THE FINAL PLAT
DAYBRAKE RIDGE ESTATES

A PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 2 TOWNSHIP 26 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI

OWNER - DEVELOPER
LONE STAR DEVELOPMENT OF NIXA, LLC
DAVID M. EMERSON
2188 UNION CHAPLE ROAD, NIXA, MISSOURI 65714

FOR RECORDER'S USE ONLY

CERTIFICATE OF OWNERSHIP

I DAVID M. EMERSON, MANAGING MEMBER OF LONE STAR DEVELOPEMENT OF NIXA, LLC, HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF CHRISTIAN, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 24 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

(IF COVENANTS OR RESTRICTIONS ARE PROPOSED) RESTRICTIONS AND OR COVENANTS RECORDED IN BOOK _____ , PAGE _____ IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

_____ _____
DAVID M. EMERSON DATE

ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF CHRISTIAN)

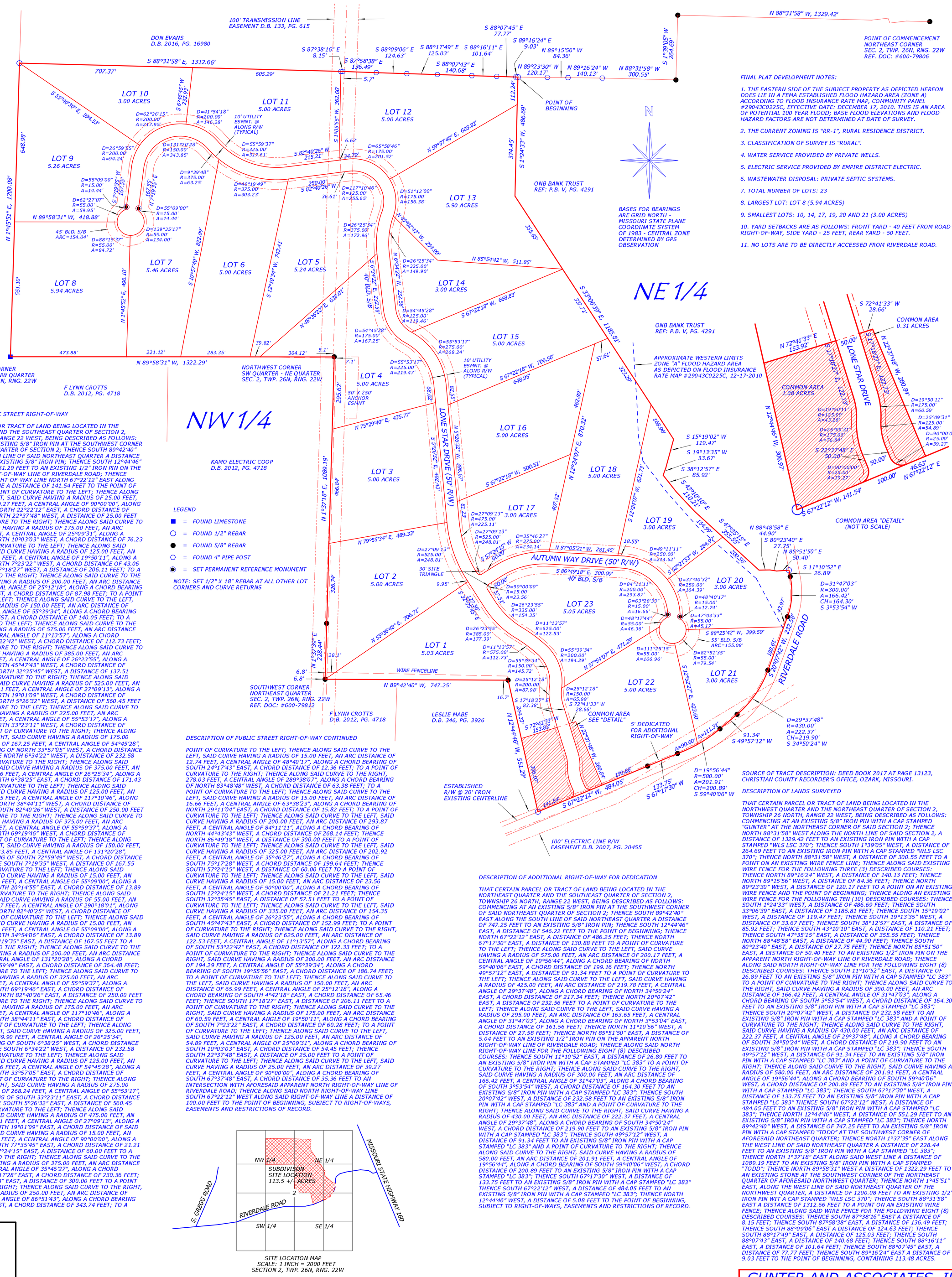
ON THIS _____ DAY OF _____ , 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID M. EMERSON, TO ME PERSONALLY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Graphic Scale
200' 0 100' 200' 400'
1" = 200'



DESCRIPTION OF PUBLIC STREET RIGHT-OF-WAY

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 747.25 FEET TO AN EXISTING 5/8" IRON PIN; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 551.29 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 67°22'12" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 141.54 FEET TO THE POINT OF BEGINNING, BEING A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF NORTH 22°22'12" EAST, A CHORD DISTANCE OF 35.36 FEET; THENCE NORTH 22°37'48" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 76.84 FEET, A CENTRAL ANGLE OF 25°09'31", ALONG A CHORD BEARING OF NORTH 10°03'03" WEST, A CHORD DISTANCE OF 76.23 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 43.28 FEET, A CENTRAL ANGLE OF 19°50'11", ALONG A CHORD BEARING OF NORTH 7°23'22" WEST, A CHORD DISTANCE OF 43.06 FEET; THENCE NORTH 17°18'27" WEST, A DISTANCE OF 206.11 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 87.98 FEET, A CENTRAL ANGLE OF 25°12'18", ALONG A CHORD BEARING OF NORTH 4°42'18" WEST, A CHORD DISTANCE OF 87.98 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 145.72 FEET, A CENTRAL ANGLE OF 55°39'34", ALONG A CHORD BEARING OF NORTH 19°55'56" WEST, A CHORD DISTANCE OF 140.05 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 112.73 FEET, A CENTRAL ANGLE OF 11°13'57", ALONG A CHORD BEARING OF NORTH 53°22'42" WEST, A CHORD DISTANCE OF 112.73 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 177.39 FEET, A CENTRAL ANGLE OF 26°23'55", ALONG A CHORD BEARING OF NORTH 45°47'43" WEST, A CHORD DISTANCE OF 175.82 FEET; THENCE NORTH 32°35'45" WEST, A DISTANCE OF 137.51 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 248.81 FEET, A CENTRAL ANGLE OF 27°09'13", ALONG A CHORD BEARING OF NORTH 19°01'09" WEST, A CHORD DISTANCE OF 246.49 FEET; THENCE NORTH 5°26'32" WEST, A DISTANCE OF 560.45 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 219.47 FEET, A CENTRAL ANGLE OF 55°53'17", ALONG A CHORD BEARING OF NORTH 33°23'11" WEST, A CHORD DISTANCE OF 210.87 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 167.25 FEET, A CENTRAL ANGLE OF 54°45'28", ALONG A CHORD BEARING OF NORTH 33°57'05" WEST, A CHORD DISTANCE OF 160.96 FEET; THENCE NORTH 6°34'22" WEST, A DISTANCE OF 232.58 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 172.96 FEET, A CENTRAL ANGLE OF 26°25'34", ALONG A CHORD BEARING OF NORTH 6°38'25" EAST, A CHORD DISTANCE OF 171.43 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 255.65 FEET, A CENTRAL ANGLE OF 117°10'46", ALONG A CHORD BEARING OF NORTH 38°44'11" WEST, A CHORD DISTANCE OF 213.36 FEET; THENCE SOUTH 82°40'26" WEST, A DISTANCE OF 250.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 366.48 FEET, A CENTRAL ANGLE OF 55°59'37", ALONG A CHORD BEARING OF NORTH 69°19'46" WEST, A CHORD DISTANCE OF 352.07 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 343.85 FEET, A CENTRAL ANGLE OF 131°20'28", ALONG A CHORD BEARING OF SOUTH 72°59'49" WEST, A CHORD DISTANCE OF 273.36 FEET; THENCE SOUTH 7°19'35" WEST, A DISTANCE OF 167.55 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 14.44 FEET, A CENTRAL ANGLE OF 55°09'00", ALONG A CHORD BEARING OF SOUTH 20°14'55" EAST, A CHORD DISTANCE OF 13.89 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 62.67 FEET, A CENTRAL ANGLE OF 65°18'01", ALONG A CHORD BEARING OF NORTH 82°40'25" WEST, A CHORD DISTANCE OF 62.86 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 14.44 FEET, A CENTRAL ANGLE OF 55°09'00", ALONG A CHORD BEARING OF NORTH 34°54'06" EAST, A CHORD DISTANCE OF 13.89 FEET; THENCE NORTH 7°19'35" EAST, A DISTANCE OF 167.55 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 458.47 FEET, A CENTRAL ANGLE OF 131°20'28", ALONG A CHORD BEARING OF NORTH 72°59'49" EAST, A CHORD DISTANCE OF 364.48 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 317.61 FEET, A CENTRAL ANGLE OF 55°59'37", ALONG A CHORD BEARING OF SOUTH 69°19'46" EAST, A CHORD DISTANCE OF 305.13 FEET; THENCE NORTH 82°40'26" EAST, A DISTANCE OF 250.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 357.91 FEET, A CENTRAL ANGLE OF 117°10'46", ALONG A CHORD BEARING OF SOUTH 38°44'11" EAST, A CHORD DISTANCE OF 298.71 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 149.90 FEET, A CENTRAL ANGLE OF 26°25'34", ALONG A CHORD BEARING OF SOUTH 6°38'25" WEST, A CHORD DISTANCE OF 148.57 FEET; THENCE SOUTH 6°34'22" WEST, A DISTANCE OF 232.58 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 119.46 FEET, A CENTRAL ANGLE OF 54°45'28", ALONG A CHORD BEARING OF SOUTH 33°57'05" EAST, A CHORD DISTANCE OF 114.97 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 268.24 FEET, A CENTRAL ANGLE OF 55°53'17", ALONG A CHORD BEARING OF SOUTH 33°23'11" EAST, A CHORD DISTANCE OF 257.74 FEET; THENCE SOUTH 5°26'32" EAST, A DISTANCE OF 560.45 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 225.11 FEET, A CENTRAL ANGLE OF 27°09'13", ALONG A CHORD BEARING OF SOUTH 19°01'09" EAST, A CHORD DISTANCE OF SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 77°35'45" EAST, A CHORD DISTANCE OF 21.21 FEET; THENCE NORTH 57°24'15" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 366.48 FEET, A CENTRAL ANGLE OF 55°59'37", ALONG A CHORD BEARING OF SOUTH 75°17'28" EAST, A CHORD DISTANCE OF 230.36 FEET; THENCE SOUTH 86°49'18" EAST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 379.01 FEET, A CENTRAL ANGLE OF 86°51'43", ALONG A CHORD BEARING OF SOUTH 43°23'26" EAST, A CHORD DISTANCE OF 343.74 FEET; TO A

CONTINUED.....

DESCRIPTION OF PUBLIC STREET RIGHT-OF-WAY CONTINUED

POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 12.74 FEET, A CENTRAL ANGLE OF 48°40'17", ALONG A CHORD BEARING OF SOUTH 24°17'43" EAST, A CHORD DISTANCE OF 12.36 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, 278.03 FEET, A CENTRAL ANGLE OF 289°38'07", ALONG A CHORD BEARING OF NORTH 83°48'48" WEST, A CHORD DISTANCE OF 63.38 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 16.66 FEET, A CENTRAL ANGLE OF 63°38'23", ALONG A CHORD BEARING OF NORTH 29°11'04" EAST, A CHORD DISTANCE OF 15.82 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 293.87 FEET, A CENTRAL ANGLE OF 84°11'11", ALONG A CHORD BEARING OF NORTH 44°43'43" WEST, A CHORD DISTANCE OF 268.14 FEET; THENCE NORTH 86°49'18" WEST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 202.92 FEET, A CENTRAL ANGLE OF 35°46'27", ALONG A CHORD BEARING OF SOUTH 75°17'28" WEST, A CHORD DISTANCE OF 199.64 FEET; THENCE SOUTH 57°24'15" WEST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 12°24'15" WEST, A CHORD DISTANCE OF 21.21 FEET; THENCE SOUTH 32°35'45" EAST, A DISTANCE OF 57.51 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 154.35 FEET, A CENTRAL ANGLE OF 26°23'55", ALONG A CHORD BEARING OF SOUTH 45°47'43" EAST, A CHORD DISTANCE OF 152.99 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 625.00 FEET, AN ARC DISTANCE OF 122.53 FEET, A CENTRAL ANGLE OF 11°13'57", ALONG A CHORD BEARING OF SOUTH 53°22'42" EAST, A CHORD DISTANCE OF 122.33 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 194.29 FEET, A CENTRAL ANGLE OF 55°39'34", ALONG A CHORD BEARING OF SOUTH 19°55'56" EAST, A CHORD DISTANCE OF 186.74 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 65.99 FEET, A CENTRAL ANGLE OF 25°12'18", ALONG A CHORD BEARING OF SOUTH 4°42'18" EAST, A CHORD DISTANCE OF 65.46 FEET; THENCE SOUTH 17°18'27" EAST, A DISTANCE OF 206.11 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 60.59 FEET, A CENTRAL ANGLE OF 19°50'11", ALONG A CHORD BEARING OF SOUTH 7°23'22" EAST, A CHORD DISTANCE OF 60.28 FEET; TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET, AN ARC DISTANCE OF 54.89 FEET, A CENTRAL ANGLE OF 25°09'31", ALONG A CHORD BEARING OF SOUTH 10°03'03" EAST, A CHORD DISTANCE OF 54.45 FEET; THENCE SOUTH 22°37'48" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", ALONG A CHORD BEARING OF SOUTH 67°37'48" EAST, A CHORD DISTANCE OF 35.36 FEET TO AN INTERSECTION WITH AFORESAID APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 67°22'12" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND
- ■ = FOUND LIMESTONE
- ○ = FOUND 1/2" REBAR
- ● = FOUND 5/8" REBAR
- ⬡ = FOUND 4" PIPE POST
- ◉ = SET PERMANENT REFERENCE MONUMENT

NOTE: SET 1/2" X 18" REBAR AT ALL OTHER LOT CORNERS AND CURVE RETURNS

SITE LOCATION MAP
SCALE: 1 INCH = 2000 FEET
SECTION 2, TWP. 26N, RNG. 22W

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY FOR DEDICATION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 22 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8" IRON PIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 89°42'40" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 747.25 FEET TO AN EXISTING 5/8" IRON PIN; THENCE SOUTH 12°44'46" EAST, A DISTANCE OF 546.22 FEET TO THE POINT OF BEGINING; THENCE NORTH 67°22'12" EAST, A DISTANCE OF 486.25 FEET; THENCE NORTH 67°17'30" EAST, A DISTANCE OF 130.88 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 200.17 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF NORTH 59°40'06" EAST, A CHORD DISTANCE OF 199.16 FEET; THENCE NORTH 49°57'12" EAST, A DISTANCE OF 91.34 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 219.78 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF NORTH 34°50'24" EAST, A CHORD DISTANCE OF 217.34 FEET; THENCE NORTH 20°07'42" EAST, A DISTANCE OF 232.56 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 295.00 FEET, AN ARC DISTANCE OF 163.65 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF NORTH 3°53'04" EAST, A CHORD DISTANCE OF 161.56 FEET; THENCE NORTH 11°10'56" WEST, A DISTANCE OF 27.58 FEET; THENCE NORTH 85°51'50" EAST, A DISTANCE OF 5.04 FEET TO AN EXISTING 1/2" IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF RIVERDALE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES: THENCE SOUTH 11°10'52" EAST, A DISTANCE OF 26.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 166.42 FEET, A CENTRAL ANGLE OF 31°47'03", ALONG A CHORD BEARING OF SOUTH 3°53'54" WEST, A CHORD DISTANCE OF 164.30 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 20°07'42" WEST, A DISTANCE OF 232.58 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 222.37 FEET, A CENTRAL ANGLE OF 29°37'48", ALONG A CHORD BEARING OF SOUTH 34°50'24" WEST, A CHORD DISTANCE OF 219.90 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH 49°57'12" WEST, A DISTANCE OF 91.34 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383" AND A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 201.91 FEET, A CENTRAL ANGLE OF 19°56'44", ALONG A CHORD BEARING OF SOUTH 59°40'06" WEST, A CHORD DISTANCE OF 200.89 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LC 383"; THENCE SOUTH