



# CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): June 5, 2024  
Board of County Commissioners (BCC): July 9, 2024

Case No. and Project Name: PZ2024-037, Moss Wedding Estates Venue

Applicants/Owners: Tracy and Nolan Moss

Requested Action: Amend Section B, Ordinance #2019-32 to expand wedding events to Sundays from 9 AM to 9 PM and increase the wedding event cap from 70 to 120 per calendar year.

Staff Determination: Staff finds the CUP amendment consistent with the LDR and Comprehensive Plan.

Case Manager: Shari Holt, Planner I

PZB Recommendation:

### Subject Property Information

Size: 20 +/- gross acres

Location: 27700 County Road 44A, in the Eustis area.

Alternate Key No.: 1313252

Future Land Use: Wekiva River Protection Area A-1-20 Sending Area (Attachment "A")

Existing Zoning District: Agriculture (A) (Attachment "B")

JPA/ISBA: None

Overlay/Rural Protection Area: Wekiva River Protection Area (WRPA) and Wekiva Study Area (WSA)

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	WRPA A-1-20 Sending Area	Agriculture (A)	Right-of-Way, Agriculture, and Vacant	Single-Family Dwelling Unit north of County Road 44A, and Large Tracts of Agriculture Land
South	WRPA A-1-20 Sending Area	Agriculture (A)	Residences	Single-Family Dwelling Units on Large tract of land
East	WRPA A-1-20 Sending Area	Agriculture (A)	Vacant	Large tract of vacant Agriculture Land
West	WRPA A-1-20 Sending Area	Agriculture (A)	Vacant	Large tract of vacant Agriculture Land

**- Summary of Analysis -**

The subject 20 +/- gross acres is identified by Alternate Key Number 1313252 located at 27700 County Road 44A in the Eustis area of unincorporated Lake County. The subject property is zoned Agriculture (A) with conditional use permit approval in accordance with Ordinance #2019-32 (Attachment "C"); designated with a Wekiva River Protection Area (WRPA) A-1-20 Sending Area Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; situated within the Wekiva River Protection Area (WRPA) and Wekiva Study Area (WSA). The Applicant is requesting an amendment Section B, Ordinance #2019-32 to expand wedding events to Sundays from 9 AM to 9 PM and increase the wedding event cap from 70 to 120 per calendar year.

For background purposes, on May 21, 2019, the Board of County Commissioners (BCC) approved conditional use permit Ordinance #2019-32 to allow the use of an existing barn as a wedding venue within the Agriculture (A) zoning district.

The Applicant provided a Project Narrative as justification for the proposed CUP amendment ("Attachment "D").

**- Analysis -**

LDR Section 14.05.03 (Standards for Review)

**A. Consistency with the Comprehensive Plan and Local Code (Land Development Regulations).**

The CUP amendment is consistent with the conditions stipulated in the previously approved ordinance. The current use was established in 2019 upon adoption of Ordinance #2019-32. Ordinance #2019-32 imposed conditions that limited the Applicant's desire at the time of the submittal of the 2019 CUP request that included maximum number of wedding events, days and hours of operations in an effort to minimum any adverse effects to neighboring properties.

**B. Effect on Adjacent Properties.**

**1. The proposed conditional use will not have an undue adverse effect upon nearby property.**

The use was established in 2019 with the implementation of the hours of operation, landscape buffers and specific conditions in an effort to minimize any potential adverse effects to nearby properties as indicated in CUP Ordinance #2019-32.

The Applicant provided the following statement, "*There are no additional changes that is needed to the current or nearby property to support the request to add Sunday weddings.*"

**2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.**

The properties surrounding the subject property are agricultural and low-density residential uses. The existing single-family residence located on the subject property will be maintained for use by the Owner consistent with the surrounding residential uses.

**3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.**

The current use was established upon adoption of Ordinance #2019-23. The Applicant shall continue to maintain the existing landscape buffers around the perimeter of the property in order to provide a visual and noise barrier between adjacent properties.

The Applicant has provided the following statement, "*We added additional landscaping in 2019 that has only matured more and improved the overall appearance of the property.*"

**4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.**

The use was approved in accordance with CUP Ordinance #2019-23 with the implementation of specific hours of operation and specific landscape buffers in an effort to create a visual and noise buffer between the use and adjoining parcels owned by others.

The Applicant has provided the following statement, *“We have been an active wedding venue for the past three years plus. We have had no noise complaints as we ensure that a decibel reader is used for music. We also ensure that we are using parking attendants on wedding days to ensure that entering the property does not adversely affect traffic. We ensure to operate within the hours of our permit from, 9am-11pm (music is never past 10:30pm). We are only requesting to add additional overall number of weddings and the approval for Sundays (no music past 9pm).”*

**C. Adequacy of Public Facilities.**

**The proposed conditional use will be served by adequate public facilities including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities. Levels of service established by the Comprehensive Plan Shall be considered.**

Water and Sewer

The established use is serviced by the existing well and septic. Septic tank and well systems shall be consistent with the Florida Department of Health Regulations, as amended.

Parks

The CUP amendment request is not anticipated to adversely impact parks.

Solid Waste

The CUP amendment request is not anticipated to adversely impact solid waste capacities or levels of service.

**Transportation:**

The CUP amendment is not anticipated to adversely impact transportation levels of service.

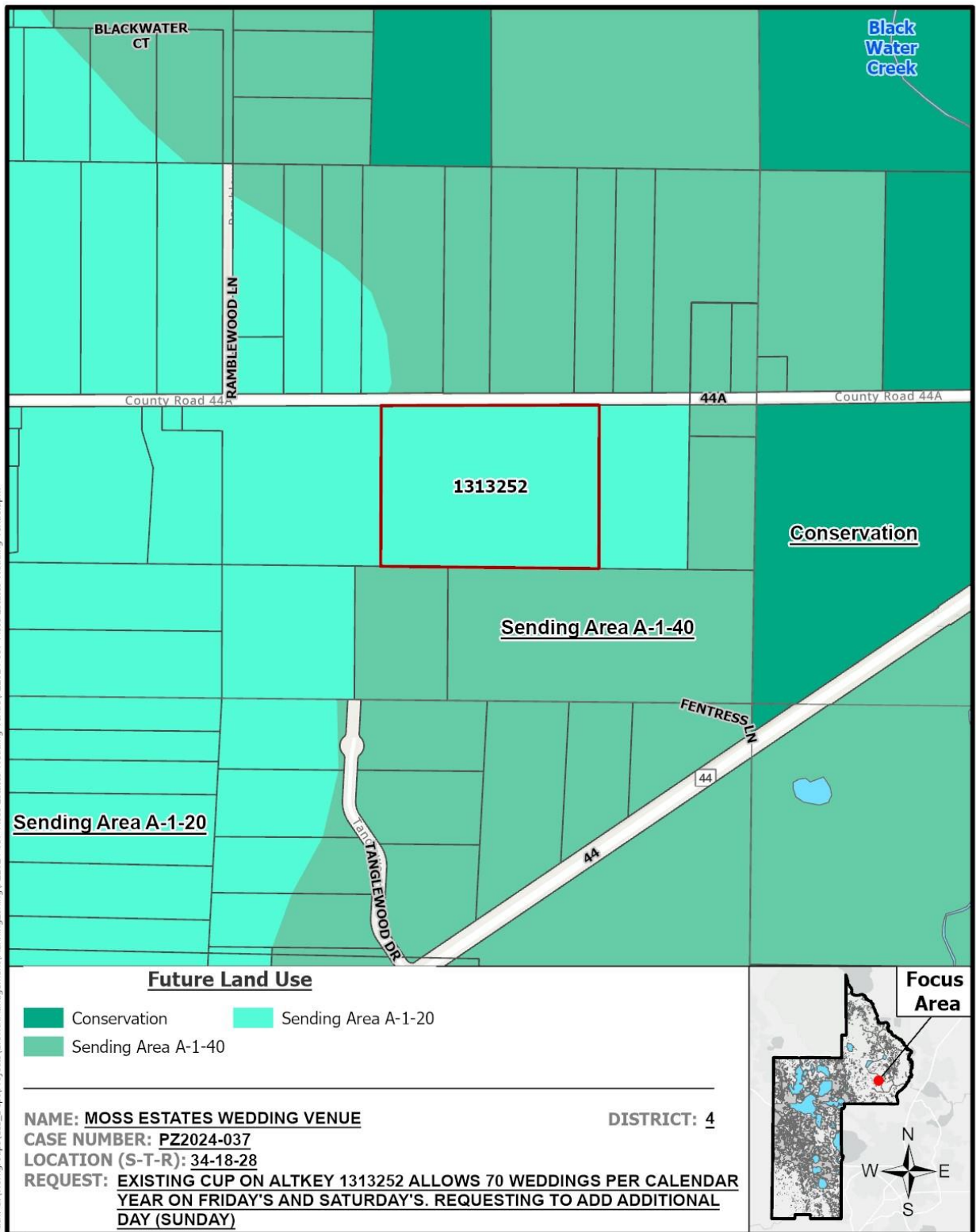
**D. Adequacy of Fire Protection.**

**The applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.**

Lake County Fire Station #21 is located less than three (3) miles from the subject property at 25100 County Road 44A, Eustis, and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE

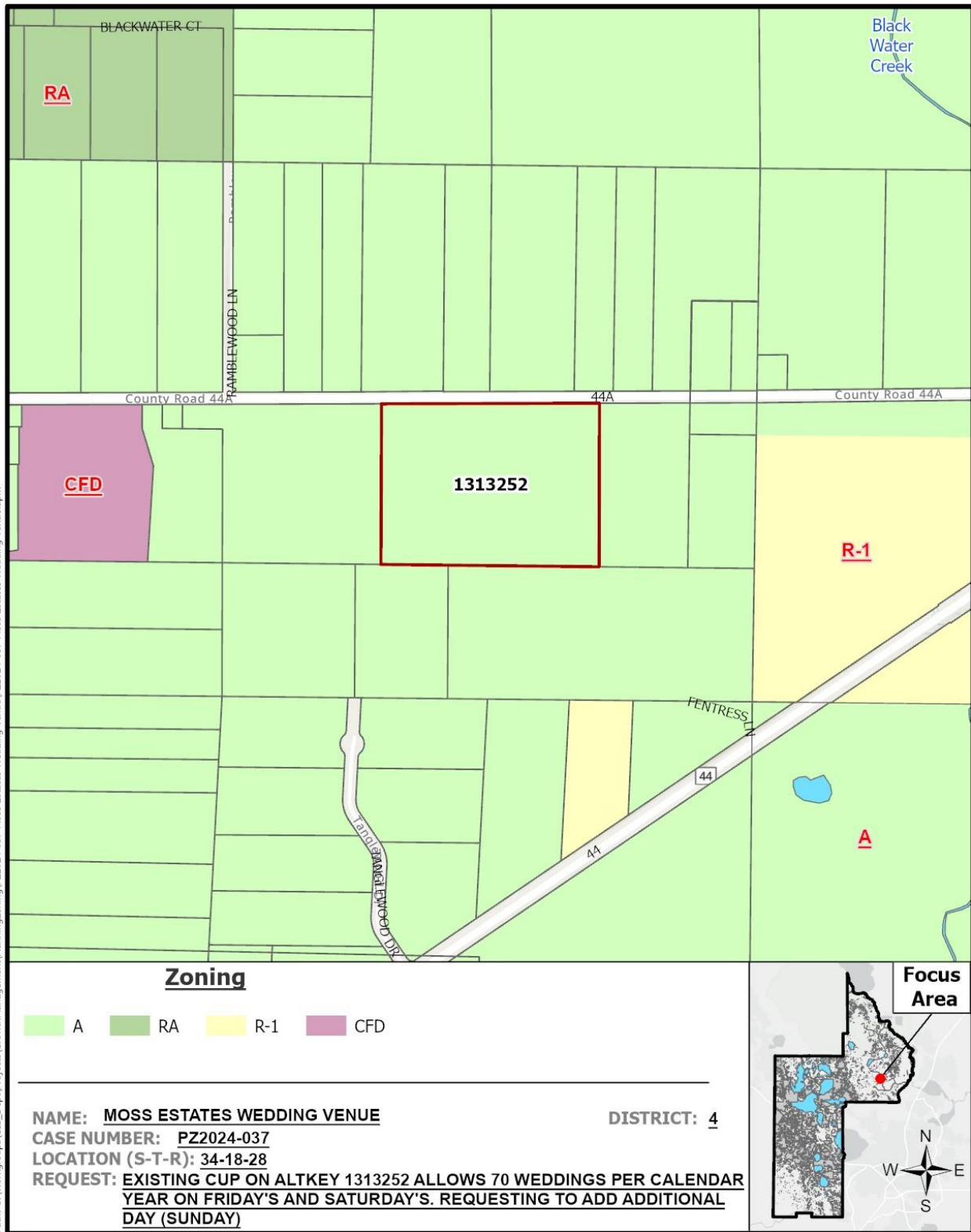


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4/5/2024

# Attachment "B" – Zoning Map

## CURRENT ZONING



# Attachment "C" – CUP-19-03-4 (Page 1 of 6)



PLANNING AND COMMUNITY DESIGN  
315 WEST MAIN STREET  
TAVARES FL 32778

Ordinance 2019-32  
Moss Estates  
CUP-19-03-5

INSTRUMENT #2019069781  
OR BK 5298 PG 1133 - 1138 (6 PGS)  
DATE: 6/21/2019 11:51:22 AM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$52.50

1 AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE  
2 LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

3 WHEREAS, Tracy M. Moss (the "Applicant") submitted a conditional use permit application on behalf  
4 of Barry T. Eveland, Successor Trustee of the Vern Eveland Trust (the "Owner"), on approximately 20 +/-  
5 acres to allow the use of an existing barn as a wedding venue within the Agriculture zoning district; and

6 WHEREAS, the subject property consists of approximately 20 +/- acres, is identified by Alternate  
7 Key Number 1313252, located at 27700 County Road 44A, in the Eustis area, situated in Section 34,  
8 Township 18 South, Range 28 East, and more particularly described as:

9 EXHIBIT "A" – LEGAL DESCRIPTION

10 WHEREAS, the subject property is located within the Wekiva River Protection Area A-1-20 Sending  
11 Area Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map  
12 (FLUM); and

13 WHEREAS, the Lake County Board of County Commissioners deems it necessary and desirable, in  
14 order to protect the public health, safety, and general welfare of the citizens of Lake County and in accordance  
15 with the purpose and intent of the Land Development Regulations (LDR), to require compliance with the  
16 special conditions set forth in this Conditional Use Permit; and

17 WHEREAS, this Conditional Use Permit was reviewed by the Lake County Planning & Zoning Board  
18 on the 1<sup>st</sup> day of May, 2019 and by the Board of County Commissioners of Lake County, Florida, on the 21<sup>st</sup>  
19 day of May, 2019.

20 NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County,  
21 Florida, that:

22 Section 1. Permission is hereby granted for a wedding venue as a Conditional Use within the Agriculture (A)  
23 Zoning District. All land uses must be generally consistent with the Concept Plan as shown in  
24 Exhibit "A" of this Ordinance. To the extent that there are conflicts between the Conceptual Plan  
25 and this Ordinance, this Ordinance will take precedence.

26 Section 2. Terms. The County Manager or designee shall amend the Lake County Zoning Map to show a  
27 Conditional Use Permit to allow uses with conditions as outlined within this Ordinance.

28 A. Land Use. In addition to those uses listed as permitted land uses within the Agriculture (A)  
29 Zoning District, the uses of the site will be allowed as specified below and generally consistent  
30 with Exhibit "B", the Conceptual Plan.

- 31 1. Wedding Venue
- 32 2. Special Events
- 33 3. Agriculture use
- 34 4. Residential use



# Attachment “C” – CUP-19-03-4 (Page 3 of 6)

Ordinance #2019-32  
CUP-19-03-4 Moss Estates

- 1                    2. The developer shall be designed in accordance with all applicable Lake County and St. Johns  
2                    River Water Management District (SJRWMD) requirements, and the LDR, as amended.
- 3                    **H. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building/Signage Height**  
4                    shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR),  
5                    as amended.
- 6                    **I. Setbacks:** Unless otherwise specified, any new buildings or structures shall require building  
7                    setbacks in accordance with the LDR, as amended.
- 8                    **J. Landscaping, Buffering, and Screening** shall be in accordance with the Comprehensive Plan  
9                    and Land Development Regulations (LDR), as amended.
- 10                   **K. Concurrency Management Requirements:** Any development shall comply with the Lake  
11                   County Concurrency Management System, as amended.
- 12                   **L. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be  
13                   required to submit a site plan application for any development for review and approval in  
14                   accordance with the Comprehensive Plan and Land Development Regulations (LDR), as  
15                   amended.
- 16                   **M. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references  
17                   in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
18                   Comprehensive Plan, and Lake County Land Development Regulations shall include any future  
19                   amendments to the Statutes, Code, Plans, and/or Regulations.
- 20                   **Section 3. Conditions.**
- 21                   **A.** After establishment of the facilities as provided in this Ordinance, the property must only be used  
22                   for the purposes named in this Ordinance, unless a proposed use meets every requirement of  
23                   the zoning district in which the property is located. Any other proposed use must be specifically  
24                   authorized by the Board of County Commissioners.
- 25                   **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,  
26                   move, convert, or demolish any building structure, add other uses, or alter the land in any manner  
27                   within the boundaries of the above described land without first obtaining the necessary approvals  
28                   in accordance with the Lake County Code, as amended, and obtaining the permits required from  
29                   the other appropriate governmental agencies.
- 30                   **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the land,  
31                   and the terms, conditions, and provisions of this Ordinance will be binding upon the present  
32                   Owners and any successor, and will be subject to each and every condition set out in this  
33                   Ordinance.
- 34                   **D.** The transfer of ownership or lease of any or all of the property described in this Ordinance must  
35                   include in the transfer or lease agreement, a provision that the purchaser or lessee is made good  
36                   and aware of the conditions established by this Ordinance and agrees to be bound by these  
37                   conditions. The purchaser or lessee may request a change from the existing plans and conditions  
38                   by following the procedures contained in the Land Development Regulations, as amended.
- 39                   **E.** Action by the Lake County Code Enforcement Special Master. The Lake County Code  
40                   Enforcement Special Master will have authority to enforce the terms and conditions set forth in  
41                   this Ordinance and to recommend that the ordinance be revoked.



# Attachment "C" – CUP-19-03-4 (Page 4 of 6)

Ordinance #2019-32  
CUP-19-03-4 Moss Estates

1 **Section 4. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
2 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
3 of the remaining portions of this Ordinance.

4 **Section 5. Filing with the Department of State.** The clerk is hereby directed to send a copy of this  
5 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,  
6 Florida Statutes.

7

8 **Section 6. Effective Date.** This Ordinance will become effective as provided by law.

9

10 ENACTED this 21<sup>st</sup> day of May, 2019.  
11 FILED with the Secretary of State June 3<sup>rd</sup>, 2019.  
12 EFFECTIVE May 21, 2019.

13

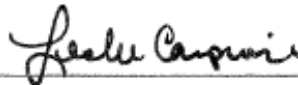
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BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

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LESLIE CAMPIONE, CHAIRMAN

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21 **ATTEST:**

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25   
26 GARY J. COONEY, CLERK OF THE  
27 BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA



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30 **APPROVED AS TO FORM AND LEGALITY:**

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34   
MELANIE MARSH, COUNTY ATTORNEY

# Attachment "C" – CUP-19-03-4 (Page 5 of 6)

Ordinance #2019-32  
CUP-19-03-4 Moss Estates

## Exhibit A – Legal Description

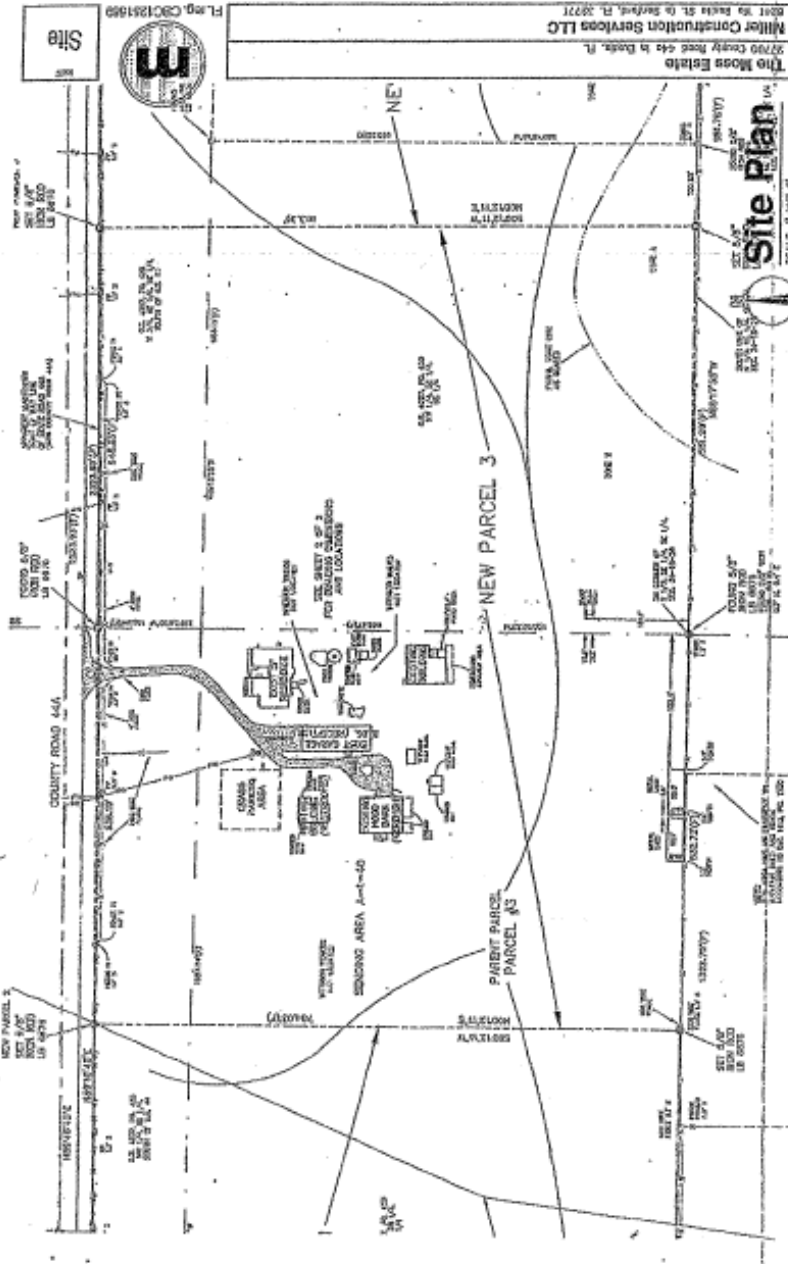
1  
2 That Part of the Northwest 1/4 of the Southeast 1/4 and of the  
3 West 3/4 of the Northeast 1/4 of the Southeast 1/4 lying south  
4 of State Highway No. 44; All of the Northwest 1/4 of the  
5 Southeast 1/4 of the Southeast 1/4; and all of the North 1/2 of  
6 the Southwest 1/4 of the Southeast 1/4, all in Section 34,  
7 Township 18 South, Range 28 East, in Lake County, Florida.  
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# Attachment "C" – CUP-19-03-4 (Page 6 of 6)

Ordinance #2019-32  
CUP-19-03-4 Moss Estates

1

Exhibit B – Concept Plan



2

# Attachment “D” – Justification Statement

**From:** [Moss Estates](#)  
**To:** [Holt, Sharyn](#)  
**Subject:** Re: Moss Estates Wedding Venue / PZ2024-037 / AR 5534  
**Date:** Saturday, April 6, 2024 6:11:28 PM

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sharyn,

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

*There are no additional changes that is needed to the current or nearby property to support the request to add Sunday weddings.*

2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

*The existing CUP requested the center of driveway to be filled in which was completed back in 2019. There is no adverse affect on the neighborhood.*

3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

*We added additional landscaping in 2019 that has only matured more and improved the overall appearance of the property.*

4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations

*There has been no changes since the 2019 CUP that has caused any interference with neighboring properties.*

*Additional Notes: We have been an active wedding venue for the past three years plus. We have had no noise complaints as we ensure that decibel reader is used for music. We also ensure that we are using parking attendants on wedding days to ensure that entering the property does not adversely affect traffic. We ensure to operate within the hours of our permit from 9am-11pm(music is never past 10:30pm). We are only requesting to add additional overall number of weddings and the approval for Sunday's (no music past 9pm).*

# Subject Property



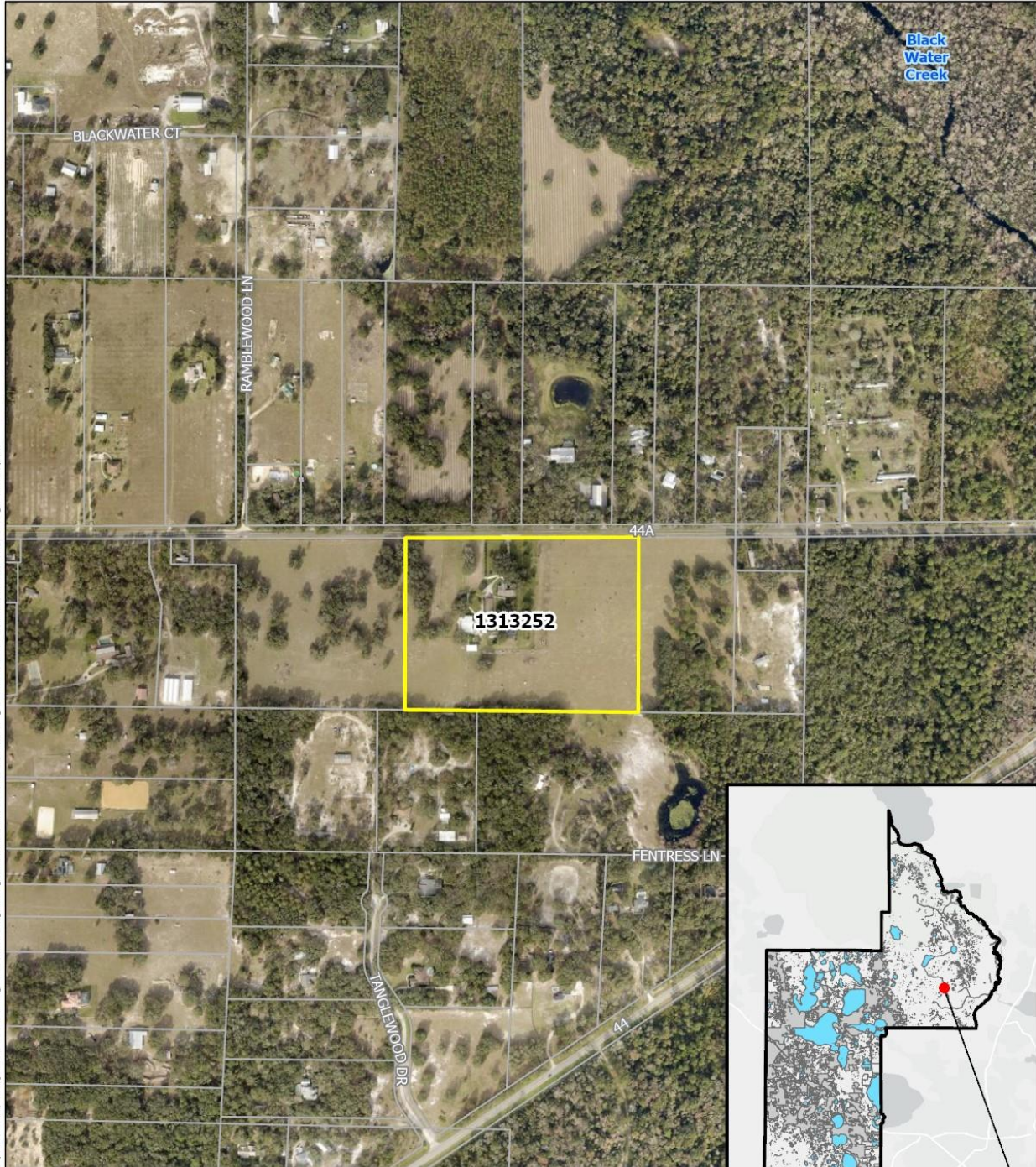
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4/5/2024

# Aerial Map of Subject Property



PZ2024-037  
Moss Estates Wedding Venue



Existing CUP on altkey 1313252 allows 70 weddings per calendar year on Friday's and Saturday's. Requesting to add additional day (Sunday)

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4/5/2024



- 1           1. Wedding Venue
- 2           2. Special Events
- 3           3. Agriculture use
- 4           4. Residential use
- 5           5. Accessory uses directly associated with the above uses may be approved by the County
- 6           Manager or designee. Any other use of the site will require approval of an amendment to
- 7           this Ordinance by the Board of County Commissioners.
- 8           **B. Wedding Venue Use:** There shall be no more than one-hundred and twenty (120) weddings
- 9           per calendar year.
- 10           **1. Hours of Wedding Venue Activity:**
- 11           a. Friday and Saturday: 9:00 a.m. to 11:00 p.m., with no music past 10:30 p.m.
- 12           b. Sundays: 9:00 a.m. to 9:00 p.m., with no music past 9:00 p.m.
- 13           **2. Setbacks:**
- 14           a. Wedding venue activities shall not be located closer than one hundred (100) feet
- 15           from the property line of any residentially used property.
- 16           b. Any points of congregation of wedding activities, shall be located a minimum of two
- 17           hundred (200) feet from the property line of any adjacent residential property.
- 18           **C. Special Events:** Special Event shall be classified as advertised events expected to draw 500
- 19           persons or greater. Special Events will require permits in accordance with the Land Development
- 20           Regulations (LDR) and Comprehensive Plan, as amended.
- 21           **D. Specific Conditions.**
- 22           a. Occupancy cannot exceed that which is allowed by Chapter 12 of the Florida Fire Prevention
- 23           Code for assembly occupancy, or one hundred-fifty (150) persons, whichever is less.
- 24           b. Parking surfaces may be grass or other pervious material, except as required for compliance
- 25           with the Americans with Disabilities Act (ADA). There will be no parking allowed outside the
- 26           property limits. Other parking requirements shall be in accordance with the Land
- 27           Development Regulations (LDR) and Comprehensive Plan, as amended.
- 28           c. There shall be no storage of materials, equipment or vehicles within the building setbacks,
- 29           wetland setbacks or landscape buffers.
- 30           **E. Transportation Improvements and Access Management** shall be in accordance with the
- 31           Comprehensive Plan and Land Development Regulations (LDR), as amended. The driveway to
- 32           the site will need the following upgrades prior to the commencement of the wedding venue use:
- 33           1. The landscaped island located within the center of the driveway will have to be filled in.
- 34           2. The width of the driveway must be twenty (20) to twenty-four (24) feet wide to allow for
- 35           two-way traffic ingress and egress from the site.
- 36           **F. Environmental Considerations:** Shall be in accordance with the Comprehensive Plan and
- 37           Land Development Regulations (LDR), as amended.

38



1           **G. Floodplain and Stormwater Management.**

- 2                   1. The developer shall be responsible for any flood studies required for developing the  
3                   site and comply with Federal Emergency Management Agency (FEMA),  
4                   Comprehensive Plan and Land Development Regulations (LDR), as amended. Any  
5                   development within the floodplain as identified on the FEMA maps will require  
6                   compensating storage.
- 7                   2. The developer shall be designed in accordance with all applicable Lake County and St.  
8                   Johns River Water Management District (SJRWMD) requirements, and the LDR, as  
9                   amended.

10           **H. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building/Signage Height**  
11           shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR),  
12           as amended.

13           **I. Setbacks:** Unless otherwise specified, any new buildings or structures shall require building  
14           setbacks in accordance with the LDR, as amended.

15           **J. Landscaping, Buffering, and Screening** shall be in accordance with the Comprehensive Plan  
16           and Land Development Regulations (LDR), as amended.

17           **K. Concurrency Management Requirements:** Any development shall comply with the Lake  
18           County Concurrency Management System, as amended.

19           **L. Noise.** Compliance shall be in accordance with the LDR, as amended.

20           **M. Development Review and Approval:** Prior to the issuance of permits, the Applicant shall be  
21           required to submit a site plan application for any development for review and approval in  
22           accordance with the Comprehensive Plan and Land Development Regulations (LDR), as  
23           amended.

24           **N. Future Amendments to Statutes, Code, Plans, and/or Regulations:** The specific references  
25           in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
26           Comprehensive Plan, and Lake County Land Development Regulations shall include any future  
27           amendments to the Statutes, Code, Plans, and/or Regulations.

28           **Section 3. Conditions.**

29           **A.** After establishment of the facilities as provided in this Ordinance, the property must only be used  
30           for the purposes named in this Ordinance, unless a proposed use meets every requirement of  
31           the zoning district in which the property is located. Any other proposed use must be specifically  
32           authorized by the Board of County Commissioners.

33           **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve,  
34           move, convert, or demolish any building structure, add other uses, or alter the land in any manner  
35           within the boundaries of the above described land without first obtaining the necessary approvals  
36           in accordance with the Lake County Code, as amended, and obtaining the permits required from  
37           the other appropriate governmental agencies.

38           **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the land,  
39           and the terms, conditions, and provisions of this Ordinance will be binding upon the present  
40           Owners and any successor, and will be subject to each and every condition set out in this  
41           Ordinance.



Exhibit A – Legal Description

BEGINNING AT A 5/8 INCH IRON ROD AND CAP (LB 6676) AT THE  
NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 28 EAST, LAKE COUNTY,  
FLORIDA, RUN THENCE WEST 200 FEET (ACTUAL NORTH 89°15'58"  
WEST, 200.00 FEET) ALONG THE NORTH LINE OF THE SOUTHWEST 1/4  
OF THE SOUTHWEST 1/4 OF SAID SECTION 34 TO A 5/8 INCH IRON ROD  
AND CAP (LB 6676); THENCE RUN NORTH (ACTUAL 00°12'11" EAST,  
111.83 FEET) TO A 5/8 INCH IRON ROD AND CAP (LB 6676) ON THE  
SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 44 (NOW COUNTY  
ROAD 44A); THENCE RUN EAST (ACTUAL NORTH 89°40'40" EAST)  
ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET TO A 5/8  
INCH IRON ROD AND CAP (LB 6676) AT THE INTERSECTION WITH THE  
WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE  
CONTINUE NORTH 89°40'40" EAST, ALONG SAID RIGHT OF WAY LINE A  
DISTANCE OF 790.00 FEET TO A 5/8 INCH IRON ROD AND CAP (LB 6676)  
AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING  
CONTINUE NORTH 89°40'40" EAST, ALONG SAID RIGHT OF WAY LINE, A  
DISTANCE OF 538.19 FEET TO A 5/8 INCH IRON ROD AND CAP (LB 6676)  
AT AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4  
OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE CONTINUE  
NORTH 89°40'40" EAST, ALONG SAID RIGHT OF WAY-LINE, A DISTANCE  
OF 545.83 FEET TO A 5/8 INCH IRON ROD AND CAP (LB 6676); THENCE  
RUN SOUTH 00°12'11" WEST A DISTANCE OF 813.39 FEET TO A 5/8 INCH  
IRON ROD AND CAP (LB 6676) ON THE SOUTH LINE OF THE NORTH 1/2  
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34;  
THENCE RUN NORTH 89°17'55" WEST, ALONG THE SOUTH LINE OF THE  
NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID  
SECTION 34, A DISTANCE OF 551.29 FEET TO A 5/8 INCH IRON ROD AND  
CAP (LB 6676) AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE  
CONTINUE NORTH 89°17'55" WEST, ALONG THE SOUTH LINE OF THE  
NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID  
SECTION 34, A DISTANCE OF 532.72 FEET TO A 5/8 INCH IRON ROD AND  
CAP (LB 6676); THENCE RUN NORTH 00°12'11" EAST, A DISTANCE OF  
794.03 FEET TO THE POINT OF BEGINNING.

