and fire are available for the subject property. At this time, a preliminary plat for the infrastructure improvements has been submitted and is under review.

5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

There have not been any significant changes in the area surrounding DeLand Tech Park since its original approval in 2022. The area continues to develop a variety of residential housing and anticipates the future development of DeLand Tech Park which will provide both commercial and industrial uses and local employment opportunities.

6. Was there a mistake in the original classification?

There were no mistakes in the original classification.

7. Will the proposed rezoning have any effect upon the use or value of the affected area?

The current PD agreement allows for a variety of commercial and industrial uses which could have a positive impact by providing jobs, retail and restaurants to the area. Existing and future development will benefit from having access to these services.

Additionally, the development will provide a road connecting the north end of the development to the south end, lessening congestion on nearby thoroughfares.

8. Will the proposed rezoning have an impact upon public health, safety and welfare?

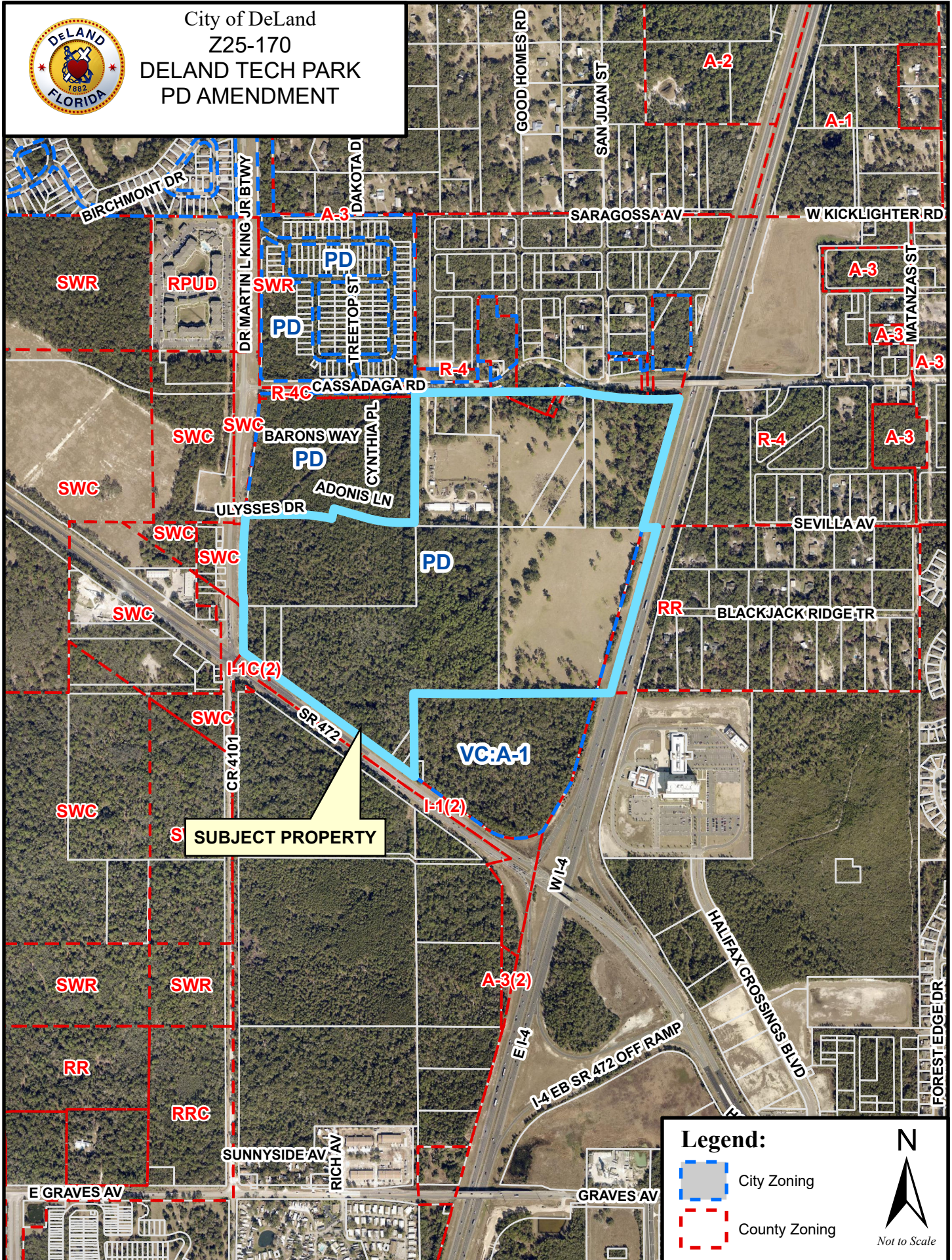
There is no indication at this time that the new proposal will create additional impacts upon public health, safety or welfare, as the development will provide local retail options and greater connectivity with the additional roadway that will be part of the DeLand Tech Park development.

G. Next Steps: The request for a rezoning will go before the City Commission on December 15, 2025, for first reading, with the second reading date to be likely in January.

H. STAFF RECOMMENDATION: Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval.



City of DeLand
Z25-170
DELAND TECH PARK
PD AMENDMENT



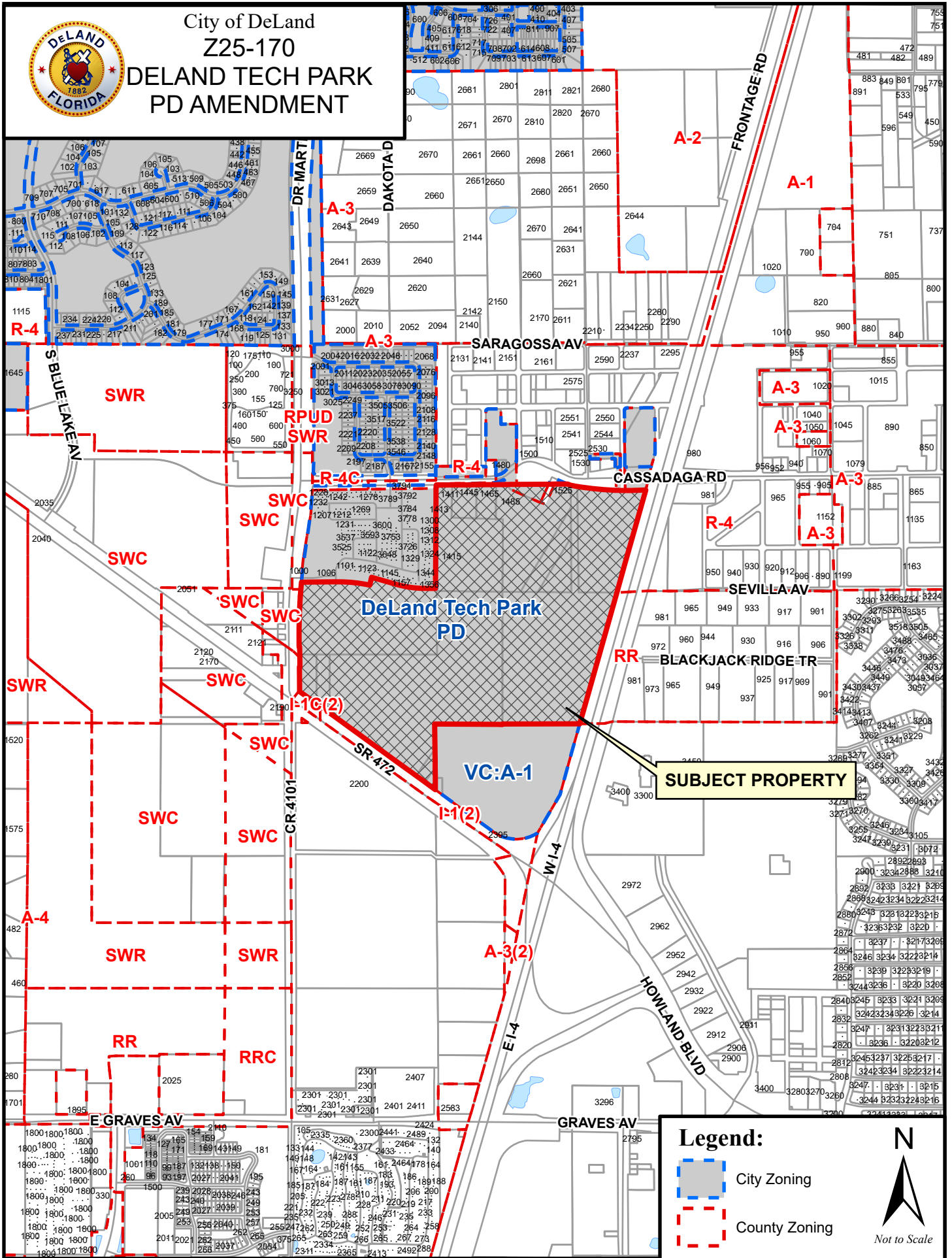
Legend:

- City Zoning
- County Zoning

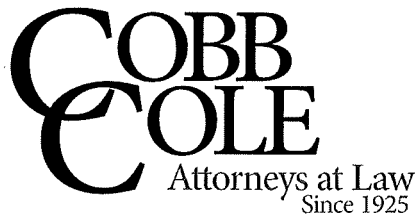
N
Not to Scale



City of DeLand
Z25-170
DELAND TECH PARK
PD AMENDMENT



Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznajstajler
Andrew C. Grant
Matthew S. Welch
Edward H. Thompson
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow



Daytona Beach • DeLand
231 North Woodland Boulevard
DeLand, Florida 32720
(386) 736-7700 | CobbCole.Com

Sydney V. Cichon
Anthony E. Aguanno
Baylee D. Bunyard
Anne M. Kehrl
Alanna V. Smith
Kelsey Hansen-Walter

OF COUNSEL
Larry D. Marsh

William M. Cobb (1881-1939)
Thomas T. Cobb (1916-2004)
W. Warren Cole, Jr. (1926-2008)

September 22, 2025

Carol Kuhn, AICP
Planning Director
City of DeLand
120 S. Florida Avenue
DeLand, FL 32720

Re: DeLand Tech Park PD Agreement, Second Amendment

Dear Carol:

As you are aware, this firm has the pleasure of representing the applicant, Longleaf Four, LLC (owner/developer) with their Planned Development application for the above-referenced development project. As part of their online submittal, below is the narrative as to the Second Amendment to the DeLand Tech Park Development Agreement (the "PD"), originally approved on October 3, 2022.

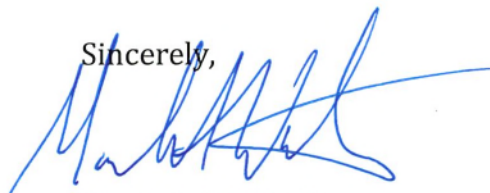
The purpose of this amendment is to modify the existing PD for the subject property to expand the list of commercial uses permitted within the development. In particular, the amendment clarifies that package sales of alcoholic beverages, such as those offered by a liquor/package store or similar retail establishment, are authorized on the property.

This targeted change is intended to reflect the type of retail activity that is compatible with the commercial character of the development. Allowing liquor/package store sales will increase flexibility for potential tenants while remaining subject to all applicable state and local licensing requirements.

The amendment does not alter the previously approved development agreement, intensity, or design standards. It represents a limited modification that ensures the PD continues to support viable commercial activity consistent with the City's land development regulations and Comprehensive Plan.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Mark A. Watts, Esq.
Mark.Watts@cobbcole.com

MAW/khw

SECOND AMENDMENT TO DELAND TECH PARK
PLANNED DEVELOPMENT AGREEMENT

This Second Amendment to the Planned Development Agreement (the "Second Amendment") is made this ____ day of _____, 2025, between the **CITY OF DELAND**, a Florida municipal corporation (hereafter, the "City"), whose mailing address is 120 S. Florida Avenue, DeLand, FL 32720, and **LONGLEAF FOUR, LLC**, a limited liability company, whose mailing address is 320 N. Meridian St., Ste 700, Indianapolis, IN 46204 (hereafter, "Applicant").

WHEREAS, the City and Applicant previously entered into that certain Planned Development Agreement (the "PD Agreement") dated on or about October 3, 2022, and recorded in Official Records Book 8663, Page 3282 of the Public Records of Volusia County, Florida in connection with the rezoning of ±143.24 acres known as the "DeLand Tech Park PD"; and

WHEREAS, the City and Applicant previously entered into the First Amendment to DeLand Tech Park Planned Development Agreement (the "First Amendment") dated on or about January 22, 2025, and recorded in Official Records Book 8671, Page 3729 of the Public Records of Volusia County, Florida known as the "First Amendment to DeLand Tech Park PD", which added land to the PD for a total current acreage of 143.795 +/-, as legally described on Exhibit "A", attached; and

WHEREAS, the Applicant wishes to amend the DeLand Tech Park PD to revise and include certain commercial uses as described in the PD Agreement; and

WHEREAS, the application to amend the DeLand Tech Park PD was duly and properly filed with the City on September 22, 2025, and the application was reviewed by the City's Community Development Department and determined to be consistent with the City's Comprehensive Plan; and

October 16, 2025

WHEREAS, public hearings on this Second Amendment to the DeLand Tech Park Planned Development Agreement were held on _____, 20__ and _____, 20__.

WHEREAS, the owners of the properties: Longleaf Four, LLC, W.L. Kirk, Jr. and Nancy C. Kirk, are in agreement with the provisions of this Amendment.

NOW THEREFORE, the City and Applicant acknowledge and agree that the DeLand Tech Park PD is hereby amended to reflect the following changes, revisions and amendments to the DeLand Tech Park Planned Development Agreement and amended Planned Development Plan:

1. Paragraph D -- Land Uses within the PD is amended to include the following commercial use (changes shown in ~~strike~~through/underline format):

Permitted Uses within the PD:

1. Commercial Uses

General/Professional Offices.

Medical Office.

Drugstores and pharmacies.

Laboratories, hospitals and clinics.

Medical clinics over 5,000 sq. ft.

Veterinary clinics allowing overnight boarding for clinical care, no outside runs or kennels.

Copying, printing and lithography.

Showroom commercial.

Day care facilities, adult or child.

Hotels or motels and associated accessory uses including restaurant and conference facilities.

Uses requiring a DBPR 3PS liquor license (package sales)

Package sales where beer and/or wine are sold for consumption off-premises with DBPR 2APS license.

Restaurants, including fast food and/or drive through facilities, including establishments serving alcohol requiring a DBPR 2COP, 3PS or 4COP license with special class.

Convenience stores with or without gas pumps.

Grocery.

Retail sales.

Retail and service land uses.

Colleges or schools.

Government and public land uses and buildings.

Music, dance, gymnasium, art school or studio excluding discotheques.

Outdoor recreation land use.

Parks, mini and neighborhood.

Electrical, gas, plumbing and HVAC sales/service.

2. Except as expressly modified by this Second Amendment, all terms, conditions, and provisions of the PD Agreement, as previously amended by that certain First Amendment to PD Agreement approved on January 22, 2025, shall remain unchanged and in full force and effect, and are hereby ratified and confirmed.

IN WITNESS WHEREOF, the City and the Applicant have caused this Second Amendment to the DeLand Tech Park Planned Development Agreement to be duly executed by their authorized representatives as of the last date entered below.

(Signatures on Following Pages)

ATTEST:

City Commission of DeLand Florida

Michael Pleus
City Manager

Christopher M. Cloudman
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____ (mo/yr), by Michael Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.: _____

My Commission Expires: _____

WITNESSES

LONGLEAF FOUR, LLC

Print Name

Sign Name

Print Name

Sign Name

By: _____

Print: Harry F McNaught

Title: Manager

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 202__, by Harry F. McNaught, as Manager of **LONGLEAF FOUR, LLC**, who is personally known to me or has produced _____ as identification.

Seal

Notary Public

Type or Print Name: _____

Commission No. _____

My Commission Expires: _____

WITNESSES

W. L. Kirk, Jr. and Nancy C. Kirk

Print Name

Sign Name

Print Name

Sign Name

By: _____

Print: _____

Date: _____

By: _____

Print: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 202__, by _____ and _____, who are personally known to me or have produced _____ as identification.

Seal

Notary Public

Type or Print Name: _____

Commission No. _____

My Commission Expires: _____

EXHIBIT "A"
Legal Description

A PORTION OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 31 EAST, THENCE RUN N89°54'53"E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1406.09 FEET TO THE EAST LINE OF GOVERNMENT LOT 4, SAID SECTION 6; THENCE ALONG SAID EAST LINE S00°05'07"E 1400.66 FEET TO THE MONUMENTED SOUTHERLY RIGHT OF WAY LINE OF CASSADAGA ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE EASTERLY EXTENSION THEREOF N89°31'56"E, 1314.15 FEET; THENCE N00°23'02"W, 3.98 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 567.62 FEET, A CENTRAL ANGLE OF 10°54'08", A CHORD BEARING OF S80°02'11"E AND A CORD DISTANCE OF 107.84 FEET; THENCE ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 108.01 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S85°29'15"E, 356.07 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE N89°16'03"E, 313.13 FEET TO THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD 400) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP. SECTION 79110, FINANCIAL PROJECT 242655-1; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE ALONG SAID WESTERLY RIGHT OF WAY LINE S15°45'16"W, 2426.29 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 7, SAID SECTION 6; THENCE DEPARTING SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 7 AND GOVERNMENT LOT 6, N89°30'43"W, 802.91 FEET TO THE SOUTHEAST CORNER OF LOT 19, YOURLANDO FARMS AND GROVES, ACCORDING TO THE MAP OF PLAT RECORDED IN MAP BOOK 10, PAGES 227-228, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°50'02"W, ALONG THE SOUTH LINE OF SAID LOTS 19 AND 20, A DISTANCE OF 617.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, ALSO BEING THE NORTHEAST CORNER OF LOT 27 OF SAID PLAT; THENCE S00°14'30"E ALONG EAST LINE OF LOT 27, A DISTANCE OF 250.12 FEET; THENCE DEPARTING SAID EASTERLY LINE S35°50'39"W, 354.19 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 472, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 79110; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N54°12'54"W, 1481.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING, JR BELTWAY AS SHOWN ON VOLUSIA COUNTY RIGHT OF WAY MAP, PROJECT 1113-3; THENCE DEPART SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 472 ALONG SAID EASTERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING, JR BELTWAY N00°27'19"W, 703.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 98.09 FEET, A CENTRAL ANGLE OF 45°56'03"; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 78.64 FEET; THENCE CONTINUE

ALONG SAID EASTERLY RIGHT OF WAY LINE N45°28'45"E, 26.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5629.58 FEET, A CENTRAL ANGLE OF 02°41'26", A CHORD BEARING OF N04°10'14"E AND A CHORD DISTANCE OF 264.32 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 264.35 FEET; THENCE DEPART SAID EASTERLY RIGHT OF WAY LINE N89°31'31"E, 361.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 12°42'11", A CHORD BEARING OF S84°07'35"E AND A CHORD DISTANCE OF 318.61 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE 319.26 FEET; THENCE N12°13'31"E, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1519.95 FEET, A CENTRAL ANGLE OF 03°39'55", A CHORD BEARING OF S75°56'11"E AND A CHORD DISTANCE OF 97.21 FEET; THENCE ALONG THE ARC OF SAID CURVE 97.23 FEET; THENCE S74°06'12"E, 169.11 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 15°36'56"; THENCE ALONG THE ARC OF SAID CURVE 272.54 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 4, SAID SECTION 6; THENCE ALONG SAID SOUTH LINE S89°43'08"E, 118.51 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 4, N00°10'37"W, 1028.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 6263726 SQ. FT., OR 143.795 ACRES MORE OR LESS.