



VARIANCE STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 6

Public Hearing Date: May 14, 2020

Case No. and Project Name: VAR-20-03-5, Hamilton Property

Applicant: Dusty Hamilton

Owner: Dusty Hamilton

Requested Action: Variance to Lake County Land Development Regulations (LDR) Section 10.01.01(F), to allow an accessory structure (detached garage) with different architectural style than the principal dwelling to be located in the front yard of the property and eighty-three (83) feet from the front property line in lieu of one-hundred (100) feet.

Case Manager: Heather N. Croney, Planner

Subject Property Information

Size: 5.89 +/- acres

Location: 36290 County Road 439, in the Eustis area.

Alternate Key No.: 3794099

Future Land Use: Rural

Current Zoning District: Agriculture (A)

Flood Zone: "X"

Joint Planning Area/ISBA: None

Overlay Districts: Wekiva-Ocala Rural Protection Area and Wekiva Study Area

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Residential	Single-Family Dwelling Units
South	Rural	Agriculture (A)	Vacant Residential	Vacant Residential and Wetlands
East	Rural	Agriculture (A)	Vacant Residential	Vacant Residential and Wetlands
West	Rural	Agriculture (A)	County Road	County Road 439

Summary of Request.

The subject 5.89 +/- acre parcel is identified by Alternate Key Number 3794099. The parcel is zoned Agriculture (A), is part of the Rural Future Land Use Category (FLUC), and located within the Wekiva-Ocala Rural Protection Area and Wekiva Study Area overlay districts. The subject parcel is currently developed with a single family dwelling unit.

The Applicant seeks approval to allow an accessory structure (detached garage) with different architectural style than the principal dwelling to be located eighty-three (83) feet from the front property line in lieu of one-hundred (100) feet. The steel garage is proposed to be in the front yard and setback eighty-three (83) feet from the front property line along State Road 439; and two-hundred seventy-five (275) feet from the southern side property line. LDR Section 10.01.01(F) requires accessory structures that are buildings to be located in side and rear yards, unless the accessory building is the same architectural style and the exterior walls and roof are the same material and color as the principal dwelling unit; or the accessory building is the type typically found in the front yard, such as gazebos; or the accessory building is located a minimum of one hundred (100) feet from the front property line. Attachment A illustrates a concept plan of the proposed garage size and location on the property as well as that the structure is not to be located in a buffer or wetland area.

Staff Analysis.

LDR Section 14.15.02 states that variances will be granted when the person subject to a Land Development Regulation demonstrates that the purpose of the Land Development Regulation will be or has been achieved by other means, and when application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness.

1. The purpose of the Land Development Regulation will be or has been achieved by other means.

The intent of the Code, LDR Section 10.00.00, *Accessory and Temporary Structures and Uses*, is to regulate the installation, configuration, and use of accessory and temporary structures and uses in order to preserve the community and property values and to protection the community character.

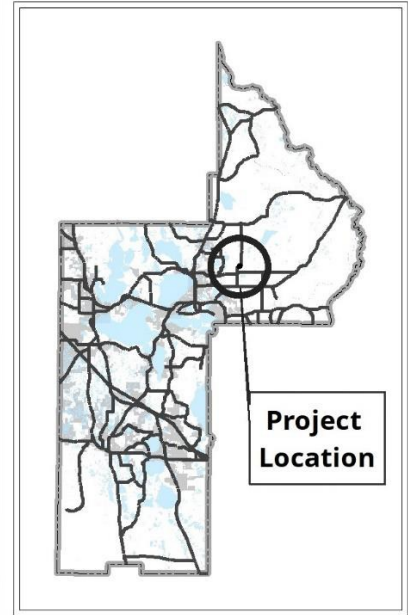
The Applicant provided the following statement as proof that the intent of the Land Development Regulation will be or has been achieved by other means, *"It is considered a safe distance from the ROW. We do provide almost a 300' setback from side of property. The building meets standards and codes. It is not located in a buffer or wetland areas. The building does not exceed the home height of 25'."*

2. The application of a Land Development Regulation would create a substantial hardship or would violate principles of fairness. For purposes of this Section, "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance. For purposes of this Section, "principles of fairness" are violated when the literal application of a Land Development Regulation affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the Land Development Regulation.

LDR Section 14.15.04 states that for the purposes of this section "substantial hardship" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance.

The Applicant provided the following statement, *"Moving the garage building further back could impede on the septic/drain field, would block view in home windows and be a major financial hardship to build the garage with the same style and materials as the home."*

Map of Subject Property



**Final Development Order
VAR-20-03-5
Dusty Hamilton**

A VARIANCE OF THE LAKE COUNTY BOARD OF ADJUSTMENT AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Dusty Dawn Hamilton (the "Applicant" and "the Owner") requested a variance to Lake County Land Development Regulations (LDR) Section 10.01.01(F), to allow an accessory structure (detached garage) with different architectural style than the principal dwelling to be located eighty-three (83) feet from the front property line in lieu of one-hundred (100) feet from the front property line; and

WHEREAS, the subject property consists of 5.89 +/- acres and is located at 36290 County Road 439, in the Eustis area of Lake County, Florida, in Section 34, Township 18 South, Range 27 East, having Alternate Key Number 3794099 and is more particularly described in Attachment A

WHEREAS, after giving notice of the hearing on the petition for a variance to the Lake County Land Development Regulations, including notice that the variance would be presented to the Board of Adjustment of Lake County, Florida, on May 14, 2020; and

WHEREAS, the Board of Adjustment reviewed the petition, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised; and

WHEREAS, on May 14, 2020, the Lake County Board of Adjustment approved the variance for the above property.

NOW THEREFORE, BE IT ORDAINED by the Board of Adjustment of Lake County, Florida, that:

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to reflect the approval of VAR-20-03-5 to allow a single accessory structure with different architectural style than the principal dwelling to be located less than one-hundred (100) feet from the front property line.

Section 2. Severability: If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date. This Ordinance will become effective as provided by law.

ENACTED this 14th day of May, 2020.

EFFECTIVE May 14th, 2020.

BOARD OF ADJUSTMENT
LAKE COUNTY, FLORIDA

Lloyd Atkins, Chairman

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14th day of May, 2020, by _____.

Personally Known OR Produced Identification

Type of Identification Produced _____

Notary Signature

(SEAL)

ATTACHMENT A:

INSTRUMENT# 2014099080 OR BOOK 4525/PAGE 381 PAGE 3 of 4

Exhibit "A"

PARCEL NO. 1

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°08'16" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, ALSO BEING THE NORTH LINE OF THAT PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 112, A DISTANCE OF 495.57 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE CONTINUE NORTH 87°08'16" WEST A DISTANCE OF 189.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°08'16" WEST A DISTANCE OF 450.04 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 439; THENCE SOUTH 47°07'21" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 699.39 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 75°47'01" EAST A DISTANCE OF 429.11 FEET; THENCE NORTH 44°20'18" EAST A DISTANCE OF 781.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5.92 ACRES, MORE OR LESS.

PARCEL NO. 2

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°08'16" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 495.57 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THAT PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 112 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 87°08'16" WEST A DISTANCE OF 189.51 FEET; THENCE SOUTH 44°20'18" WEST A DISTANCE OF 781.39 FEET; THENCE NORTH 75°47'01" WEST A DISTANCE OF 429.11 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 439; THENCE SOUTH 47°07'21" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 581.33 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 87°26'14" EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 1542.08 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE NORTH 4°10'26" EAST A DISTANCE OF 463.02 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3714, PAGE 112; THENCE NORTH 00°23'23" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 446.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 17.07 ACRES, MORE OR LESS.

SUBJECT TO A NON-EXCLUSIVE 50 FEET INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 112.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE CONTINUE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002, A DISTANCE OF 429.75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE NORTH 2°35'37" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 249.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°35'37" EAST ALONG SAID WEST LINE OF SAID PARCEL A DISTANCE OF 150.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE SOUTH 87°26'14" EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD AND A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 87°24'23" WEST A DISTANCE OF 50 FEET; THENCE NORTH 02°35'37" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 87°26'14" EAST PARALLEL WITH SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY OF MILL CREEK ROAD TO THE AFOREMENTIONED POINT "A".

PARCEL NO. 3

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, SAID SOUTH LINE ALSO BEING THE SOUTH LINE OF THAT PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002, A DISTANCE OF 541.90 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 2°35'37" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 400.00 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH 87°26'14" WEST PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 1542.08 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 439; THENCE SOUTH 47°07'21" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 193.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1099.64 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 325.43 FEET THROUGH A CENTRAL ANGLE OF 16°57'23" TO THE SOUTH LINE OF SAID NORTH 1/2; THENCE SOUTH 87°26'14" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1868.66 FEET TO THE POINT OF BEGINNING. CONTAINING 15.8 ACRES, MORE OR LESS.

SUBJECT TO A NON-EXCLUSIVE 50 FEET INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 112.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE CONTINUE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002, A DISTANCE OF 429.75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE NORTH 2°35'37" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 249.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°35'37" EAST ALONG SAID WEST LINE OF SAID PARCEL A DISTANCE OF 150.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE SOUTH 87°26'14" EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD AND A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 87°24'23" WEST A DISTANCE OF 50 FEET; THENCE NORTH 02°35'37" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 87°26'14" EAST PARALLEL WITH SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY OF MILL CREEK ROAD TO THE AFOREMENTIONED POINT "A".

Exhibit "A" Continued

PARCEL NO. 4

THE NORTH 1/2 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 439, LESS THE RIGHT-OF-WAY OF MILL CREEK ROAD, IN LAKE COUNTY, FLORIDA.

ALSO LESS

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID NORTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3714, PAGE 112; RUN THENCE SOUTH 00°22'11" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 34 A DISTANCE OF 446.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3714, PAGE 112; THENCE NORTH 87°10'43" WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 495.71 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 04°10'26" WEST A DISTANCE OF 463.02 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE SOUTH 87°26'14" EAST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002 TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD AND A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 87°08'16" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1135.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 439; THENCE SOUTH 47°07'21" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1474.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1099.64 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 325.43 FEET THROUGH A CENTRAL ANGLE OF 16°57'23" TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; THENCE SOUTH 87°26'14" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1868.66 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002 FOR A POINT OF REFERENCE; THENCE CONTINUE SOUTH 87°26'14" EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE AFOREMENTIONED POINT "A", CONTAINING 6.6 ACRES, MORE OR LESS.

SUBJECT TO A NON-EXCLUSIVE 50 FEET INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 112.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE CONTINUE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002, A DISTANCE OF 429.75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE NORTH 2°35'37" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 249.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°35'37" EAST ALONG SAID WEST LINE OF SAID PARCEL A DISTANCE OF 150.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE SOUTH 87°26'14" EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD AND A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 87°24'23" WEST A DISTANCE OF 50 FEET; THENCE NORTH 02°35'37" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 87°26'14" EAST PARALLEL WITH SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY OF MILL CREEK ROAD TO THE AFOREMENTIONED POINT "A".

50 FEET INGRESS AND EGRESS EASEMENT

A NON-EXCLUSIVE 50 FEET INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 112.15 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE CONTINUE NORTH 87°26'14" WEST ALONG THE SOUTH LINE OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002, A DISTANCE OF 429.75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE NORTH 2°35'37" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 249.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 2°35'37" EAST ALONG SAID WEST LINE OF SAID PARCEL A DISTANCE OF 150.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 3917, PAGE 2002; THENCE SOUTH 87°26'14" EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD AND A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN THENCE NORTH 87°24'23" WEST A DISTANCE OF 50 FEET; THENCE NORTH 02°35'37" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 87°26'14" EAST PARALLEL WITH SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 TO THE WEST RIGHT-OF-WAY LINE OF MILL CREEK ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY OF MILL CREEK ROAD TO THE AFOREMENTIONED POINT "A".