

SOLIS AT NORTERRA

N. NORTH VALLEY PARKWAY & W. CASINO AVENUE

CITY OF PHOENIX

FEB 27 2026

Planning & Development
Department

City of Phoenix, Arizona
PUD REZONE NARRATIVE

ZPA-23-26, Kiva Project #: 99-1525, SDEV #: 2500189, PAPP/FACT #: 2503275

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Prepared for:
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A. PURPOSE & INTENT

Kimley-Horn (the "Applicant"), on behalf of the Pulte Home Company LLC, with the permission of the Property Owner, is pleased to submit this PUD rezone for Solis at Norterra (the "Project"), a proposed high-quality 80-lot fee-simple, for-sale townhome community located in North Phoenix.

The purpose of this PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance, or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

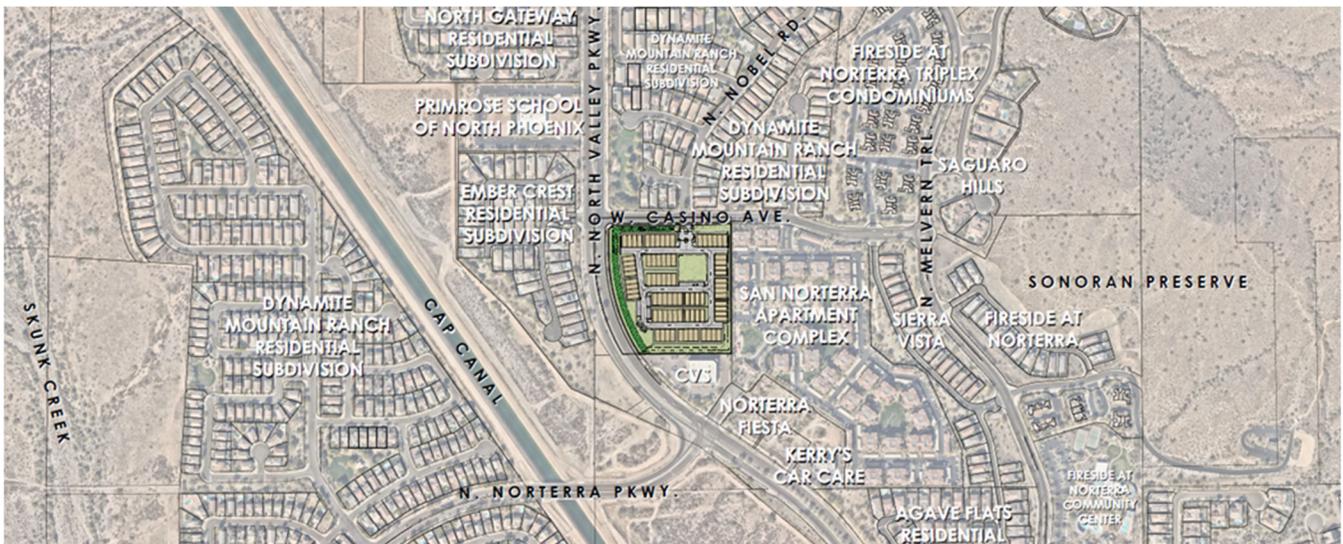


Exhibit 1 - Aerial Context Plan

1. Project Overview and Goals

The Project is approximately 9.42 gross acres located at the southeast corner of N. North Valley Parkway and W. Casino Avenue in Phoenix, Arizona (the "Property") as illustrated in *Exhibit 1 – Aerial Context Plan*. As shown in *Exhibit 2 - North Gateway Village Area*, the Property is located in the southeast portion of the North Gateway Village, which consists of regional transportation corridors, mountain preserves, natural desert, trails, large employment centers and a variety of housing types and density ranges. The Property is currently zoned PCD (Planned Community District), with underlying C-2 zoning, with a General Plan Land Use Designation of Commercial and a portion of Residential 2-5 du/ac, as shown on *Exhibit 3 - General Plan Land Use Map* and *Exhibit 4 - Existing Zoning*. The Dynamite Mountain Ranch PCD was approved in 1998 and has largely been built out with master planned infrastructure, homes and commercial development since then. This Project will develop one of the remaining vacant sites within the PCD, supporting the infill nature of this Project. This rezone will remove the PCD designation and change the zoning to PUD. Based on the size of the Property, a General Plan amendment is not required.

The City has implemented recent changes to the Phoenix Zoning Ordinance to address the need for missing middle housing, including modifications to Table 608.1.3 to address the development requirements for Single-Family Attached ("SFA") development within identified infill eligible areas, and establishes standards for SFA development within the context of a medium to high density zoning district. This PUD will utilize this existing framework to establish site specific development standards and design guidelines that will enable development of the Property with a high-quality for-sale residential project that will complement the existing residential uses, parks, schools, employment and preserve land that surround it. The Project will allow for home ownership, rather than a for-rent development and will forgo use of a condominium plat in order to provide fee-simple lots to homebuyers in the City. Specific adjacent uses have been identified in *Table 1- Surrounding Site Context*.



Exhibit 2 - North Gateway Village Area

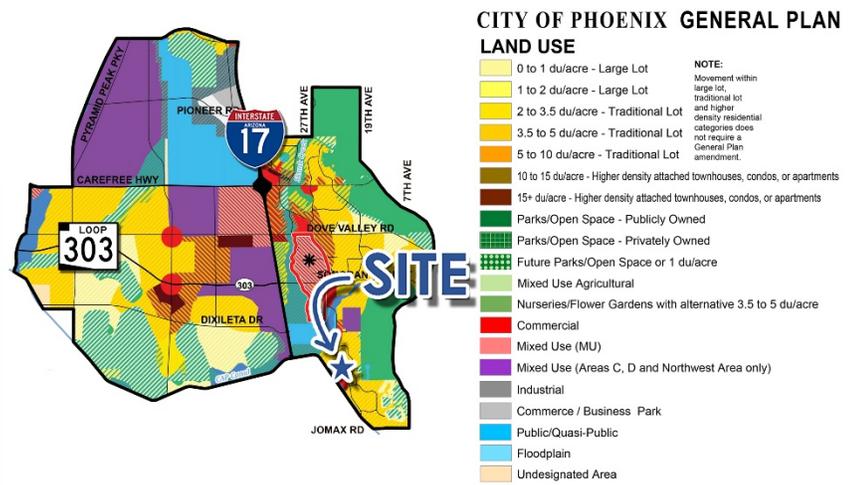


Exhibit 3 - General Plan Land Use Map

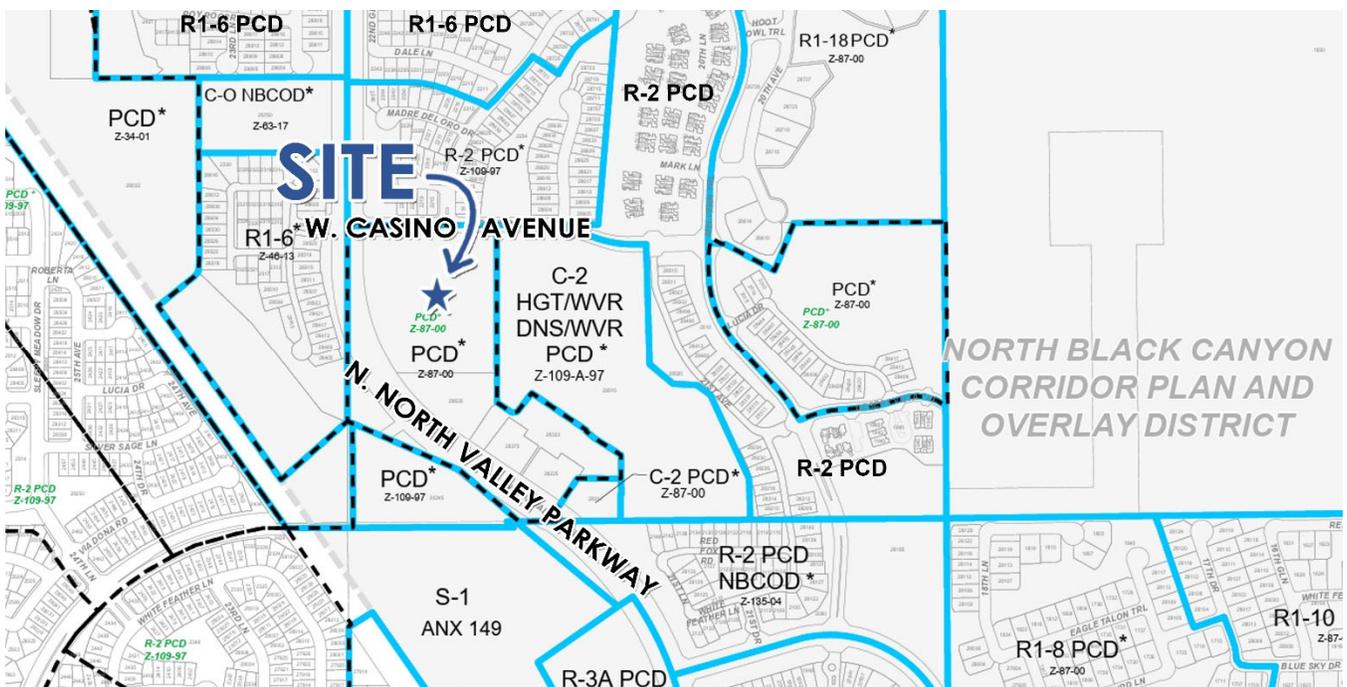


Exhibit 4 - Existing Zoning

Table 1 – Surrounding Site Context

LOCATION	EXISTING USE	EXISTING GENERAL PLAN	EXISTING ZONING
Site	Vacant Desert	Commercial/Res.2-5 du/ac	PCD (C-2)
North	Dynamite Mtn. Ranch Residential Community	Commercial/Res.2-5 du/ac	PCD (R-2)
East	San Norterra Apt. Complex	Commercial/Res.2-5 du/ac	PCD (C-2 HGT)
South	CVS Pharmacy	Commercial	PCD (C-2)
West	Ember Crest Residential Community	Residential 3.5-5 du/ac	R1-6

The existing zoning allows for identical attached residential development, utilizing a condominium regime, under the R-3 zoning district (allowed under C-2). However, the Project proposes attached single family homes on fee-simple for-sale lots. Development of such homes, and lots are currently geographically restricted in the City through the Single-Family Infill (“SFI”) development option per **Figure 608.I.1** of the Phoenix Zoning Ordinance. The Project is outside of these geographic areas where the SFI development option is permitted by-right or with a Use Permit. Thus the PUD is the appropriate zoning mechanism for this Property. The Project accounts for both the unique site context and drainage constraints, which limit the developable area within the Property and the City’s plans to encourage development of new missing-middle housing. The PUD development standards will largely follow the requirements of the SFI development option in combination with the base R-2 district for this infill site, as depicted on **Table 2**. Given the lower proposed density (80 lots-8.5 du/ac vs. R-3 maximum of 164 units-17.5 du/ac) associated with this Project, and compatible zoning found within the surrounding area, the R-2 zoning district was selected as the appropriate comparative zoning district for this PUD. While the R-2 district provides the tools necessary to execute the proposed development, some of the design considerations cannot be accommodated by the base R-2 district standards. In order to achieve fee-simple lots, make the most efficient use of the Property and create an exceptional residential experience, the PUD establishes necessary and specific development standards to account for the fee-simple lots, while retaining the design aspects envisioned under the R-2 and SFI development standards of the Phoenix Zoning Ordinance.

2. Overall Design Concept

As seen in *Exhibit 5 - Conceptual Site Plan*, Solis at Norterra has been thoughtfully and carefully designed to be compatible with the surrounding residential neighborhood as well as the larger “fabric” of the area. The proposed density and product type provide a much-needed housing option on an undeveloped/infill parcel located close to transportation corridors, recreation, employment, commercial, and educational sites. The residential character of the proposed community is well matched with the existing pattern of diverse development in the larger and immediate neighborhood and follows the land use principles identified in both the North Gateway Village Character Plan and the North Canyon Overlay District.

The overall design character of “Desert Modern” proposed within the Project will be compatible with the existing surrounding uses and is consistent with the North Canyon Overlay District, which is codified in Section 654 of the City of Phoenix Zoning Ordinance and is a regulatory tool designed to implement the vision for the North Black Canyon Corridor, primarily located within the North Gateway Village. The fundamental purpose of this overlay is to ensure that development in this area—which is targeted as a high-quality regional employment center with diversified residential areas—is carried out in a manner that is highly sensitive to the surrounding natural Sonoran Desert environment. The district encompasses large areas of significant scenic and sensitive lands, including the City’s Sonoran Preserve and vital wash systems.

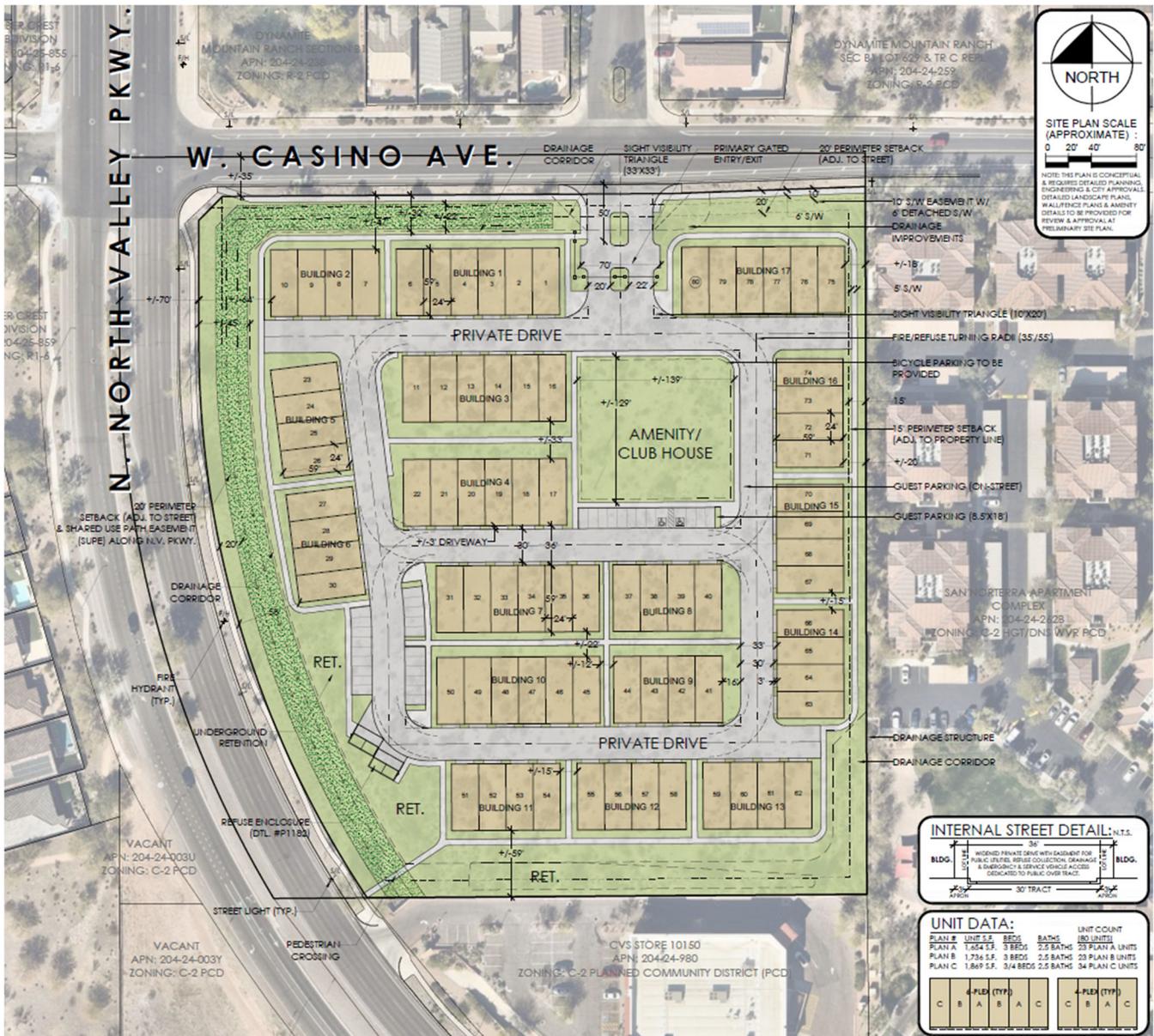


Exhibit 5 - Conceptual Site Plan

The North Black Canyon Overlay District functions by establishing specific design criteria that supplement the standards of the underlying conventional zoning district. These regulations are focused on integrating the natural desert environment into the built environment to create a unique and attractive identity for the corridor. Key regulatory provisions cover detailed design standards for elements such as lighting, landscaping, signs, and building materials/colors. A major emphasis is placed on minimizing impacts on the landscape. This theme will be carried out through the development which will include both natural and enhanced desert landscapes.

B. Land Use Plan

The Project will offer a fee-simple, 80-lot for-sale townhome community that will enable home ownership at an attainable price point. The Property will include 17 townhome buildings (4-plex & 6-plex) with two-story three-bedroom attached residences ranging from +/-1,700-1,900 square feet. As shown in *Exhibit 6 - Conceptual Renderings*, the buildings are designed with clean architectural lines that enhance both aesthetics and functionality. The community is thoughtfully designed to balance private spaces with recreational amenities. Access to the community is planned via a single gated entry off W. Casino Avenue, which enters onto a central amenity space, welcoming residents upon entry and exit of the development. This will be a significant feature of the development, including a community pool, spa, cabana, fire pit with lounge seating and a shaded seating area with BBQ, which provides an active and social outdoor experience. A spacious lawn will also provide a versatile green space for relaxation, gatherings, or other outdoor activities. The integration of these features creates a vibrant, cohesive environment that promotes community interaction. The community will also emphasize the necessary drainage corridors on the North, West and South side of the Property providing large buffers with natural desert landscaping, creating enhanced privacy and quality open space for its residents. Internal private drives provide access to homes with private, two car garages for each unit, which are oriented inward with the attractive building facades facing out towards the perimeter landscape setbacks, providing pedestrian circulation and buffers adjacent to the existing residential development. Guest parking is strategically placed, ensuring sufficient parking for both residents and visitors. The proposed site plan capitalizes on opportunities for pedestrian connections, with multiple points to allow residents access to the nearby Sonoran Preserve Desert Vista trailhead to the east and walkable commercial to the south.



Elevation A – Modern Prairie – 4-Plex (Top) & 6-Plex (Bottom) – Not to Scale





Elevation B – Contemporary – 4-Plex (Top) & 6-Plex (Bottom) – Not to Scale



Exhibit 6 - Conceptual Renderings

C. List of Uses

Unless modified herein, the permitted uses shall be those permitted in the R-2 zoning district (Section 614) pursuant to table 608.D of the Phoenix Zoning Ordinance. The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3

1. Permitted Uses

This PUD allows all uses permitted in the R-2 zoning district in Table 608.D of the Phoenix Zoning Ordinance.

2. Temporary Uses

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

3. Accessory Uses

Accessory uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.

D. Development and Landscape Standards

1. Development Standards

Development is subject to development standards generally based on R-2 PRD zoning district standards, except as modified by the development standards table below.

Table 2 – Development Standards Table

Standards	R-2 PRD	PUD
Lot Width (Minimum)	None	None
Lot Depth (Minimum)	None	None
Development Density (Maximum)	10.5 du/ac (gross); 12.0 du/ac W/bonus	8.5 du/ac
Individual Lot Setbacks (Minimum)	Front: 10 feet Rear: none Street side: 10 feet Interior sides: none	Front: none Rear: none Street side: none Interior sides: none
Garage Door/ Carport Entry Setback (Min.)	18 feet front or street side	3 feet
Projections	Per Section 701.A.3.b	Per Section 701.A.3.b
Development Perimeter Building Setback (Min.)	Perimeter street: 20 feet. Other property line: 15 feet.	Perimeter street: 20 feet. Other property line: 15 feet.
Perimeter Street Landscape Setback (Minimum)	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.
Building Height (Maximum)	3 stories and 30 feet for first 150 feet from development perimeter; one foot height increase for each five feet in setback increase to maximum 4 stories and 48 feet high**	2 stories and 30 feet

Standards	R-2 PRD	PUD
Lot Coverage (Maximum)	60% total for development	60% total for development
Common Open Space (Minimum)	5% of gross area	20% of gross area
Street Frontage Requirement	Public street or private accessway	Public street or private accessway
Other Applicable Regulations:	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Multi-family: Section 703.B Bonus: Section 608.H; SFI subdivisions: Section 608.I	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Multi-family: Section 703.B Bonus: Section 608.H; SFI subdivisions: Section 608.I

2. Landscape standards

As a part of this PUD, a higher level of quality will be provided within the landscape character and amenity design. Landscape standards to comply with Section 654. North Black Canyon Overlay District and the character styles seen in *Exhibit 7 - Conceptual Landscape Character*.



7A - Desert Modern Character Style

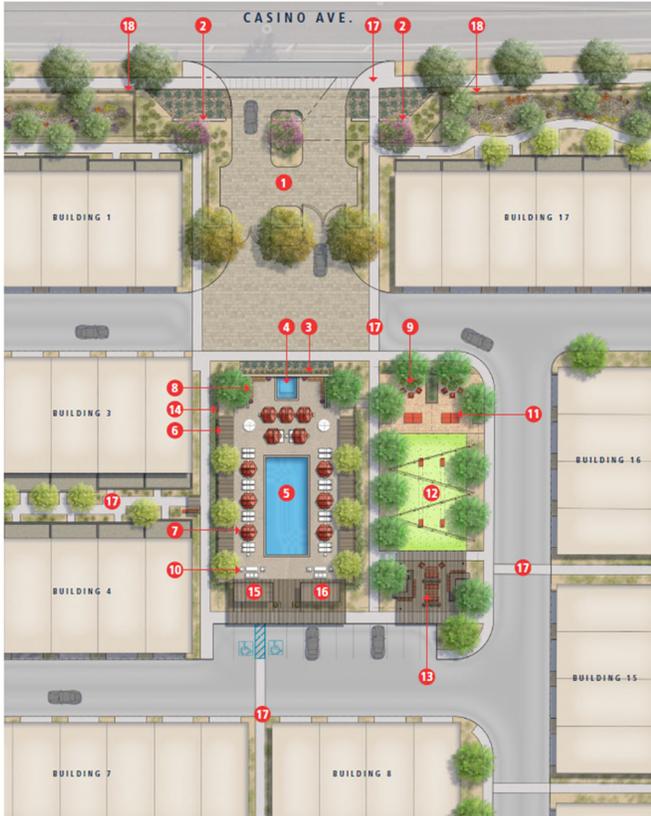


7B - Sonoran Resort Character Style



- LEGEND**
- 1 Project Entry
 - 2 Shared Use Path (10ft wide)
 - 3 Drainage Wash
 - 4 Amenity Space (~20,080 sf)
 - 5 Pedestrian Circulation
 - 6 Pedestrian Connection to Community
 - 7 Interior Paseos
 - 8 Guest Parking
 - 9 Pocket Park
 - 10 Street Trees
 - 11 Perimeter Tree Buffer
 - 12 Private Drive
 - 13 Private Patios
 - 14 Existing Neighbor Wall
 - 15 Perimeter Privacy Wall
 - 16 Corner Monument
 - 17 Dog Park (1,935 sf)
 - 18 Trash Enclosures
 - 19 Existing City Sidewalk

7C - Conceptual Landscape Plan



LEGEND

- | | |
|---|--|
| 1 Project Entry with Enhanced Paving | 10 Lounge Seating |
| 2 Monument Signage with Accent Planting | 11 Game Tables |
| 3 Entry/Spa Feature Wall with Signage | 12 Multi-Purpose Lawn (~1,800sf) with Festoon Lighting |
| 4 Spa (10'x10') with Amenity Feature Wall | 13 Shade Structure with BBQ Island, and Seating |
| 5 Pool (24'x50') | 14 Pool Enclosure Fence |
| 6 Cabana (8'x16') | 15 Restroom Building with Extended Canopy |
| 7 Chaise Lounges with Umbrellas | 16 Pool Equipment Building with Extended Canopy |
| 8 Banquette Seating | 17 Pedestrian Connection |
| 9 Fire pit with Lounge Seating | 18 Perimeter Fence |



7D - Conceptual Amenity Plan



7E - Conceptual Entry Character (View 1)



7F - Conceptual Entry Character (View 2)



7C - Conceptual Entry Character (View 3)

Exhibit 7 - Conceptual Landscape Character

E. Design Guidelines

The design shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance. As the Project proposes attached single-family units with fee-simple, for-sale individual lots, 507 Tab A.II.C.8 Subdivision Diversity Design Review is inapplicable.

While garages are permitted within 3 ft. of the private streets and will take up more than 50% of the lot width, the Project will diminish perceived “garage dominance” through the orientation of the units (see Exhibit 6 – Conceptual Renderings). The units will be oriented so that the front elevations are located along pedestrian paths, with garage access to the rear of the units along the private streets.

F. Signs

Signs shall be provided in accordance with Phoenix Zoning Ordinance Section 705.

G. Sustainability

The following are sustainability practices that are encouraged within the PUD and divided into those that are city-enforced and those that are the developer goals.

1. City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
 - Minimum 75% shading of pedestrian sidewalk along Casino Avenue.
 - Minimum 75% shading of pedestrian sidewalk along North Valley Parkway.
 - Shade to be provided by means of vegetation at maturity and/or shade structures.
 - Where utility, right-of-way or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.
- Encourage water conservation through the selection of drought tolerant plants and trees and smart and water efficient irrigation systems.
- Utilize low flow plumbing fixtures.
- Provide locations for secure bike parking such as visible public bike racks.
- **Water Consumption:** Prior to preliminary plat approval documentation shall be provided that demonstrates participation in the Environmental Protection Agency’s WaterSense certification program, or an equivalent program, as determined by the Planning and Development and Water Services Departments.
- **Water Consumption:** Natural turf shall only be utilized on required retention areas (bottom of basin), and functional turf areas within common areas, as approved by the Planning and Development Department.
- **Water Consumption:** Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste, as approved by the Planning and Development and Water Services Departments.

- **Water Consumption:** Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation, as approved by the Planning and Development and Water Services Departments.

2. Developer Goals:

- Incorporate LED and energy efficient lighting technology into all lighting constructed on the Site.
- Select building materials and colors to reduce overall heat gain.
- Provide high performance insulation and HVAC systems.
- Incorporate dual-pane, energy efficient windows.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Install enhanced HVAC systems with 14 SEER or higher.
- Incorporate Energy Star Rated appliances.
- Provide shading within open space areas and public spaces.

H. Infrastructure

1. Circulation

Access to the site will be provided from a single access point on Casino Avenue, which is located approximately 440 feet west of North Valley Parkway. The driveway aligns with Nobel Road on the north side of Casino Avenue. Site circulation is provided via a single 29.16' wide internal private drive aisle. Per City of Phoenix standard design, necessary radii (55' outside curve/35' inside curve) are provided to provide sufficient maneuverability for fire department and refuse collection access.

2. Grading & Drainage

Development shall conform to the City of Phoenix regulations and design guidelines. Any drainage related items will be addressed during the site plan review process.

3. Water Services

Public sewer and water connections will be requested from the City of Phoenix to serve this development. The property is immediately bound by public rights-of-way with adequate existing public facilities.

4. Complete Streets

In 2018, the City of Phoenix adopted the Complete Streets Guidelines to improve the safety and accessibility of the City's streetscapes and related infrastructure. This PUD implements a number of the design principles outlined in the Guidelines, including:

Design for Safety:

“Design streets safely for all users...”

- For Casino Avenue, the development will provide a six-foot wide detached sidewalk with an eight-foot-wide landscape strip.

Design for Comfort and Convenience

“Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”

- Shading for the pedestrian pathways adjacent to the Casino Avenue public street frontage will be provided with 75% shading, a 25% increase above the minimum standard, through a combination of shade trees and attached/freestanding shade structures.

Design for Connectivity

“Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks, and alleys that compromise connectivity.”

- Development of this property will include installation of bike racks and bike infrastructure to support the nearby bike lanes.

I. LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA; EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 655.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE THEREOF, A DISTANCE OF 655.91 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 658.35 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 25 SECONDS WEST, A DISTANCE OF 168.34 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 399.16 FEET; THENCE SOUTH 44 DEGREES 41 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.78 FEET TO THE EAST LINE OF THE WEST 70 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 108.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 884.93 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 38 MINUTES 54 SECONDS AN ARC LENGTH OF 519.70 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218.27 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1311.81 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 493.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 84.71 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.71 FEET TO THE POINT OF BEGINNING.