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Kind: EASEMENT WITH TRANSFER
Recorded: 11/10/2020 at 11:56:35 AM
Fee Amt: \$42.00 Page 1 of 7
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2020-00054014
BK 18184 PG 243-249

RETURN 13 Prepared By: David L. Wetsch, Dickinson, Mackaman, Tyler, and Hagen, P.C., 1600 Hub Tower, Des Moines, IA 50309, 515-246-4555
When Recorded, Return to: City of Pleasant Hill, City Hall, 5160 Maple Drive, Suite A, Pleasant Hill, IA 50327

TRAIL EASEMENT

That **Yellowbanks, L.L.C.** (hereinafter called "Grantor"), in consideration of the sum of One Dollar (\$1.00) to be paid by the City of **Pleasant Hill, Iowa**, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, does hereby sell, grant and convey unto the **City of Pleasant Hill, Iowa**, a municipal corporation (hereinafter called "City"), a perpetual **Trail Easement** to construct and maintain a **Recreational Trail**, as from time to time determined by the City, over, under, on, through and across the properties described in Trail Easement No. 1, as described on Exhibit "A" to the Official Plat Map, incorporated herein by this reference (hereinafter called "Easement Area"), for the purposes of installing a **Recreational Trail**, together with necessary appurtenances thereto, as well as constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the **Recreational Trail** and any appurtenances thereto, under, over, on, through and across said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor and its successors and assigns shall not erect any structure, building, or fence over or within the Easement Areas without obtaining the prior written approval of the City Administrator or his designee.
2. **MAINTENANCE OF EASEMENT.** The owner or occupant of the Lot shall keep and preserve that portion of the easement within his property in good repair and condition at all times, and shall not plant nor permit to grow any trees or other vegetative growth within the Easement Area which might reasonably be expected to obstruct or impair the **Recreational Trail**.
3. **CHANGE IN GRADE PROHIBITED.** Grantor and its successors and assigns shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Administrator or his designee.
4. **RIGHT OF ACCESS.** City shall have the right of access to the Easement Areas from property adjacent to the Easement Areas and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but

not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the Easement Areas and the right to improve, repair, and maintain the Easement Areas in whatever manner necessary consistent with its purpose.

- 5. **EASEMENT RUNS WITH LAND.** This Easement shall be perpetual, permanent and runs with the land and shall be binding on Grantor and on Grantor's successors and assigns.
- 6. **PROPERTY TO BE RESTORED.** Upon completion of any construction, reconstruction, repair, enlargement or maintenance of any improvements in any Easement Area, the City shall restore the easement area in good and workmanlike manner to a condition comparable to its condition before construction, reconstruction or alteration.

Grantor does **HEREBY COVENANT** with the City that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to **WARRANT AND DEFEND** the said premises against the lawful claims of all persons whomsoever.

The undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

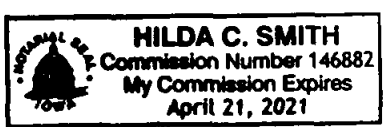
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 30th day of October, 2020.

GRANTOR:
 YELLOWBANKS, L.L.C.
 By: *Karie Ramsey*
Karie Kading Ramsey, Manager

STATE OF IOWA)
)ss
 COUNTY OF POLK)

This record was acknowledged before me on the 30th day of October, 2020, by Karie Kading Ramsey, to me personally known, who being by me duly sworn, did say that she is the Manager of the Limited Liability Company executing the within and foregoing instrument; that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Karie Kading Ramsey as Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by her voluntarily executed.



Hilda C. Smith
 NOTARY PUBLIC - STATE OF IOWA

EXHIBIT "A" - TRAIL, TEMPORARY TURN AROUND AND TEMPORARY GRADING EASEMENTS, LOTS 25, "C" AND OUTLOT "Y" PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

TRAIL EASEMENT #1

A Trail Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said LOT 25; thence S86°59'58"E along the North line of said LOT 25, a distance of 26.44 feet to the Point of the Beginning; thence S05°04'38"W, a distance of 0.65 feet; thence along a tangent curve to the right having a length of 38.80 feet, a radius of 55.00 feet, a chord bearing of S25°17'19"W and a chord distance of 38.00 feet; thence S45°30'00"W, a distance of 40.72 feet; thence along a tangent curve to the left having a length of 30.30 feet, a radius of 75.00 feet, a chord bearing of S33°55'37"W and a chord distance of 30.09 feet; thence along a tangent curve to the right along the West line of said LOT 25 having a length of 135.65 feet, a radius of 4070.28 feet, a chord bearing of S23°18'31"W and a chord distance of 135.65 feet; thence along a tangent curve to the right along the West line of said LOT 25 having a length of 681.39 feet, a radius of 4070.28 feet, a chord bearing of S29°00'46"W and a chord distance of 680.60 feet; thence S43°35'16"W along the West line of said LOT 25, a distance of 233.01 feet; thence along a tangent curve to the left having a length of 112.02 feet, a radius of 75.00 feet, a chord bearing of S00°47'52"W and a chord distance of 101.90 feet; thence S41°59'32"E, a distance of 10.18 feet; thence along a tangent curve to the left having a length of 30.50 feet, a radius of 75.00 feet, a chord bearing of S53°38'34"E and a chord distance of 30.29 feet; thence S65°17'36"E a distance of 36.14 feet; thence along a tangent curve to the left having a length of 27.00 feet, a radius of 75.00 feet, a chord bearing of S75°36'19"E and a chord distance of 26.85 feet; thence S85°55'02"E, a distance of 13.28 feet; thence along a tangent curve to the left having a length of 34.95 feet, a radius of 75.00 feet, a chord bearing of N80°44'04"E and a chord distance of 34.63 feet; thence N67°23'10"E, a distance of 38.22 feet; thence along a tangent curve to the left having a length of 43.42 feet, a radius of 55.00 feet, a chord bearing of N90°00'00"E and a chord distance of 42.30 feet; thence S67°23'10"E, a distance of 76.42 feet; thence along a tangent curve to the left having a length of 24.26 feet, a radius of 75.00 feet, a chord bearing of S76°39'06"E and a chord distance of 24.15 feet; thence S85°55'02"E, a distance of 322.72 feet; thence along a tangent curve to the right having a length of 8.12 feet, a radius of 55.00 feet, a chord bearing of S81°41'25"E and a chord distance of 8.11 feet; thence S77°27'48"E, a distance of 29.95 feet; thence S85°55'02"E along the South line of said LOT 25, a distance of 43.06 feet; thence N65°14'29"E along the South line of said LOT 25, a distance of 40.74 feet; thence N51°16'44"E, a distance of 30.57 feet; thence along a tangent curve to the right having a length of 13.40 feet, a radius of 55.00 feet, a chord bearing of N58°15'37"E and a chord distance of 13.37 feet; thence N65°14'29"E, a distance of 194.30 feet; thence N24°45'31"W along the East line of said LOT 25, a distance of 20.00 feet; thence S65°14'29"W, a distance of 193.07 feet; thence along a tangent curve to the left having a length of 18.28 feet, a radius of 75.00 feet, a chord bearing of S58°15'37"W and a chord distance of 18.23 feet; thence S51°16'44"W, a distance of 25.30 feet; thence along a tangent curve to the right having a length of 13.40 feet, a radius of 55.00 feet, a chord bearing of S58°15'37"W and a chord distance of 13.37 feet; thence S65°14'29"W, a distance of 9.94 feet; thence along a tangent curve to the right having a length of 27.69 feet, a radius of 55.00 feet, a chord bearing of S79°39'43"W and a chord distance of 27.39 feet; thence N85°55'02"W, a distance of 12.85 feet; thence along a tangent

curve to the right having a length of 8.12 feet, a radius of 55.00 feet, a chord bearing of N81°41'25"W and a chord distance of 8.11 feet; thence N77°27'48"W, a distance of 30.83 feet; thence along a tangent curve to the left having a length of 11.07 feet, a radius of 75.00 feet, a chord bearing of N81°41'25"W and a chord distance of 11.06 feet; thence N85°55'02"W, a distance of 321.98 feet; thence along a tangent curve to the right having a length of 17.79 feet, a radius of 55.00 feet, a chord bearing of N76°39'06"W and a chord distance of 17.71 feet; thence N67°23'10"W, a distance of 76.42 feet; thence along a tangent curve to the left having a length of 59.20 feet, a radius of 75.00 feet, a chord bearing of S90°00'00"W and a chord distance of 57.68 feet; thence S67°23'10"W, a distance of 38.22 feet; thence along a tangent curve to the right having a length of 25.63 feet, a radius of 55.00 feet, a chord bearing of S80°44'04"W and a chord distance of 25.40 feet; thence N85°55'02"W, a distance of 15.20 feet; thence along a tangent curve to the right having a length of 19.63 feet, a radius of 55.00 feet, a chord bearing of N75°41'42"W and a chord distance of 19.52 feet; thence N65°28'22"W, a distance of 32.54 feet; thence along a tangent curve to the right having a length of 22.54 feet, a radius of 55.00 feet, a chord bearing of N53°43'57"W and a chord distance of 22.38 feet; thence N41°59'32"W, a distance of 12.15 feet; thence along a tangent curve to the right having a length of 82.15 feet, a radius of 55.00 feet, a chord bearing of N00°47'52"E and a chord distance of 74.72 feet; thence N43°35'16"E, a distance of 228.29 feet; thence along a tangent curve to the left having a length of 12.89 feet, a radius of 75.00 feet, a chord bearing of N38°39'53"E and a chord distance of 12.87 feet; thence along a tangent curve to the left having a length of 679.96 feet, a radius of 4090.28 feet, a chord bearing of N28°58'46"E and a chord distance of 679.17 feet; thence along a tangent curve to the left having a length of 136.31 feet, a radius of 4090.28 feet, a chord bearing of N23°18'30"E and a chord distance of 136.31 feet; thence along a tangent curve to the right having a length of 22.22 feet, a radius of 55.00 feet, a chord bearing of N33°55'37"E and a chord distance of 22.07 feet; thence N45°30'00"E, a distance of 40.72 feet; thence along a tangent curve to the left having a length of 52.91 feet, a radius of 75.00 feet, a chord bearing of N25°17'19"E and a chord distance of 51.82 feet; thence N05°04'38"E, a distance of 1.38 feet; thence N86°59'58"W along the North line of said LOT 25, a distance of 20.01 feet to the Point of the Beginning, containing 1.039 acres more or less.

INDEX LEGEND - EXHIBIT "A"

LOCATION:	PRAIRIE CREEK PLAT 2, PLEASANT HILL, POLK COUNTY, IOWA.
REQUESTOR:	YELLOWBANKS, L.L.C.
PROPRIETOR:	YELLOWBANKS, L.L.C.
SURVEYOR:	MARK L. LEE
SURVEY CO.:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	MARK L. LEE, PE, PLS 10430 New York Ave, Ste C URBANDALE, IA 50322-3773 TELE: (515) 669-4188 mlee@leechamberlinengineers.com

SHEET 1. DETAIL SURVEY
SHEET 2. DETAIL SURVEY
SHEET 3. LEGAL DESCRIPTIONS

EXHIBIT "A" - TRAIL, TEMPORARY TURN AROUND AND TEMPORARY GRADING EASEMENTS, LOTS 25, 'C' AND OUTLOT 'Y' PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

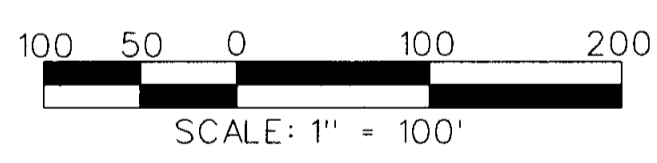
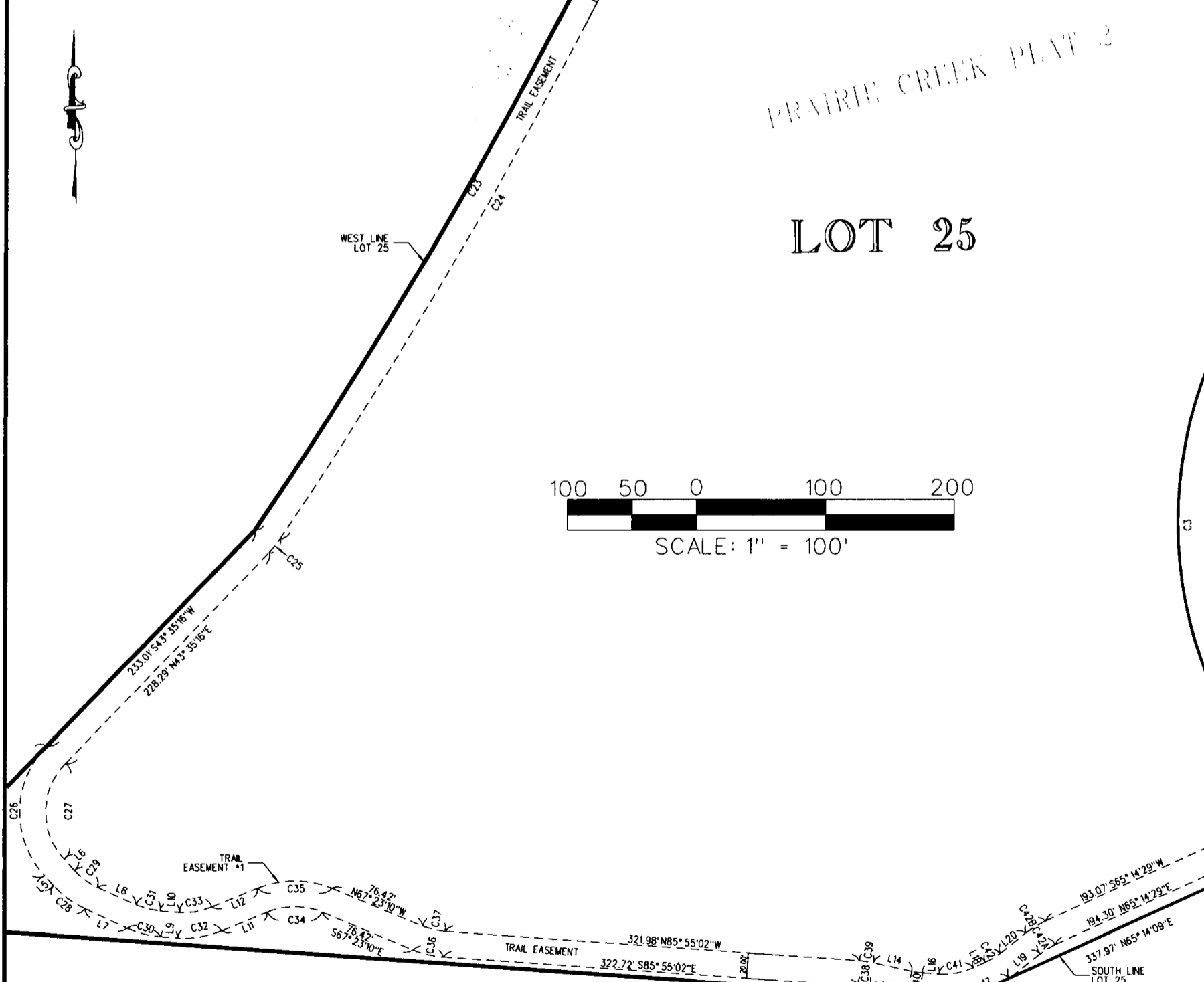
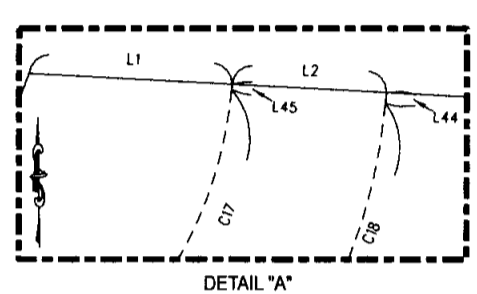
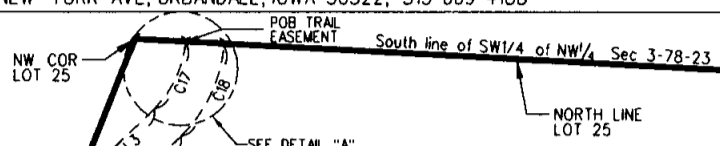
PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE, URBANDALE, IOWA 50322, 515-669-4188

EXHIBIT "A"

LINE	LENGTH	LINE BRG
L1	26.44'	S86°59'58"E
L2	20.01'	N86°59'58"W
L3	40.72'	S45°30'00"W
L4	40.72'	N45°30'00"E
L5	10.18'	S41°59'32"E
L6	12.15'	N41°59'32"W
L7	36.14'	S65°17'36"E
L8	32.54'	N65°28'22"W
L9	13.28'	S85°55'02"E
L10	15.20'	N85°55'02"W
L11	38.22'	N67°23'10"E
L12	38.22'	S67°23'10"W
L13	29.95'	S77°27'48"E
L14	30.83'	N77°27'48"W
L15	43.06'	S85°55'02"E
L16	12.85'	N85°55'02"W
L17	40.74'	N65°14'29"E
L18	9.94'	S65°14'29"W
L19	30.57'	N51°16'44"E
L19A	20.00'	N24°45'31"W
L20	25.30'	S51°16'44"W
L44	1.38'	N05°04'38"E
L45	0.65'	S05°04'38"W

PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT, FOUND 5/8" IRON ROD W/ YELLOW CAP *11582, UNLESS NOTED OTHERWISE
- I FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- FOUND P.L., P.C., P.T., P.O.T.
- △ SECTION CORNER SET 3/4" IRON ROD W/ YELLOW PLASTIC CAP *11582
- SET 3/4" IRON ROD W/ YELLOW PLASTIC CAP *11582
- ◇ SET STEEL NAIL W/ WASHER *11582
- I.P. IRON PIPE
- I.R. IRON ROD (REROD)
- (M) MEASURED DIMENSION
- (P) PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- - - CENTERLINE
- - - PERMANENT DRAINAGE EASEMENT
- - - EASEMENT



DATE OCTOBER 28, 2020 SHEET 1 FIELD WORK PERFORMED: NOVEMBER 11, 2016 THRU SEPTEMBER 16, 2020

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: *Mark L. Lee* Date: 10/28/20
Name: (Printed or typed) MARK L. LEE
License Number: 11582
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: SHEET 1 THRU 3



PROJECT NO. 16017

TEMPORARY GRADING EASEMENT *1 BK 16758 PG 120-125

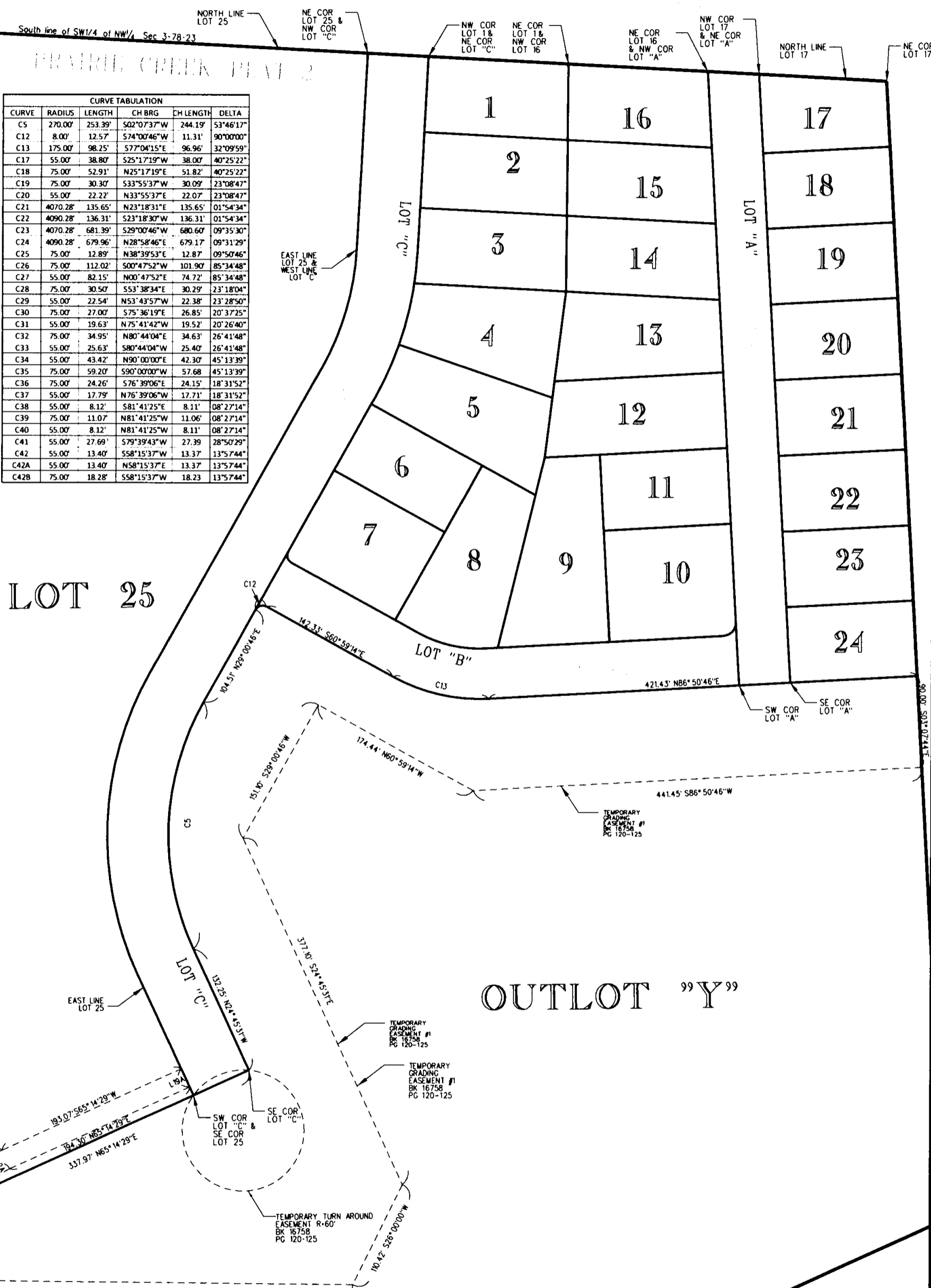
615.21' N89° 30'00"W

EXHIBIT "A" - TRAIL, TEMPORARY TURN AROUND AND TEMPORARY GRADING EASEMENTS, LOTS 25, "C" AND OUTLOT "Y" PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE, URBAN DALE, IOWA 50322, 515-669-4188

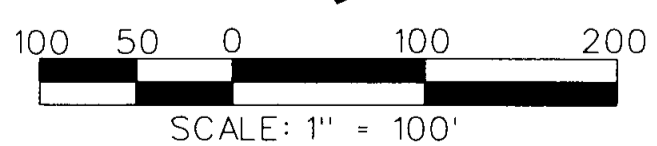
EXHIBIT "A"

PRAIRIE CREEK PLAT 1



CURVE TABULATION					
CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C5	270.00'	253.39'	S02°07'37"W	244.19'	53°46'17"
C12	8.00'	12.57'	S74°00'46"W	11.31'	90°00'00"
C13	175.00'	98.25'	S77°04'15"E	96.96'	32°09'59"
C17	55.00'	38.80'	S25°17'19"W	38.00'	40°25'22"
C18	75.00'	52.91'	N25°17'19"E	51.82'	40°25'22"
C19	75.00'	30.30'	S33°55'37"W	30.09'	23°08'47"
C20	55.00'	22.22'	N33°55'37"E	22.07'	23°08'47"
C21	4070.28'	135.65'	N23°18'31"E	135.65'	01°54'34"
C22	4090.28'	136.31'	S23°18'30"W	136.31'	01°54'34"
C23	4070.28'	681.39'	S29°00'46"W	680.60'	09°35'30"
C24	4090.28'	679.96'	N28°58'46"E	679.17'	09°31'29"
C25	75.00'	12.89'	N38°39'53"E	12.87'	09°50'46"
C26	75.00'	112.02'	S00°47'52"W	101.90'	85°34'48"
C27	55.00'	82.15'	N00°47'52"E	74.72'	85°34'48"
C28	75.00'	30.50'	S53°38'34"E	30.29'	23°18'04"
C29	55.00'	22.54'	N53°43'57"W	22.38'	23°28'50"
C30	75.00'	27.00'	S75°36'19"E	26.85'	20°37'25"
C31	55.00'	19.63'	N75°41'42"W	19.52'	20°26'40"
C32	75.00'	34.95'	N80°44'04"E	34.63'	26°41'48"
C33	55.00'	25.63'	S80°44'04"W	25.40'	26°41'48"
C34	55.00'	43.42'	N90°00'00"E	42.30'	45°13'39"
C35	75.00'	59.20'	S90°00'00"W	57.68'	45°13'39"
C36	75.00'	24.26'	S76°39'06"E	24.15'	18°31'52"
C37	55.00'	17.79'	N76°39'06"W	17.71'	18°31'52"
C38	55.00'	8.12'	S81°41'25"E	8.11'	08°27'14"
C39	75.00'	11.07'	N81°41'25"W	11.06'	08°27'14"
C40	55.00'	8.12'	N81°41'25"W	8.11'	08°27'14"
C41	55.00'	27.69'	S79°39'43"W	27.39'	28°50'29"
C42	55.00'	13.40'	S58°15'37"W	13.37'	13°57'44"
C42A	55.00'	13.40'	N58°15'37"E	13.37'	13°57'44"
C42B	75.00'	18.28'	S58°15'37"W	18.23'	13°57'44"

OUTLOT "Y"



DETAILED SURVEY PROJECT NO. 16017

EXHIBIT "A"

TRAIL EASEMENT #1

A Trail Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said LOT 25; thence S86°59'58"E along the North line of said LOT 25, a distance of 26.44 feet to the Point of the Beginning; thence S05°04'38"W, a distance of 0.65 feet; thence along a tangent curve to the right having a length of 38.80 feet, a radius of 55.00 feet, a chord bearing of S25°17'19"W and a chord distance of 38.00 feet; thence S45°30'00"W, a distance of 40.72 feet; thence along a tangent curve to the left having a length of 30.30 feet, a radius of 75.00 feet, a chord bearing of S33°55'37"W and a chord distance of 30.09 feet; thence along a tangent curve to the right along the West line of said LOT 25 having a length of 135.65 feet, a radius of 4070.28 feet, a chord bearing of S23°18'31"W and a chord distance of 135.65 feet; thence along a tangent curve to the right along the West line of said LOT 25 having a length of 681.39 feet, a radius of 4070.28 feet, a chord bearing of S29°00'46"W and a chord distance of 680.60 feet; thence S43°35'16"W along the West line of said LOT 25, a distance of 233.01 feet; 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thence S67°23'10"E, a distance of 76.42 feet; thence along a tangent curve to the left having a length of 24.26 feet, a radius of 75.00 feet, a chord bearing of S76°39'06"E and a chord distance of 24.15 feet; thence S85°55'02"E, a distance of 322.72 feet; thence along a tangent curve to the right having a length of 8.12 feet, a radius of 55.00 feet, a chord bearing of S81°41'25"E and a chord distance of 8.11 feet; thence S77°27'48"E, a distance of 29.95 feet; thence S85°55'02"E along the South line of said LOT 25, a distance of 43.06 feet; thence N65°14'29"E along the South line of said LOT 25, a distance of 40.74 feet; thence N51°16'44"E, a distance of 30.57 feet; thence along a tangent curve to the right having a length of 13.40 feet, a radius of 55.00 feet, a chord bearing of N58°15'37"E and a chord distance of 13.37 feet; thence N65°14'29"E, a distance of 194.30 feet; thence N24°45'31"W along the East line of said LOT 25, a distance of 20.00 feet; thence S65°14'29"W, a distance of 193.07 feet; thence along a tangent curve to the left having a length of 18.28 feet, a radius of 75.00 feet, a chord bearing of S58°15'37"W and a chord distance of 18.23 feet; thence S51°16'44"W, a distance of 25.30 feet; thence along a tangent curve to the right having a length of 13.40 feet, a radius of 55.00 feet, a chord bearing of S58°15'37"W and a chord distance of 13.37 feet; thence S65°14'29"W, a distance of 9.94 feet; thence along a tangent curve to the right having a length of 27.69 feet, a radius of 55.00 feet, a chord bearing of S79°39'43"W and a chord distance of 27.39 feet; thence N85°55'02"W, a distance of 12.85 feet; thence along a tangent curve to the right having a length of 8.12 feet, a radius of 55.00 feet, a chord bearing of N81°41'25"W and a chord distance of 8.11 feet; thence N77°27'48"W, a distance of 30.83 feet; thence along a tangent curve to the left having a length of 11.07 feet, a radius of 75.00 feet, a chord bearing of N81°41'25"W and a chord distance of 11.06 feet; thence N85°55'02"W, a distance of 321.98 feet; thence along a tangent curve to the right having a length of 17.79 feet, a radius of 55.00 feet, a chord bearing of N76°39'06"W and a chord distance of 17.71 feet; thence N67°23'10"W, a distance of 76.42 feet; thence along a tangent curve to the left having a length of 59.20 feet, a radius of 75.00 feet, a chord bearing of S90°00'00"W and a chord distance of 57.68 feet; thence S67°23'10"W, a distance of 38.22 feet; thence along a tangent curve to the right having a length of 25.63 feet, a radius of 55.00 feet, a chord bearing of S80°44'04"W and a chord distance of 25.40 feet; thence N85°55'02"W, a distance of 15.20 feet; thence along a tangent curve to the right having a length of 19.63 feet, a radius of 55.00 feet, a chord bearing of N75°41'42"W and a chord distance of 19.52 feet; thence N65°28'22"W, a distance of 32.54 feet; thence along a tangent curve to the right having a length of 22.54 feet, a radius of 55.00 feet, a chord bearing of N53°43'57"W and a chord distance of 22.38 feet; thence N41°59'32"W, a distance of 12.15 feet; thence along a tangent curve to the right having a length of 82.15 feet, a radius of 55.00 feet, a chord bearing of N00°47'52"E and a chord distance of 74.72 feet; thence N43°35'16"E, a distance of 228.29 feet; thence along a tangent curve to the left having a length of 12.89 feet, a radius of 75.00 feet, a chord bearing of N38°39'53"E and a chord distance of 12.87 feet; thence along a tangent curve to the left having a length of 679.96 feet, a radius of 4090.28 feet, a chord bearing of N28°58'46"E and a chord distance of 679.17 feet; thence along a tangent curve to the left having a length of 136.31 feet, a radius of 4090.28 feet, a chord bearing of N23°18'30"E and a chord distance of 136.31 feet; thence along a tangent curve to the right having a length of 22.22 feet, a radius of 55.00 feet, a chord bearing of N33°55'37"E and a chord distance of 22.07 feet; thence N45°30'00"E, a distance of 40.72 feet; thence along a tangent curve to the left having a length of 52.91 feet, a radius of 75.00 feet, a chord bearing of N25°17'19"E and a chord distance of 51.82 feet; thence N05°04'38"E, a distance of 1.38 feet; thence N86°59'58"W along the North line of said LOT 25, a distance of 20.01 feet to the Point of the Beginning, containing 1.039 acres more or less.