

STATE OF COLORADO
COUNTY OF GILPIN
CITY OF BLACK HAWK

COUNCIL BILL NUMBER: CB-28

ORDINANCE NUMBER: 2023-28

TITLE: A BILL FOR AN ORDINANCE ZONING CERTAIN CITY-OWNED PROPERTIES KNOWN AS THE BATES HILL 2023 ANNEXATIONS 1-6 TO THE HISTORY APPRECIATION RECREATION DESTINATION (HARD) ZONE DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLACK HAWK, GILPIN COUNTY:

Section 1. Findings of Fact.

A. The City Council previously has considered the annexation of certain City-owned real property described in attached **Exhibit A** (collectively, the "Property").

B. The City previously thereafter instituted the procedure for the initial zoning of the Property.

C. An application was submitted by the City for initially zoning the Property to the History Appreciation Recreation Destination (HARD) Zone District pursuant to the City of Black Hawk Zoning Ordinance.

D. Public notice has been given of such zoning by one publication in a newspaper of general circulation within the City and the official newspaper of the City at least fifteen (15) days before the public hearing of such amendment.

E. Notice of such proposed hearing was posted on the Property for fifteen (15) consecutive days prior to said hearing.

F. A need exists for rezoning the Property pursuant to Section 16-365 of the City of Black Hawk Municipal Code to the extent provided herein.

Section 2. The Property more particularly described in **Exhibit A** is hereby rezoned to the History Appreciation Recreation Destination (HARD) Zone District.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning changes.

Section 4. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Black Hawk, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare.

The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. The City Clerk is directed to post the Ordinance as required by the Charter. This Ordinance shall become effective upon posting by the City Clerk.

READ, PASSED AND ORDERED POSTED this 26th day of July, 2023.


David D. Spellman, Mayor

ATTEST:

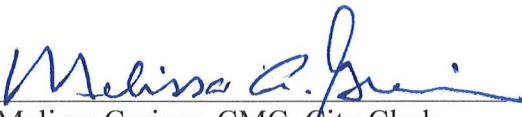

Melissa Greiner, CMC, City Clerk



EXHIBIT A

Bates Hill – 2023 Annexation No. 1

BATES HILL – 2023 ANNEXATION NO. 1, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2-3 OF THE BILLINGS MS 200 TO BEAR NORTH 65°46'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 2-3 OF SAID BILLINGS MS 200 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 661.99 FEET TO LINE 1-4 OF THE GETTYSBURG MS 5777;

THENCE SOUTH 54°15'00" WEST ON LINE 1-4 OF SAID GETTYSBURG MS 5777, A DISTANCE OF 31.57 FEET TO THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 259.10 FEET TO LINE 1-6 OF THE VULCAN MS 590;

THENCE NORTH 28°59'02" WEST ON LINE 1-6 OF SAID VULCAN MS 590, A DISTANCE OF 11.47 FEET TO CORNER 6 OF SAID VULCAN MS 590;

THENCE SOUTH 41°20'58" WEST ON LINE 5-6 OF SAID VULCAN MS 590, A DISTANCE OF 9.99 FEET TO SAID TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 409.74 FEET TO LINE 3-4 OF THE ALL NATION MS 18091;

THENCE NORTH 27°09'00" WEST ON LINE 3-4 OF SAID ALL NATION MS 18091, A DISTANCE OF 24.79 FEET TO LINE 1-2 OF THE PROSPECTOR MS 625 AMENDED;

THENCE SOUTH 62°18'00" WEST ON LINE 1-2 OF SAID PROSPECTOR MS 625 AMENDED, A DISTANCE OF 30.34 FEET TO CORNER 2 OF SAID PROSPECTOR MS 625 AMENDED AND THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON LINE 2-3 OF SAID PROSPECTOR MS 625 AMENDED AND SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 117.06 FEET TO CORNER 3 OF SAID PROSPECTOR MS 625 AMENDED;

THENCE NORTH 27°42'00" WEST ON LINE 3-4 OF SAID PROSPECTOR MS 625 AMENDED, A DISTANCE OF 64.37 FEET TO LINE 1-4 OF THE BILLINGS MS 200;

THENCE SOUTH 65°46'00" WEST ON LINE 1-4 OF SAID BILLINGS MS 200, A DISTANCE OF 46.57 FEET TO CORNER 1 OF SAID BILLINGS MS 200;

THENCE NORTH 24°14'00" WEST ON LINE 1-2 OF SAID BILLINGS MS 200, A DISTANCE OF 50.00 FEET TO CORNER 2 OF SAID BILLINGS MS 200;

THENCE NORTH 65°46'00" EAST ON LINE 2-3 OF SAID BILLINGS MS 200, A DISTANCE OF 479.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 181,182.93 SQUARE FEET OR 4.16 ACRES MORE OR LESS.

EXHIBIT A

Bates Hill – 2023 Annexation No. 2

BATES HILL – 2023 ANNEXATION NO. 2, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1-6 OF THE SOMES MS 385A TO BEAR NORTH 46°34'02" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 1-6 OF SAID SOMES MS 385A AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117-120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 409.44 FEET TO LINE 1-2 OF THE ALCES MS 18032;

THENCE SOUTH 65°33'00" WEST ON LINE 1-2 OF SAID ALCES MS 18032, A DISTANCE OF 603.43 FEET TO THE TOWNSITE OF THE CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 80.40 FEET TO LINE 2-3 OF SAID ALCES MS 18032;

THENCE NORTH 24°27'00" WEST ON LINE 2-3 OF SAID ALCES MS 18032, A DISTANCE OF 12.91 FEET TO LINE 3-4 OF SAID SOMES MS 385A;

THENCE SOUTH 56°27'02" WEST ON LINE 3-4 OF SAID SOMES MS 385A, A DISTANCE OF 14.65 FEET TO SAID CITY OF CENTRAL BOUNDARY;

THENCE NORTH 78°13'25" WEST ON SAID CITY OF CENTRAL BOUNDARY, A DISTANCE OF 210.93 FEET TO LINE 5-6 OF SAID SOMES MS 385A;

THENCE NORTH 56°27'02" EAST ON LINE 5-6 OF SAID SOMES MS 385A, A DISTANCE OF 249.81 TO CORNER 6 OF SAID SOMES MS 385A;

THENCE NORTH 46°34'02" EAST ON LINE 1-6 OF SAID SOMES MS 385A, A DISTANCE OF 459.96 FEET TO THE **POINT OF BEGINNING**, EXCEPTING THEREFROM GOVERNMENT LOT 49, CONTAINING A GROSS AREA OF 188,126.86 SQUARE FEET OR 4.32 ACRES AND A NET AREA OF 185,506.69 SQUARE FEET OR 4.26 ACRES MORE OR LESS.

EXHIBIT A

Bates Hill – 2023 Annexation No. 3

BATES HILL – 2023 ANNEXATION NO. 3, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2–3 OF THE FREEDOM EXTENSION MS 16666 TO BEAR NORTH 43°23'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 2–3 OF SAID FREEDOM EXTENSION MS 16666 AND THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117–120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 354.66 FEET TO LINE 1–6 OF THE SOMES MS 385A;

THENCE SOUTH 46°34'02" WEST ON LINE 1–6 OF SAID SOMES MS 385A, A DISTANCE OF 192.80 FEET TO LINE 1–4 OF THE BUENO MS 209;

THENCE SOUTH 76°00'00" WEST ON LINE 1–4 OF SAID BUENO MS 209, A DISTANCE OF 359.19 FEET TO LINE 1–4 OF THE FREEDOM EXTENSION MS 16666;

THENCE SOUTH 43°23'00" WEST ON LINE 1–4 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 45.46 FEET TO CORNER 1 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 52°42'00" WEST ON LINE 1–2 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 31.40 FEET TO LINE 1–4 OF SAID BUENO MS 209;

THENCE SOUTH 76°00'00" WEST ON LINE 1–4 OF SAID BUENO MS 209, A DISTANCE OF 385.08 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 09°35'51" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 50.15 FEET TO LINE 2–3 OF SAID BUENO MS 209;

THENCE NORTH 76°00'00" EAST ON LINE 2–3 OF SAID BUENO MS 209, A DISTANCE OF 341.17 FEET TO LINE 1–2 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 52°42'00" WEST ON LINE 1–2 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 55.37 FEET TO CORNER 2 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 43°23'00" EAST ON LINE 2–3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 134.55 FEET TO LINE 7–8 OF THE ROAD OR ELEPHANT MS 296;

THENCE SOUTH 77°48'00" WEST ON LINE 7–8 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 417.50 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 05°31'19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 49.71 FEET TO LINE 9–10 OF SAID ROAD OR ELEPHANT MS 296;

THENCE NORTH 77°48'00" EAST ON LINE 9–10 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 428.34 FEET TO CORNER 10 OF SAID ROAD OR ELEPHANT MS 296;

THENCE NORTH 60°41'00" EAST ON LINE 10–11 OF SAID ROAD OR ELEPHANT MS 296, A DISTANCE OF 105.36 FEET TO LINE 2–3 OF SAID FREEDOM EXTENSION MS 16666;

THENCE NORTH 43°23'00" EAST ON LINE 2–3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 263.86 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM GOVERNMENT LOT 48, CONTAINING A GROSS AREA OF 188,309.80 SQUARE FEET OR 4.32 ACRES AND A NET AREA OF 169,017.74 SQUARE FEET OR 3.88 ACRES MORE OR LESS.

EXHIBIT A

Bates Hill – 2023 Annexation No. 4

BATES HILL – 2023 ANNEXATION NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 2–3 OF THE ST. LOUIS NO. 3 MS 975 TO BEAR NORTH 58°32'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 6–7 OF THE MARYLAND MS 272B AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE SOUTH 90°00'00" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 62.94 FEET TO THE BLACK HAWK BOUNDARY, RECORDED IN BOOK 557, PAGES 117–120;

THENCE SOUTH 49°10'50" EAST ON SAID BLACK HAWK BOUNDARY, A DISTANCE OF 423.32 FEET TO LINE 2–3 OF THE FREEDOM EXTENSION MS 16666;

THENCE SOUTH 43°23'00" WEST ON LINE 2–3 OF SAID FREEDOM EXTENSION MS 16666, A DISTANCE OF 160.02 FEET TO LINE 1–2 OF THE THEODORE H BECKER MS 241B;

THENCE NORTH 51°32'23" WEST ON LINE 1–2 OF SAID THEODORE H BECKER MS 241B, A DISTANCE OF 73.07 FEET TO CORNER 2 OF SAID THEODORE H BECKER MS 241B;

THENCE NORTH 50°00'59" WEST LINE 2–3 OF SAID THEODORE H BECKER MS 241B, A DISTANCE OF 132.53 FEET TO CORNER 3 OF SAID THEODORE H BECKER MS 241B AND LINE 1–6 OF THE AETNA MS 223;

THENCE SOUTH 63°00'00" WEST ON LINE 1–6 OF SAID AETNA MS 223, A DISTANCE OF 515.74 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 23°12'37" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 50.11 FEET TO LINE 2–3 OF SAID AETNA MS 223;

THENCE NORTH 63°00'00" EAST ON LINE 2–3 OF SAID AETNA MS 223, A DISTANCE OF 490.75 FEET TO CORNER 4 OF THE MARYLAND MS 272B;

THENCE NORTH 50°00'00" WEST ON LINE 4–5 OF SAID MARYLAND MS 272B, A DISTANCE OF 48.64 FEET TO LINE 1–4 OF THE ST. LOUIS NO. 3 MS 975;

THENCE SOUTH 58°32'00" WEST ON LINE 1–4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 472.49 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 40°57'28" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 152.07 FEET TO LINE 2–3 OF SAID ST. LOUIS NO. 3 MS 975;

THENCE NORTH 58°32'00" EAST ON LINE 2–3 ST. LOUIS NO. 3 MS 975, A DISTANCE OF 485.63 FEET TO CORNER 3 OF SAID ST. LOUIS NO. 3 MS 975;

THENCE SOUTH 43°24'00" EAST ON LINE 3–4 OF SAID ST. LOUIS NO. 3 MS 975, A DISTANCE OF 88.62 FEET TO LINE 5–6 OF SAID MARYLAND MS 272B;

THENCE NORTH 29°04'00" EAST ON LINE 5–6 OF SAID MARYLAND MS 272B, A DISTANCE OF 111.15 FEET TO CORNER 6 OF SAID MARYLAND MS 272B;

THENCE NORTH 55°48'00" WEST ON LINE 6–7 OF SAID MARYLAND MS 272B, A DISTANCE OF 74.68 FEET TO THE POINT OF BEGINNING, CONTAINING 161,757.41 SQUARE FEET OR 3.71 ACRES MORE OR LESS.

EXHIBIT A

Bates Hill – 2023 Annexation No. 5

BATES HILL – 2023 ANNEXATION NO. 5, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 3–4 OF THE MARYLAND SECOND DISCOVERY MS 384A TO BEAR NORTH 65°28'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470 AND LINE 3–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE NORTH 65°28'00" EAST ON LINE 3–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE OF 561.23 FEET TO CORNER 1 OF THE MARYLAND SECOND DISCOVERY MS 384B;

THENCE NORTH 34°09'51" EAST ON LINE 1–2 OF SAID MARYLAND SECOND DISCOVERY MS 384B, A DISTANCE OF 249.44 FEET TO CORNER 2 OF SAID MARYLAND SECOND DISCOVERY MS 384B;

THENCE NORTH 55°44'41" WEST ALONG THE WESTERLY LINES OF THE BONANZA TUNNEL NO. 4 MS 7417 AND THE BONANZA TUNNEL NO. 5 MS 7417, A DISTANCE OF 165.38 FEET TO CORNER 18 OF SAID BONANZA TUNNEL NO. 5;

THENCE NORTH 62°40'22" EAST ON LINE 18–19 OF SAID BONANZA TUNNEL NO. 5 MS 7417, A DISTANCE OF 3.55 FEET TO CORNER 3 OF THE VIRGINIA EXTENSION MS 11016;

THENCE NORTH 54°43'00" WEST ON LINE 2–3 OF SAID VIRGINIA EXTENSION MS 11016, A DISTANCE OF 5.24 FEET TO CORNER 2 OF SAID VIRGINIA EXTENSION MS 11016;

THENCE NORTH 63°56'00" EAST ON LINE 1–2 OF SAID VIRGINIA EXTENSION MS 11016, A DISTANCE OF 214.66 FEET TO CORNER 1 OF SAID VIRGINIA EXTENSION MS 11016;

THENCE SOUTH 05°58'57" EAST A DISTANCE OF 431.91 FEET TO LINE 6–7 OF THE MARYLAND MS 272B;

THENCE NORTH 55°48'00" WEST ON LINE 6–7 OF SAID MARYLAND MS 272B, A DISTANCE OF 32.81 FEET TO CORNER 7 OF SAID MARYLAND MS 272B;

THENCE SOUTH 65°28'00" WEST ON LINE 8–9 OF THE MARYLAND MS 272A, A DISTANCE OF 121.60 FEET TO CORNER 9 OF SAID MARYLAND MS 272A AND LINE 1–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE SOUTH 00°01'29" EAST ON LINE 1–4 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE 54.94 FEET TO CORNER 1 OF SAID MARYLAND SECOND DISCOVERY MS 384A;

THENCE SOUTH 65°28'00" WEST ON LINE 1–2 OF SAID MARYLAND SECOND DISCOVERY MS 384A, A DISTANCE OF 464.26 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE NORTH 67°47'26" WEST ON SAID WESTERLY LINE A DISTANCE OF 205.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 143,243.09 SQUARE FEET OR 3.29 ACRES MORE OR LESS.

EXHIBIT A

Bates Hill – 2023 Annexation No. 6

BATES HILL – 2023 ANNEXATION NO. 6, LOCATED WITHIN THE NORTH HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING LINE 1-4 OF THE VIRGINIA MS 467 TO BEAR SOUTH 57°50'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON LINE 1-4 OF SAID VIRGINIA MS 467 AND THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE SOUTH 57°50'00" WEST ON LINE 1-4 OF SAID VIRGINIA MS 467, A DISTANCE OF 215.00 FEET TO THE WESTERLY LINE OF THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT, RECORDED AT RECEPTION NO. 166470;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 37°26'05" WEST A DISTANCE OF 29.95 FEET;
2. NORTH 17°03'21" WEST A DISTANCE OF 44.04 FEET;
3. NORTH 03°43'13" EAST A DISTANCE OF 48.67 FEET TO THE SOUTHERLY LINE OF THE INTERGOVERNMENTAL AGREEMENT RECORDED IN BOOK 683, PAGE 122;

THENCE NORTH 90°00'00" EAST ON SAID SOUTHERLY LINE A DISTANCE OF 209.96 FEET TO THE **POINT OF BEGINNING**, CONTAINING 13,105.75 SQUARE FEET OR 0.30 ACRES MORE OR LESS.