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Jennifer Hayden  
Hamilton County Recorder IN  
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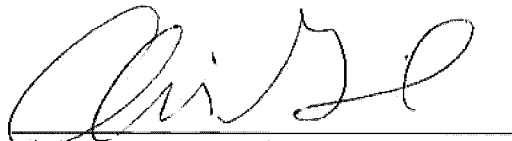
**Cross Reference No. 2017012710**

**SCRIVENER'S AFFIDAVIT**

I, Chris Greisl, City Attorney for the City of Fishers, Hamilton County, Indiana, 1 Municipal Drive, Fishers, Indiana 46038 having personal knowledge of the facts herein state and aver as follows:

That THE HUMANE SOCIETY PUD, Ordinance No. 022017 dated March 20, 2017 and recorded as Document No. 2017012710 on March 24, 2017 ("PUD") was erroneously recorded prior to final revisions required by the City of Fishers Common Council in its duly noticed public meeting, which revisions have been incorporated into the final version OF THE HUMANE SOCIETY PUD attached hereto and incorporated herein ("FINAL PUD") as Exhibit A. The FINAL PUD shall govern land use and other issues addressed therein.

Signed under the penalties of perjury this 26th day of April, 2017

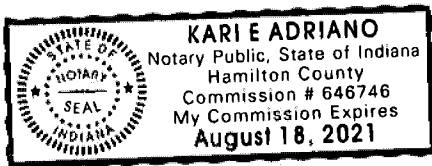


Christopher P. Greisl, City Attorney

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christopher P. Greisl, Fishers City Attorney who acknowledged the execution of the foregoing Scrivner's Affidavit for and on behalf of the City of Fishers.

WITNESS my hand and notarial seal this 26<sup>th</sup> day of April, 2017.



Kari E Adriano  
Written Signature

Kari E Adriano  
Printed Signature

NOTARY PUBLIC

My Commission Expires:

August 18 2021

My County of Residence is:

Hamilton

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, 1 Municipal Drive, Fishers, Indiana, 46038

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.

Christopher P. Greisl

Christopher P. Greisl

**Year**

**2017**

THE HUMANE SOCIETY PUD

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City of Fishers  
Planned Unit  
Development  
Ordinance  
No. 022017

# THE HUMANE SOCIETY PUD

## 1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p><b>Ordinance No. 022017</b> (this "Ordinance") <b>Adopted:</b> _____</p> <p>The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated April, 2016, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:</p> <p>The zoning classification of the real estate legally described in Section 1.11 of this Ordinance (the "Real Estate"), is hereby designated as a <b>Planned Unit Development - Commercial District (PUD-C)</b>, and that said PUD-C zoning district shall hereafter be known as "<b>the Humane Society PUD.</b>"</p> <p>Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.</p>	<p><b>All uses described in the <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">C1</span> Commercial District, and</b></p> <ul style="list-style-type: none"> <li>• Animal shelter and animal control services               <ul style="list-style-type: none"> <li>• Including uses related to the above (e.g., veterinary services and clinic and retail of pets and pet supplies).</li> </ul> </li> </ul>

# THE HUMANE SOCIETY PUD

## 1.02 Applicability

- A. The standards of the UDO applicable to the **C1** *Commercial District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Article" cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.02(F): Amendments to the Unified Development Ordinance*, an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

## 1.03 Concept Plan

- A. *Article 9's* provisions related to Concept Plans shall not apply.

## 1.04 Development Standards

- A. Cross References: The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.
- B. General Regulations: *Article 2.24: C1 District Development Standards* shall apply.
- C. Accessory Structure Standards (AS): shall apply.
- D. Architectural Design Standards (AD): shall apply, except as modified below:
  - (1) *Article 5.15 AD-03: Architectural Design; Commercial; (A) Facade*; shall apply, except as modified below:
    - (i) The materials of new structures attached to structures that exist as of the date of this Ordinance (an "Existing Structure") may be the same as the Existing Structure's materials as long as the materials are complimentary to the Existing Structure's materials.
  - (2) *Article 5.15 AD-03: Architectural Design; Commercial; (D)(5)(a) Roof; Pitched Roofs; Minimum Pitch*; shall apply, except as modified below:
    - (i) The roof pitch of new structures attached to an Existing Structure may be less than the otherwise applicable roof pitch as long as the roof pitch is complimentary to the Existing Structure's roof pitch.
- E. Density & Intensity Standards (DI): shall apply.
- F. Entrance & Driveway Standards (ED): shall apply.
- G. Environmental Standards (EN): shall apply.
- H. Fence & Wall Standards (FW): shall apply, except as modified below:
  - (1) Any outdoor kennels shall include a sound barrier wall which may be up to 8 - 10 feet in height (depending on the recommendation of an acoustic study).
  - (2) A fence in a secondary front yard may go to a maximum overall eight foot in height as long as it meets the other standards set forth in *Article 5.30 FW-01: Fence and Wall; General; (B) Front Yard (Ord. #081808, Effective 12/1/08)*.
- I. Floodplain Standards (FP): shall apply.
- J. Floor Area Standards (FA): shall apply.
- K. Height Standards (HT): shall apply.
- L. Home Occupation Standards (HO): shall apply.
- M. Landscaping Standards (LA): shall apply.
- N. Lighting Standards (LT): shall apply.
- O. Loading Standards (LD): shall apply.
- P. Lot Standards (LO): shall apply.
- Q. Outdoor Storage Standards (OS): shall apply.
- R. Parking Standards (PK): shall apply.
- S. Pedestrian Accessibility Standards (PA): shall apply.
- T. Performance Standards (PF): shall apply.
- U. Permanent Outdoor Display Area Standards (PD): shall apply.
- V. Property Identification Standards (PI): shall apply.
- W. Public Art Standards (PT): shall apply.

# THE HUMANE SOCIETY PUD

- X. Public Improvement Standards (PV): shall apply.
- Y. Setback Standards (SB): shall apply.
- Z. Sewer & Water Standards (SW): shall apply.
- AA. Sexually Oriented Business Standards (SX): shall apply.
- BB. Sign Standards (SG): shall apply.
- CC. Structure Quantity Standards (SQ): shall not apply. Instead, more than one (1) primary structure shall be permitted on a lot or parcel on the Real Estate.
- DD. Telecommunication Facilities Standards (TC): shall apply.
- EE. Temporary Use/Structure Standards (TU): shall apply.
- FF. Use-specific Standards (US): shall apply.
- GG. Vision Clearance Standards (VC): shall apply.
- HH. No Buffer or landscaping shall be required along internal lot lines.

## 1.05 Design Standards

- A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
- B. Access Road Standards (AC): shall apply.
- C. Alley Standards (AL): shall apply.
- D. Anti-monotony Standards (AM): shall apply.
- E. Common Area Standards (CA): shall apply.
- F. Covenant Standards (CE): shall apply.
- G. Dedication of Public Improvement Standards (DD): shall apply.
- H. Density and Intensity Standards (DE): shall apply.
- I. Development Name Standards (DN): shall apply.
- J. Easement Standards (EA): shall apply.
- K. Erosion Control Standards (EC): shall apply.
- L. Floodplain Standards (FL): shall apply.
- M. Lot Establishment Standards (LT): shall apply.
- N. Mixed Use Development Standards (MU): shall apply.
- O. Monument & Marker Standards (MM): shall apply.
- P. On-street Parking Standards (OG): shall apply.
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- R. Pedestrian Network Standards (PN): shall apply.
- S. Perimeter Landscaping Standards (PL): shall apply.
- T. Prerequisite Standards (PQ): shall apply.
- U. Storm Water Standards (SM): shall apply.
- V. Street & Right-of-way Standards (SR): shall apply.
- W. Street Lighting Standards (SL): shall apply.
- X. Street Name Standards (SN): shall apply.
- Y. Street Sign Standards (SS): shall apply.
- Z. Surety Standards (SY): shall apply.
- AA. Utility Standards (UT): shall apply.

## 1.06 Procedures

- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply, as amended. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. If applicable : (1) the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Article 9.20 Planned Unit Development; Final Development Plan*; and (2) prior to the Committee's review, the Mayor or Mayor's Designee shall review each building's preliminary architectural plan (e.g., elevations, roof plan, floor plan, and rendering) and approve such plan based upon compliance with the development and design standards set forth herein.

# THE HUMANE SOCIETY PUD

- C. The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

## 1.07 Tree Easement

- A. A tree easement ("Easement") as approximately shown on the Tree Easement Exhibit, shall be recorded. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, classified as an invasive plant species, is required to be removed in order to comply with safety requirements of any governmental agency, or is required to be removed to accommodate drainage, utilities, or other infrastructure (including, but not limited to, fencing). If a Protected Tree is damaged or otherwise removed by the owner of the Real Estate, except as permitted to be removed as listed above, then the owner of the Real Estate shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth.

*Tree Easement Exhibit*



▲ North    □ Tree Easement    □ Site

## 1.08 Hours of Operation

- A. Dogs shall not be allowed outdoors between the hours of 8:00 PM and 8:00 AM.



## THE HUMANE SOCIETY PUD

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### 1.09 Noise Abatement

- A. If the outdoor fenced play area in the secondary front yard creates noise in violation of the City of Fishers, Indiana, Code of Ordinances IX § 98 (the "Noise Ordinance"), then landscaping, a sound barrier wall, or other appropriate form of noise abatement shall be installed as needed to comply with the Noise Ordinance.





# THE HUMANE SOCIETY PUD

## 1.10 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this \_\_\_\_ day of \_\_\_\_\_, 2017.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA  
AYE NAY

_____	David C. George, President	_____
_____	Todd P. Zimmerman, Vice-President	_____
_____	C. Pete Peterson, Member	_____
_____	John W. Weingardt, Member	_____
_____	Eric Moeller, Member	_____
_____	Selina M. Stoller, Member	_____
_____	Richard W. Block, Member	_____
_____	Cecilia C. Coble, Member	_____
_____	Brad DeReamer, Member	_____

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the \_\_\_\_\_ day of \_\_\_\_\_ 2017, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Jennifer L. Kehl, City Clerk

### MAYOR'S APPROVAL

\_\_\_\_\_  
Scott A. Fadness, Mayor DATE \_\_\_\_\_

### MAYOR'S VETO

\_\_\_\_\_  
Scott A. Fadness, Mayor DATE \_\_\_\_\_

Approved by: Chris Greisl, City of Fishers, City Attorney  
Prepared by: Steven D. Hardin, Esq.,  
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,  
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: India A.J.B.B. Olson



## 1.11 Real Estate

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER 528.00 FEET; THENCE SOUTH 01 DEGREE 02 MINUTES 37 SECONDS WEST AND PARALLEL WITH THE WEST LINE OF SAID QUARTER 660.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER 528.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER; THENCE NORTH 01 DEGREE 02 MINUTES 37 SECONDS EAST ON AND ALONG THE WEST LINE 660.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.998 ACRES, MORE OR LESS.

AND

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST, IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST 660.00 FEET SOUTH 01 DEGREE 02 MINUTES 37 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 02 MINUTES 37 SECONDS WEST ON SAID WEST LINE 165.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 528.00 FEET; THENCE NORTH 01 DEGREE 02 MINUTES 37 SECONDS EAST PARALLEL WITH SAID WEST LINE 165.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH SAID NORTH LINE 528.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

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03/24/2017 11:45:11AM 7 PGS  
Jennifer Hayden  
Hamilton County Recorder IN  
Recorded as Presented



THE HUMANE SOCIETY PUD

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City of Fishers  
Planned Unit  
Development  
Ordinance  
No. \_\_\_\_\_

**Year**  
**2017**

THE HUMANE SOCIETY PUD

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City of Fishers  
Planned Unit  
Development  
Ordinance  
No. \_\_\_\_\_

# THE HUMANE SOCIETY PUD

## 1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
<p><b>Ordinance No.</b> _____ (this Ordinance") <b>Adopted:</b> _____</p> <p>The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated April, 2016, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:</p> <p>The zoning classification of the real estate legally described in Section 1.10 of this Ordinance (the "Real Estate"), is hereby designated as a <b>Planned Unit Development - Commercial District (PUD-C)</b>, and that said PUD-C zoning district shall hereafter be known as "<b>the Humane Society PUD.</b>"</p> <p>Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.</p>	<p>The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.</p>	<p><b>All uses described in the <span style="border: 1px solid black; border-radius: 5px; padding: 2px;">C1</span> Commercial District, and</b></p> <ul style="list-style-type: none"> <li>• Animal shelter and animal control services <ul style="list-style-type: none"> <li>• Including uses related to the above (e.g., veterinary services and clinic and retail of pets and pet supplies).</li> </ul> </li> </ul>

# THE HUMANE SOCIETY PUD

## 1.02 Applicability

- A. The standards of the UDO applicable to the **C1** *Commercial District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Article" cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.02(F): Amendments to the Unified Development Ordinance*, an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

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# THE HUMANE SOCIETY PUD

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- AA. Utility Standards (UT): shall apply.

## 1.06 Procedures

- A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply, as amended. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
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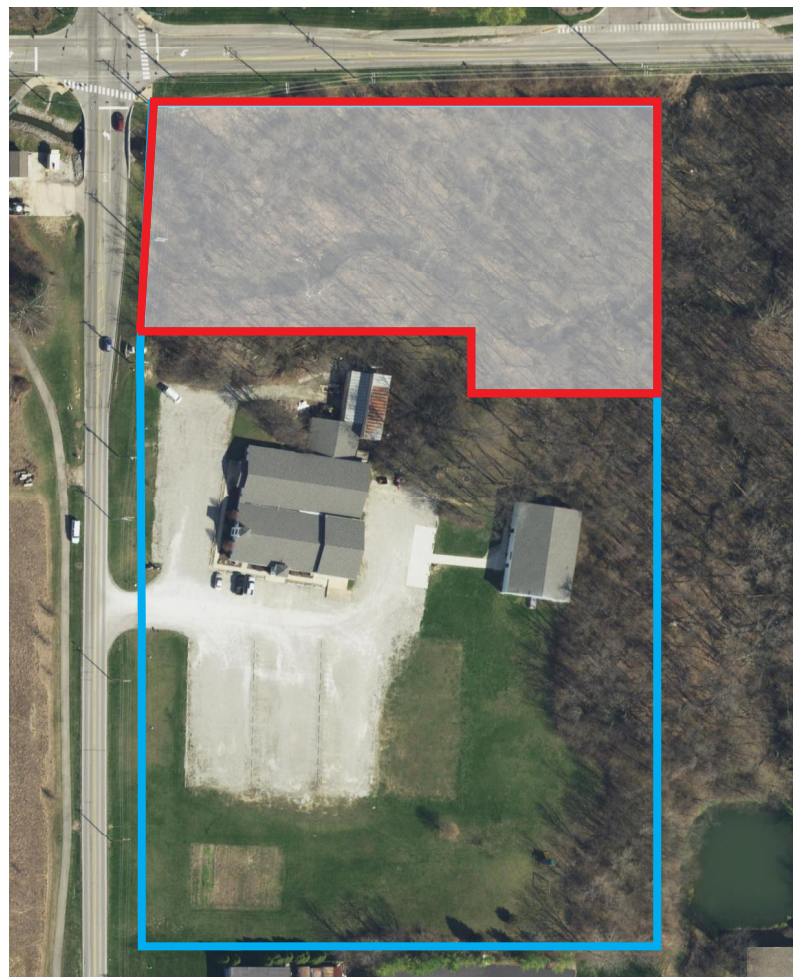
# THE HUMANE SOCIETY PUD

- C. The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

## 1.07 Tree Easement

- A. A tree easement ("Easement") as approximately shown on the Tree Easement Exhibit, shall be recorded. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, classified as an invasive plant species, is required to be removed in order to comply with safety requirements of any governmental agency, or is required to be removed to accommodate drainage, utilities, or other infrastructure (including, but not limited to, fencing). If a Protected Tree is damaged or otherwise removed by the owner of the Real Estate, except as permitted to be removed as listed above, then the owner of the Real Estate shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth.

***Tree Easement Exhibit***



▲ North    □ Tree Easement    □ Site

## 1.08 Hours of Operation

- A. Dogs shall not be allowed outdoors between the hours of 8:00 PM and 8:00 AM.



THE HUMANE SOCIETY PUD

Ord 022017

Year 2017

1.09 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 20th day of March, 2017.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE

NAY

Handwritten signatures of council members: David C. George, Todd P. Zimmerman, C. Pete Peterson, John W. Weingardt, Eric Moeller, Selina M. Stoller, Richard W. Block, Cecilia C. Coble, Brad DeReamer.

Printed names and titles of council members: David C. George, President; Todd P. Zimmerman, Vice-President; C. Pete Peterson, Member; John W. Weingardt, Member; Eric Moeller, Member; Selina M. Stoller, Member; Richard W. Block, Member; Cecilia C. Coble, Member; Brad DeReamer, Member.

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 20th day of March 2017, at 9 p.m.

ATTEST: Jennifer L. Kehl, City Clerk

Signature of Scott A. Fadness, Mayor

MAYOR'S APPROVAL

3/20/2017 DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

Approved by: Chris Greisl, City of Fishers, City Attorney
Prepared by: Steven D. Hardin, Esq., Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: India A.J.B.B. Olson

# THE HUMANE SOCIETY PUD

## 1.10 Real Estate

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER 528.00 FEET; THENCE SOUTH 01 DEGREE 02 MINUTES 37 SECONDS WEST AND PARALLEL WITH THE WEST LINE OF SAID QUARTER 660.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER 528.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER; THENCE NORTH 01 DEGREE 02 MINUTES 37 SECONDS EAST ON AND ALONG THE WEST LINE 660.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.998 ACRES, MORE OR LESS.

AND

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST, IN DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 4 EAST 660.00 FEET SOUTH 01 DEGREE 02 MINUTES 37 SECONDS WEST (ASSUMED BEARING) FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREE 02 MINUTES 37 SECONDS WEST ON SAID WEST LINE 165.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 528.00 FEET; THENCE NORTH 01 DEGREE 02 MINUTES 37 SECONDS EAST PARALLEL WITH SAID WEST LINE 165.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH SAID NORTH LINE 528.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.