

**AD-16-20**  
**Companion to WRF-16-03**

**LOCATION: 9119 Merrill Road**

**REAL ESTATE NUMBER: 120611 0000**

**DEVIATIONS SOUGHT:**

1. 656.1216(a)(4): Reduce perimeter landscape buffer between the VUA and property line from 5 feet min. to 0 feet.
2. 656.1215 (d): Increase the maximum drive aisle width from 24 feet to 403 feet.

**PRESENT ZONING:**

**CURRENT LAND USE:**

**PLANNING DISTRICT: 2**

**COUNCIL DISTRICT:**

**SIGNS POSTED: 2**

**OWNER: BlueWater Storage LP  
200 Wingo Way, Suite 100  
Mt. Pleasant, SC 29464**

**AGENT: J. Gordon Valentine Jr.  
200 Wingo Way, Suite 100  
Mt. Pleasant, SC 29464**

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b> Unique. The applicant intends to subdivide an existing parcel that is currently developed with a commercial shopping center and associated off-street parking lot. The parcelization of the property would permit the owner to separate the permitted self-storage use from the . There is a companion application Waiver of Road Frontage <b>WRF-16-03</b> that seeks to reduce the minimum required road frontage from 35 feet to 0 feet. The Applicant will be required to record an access easement from the property to Wompi Drive.</p> <p>Typically, self-storage establishments are separate from any other use, and are generally contained on their own parcel. The division of the property creates several non-conforming landscape conditions that would otherwise not be present on a conventionally developed parcel. The applicant seeks to reduce the minimum perimeter landscape buffer between the VUA and new property line from 5 feet to 0 feet, due to the creation of the new line; and to increase the maximum drive aisle width from 24 feet to 403 feet, where the new property line bisects the existing off-street parking lot.</p>
<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. The practical difficulty lies in the as-built condition of the property. Following the strict guidelines would require a complete reconfiguration of the parking lot which would reduce total off-street parking spaces and make vehicle and pedestrian maneuvering difficult, unsafe, and</p>

	excessively complex.
<b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b>	<b>Recommendation:</b> No. The request is not associated with any development on site, but an attempt to separate the ownership of one particular use, structure, and associated off-street parking. Any redevelopment of the property will require the site to be brought up to the standards of the Zoning Code.
<b>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</b>	<b>Recommendation:</b> No. The grant of the request will not physically alter the essential character of the site or the surrounding area, as there is no immediate plan to redevelop the property. The creation of a separate parcel on a map will not affect the function or use of the property on the ground.
<b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b>	<b>Recommendation:</b> No. It is not anticipated that approval of this application would have any negative impacts on the public health or safety, nor would it create any new increase in public expense.
<b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b>	<b>Recommendation:</b> Yes. The Administrative Deviation is designed to grant relief from the strict letter of the Zoning Code, for the purpose of permitting different ownership of a previously platted parcel. It is generally the intent and spirit of the Zoning Code to permit deviations for existing conditions, especially if bringing those existing conditions into compliance makes rational development of the property impractical, and does not injure the rights of adjacent property owners.
<b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b>	The City's Landscape Architect did not comment on the referenced application.
<b>8. The existing violation was not created by the applicant with intent to violate the Zoning Code.</b>	N/A

**PLANNER RECOMMENDATION:**

1. 656.1216(a)(4): Reduce perimeter landscape buffer between the VUA and property line from 5 feet min. to 0 feet. **APPROVE**
2. 656.1215 (d): Increase the maximum drive aisle width from 24 feet to 403 feet.  
**APPROVE**

**DATE OF REPORT: 8/02/16**



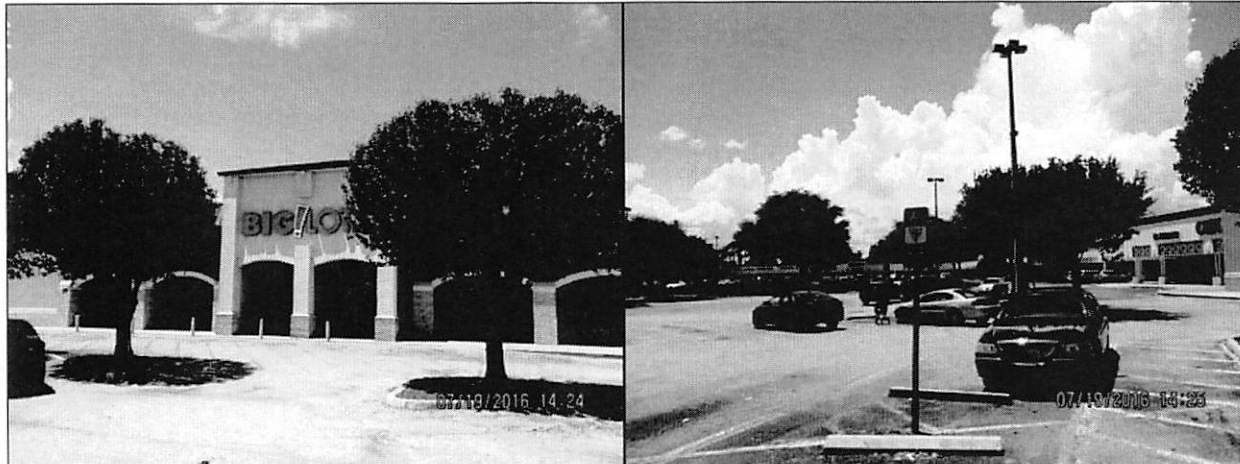
**Subject property, BlueWater Storage is an endcap unit.**

*Source: Staff, Planning and Development Department  
Date: July 19, 2016*



**Parking lot area in front of the building.**

*Source: Staff, Planning and Development Department*  
*Date: July 19, 2016*



**The shopping center has other major commercial retail and service tenants.**

*Source: Staff, Planning and Development Department*  
*Date: July 19, 2016*



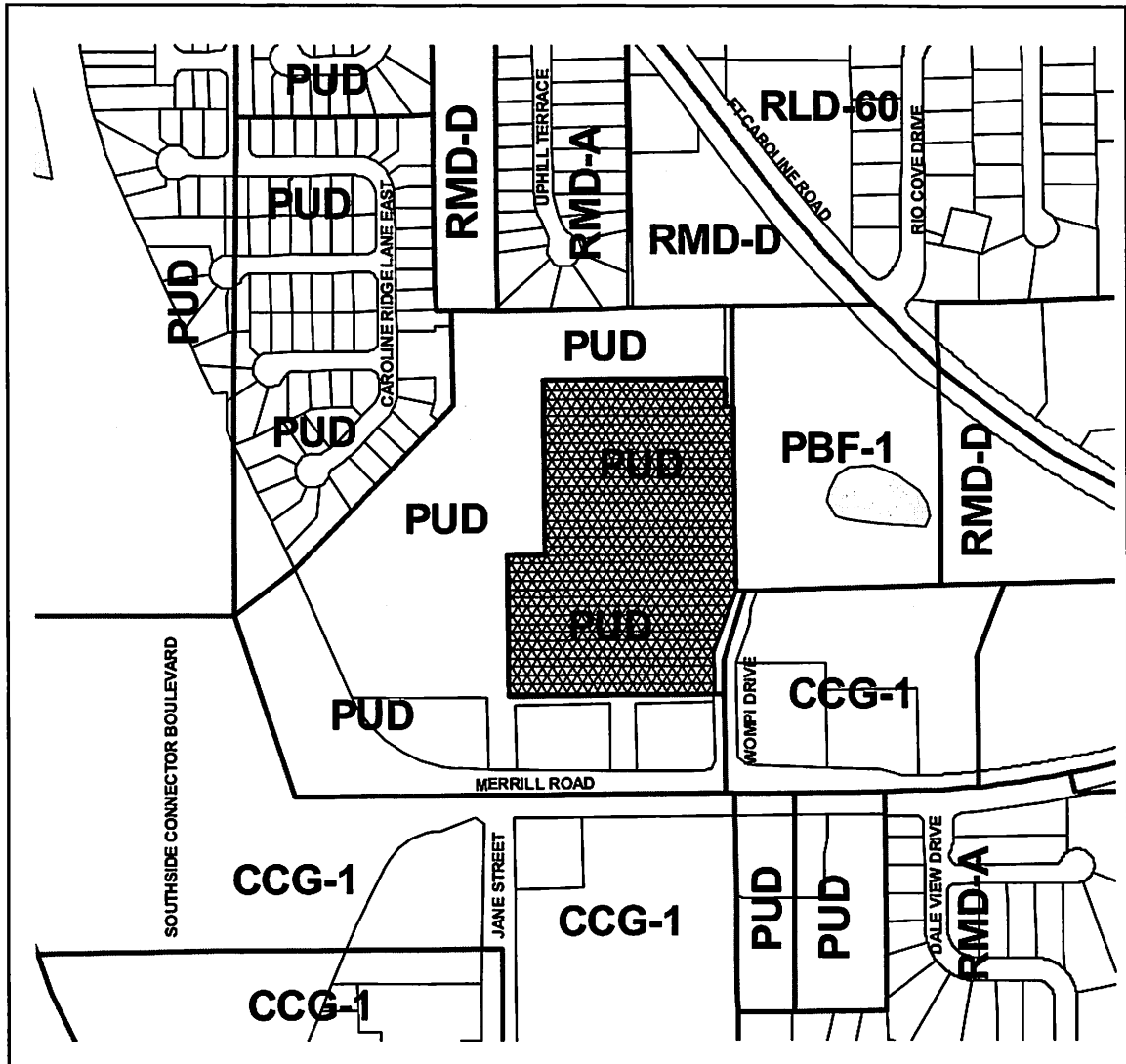
**Access to Wompi Drive, and on-site parking of trucks for rent.**

*Source: Staff, Planning and Development Department*  
*Date: July 19, 2016*



**Access to Wompi Drive, and adjacent drive-thru bank outparcel to the south.**

*Source: Staff, Planning and Development Department*  
*Date: July 19, 2016*



<p><b>REQUEST SOUGHT:</b></p>    <p><b>REDUCE          LANSCAPE REQUIREMENTS</b></p>		
		<p>0 100 Feet</p> <p><b>COUNCIL DISTRICT:</b></p> <p style="font-size: 2em;"><b>2</b></p>
	<p><b>APPLICATION NUMBER:</b></p> <p style="font-size: 1.2em;"><b>AD-2016-0020</b></p>	<p><b>Exhibit 2</b></p>

# APPLICATION FOR ADMINISTRATIVE DEVIATION

This application must be typed or printed in black ink and submitted with three (3) copies, providing for a total of four complete applications with all required attachments, to:

Planning and Development Department  
 Zoning Section  
 Ed Ball Building  
 214 North Hogan Street, 2nd Floor  
 Jacksonville, Florida 32202

Application No. <u>AD-16-20</u>
Set for Public Hearing on:
Notice of Violation:

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted: <u>3/17/16</u>	2. Date Filed:	3. Current Zoning District(s): <u>PUD</u>	4. Future Land Use Map Category (FLUMs) <u>C6C</u>	5. Applicable Section of Ordinance Code:
Amount of Fee _____ Council District <u>2</u> Planning District <u>2</u> Zoning Panel No. _____				
Number of Signs to be Posted <u>3</u> Zoning Code _____ Zoning Asst. Initials _____				
Previous Zoning Applications filed? <u>N</u> If yes, state Application No(s) _____				
Neighborhood Association? _____				

## TO BE COMPLETED BY APPLICANT

6. Complete Property Address: <u>9119 Merrill Rd</u>	7. Between Streets: <u>Wompi Drive</u>
Real Estate Number: <u>120611-0000</u>	and <u>Merrill Road</u>
Date lot was recorded: <u>July 7th 2015</u>	Reason for Request: <u>Intend to subdivide parcel into two parcels.</u>
8. Deviation Sought:	
___ Reduce Required Minimum Lot Area from _____ to _____ feet.	
___ Increase Maximum Lot Coverage from _____ % to _____ %.	
___ Increase Maximum Height of Structure from _____ to _____ feet.	
___ Reduce Required Yard(s) _____	
___ Reduce Minimum Number of Required Off-street Parking Spaces from _____ to _____	
<input checked="" type="checkbox"/> Reduce Minimum Landscape Requirements <u>seeking relief from 5' buffer requirement and maximum 24' driveway adjoining lots.</u>	

9. In whose name will the deviation be granted? Bluewater Storage LP

10. Is transferability requested?  Yes or  No (If approved, the administrative deviation is transferred with the property.)

10. Land Area (Acres) <u>10.38 acres</u>	Utility Services Provider	
	well _____	city water <u>JEA</u>
	septic tank _____	city sewer <u>J.E.A</u>

\*\*\* NOTICE TO OWNER/AGENT \*\*\*

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in s.656.109 (e) through (j).

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

12. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).

**1. Does the subject property exhibit any circumstances which could be construed as having physical surroundings, shape, topographical conditions or other physical or environmental conditions limited to the subject property alone, or is this issue common to numerous sites?**

1. Are there practical or economic difficulties in carrying out the strict letter of the regulation?  
*Yes, it would inhibit ability for cross parking! Would also reduce visibility and access to the retail use threatening the success of the tenants.*

2. Is the request based exclusively upon a desire to reduce the cost of developing the site?  
*No. Site is already developed and there is no intention to redevelop or improve further.*

3. Does the request accomplish some result which is in the public interest? (As an example, furthering the preservation of natural resources by saving a tree or trees.)

4. Could the proposed deviation substantially diminish property values in, or alter the essential character of the area surrounding the site; and could such deviation substantially interfere with or injure the rights of others whose property would be affected by the deviation? No.



5. Is the proposed deviation detrimental to the public health, safety or welfare, or could such deviation result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?  
**No.**

6. If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City's Landscape Architect.

*Matt Journey will submit comments after Administrative deviation is filed.*

II. Would the proposed deviation be in harmony with the spirit and intent of the Zoning Code, considering the following as applicable: **yes.**

1. Did the applicant create the violation with intent to violate the provisions of the Zoning Code?

**No.**

2. Has the violation existed for a considerable length of time without receiving a citation?

**No.**

3. Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property?

**No.**

13. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey → *survey suffices for site plan.* ←

Site Plan as required per instructions. (All copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent is required if any person other than the property owner makes the application.

Letter from the applicable Home Owner's Association stating that request meets their architectural and aesthetic requirements or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (Residential Only).

Day care uses must include a Department of Children and Families Services (DCFS) letter  
Elevation plans are required with height increase requests and must be drawn to scale.

Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

\*\*\* NOTICE TO OWNER / AGENT \*\*\*

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Section, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida 32202, (904) 255-7800, PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

<b>FILING FEES</b>	<b>NOTIFICATION COSTS:</b>
RESIDENTIAL DISTRICTS.....\$966.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$952.00	

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name and address of Authorized Agent(s)

Name: Bluewater Storage LP

Name: J. Gordon Valentine Jr

Address: 200 Wings Way

Address: 200 Wings Way Suite 100

Suite 100

City: Mt. Pleasant, SC

City: Mt. Pleasant

State: SC Zip: 29464

State: SC Zip: 29464

Email: twalter@zpi.net

Email: gvalentine@zpi.net

Daytime Telephone: 843-724-3405

Daytime Telephone: 804-317-0508

[Signature]  
SIGNATURE OF OWNER(S)

[Signature]  
SIGNATURE OF AUTHORIZED AGENT(S)  
The Agent's letter of authorization must be attached if application is not signed by the owner of record

**Agent Authorization**

Date: 3/15/2016

City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / Ed Ball Building,  
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

9119 Merrill Road Jacksonville, FL 32225

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

J. Gordon Valentine Jr

\_\_\_\_\_ to act as agent to file application(s) for

administrative deviation & subdivision for the

above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 15 day of

March (month), 2016 (year) by

Maria A Brondeema, who is personally known to me or has  
(Notary Signature)

produced \_\_\_\_\_ as identification.

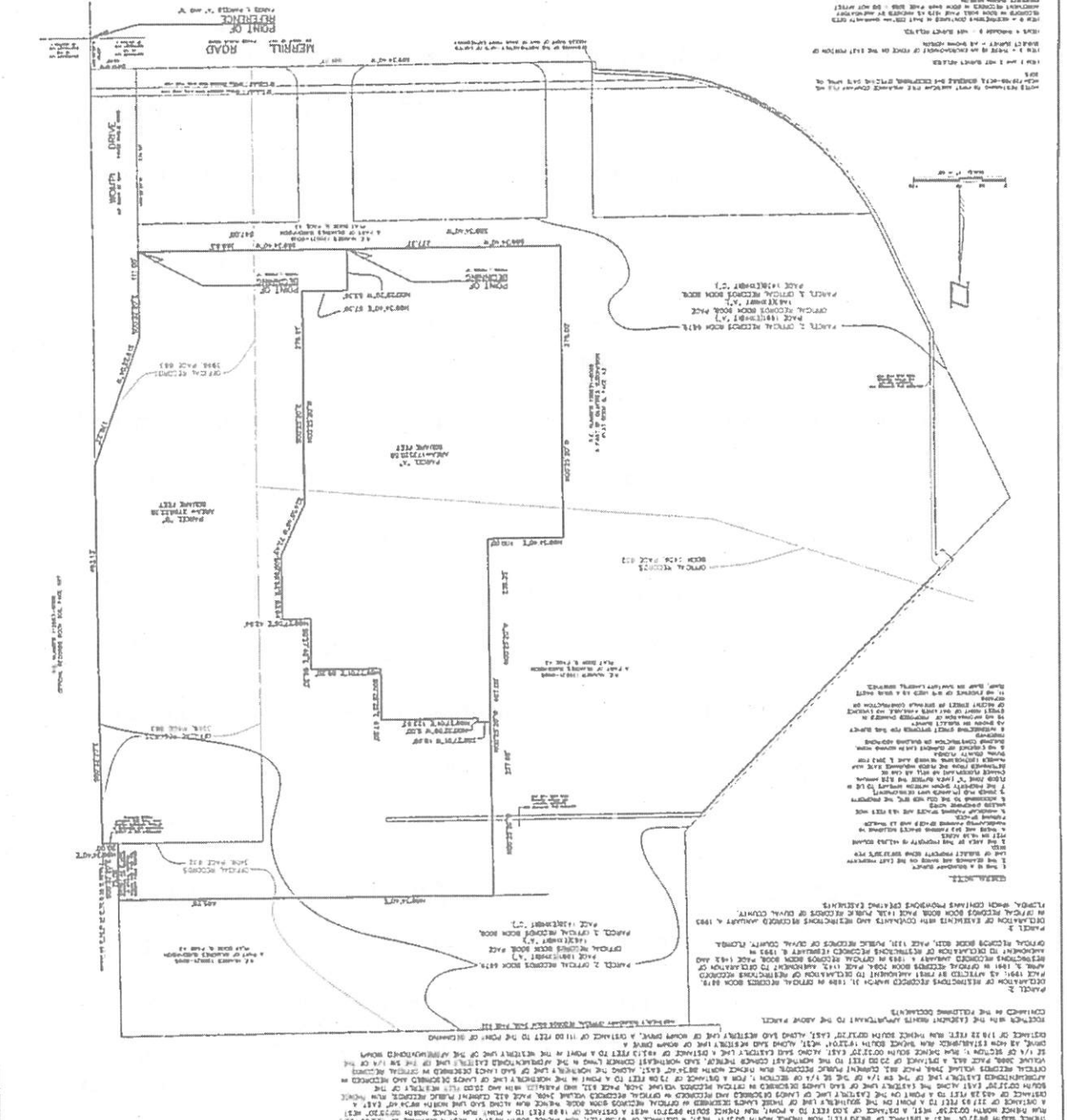


DATE: MAY 11, 2011  
 SHEET 1 OF 2  
 PLAN AND METEOROLOGICAL DATA - OCTOBER 11, 2011  
 DOWN W. BOATWRIGHT, P.S.M.  
 F.L.C. SURVEYOR AND MAPPER NO. LS 1295  
 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS NO. 18 2617

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY DATA HEREON WERE MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING INDUSTRY AND THAT THE SURVEYOR HAS NOT BEEN AFFECTED BY ANY OF THE FACTS OR CONDITIONS LISTED IN THIS PLAN.

THIS PLAN WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING INDUSTRY AND THAT THE SURVEYOR HAS NOT BEEN AFFECTED BY ANY OF THE FACTS OR CONDITIONS LISTED IN THIS PLAN.

THIS PLAN WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING INDUSTRY AND THAT THE SURVEYOR HAS NOT BEEN AFFECTED BY ANY OF THE FACTS OR CONDITIONS LISTED IN THIS PLAN.



MAP SHOWING SURVEY OF

SECTION 17, TOWNSHIP 18 SOUTH, RANGE 17 WEST, COUNTY OF DUVAL, FLORIDA

THIS MAP SHOWS THE SURVEYED PARCEL AND ITS ADJACENT PARCELS. THE SURVEYED PARCEL IS SHOWN IN BOLD LINES. THE ADJACENT PARCELS ARE SHOWN IN DOTTED LINES. THE SURVEYED PARCEL IS BOUND BY MERRILL ROAD TO THE NORTH, BOATWRIGHT ROAD TO THE WEST, AND AN UNNAMED ROAD TO THE EAST. THE SURVEYED PARCEL IS BOUND BY THE ADJACENT PARCELS TO THE SOUTH.

THE SURVEYED PARCEL IS BOUND BY MERRILL ROAD TO THE NORTH, BOATWRIGHT ROAD TO THE WEST, AND AN UNNAMED ROAD TO THE EAST. THE SURVEYED PARCEL IS BOUND BY THE ADJACENT PARCELS TO THE SOUTH.

THE SURVEYED PARCEL IS BOUND BY MERRILL ROAD TO THE NORTH, BOATWRIGHT ROAD TO THE WEST, AND AN UNNAMED ROAD TO THE EAST. THE SURVEYED PARCEL IS BOUND BY THE ADJACENT PARCELS TO THE SOUTH.



May 2, 2016

**MAP CONTINUING SUBV L I U**

PARCEL 1: A PARCEL OF LAND LYING IN AND BEING A PART OF THE SE 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING COMPRISED OF A PORTION OF GILMORE'S SUBDIVISION, AS SHOWN ON MAP THEREOF RECORDED IN PLAT BOOK 6, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"  
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 1; RUN THENCE NORTH 00°32'20" WEST, ALONG THE EASTERLY LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 80.00 FEET AT THIS POINT; RUN THENCE SOUTH 89°34'40" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERLY LINE OF WOMPI DRIVE, AS NOW ESTABLISHED; RUN THENCE NORTH 00°32'20" WEST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE, A DISTANCE OF 236.00; RUN THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, 269.63 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS ESTABLISHED, CONTINUE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 277.37 FEET; RUN THENCE NORTH 00°25'20" WEST, A DISTANCE OF 378.00 FEET; THENCE NORTH 89°34'40" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°25'20" WEST, A DISTANCE OF 224.30 FEET; RUN THENCE NORTH 89°27'01" EAST, A DISTANCE OF 130.09 FEET; RUN THENCE SOUTH 00°31'11" EAST, A DISTANCE OF 57.00 FEET; RUN THENCE NORTH 89°27'01" EAST, A DISTANCE OF 99.80 FEET; RUN THENCE SOUTH 00°27'48" EAST, A DISTANCE OF 66.30 FEET; RUN THENCE NORTH 89°27'08" EAST, A DISTANCE OF 42.84 FEET; RUN THENCE SOUTH 00°28'52" EAST, A DISTANCE OF 83.84 FEET; RUN THENCE SOUTH 25°54'48" WEST, A DISTANCE OF 72.45 FEET; RUN THENCE SOUTH 00°25'20" EAST, A DISTANCE OF 276.91 FEET; RUN THENCE SOUTH 89°34'40" WEST PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD A DISTANCE OF 57.39 FEET; THENCE RUN SOUTH 00°25'20" EAST, A DISTANCE OF 53.36 FEET TO THE POINT OF BEGINNING.

PARCEL "B"  
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE AFOREMENTIONED SECTION 1; RUN THENCE NORTH 00°32'20" WEST, ALONG THE EASTERLY LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 40.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 80.00 FEET AT THIS POINT; RUN THENCE SOUTH 89°34'40" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERLY LINE OF WOMPI DRIVE, AS NOW ESTABLISHED; RUN THENCE NORTH 00°32'20" WEST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE, A DISTANCE OF 236.00 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS ESTABLISHED, RUN THENCE SOUTH 89°34'40" WEST, PARALLEL WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD, A DISTANCE OF 269.63 FEET; RUN THENCE NORTH 00°25'20" WEST, A DISTANCE OF 53.36 FEET; RUN THENCE NORTH 89°34'40" EAST PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF MERRILL ROAD A DISTANCE OF 57.39 FEET; RUN THENCE NORTH 00°25'20" WEST, A DISTANCE OF 276.91 FEET; RUN THENCE NORTH 24°55'48" EAST, A DISTANCE OF 72.45 FEET; RUN THENCE NORTH 00°28'52" WEST, A DISTANCE OF 83.84 FEET; RUN THENCE SOUTH 00°27'08" WEST, A DISTANCE OF 42.48 FEET; RUN THENCE NORTH 00°27'48" WEST, A DISTANCE OF 66.30 FEET; RUN THENCE SOUTH 89°27'01" WEST A DISTANCE OF 89.20 FEET; RUN THENCE NORTH 00°31'11" WEST, A DISTANCE OF 67.50 FEET; RUN THENCE SOUTH 89°27'01" WEST A DISTANCE OF 123.93 FEET; RUN THENCE NORTH 00°32'59" WEST, A DISTANCE OF 5.00 FEET TO A POINT, RUN THENCE SOUTH 89°27'01" WEST A DISTANCE OF 16.69 FEET TO A POINT, RUN THENCE NORTH 00°25'20" WEST A DISTANCE OF 227.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8008; THENCE RUN ALONG SAID LINE NORTH 89°34'40" EAST, A DISTANCE OF 485.28 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDED VOLUME 3406, PAGE 632, CURRENT PUBLIC RECORDS; RUN THENCE SOUTH 00°32'20" EAST ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3406, PAGE 632, AND PARALLEL WITH AND 20.00 FEET WESTERLY OF THE AFOREMENTIONED EASTERLY LINE OF THE SW 1/4 OF SECTION 1, FOR A DISTANCE OF 75.06 FEET TO A POINT IN THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 3866, PAGE 863, CURRENT PUBLIC RECORDS; RUN THENCE NORTH 89°34'40" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3866, PAGE 863, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER LYING IN THE AFOREMENTIONED EASTERLY LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1; RUN THENCE SOUTH 00°32'20" EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 493.13 FEET TO A POINT IN THE WESTERLY LINE OF THE AFOREMENTIONED WOMPI DRIVE, AS NOW ESTABLISHED; RUN THENCE SOUTH 19°22'04" WEST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE A DISTANCE OF 176.22 FEET; RUN THENCE SOUTH 00°32'20" EAST, ALONG SAID WESTERLY LINE OF WOMPI DRIVE, A DISTANCE OF 111.00 FEET TO THE POINT OF BEGINNING.