

RECEIVED

OCT 01 2025

TOWN OF LOWELL

FINAL PLAT PETITION
(Residential / Single Family)
LOWELL PLANNING COMMISSION

Unit 2
Phase 4

Sierra
Ridge

21 Lots
PC # 25-013
OCT

_____ Date of Filing Fee Paid: _____

_____ Subdivision Improvement Agreement Receipt No. _____

☒ Subdivision Petition (1 copy)

_____ Mylar (3 copies)

Pending 890pc
_____ Performance Bond or Letter of Credit

☒ Filing Fee: \$100.00 plus \$5.00/unit (Lowell Code 11.160; Ordinance 2005-30)

_____ Engineering Inspection Fee: 0.625% of the total value of all site improvements.
(Lowell Code 11.160; Ordinance 2005-30)

Name of Petitioner: Chris Adams

Mailing Address: 640 W SON Valparaiso IN 46385 Phone: 219-808-4887

Name of Owner: CLS Development LLC

Mailing Address: 640 W SON Valparaiso IN 46385 Phone: 219-808-4887

Address Subdividing: Sierra Ridge U2P4

Legal Description: Attached (attach sheet if necessary)

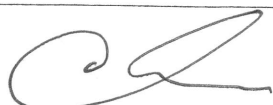
Request Final Approval of: _____

Present Use: Vacant

Reason for Request: Final Plat

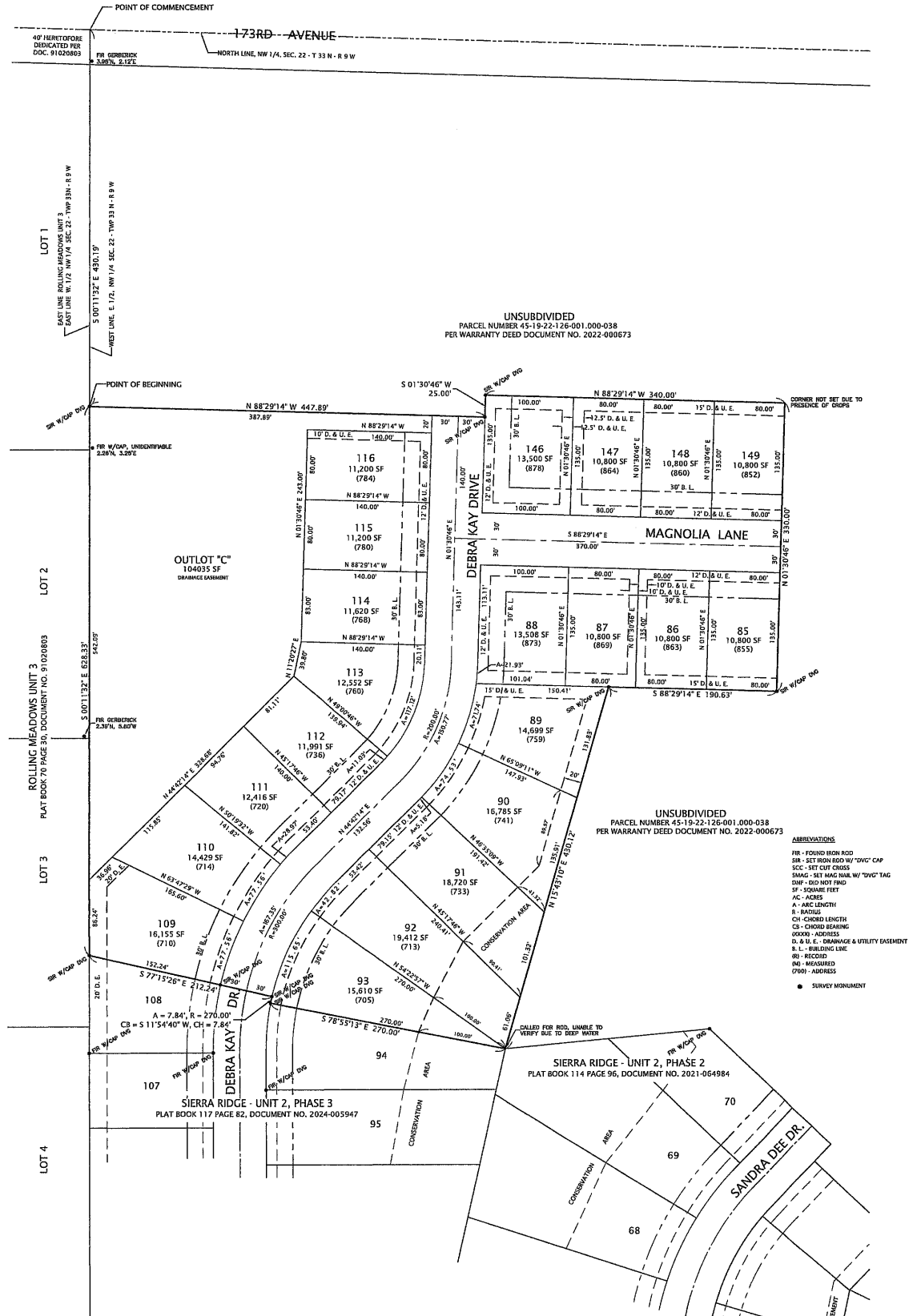
Proposed Usage: SFD

10-1-25
Date


Signature of Petitioner

100 + 5 / Lot =
21 lots
205.00

SIERRA RIDGE - UNIT 2, PHASE 4 FINAL PLAT



DATE	FILE NO.
10/07/25	22-33-9
SECTION	COUNTY
LAKE	LAKE
PROJECT NO.	20-1001.02

CLS DEVELOPMENT LLC



FINAL PLAT
SIERRA RIDGE - UNIT 2, PHASE 4
PT. N. 1/2, SEC. 22, TWP 33 N., R9W 2nd PM
LOWELL, IN
SHEET 1 of 2

DATE:	REVISIONS AND NOTES:

DVC Team, Inc.
1155 Trounline Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvcteams.com



SIERRA RIDGE - UNIT 2, PHASE 4

FINAL PLAT

DESCRIPTION

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, AS PREPARED BY TOM MICHALAK, LS2070047 BASED IN PART ON A PLAT OF SURVEY PREPARED BY DVG TEAM, INC. PROJECT NUMBER 520-97, REVISED JUNE 14, 2021 AND RECORDED JULY 1, 2021 IN SURVEY BOOK 36 PAGE 63, AS DOCUMENT NUMBER 2021-046013 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, ONE MASS OF MONUMENTS FOR THIS DESCRIPTION WILL BE THE SAME AS SHOWN ON THE BEFORE MENTIONED RECORDED PLAT OF SURVEY, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 09 DEGREES 11 MINUTES 33 SECONDS EAST 430.19 FEET ALONG WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, ALSO BEING THE EAST LINE OF ROLLING MEADOWS UNIT NO. 3, RECORDED MAY 1, 1991 IN PLAT BOOK 70 PAGE 30 AS DOCUMENT NUMBER 91028913 IN THE OFFICE OF THE RECORDER OF SAID COUNTY TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 08 DEGREES 11 MINUTES 33 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER 628.33 FEET TO THE NORTHWEST CORNER OF LOT 108 IN SIERRA RIDGE - UNIT 2, PHASE 3, RECORDED FEBRUARY 6, 2024 IN PLAT BOOK 117 PAGE 82 AS DOCUMENT NUMBER 2024-066567 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH LINES OF SAID SIERRA RIDGE - UNIT 2, PHASE 3:

- (1) SOUTH 77 DEGREES 15 MINUTES 24 SECONDS EAST 212.24 FEET;
 - (2) THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 7.84 FEET, AND A CHORD BEARING SOUTH 11 DEGREES 54 MINUTES 40 SECONDS WEST 7.84 FEET;
 - (3) THENCE SOUTH 78 DEGREES 25 MINUTES 13 SECONDS EAST 270.00 FEET TO THE WESTERMOST NORTH CORNER OF LOT 69 IN SIERRA RIDGE - UNIT 2, PHASE 2, RECORDED OCTOBER 28, 2021 IN PLAT BOOK 114 PAGE 86 AS DOCUMENT NUMBER 2021-064954;
- THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES:
- (1) NORTH 15 DEGREES 43 MINUTES 10 SECONDS EAST 436.13 FEET;
 - (2) THENCE SOUTH 69 DEGREES 29 MINUTES 14 SECONDS EAST 139.83 FEET;
 - (3) THENCE NORTH 01 DEGREES 30 MINUTES 46 SECONDS EAST 330.00 FEET;
 - (4) THENCE NORTH 88 DEGREES 29 MINUTES 14 SECONDS WEST 340.00 FEET;
 - (5) THENCE SOUTH 01 DEGREES 30 MINUTES 46 SECONDS WEST 25.00 FEET;
 - (6) THENCE NORTH 88 DEGREES 29 MINUTES 14 SECONDS WEST 447.89 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING, CONTAINING 447,019 SQUARE FEET OR 10.26 ACRES, MORE OR LESS.

NOTES

1. PHASE 4 PROPERTY LINES, EASEMENTS, SETBACKS AND RIGHT OF WAY TAKEN FROM PRELIMINARY PLAT OF SIERRA RIDGE - UNIT 2, REVISED JUNE 02, 2020.
2. NO DIMENSION SHOULD BE ASSUMED BY SCALING METHOD FROM THIS PLAT.
3. THE ABOVE DESCRIBED PARCEL IS IN ZONE "R", BY SCALING METHODS, ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PAVIL NUMBER 18095C03376, DATED JANUARY 18, 2012.
4. SURVEY MONUMENTS: 5/8-INCH REBAR, 24 INCHES LONG, WITH BLUE SURVEYOR IDENTIFICATION CAP STAMPED "DVG TEAM, INC. FIRM NO. 0120" WILL BE SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY IN ACCORDANCE WITH RES. I.C. 1-12-18.

OWNER/DEVELOPER/DEEDS

CLS DEVELOPMENT, LLC
CHRIS ADAMS
640 W. 30 N. ROAD
VALPARAISO, INDIANA 46388
239-608-4887

PARCEL INFORMATION

PART OF TAX PARCEL NO. 45-19-22-126-001.000-038
CLS DEVELOPMENT, LLC
CORPORATE QUIT CLAIM DEED DOCUMENT NO. 2025-529977
RECORDED AUGUST 07, 2025

PARCEL AREA

GROSS:
447,058 SQUARE FEET ±
10.26 ACRES ±

LESS ROADWAY DEDICATIONS:
65-67 SQUARE FEET ±
1.48 ACRES ±

NET LOTS AND OUTLOT CL:
382,811 SQUARE FEET ±
8.78 ACRES ±

8-2 MINIMUM SETBACKS

SETBACK	PRIMARY STRUCTURES	ACCESSORY STRUCTURES
FRONT, LOCAL ROAD	30'	---
SIDE	8', 16' TOTAL	5' TOTAL
REAR	30'	15'

UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL, ALL PUBLIC UTILITY COMPANIES, INCLUDING GENERAL TELEPHONE AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY AND PRIVATE COMPANIES WHOSE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES, AND WIRES, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, CUTS, ANCHORS, AND OTHER APPURTENANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERLAP LOTS WITH ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

CONSERVATION AREA

THERE ARE STRIPS OF AREAS OF REAL ESTATE SHOWN ON THE PLAT AND DESIGNATED AS "CONSERVATION AREA". THESE STRIPS OR AREAS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS FOR THE EXPRESS PURPOSE OF PROTECTING THE CURRENTLY DELINEATED AND DESIGNATED FEDERAL WETLANDS CONTAINED THEREIN: NO FILLING OR GRADING OR RE-GRADING WORK OR MECHANIZED LAND CLEARING OR TREE REMOVAL MAY BE CONDUCTED, AND NO BUILDINGS OR STRUCTURES MAY BE ERRECTED WITHIN SAID STRIPS OR AREAS. THESE RESTRICTIONS ARE TO RUN WITH THE LAND FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDED OF THIS PLAT AT WHICH TIME SAID RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS APPROPRIATE GOVERNMENTAL ENTITIES REMOVE SAID DELINEATION AND DESIGNATION OF FEDERAL WETLANDS IN SAID STRIPS OR PARCELS.

DRAINAGE EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL, FOR THE INSTALLATION OF A DRAINAGE SWALE, DITCH OR WATERWAY UPON AND ALONG THE STRIP OR STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "DRAINAGE EASEMENT" FOR THE PURPOSE OF HANDLING THE STORM WATER RUNOFF.

OWNER, NOTARY CERTIFICATE

CLS DEVELOPMENT, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREBY DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "SIERRA RIDGE - UNIT 2, PHASE 4". ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT, SIDE AND REAR BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 2025.

CLS DEVELOPMENT, LLC

STATE OF INDIANA)
COUNTY OF LAKE) SS.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

A RESIDENT OF _____ COUNTY, INDIANA

MY COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, CHECK AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE LOWELL PLAN COMMISSION ON PLAT COMMITTEE AT

A MEETING HELD ON THE _____ DAY OF _____, 2025.

TOWN OF LOWELL PLAN COMMISSION BY:

PRESIDENT: JOHN ALESSIA

SECRETARY: DIANNA CADE

DIRECTOR OF PLANNING & DEVELOPMENT CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE TOWN OF LOWELL BY:

DIRECTOR OF PLANNING AND DEVELOPMENT: RICH OMANN

TOWN COUNCIL CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS.

SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN COUNCIL, DATED

THIS _____ DAY OF _____, 2025.

TOWN COUNCIL PRESIDENT

TOWN COUNCIL VICE PRESIDENT

MEMBER

MEMBER

MEMBER

ATTTEST: CLERK TREASURER

SURVEYOR CERTIFICATE

STATE OF INDIANA)
COUNTY OF LAKE) SS.

I, THOMAS J. MICHALAK, A REGISTERED LAND SURVEYOR BEING LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR _____ THAT THE PLAT IS IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS OF THE TOWN OF LOWELL SUBDIVISION CONTROL ORDINANCE, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

IN THE OPINION OF THIS SURVEYOR IT IS PROBABLE THAT INTERIOR SUBDIVISION MONUMENTATION WILL BE DESTROYED BY CONSTRUCTION. THEREFORE THE REMINDER OF THE MONUMENTATION WILL BE SET NO LATER THAN TWO YEARS AFTER THE DATE OF RECORDING OF THIS SUBDIVISION IN ACCORDANCE WITH RES. I.C. 1-12-18.

THE HEREIN SUBDIVISION PLAT IS BASED ON A PLAT OF SURVEY PERFORMED BY DVG TEAM, INC. OF THE PARENT PARCEL, RECORDED JULY 1, 2021 IN SURVEY BOOK 36 PAGE 63 AS DOCUMENT NUMBER 2021-046013 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. THERE HAS BEEN NO CHANGES FROM THE MATTERS OF SURVEY REVEALED BY THE RECORDED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NOW SUBDIVISION. EXCEPT WHERE PRIOR MONUMENTATION IS HELD OVER COURSE AND DISTANCE, HEREON INDICATED BY RECORD AND MEASURED VALUES.

THOMAS J. MICHALAK, REGISTERED LAND SURVEYOR NO. 2070047

FILE NO.	FILE NO.
22-33-9	LAKE
20-1001.02	

CLS
DEVELOPMENT LLC

1" = 25'
SCALE: 1" = 50'

FINAL PLAT
SIERRA RIDGE - UNIT 2, PHASE 4
PT. N.1/2, SEC. 22, TWP 33 N, R9W 2nd PM
LOWELL, IN
SHEET 2 of 2

DATE:	REVISIONS AND NOTES

DVG Team, Inc.
1155 Trounline Road
Crown Point, IN 46307
P: (219) 662-7710
F: (219) 662-2740
www.dvgteam.com



Mail Tax Bills to:
640 W 50 N
Valparaiso, IN 46538-4653

Split from
45-19-22-126-001.000-038 to

CORPORATE QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That DIVI DEVELOPMENT, INC., ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS to CLS DEVELOPMENT, LLC. ("Grantee") of PORTER County, in the State of Indiana, in consideration of One Dollar (\$1.00) the receipt of which is hereby acknowledged, the following real estate in LAKE County, in the State of Indiana, to-wit:

SEE ATTACHED

Commonly known as: Vacant Land, Lowell, IN 46356
Grantee's Address: 640 W 50 N, Valparaiso, IN 46538-4653

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has executed this deed this 5th day of August, 2025.

BY: 

RICHARD A. ZUNICA, PRESIDENT
DIVI DEVELOPMENT, INC.

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100


STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared RICHARD A. ZUNICA, PRESIDENT, DIVI DEVELOPMENT, INC., who acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal this 5th day of August, 2025.



My commission expires: 4-27-30
County of Residence: Lake
(SEAL)


[Notary Public's Signature]
Mary Costello
[Notary Public's Printed Name]

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.

RICHARD A. ZUNICA

L:\Law Files\DIVI Development Inc\Corporate Deed to CLS - vacant land.doc

This Instrument prepared by: Attorney Richard A. Zunica, 162 Washington Street, Lowell, In 46356



July 01, 2025
24-2047 Sierra Ridge
Description of Proposed Unit 2, Phase 4

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY INDIANA, AS PREPARED BY TOM MICHALAK, LS20700047 BASED IN PART ON A PLAT OF SURVEY PREPARED BY DVG TEAM, INC. PROJECT NUMBER S20-97, REVISED JUNE 14, 2021 AND RECORDED JULY 1, 2021 IN SURVEY BOOK 36 PAGE 63, AS DOCUMENT NUMBER 2021-045013 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, (THE BASIS OF BEARINGS FOR THIS DESCRIPTION WILL BE THE SAME AS USED ON THE BEFORE MENTIONED RECORDED PLAT OF SURVEY).

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST 430.19 FEET ALONG WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, ALSO BEING THE EAST LINE OF ROLLING MEADOWS UNIT NO. 3, RECORDED MAY 1, 1991 IN PLAT BOOK 70 PAGE 30 AS DOCUMENT NUMBER 91020803 IN THE OFFICE OF THE RECORDER OF SAID COUNTY TO THE POINT OF BEGINNING;

THENCE CONTINUING THENCE SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER 628.33 FEET TO THE NORTHWEST CORNER OF LOT 108 IN SIERRA RIDGE – UNIT 2, PHASE 3, RECORDED FEBRUARY 8, 2024 IN PLAT BOOK 117 PAGE 82 AS DOCUMENT NUMBER 2024-005947 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH LINES OF SAID SIERRA RIDGE – UNIT 2, PHASE 3:

- (1) SOUTH 77 DEGREES 15 MINUTES 26 SECONDS EAST 212.24 FEET;
- (2) THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 7.84 FEET, AND A CHORD BEARING SOUTH 11 DEGREES 54 MINUTES 40 SECONDS WEST 7.84 FEET;
- (3) THENCE SOUTH 78 DEGREES 55 MINUTES 13 SECONDS EAST 270.00 FEET TO THE WESTERNMOST NORTH CORNER OF LOT 69 IN SIERRA RIDGE – UNIT 2, PHASE 2, RECORDED OCTOBER 28, 2021 IN PLAT BOOK 114 PAGE 96 AS DOCUMENT NUMBER 2021-064984;

THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- (1) NORTH 15 DEGREES 43 MINUTES 10 SECONDS EAST 430.12 FEET;
 - (2) THENCE SOUTH 88 DEGREES 29 MINUTES 14 SECONDS EAST 190.63 FEET;
 - (3) THENCE NORTH 01 DEGREES 30 MINUTES 46 SECONDS EAST 330.00 FEET;
 - (4) THENCE NORTH 88 DEGREES 29 MINUTES 14 SECONDS WEST 340.00 FEET;
 - (5) THENCE SOUTH 01 DEGREES 30 MINUTES 46 SECONDS WEST 25.00 FEET;
 - (6) THENCE NORTH 88 DEGREES 29 MINUTES 14 SECONDS WEST 447.89 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING,
- CONTAINING 447,059 SQUARE FEET OR 10.26 ACRES, MORE OR LESS.