Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission
Date: 8/6/13
Re: Revised Comments

Planners,

Upon further review of the preliminary plans, I found the following items that need attention prior to submitting the final plan:

- Setbacks per 5.03.E, plan sheet 7 of 16. The following problems have been noted with the developer's engineer-
  - Unit 6, east side should be 50’ (rear yard)
  - Unit 9, west line should be 50’ (rear yard), note that the driveway does not require a setback like a roadway, but must be separated from parking areas by a 10’ greenbelt. Additionally, there is a 55’ easement across the south end of Unit 9 which may not be built over.
  - Unit 10, The DHS site plan was approved on what is now proposed to be 2 lots (9 & 10). At that time, as a single lot, the north line was a side yard, with front yards on Bamber, Hawthorn and Parkland. Adding Unit 9 puts the DHS in a new condition. If we consider Unit 10 as having two front yards, Hawthorn and Parkland, that leaves the other lines as side yards and should be allowed to retain the 20’ setback. If you do not believe this is justified, then the Planning Commission can grant a variance, after a public hearing, which can be conducted at our September regular meeting, and if the developer is prepared, conduct the final plat review in September as well.
  - Unit 11 north line should be 50’ (rear yard)
  - Unit 12 north line should be 50’ (rear yard). The lot has already been constructed to this requirement and is conforming.

- A sidewalk easement of 10’ is required to be shown per section 501.B. ICRC indicates that sidewalks maybe built within the road right of way. This easement would be
concurrent with utility easements of 15’. Our utility department asks that we seek an opinion about sidewalk easements on top of utility easements so that we are not liable for repairs to sidewalks if utility work causes them to be replaced.

- Unit 1 restrict access on Pickard, allowing driveway on Bamber only per 5.03.F
- Seek opinion from our attorney regarding Sidewalk easement over utility easements
- Easement for Strom Water pond and Storm Drain north of units 9, 10 and part of 11 is outside of Condominium Boundary. Liber and Page of this easement needs to be included on sheet 14.
Date: August 6, 2013
Time: 7:00 p.m.
Place: Union Township Hall

Pledge of Allegiance

Roll Call

Approval of minutes for the July 16, 2013 regular meeting

Correspondence

Approval of Agenda

Public Comment: restricted to three (3) minutes regarding issues not on this agenda

NEW BUSINESS
1.) PPR - 1709: Preliminary review of Bamber Office Park Site Condominium. Owner: H&M Investment Properties LLC

OTHER BUSINESS
None

Extended Public Comment

Adjournment
A regular meeting of the Charter Township of Union Planning Commission was held on July 16, 2013.

Meeting was called to order at 7:00 p.m.

Roll Call

Others Present
Woody Woodruff

Approval of Minutes
Jankens moved and Mielke supported to approve the June 18, 2013 meeting minutes. Ayes: All. Motion carried.

Correspondence
A letter was received from Isabella County regarding Coe Township’s Master Plan.

Approval of Agenda
Henley moved and Fuller supported to approve the agenda. Ayes: All. Motion carried.

Public Comment
No Public Comment was offered.

NEW BUSINESS
1.) COM - 1556: Review RFQ responses for Sign Ordinances and set Committee meeting.

Four agencies sent in their RFQ responses to Charter Township of Union for review. The Planning Commission decided all were qualified for the next step and will move forward with the bidding process.

Public Comment
No Public Comment was offered.

Jankens moved and Fuller supported to accept the qualifications on the four agencies proposals and to move forward to the bidding process.

It was suggested to have a representative from the EDA to bring the business point of view to the Sign Committee’s meetings. Mielke will email all potential EDA candidates. Ayes: All. Motion carried.

2.) TXT – 1695: Review draft for rental occupancy by Special Use.

Woodruff issued the draft definition of a rooming dwelling for review to the Planning Commission. The amended copy will be issued to the Attorney’s office for review.
Public Comment
No Public Comment was offered.

Other Business
Mielke mentioned the Zoning Ordinance will need to be redone and it was suggested to bring the budget for this amendment to the next Board Meeting.

Extended Public Comment
No Extended Public Comment was offered.

Adjournment
The Chair adjourned the meeting at 8:24 p.m.

APPROVED BY:   ________________________________
                 Alex Fuller - Secretary

(Recorded by Kathy Lee)
EXISTING LOTS (YELLOW) AT BAMBER OFFICE PARK SITE CONDO
ADDITIONAL LOTS SHOWN AS DASHED WHITE LINES
ISABELLA COUNTY CONDOMINIUM
SUBDIVISION PLAN NO._______
EXHIBIT "B" TO MASTER DEED OF
BAMBER OFFICE PARK
SITE CONDOMINIUM
CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN

SHEET INDEX:
1.......COVER SHEET
2.......DESCRIPTION SHEET 1
3.......DESCRIPTION SHEET 2
4.......DESCRIPTION SHEET 3
5.......DESCRIPTION SHEET 4
6.......OVERALL SURVEY SHEET
7.......TOWNSHIP SETBACK REQUIREMENT SHEET
8.......SITEPLAN SHEET
9.......UTILITY SHEET 1
10.......UTILITY SHEET 2
11.......EASEMENT SHEET 1
12.......EASEMENT DETAIL SHEET 1
13.......EASEMENT DETAIL SHEET 2
14.......EASEMENT DETAIL SHEET 3
15.......EASEMENT DETAIL SHEET 4
16.......EASEMENT DETAIL SHEET 5

SURVEYOR:
TIMOTHY E. GEBBE, P.S. #39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
1985 PARKLAND DRIVE, SUITE B
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756

DEVELOPER:
H & M INVESTMENT PROPERTIES, LLC.
DARRELL HERBRUCK AND/OR TOM MYERS
5000 AIRPORT ROAD
MT. PLEASANT, MI 48858
PHONE: (989) 773-4512
PHONE: (989) 772-5755
BAMBER OFFICE PARK SITE CONDOMINIUM

CONDOMINIUM DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, THAN-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE S.88°-58'-49"W., ON ALONG THE SOUTH LINE OF SAID SECTION, 1326.40 FEET, THENCE N.00°-28'-46"W., ON AND ALONG THE WEST 1/8 LINE OF SAID SECTION, 398.54 FEET, THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 275.46 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ASHLAND DRIVE AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 153.00 FEET, THENCE NORTHEASTLY, ON THE ARC OF SAID CURVE, 56.85 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.53°-32'-03"E., 56.42 FEET TO SAID POINT, THENCE N.40°-00'-00"W., 108.63 FEET, THENCE N.00°-00'-00"E., 141.34 FEET, THENCE N.89°-00'-53"E., ON AND ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 1072.37 FEET, THENCE S.00°-33'-06"E., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 166.42 FEET, THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 206.00 FEET, THENCE S.00°-33'-06"E., PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE, 319.00 FEET, THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 205.00 FEET, THENCE S.00°-33'-06"E., ON AND ALONG SAID NORTH AND SOUTH SECTION LINE, 171.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 16.89 ACRES OF LAND, EXCEPT THEREFROM THE RIGHTS OF WAY OF PARKLAND DRIVE, HAWTHORN DRIVE AND ASHLAND DRIVE AS DESCRIBED AS A CENTERLINE IN THE QUIT CLAIM DEED RECORDED IN LEBER T.1292, PAGES 0135 AND 0136.

EASEMENT DESCRIPTIONS:

EASEMENT 1
AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, THAN-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 203.60 FEET, THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 169.33 FEET, THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 35.00 FEET, THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 80.00 FEET, THENCE N.88°-36'-00"E., 91.92 FEET, THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 20.00 FEET, THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 20.00 FEET, THENCE S.01°-01'-11"E., PERPENDICULAR TO SAID SOUTH SECTION LINE, 25.00 FEET, THENCE S.45°-06'-27"E., 95.52 FEET, THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 85.67 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 2
AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, THAN-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 747.90 FEET, THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 47.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 81.27 FEET, THENCE N.21°-36'-49"E., 172.21 FEET, THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 30.00 FEET, THENCE S.19°-02'-50"E., 167.15 FEET, THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 66.73 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 3
AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, THAN-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE S.88°-58'-49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 414.00 FEET TO A POINT ON THE EASTERNLY RIGHT OF WAY LINE OF PARKLAND DRIVE; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE AND ALONG SAID EAST RIGHT OF WAY LINE, 201.83 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.01°-01'-11"W., ON AND ALONG SAID EAST RIGHT OF WAY LINE, 39.00 FEET, THENCE N.88°-58'-49"E., PARALLEL WITH SAID SOUTH SECTION LINE, 205.00 FEET, THENCE S.00°-33'-06"E., PARALLEL WITH SAID NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 24.00 FEET, THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 140.77 FEET, THENCE S.00°-33'-06"E., PERPENDICULAR TO SAID SOUTH SECTION LINE, 15.00 FEET, THENCE S.88°-58'-49"W., PARALLEL WITH SAID SOUTH SECTION LINE, 70.00 FEET BACK TO THE POINT OF BEGINNING.
SHARED DETENTION AREA EASEMENT DESCRIPTIONS CONTINUED:

EASEMENT 5
AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T4N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S.88°-48'49"W., ON AND ALONG THE SOUTH LINE OF SAID SECTION, 414.00 FEET TO A POINT ON THE EASTERNLY RIGHT OF WAY LINE OF PARKLAND DRIVE; THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE AND ALONG SAID EAST RIGHT OF WAY LINE, 309.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, 57.82 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.15°-28'-29"W., 57.37 FEET TO SAID POINT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID 133.00 FOOT RADIUS CURVE TO THE LEFT, 28.13 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING N.31°-59'-25"W., 28.08 FEET TO SAID POINT. THENCE N.51°-57'-00"E., 33.32 FEET. THENCE S.89°-52'-34"E., 212.57 FEET. THENCE S.00°-33'-08"E., PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 21.00 FEET; THENCE S.89°-00'-24"E., 137.02 FEET; THENCE S.75°-45'-48"W., 89.64 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 6
AN EASEMENT IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T4N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N.00°-33'-08"W., ON AND ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 646.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-00'-53"W., PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 662.00 FEET; THENCE S.40°-58'-49"W., 33.07 FEET. THENCE S.01°-01'-11"E., PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 180.00 FEET; S.88°-58'-49"W., PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 30.00 FEET. THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 274.79 FEET. THENCE N.89°-00'-53"E., ON AND ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 662.00 FEET; THENCE S.00°-33'-04"E., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 10.00 FEET BACK TO THE POINT OF BEGINNING.

EASEMENT 5 & 6 COMBINED
AN EASEMENT IN THE EAST 1/2 OF THE SOUTHWEST 1/4, T4N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N.01°-11'-08"W., ON AND ALONG THE SOUTH AND SOUTH 1/4 LINE OF SAID SECTION, 646.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-00'-53"W., PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 662.00 FEET; THENCE S.40°-58'-49"W., 33.07 FEET. THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 180.00 FEET; S.88°-58'-49"W., PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 40.00 FEET. THENCE N.01°-01'-11"W., PERPENDICULAR TO SAID SOUTH SECTION LINE, 274.80 FEET. THENCE N.89°-00'-53"E., PARALLEL WITH SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 662.49 FEET; THENCE S.00°-33'-04"E., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 70.00 FEET BACK TO THE POINT OF BEGINNING.
EASEMENT DESCRIPTIONS CONTINUED:

WATERMAIN EASEMENT DESCRIPTION

A STRIP OF LAND OVER AND ACROSS THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T4N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, SAID EASEMENT BEING FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND REPAIRING PUBLIC WATER, SAID STRIP BEING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION, THENCE S88°58’49’’W, ON AND ALONG THE WEST 1/8 LINE OF SAID SECTION, 35.94 FEET; THENCE ON AND ALONG AN EXISTING WATERMAIN EASEMENT FOR THE NEXT 8 COURSES, N67°30’00’’E, 46.60 FEET; THENCE N88°58’49’’E, PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 180.90 FEET; THENCE N01°01’11”W, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 63.04 FEET; THENCE N10°13’49”E, 102.52 FEET; THENCE N01°01’11”W, PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, 152.62 FEET; THENCE N43°58’49”E, 110.01 FEET; THENCE N88°58’49”E, PARALLEL WITH AND 5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH RIGHT OF WAY LINE OF HAWTHORN DRIVE, 165.01 FEET; THENCE N07°48’03”W, 211.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND A POINT HEREAFTER KNOWN AS REFERENCE POINT A; THENCE N88°00’45”E, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, 400.83 FEET TO A POINT HEREAFTER KNOWN AS REFERENCE POINT B; THENCE S60°59’07”E, PERPENDICULAR TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, 139.15 FEET; THENCE S23°49’07”E, 62.00 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

AND ALSO

COMMENING AT THE PREVIOUSLY DESCRIBED REFERENCE POINT A; THENCE N00°00’07”W, PERPENDICULAR TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION, 35.00 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.

AND ALSO

COMMENING AT THE PREVIOUSLY DESCRIBED REFERENCE POINT B; THENCE N89°00’53”E, PARALLEL WITH AND 5.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, 84.00 FEET TO THE POINT OF ENDING, SAID SIDE LINES ARE TO BE EXTENDED OR SHORTENED TO MEET AT THEIR RESPECTIVE INTERSECTIONS.
Bamber Office Park Site Condominium

EASEMENT DESCRIPTIONS:

Centerline Sanitary Sewer Easement (Easement 9)

A strip of land over and across the southwest 1/4 of the southwest 1/4 of section 9, T14N-R4W, Union Township, Isabella County, Michigan, said strip being 10.00 feet each side of the following described centerline: to fix the point of beginning, commence at the south 1/4 corner of said section; thence N0°-33'-06"W, on and along the north and south 1/4 line of said section, 1312.85 feet; thence S89°-02'-57"W, on and along the south 1/8 line of said section, 942.93 feet; thence thence N89°-33'-10"E, 177.56 feet; thence S07°-48'-03"E, 765.74 feet to the point of beginning of this description; thence S05°-35'-32"E, 175.81 feet; thence S02°-41'-52"E, 69.21 feet to the point of ending. Said side lines are to be extended or shortened to meet at their respective intersections.

Centerline Sanitary Sewer Easement (Easement 10)

A strip of land over and across the southwest 1/4 of the southwest 1/4 of section 9, T14N-R4W, Union Township, Isabella County, Michigan, said strip being 10.00 feet each side of the following described centerline: to fix the point of beginning, commence at the south 1/4 corner of said section; thence N0°-33'-08"W, on and along the north and south 1/4 line of said section, 1312.85 feet; thence S89°-02'-57"W, on and along the south 1/8 line of said section, 942.93 feet, to the point of beginning of this description; thence S00°-33'-10"E, 177.56 feet; thence S07°-48'-03"E, 765.74 feet to a point hereinafter known as reference point A; thence N88°-58'-49"E, parallel with the south line of said section, 249.24 feet; thence S01°-01'-11"E, perpendicular to the south line of said section, 169.37 feet; thence N88°-58'-49"E, parallel with the south line of said section, 210.69 feet, to the point of ending said side lines are to be extended or shortened to meet at their respective intersections.

And also commencing at the previously described reference point A; thence S88°-58'-49"W, parallel with the south line of said section, 261.00 feet, to the point of ending said side lines are to be extended or shortened to meet at their respective intersections.

Centerline Storm Sewer Easement (Easement 12)

A strip of land over and across the southwest 1/4 of the southwest 1/4 of section 9, T14N-R4W, Union Township, Isabella County, Michigan, said strip being 10.00 feet each side of the following described centerline: to fix the point of beginning, commence at the south 1/4 corner of said section; thence N0°-33'-08"W, on and along the north and south 1/4 line of said section, 656.42 feet to the point of beginning of this centerline description; thence S89°-00'-53"W, parallel with the north line of the south 1/2 of the southwest 1/4 of said section, 442.62 feet; thence S09°-26'-46"W, 246.76 feet to the point of ending of this centerline description, said side lines are to be extended or shortened to meet at their respective intersections.