

88-061812

Rec'd Fee \$7.00
Title \$1.00

Recorded
County of
Santa Barbara
Kenneth A. Pettit
Recorder
Office - Dec 88

RECORDING REQUESTED BY:
HAWS, RECORD & WILLIFORD

WHEN RECORDED MAIL TO:
David W. Magnusson, Esq.
HAWS, RECORD & WILLIFORD
201 East Figueroa Street
Santa Barbara, CA 93101

17

DOCUMENTARY TRANSFER TAX *no consideration*
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.
David W. Magnusson
Signature of declarant or agent determining tax - firm name

DEED OF EASEMENT AND AGREEMENT AMONG LAND OWNERS

THIS AGREEMENT is made and effective as of the date of recording, by and between KIM HUGHES and CYNTHIA M. HUGHES, hereinafter referred to jointly as "HUGHES", and LADISLAV KAROL PEKAROVIC and MARIA PEKAROVIC, husband and wife, hereinafter jointly referred to as "PEKAROVIC", and ROBERT M. IMMLER, as trustee under the Will of JANE MARQUIS aka JANE CATO MARQUIS, decedent, IRELLA F. CRANDALL, RICHARD R. CRANDALL JR., BRADFORD G. CRANDALL, ANN CRANDALL BINGHAM, hereinafter jointly referred to as "IMMLER".

WHEREAS, PEKAROVIC is the owner of certain real property in the Santa Rita Canyon area, near Lompoc, County of Santa Barbara, State of California, hereinafter described as "Parcel A", and more particularly described as Parcel "A" as attached hereto;

WHEREAS, IMMLER is the owner of certain real property in the Santa Rita Canyon area, near Lompoc, County of Santa Barbara, State of California, hereinafter described as "Parcel B", and more particularly described in Parcel "B" as attached hereto.

WHEREAS, HUGHES is the owner of certain real property in the Santa Rita Canyon area, near Lompoc, County of Santa Barbara, State of California, hereinafter described to as "Parcel C", and more particularly described in Parcel "C" as attached hereto.

WHEREAS, the parties are desirous of confirming rights and responsibilities between them as described in this document;

THEREFORE, it is agreed as follows:

1. Easement. PEKAROVIC with respect to Parcel "A" as a servient tenement, hereby grants to HUGHES with respect to Parcel "C" as the dominant tenement, the following easements over the now existing unimproved roadway:

a. A non-exclusive easement for ingress and egress and underground utilities on, under, and over that portion of Parcel "A", described as Parcel "D" in Exhibit "D" attached hereto.

b. A non-exclusive easement for maintenance, and repair of access and utilities described in Parcel "D".

c. Easements granted in this paragraph are appurtenant to the dominant tenement.

2. Easement. IMMLER with respect to Parcel "B" as the servient tenement, hereby grants to HUGHES with respect to Parcel "C" as the dominant tenement the following easements over the now

existing unimproved roadway:

a. A non-exclusive easement for ingress and egress and underground utilities on, under, and over that portion of Parcel "B" described as Parcel "E", as attached hereto.

b. A non-exclusive easement for maintenance, and repair of access and utilities described in Parcel "E".

c. Easements granted in this paragraph are appurtenant to the dominant tenement.

3. Easement. PEKAROVIC with respect to Parcel "A" as a servient tenement, hereby grants to IMMLER with respect to Parcel "B" as the dominant tenement, the following easements over the now existing unimproved road:

a. A non-exclusive easement for ingress and egress and underground utilities on, under, and over that portion of Parcel "A", described as Parcel "D" in Exhibit "D" attached hereto.

b. A non-exclusive easement for maintenance, and repair of access and utilities described in Parcel "D".

c. Easements granted in this paragraph are appurtenant to the dominant tenement.

4. Surrender of other easement rights. As a condition of the granting of the above easements, HUGHES, with respect to Parcel "C" as the dominant tenement, and Parcels "A" and "B" as servient tenements, hereby unconditionally abandons and surrenders any currently existing deeded rights to access to Parcel "C" over Parcels "A" and "B", or any rights to water or utilities to

Parcel "C" over Parcels "A" and "B" as they may exist in the public records as of this date. HUGHES additionally abandons and waives any claim for any easements, of whatever nature, for access, water, or utilities as may exist by operation by law in favor of Parcel "C" and over Parcels "A" and "B" as of the date of the recording of this instrument. HUGHES has confirmed such surrender by execution and delivery of quitclaim deeds to those rights.

PEKAROVIC, as to Parcel "A", and IMMLER, as to Parcel "B", both as dominant tenements, hereby waive any prescriptive easement rights which they may have on Parcel "C", as a servient tenement.

5. Santa Rita Road access. All parties acknowledge that HUGHES has access to the deeded access easement to Parcel "C" by use of the Santa Rita Canyon Road. All parties acknowledge that maintenance by the County has been abandoned for that road. PEKAROVIC and IMMLER do not warrant the current condition of the road, and HUGHES accepts access over that road in an "as is" condition. PEKAROVIC and IMMLER, and their successors, make no commitment to maintain the Santa Rita Canyon Road beyond any duty imposed by the law.

6. Gate. PEKAROVIC shall install and maintain a non-decorative 20-foot wide gate (of the design previously provided) near the junction of the deeded access described herein near the Santa Rita Canyon Road at a location to be established by the parties. The location of the gate shall not thereafter be

changed except by prior written agreement by all parties.

HUGHES, PEKAROVIC, and IMMLER shall share keys or combinations of any lock on the gate.

7. Utilities easement. The easement for underground utilities described above shall be a non-exclusive easement for utilities as approved and required by Santa Barbara County standards. HUGHES may install underground utilities to Parcel "C" at his expense. PEKAROVIC and IMMLER retain the right to provide at their expense materials for installation to lateral connections provided by HUGHES at his expense for hook-ups to the utility lines at the time of original installation of the utilities. If PEKAROVIC and IMMLER desire utility service at the time of original installation, they shall obtain necessary permits and approvals by August 10, 1988. HUGHES shall give at least fourteen days written reasonable notice of the location and time of installation of the utilities to allow PEKAROVIC and IMMLER to provide hook-up devices, if desired, at the time of original installation. If at the time of the original utility installation, PEKAROVIC and IMMLER desire to cooperate in the installation of utilities, they may do so provided they pay the increased cost required by them. PEKAROVIC and IMMLER shall pay the difference between any utility installation costs required by HUGHES for his property and any increased size of equipment needed because of their respective requests.

If PEKAROVIC or IMMLER fail to provide hook-up devices at the time of the original installation, they retain the right

to hook into the utilities at their expense at any time in the future. PEKAROVIC and IMMLER shall obtain their own permits and approvals for hook-up to the installed lines at their own expense. However, any hook-up or tapping to existing utilities shall not diminish HUGHES' use below capacity or services of the utilities to Parcel "C" below the County standard. HUGHES shall not be required to increase the size of later installed utilities to accomodate PEKAROVIC and IMMLER. If the size of the road easement described herein is later modified, HUGHES retains the rights to relocate any utilities within any increased size of the easement, as approved by the county and utility companies.

HUGHES and IMMLER each shall be entitled to place utility meters and other utility-related equipment, including meters, pumps, valves, and equipment boxes. HUGHES shall be responsible for the preparation of the site at the time of original installation, which site shall not interfere with the access or reasonable use of the property by PEKAROVIC or IMMLER. The location of the equipment shall be selected by HUGHES, PEKAROVIC, and the utility companies on Parcel "A" at the junction of the deeded access and Santa Rita Canyon Road. The total surface area required for supplemental equipment shall not exceed 100 square feet. IMMLER shall be subject to these same requirements if IMMLER installs utility-related equipment.

8. Access. The easement for ingress and egress described above shall currently be used by HUGHES and IMMLER in

an unimproved road condition, at the minimum width acceptable to the County for ingress and egress, which currently is 12 feet. HUGHES shall maintain the access road in its current state or any improved state made by him at his sole expense. HUGHES has investigated the condition of the access road and accepts it in an "as is" condition, without warranty by PEKAROVIC and IMMLER. PEKAROVIC and IMMLER agree to execute such documents as may be necessary to provide two safety or fire turnouts on each of their parcels as may be required by County standards for the use of Parcel "C". The size of an approved turnout is 10 feet by 50 feet.

If the County so requires, the access road may be widened to a width not to exceed 20 feet, and improved with other conditions required, upon County approval of the use of Parcels "B" or "C" by HUGHES, or IMMLER, or their successors for a use in excess of current use. Upon any road expansion to a 20 foot width, any existing turnouts will be abandoned by HUGHES and IMMLER. Currently, Parcel "C" is used for agricultural activities, livestock grazing and one single-family residence.

9. Temporary emergency access. In case of destruction or severe damage to the deeded access route which effectively renders the route unusable, HUGHES shall have the right to a temporary emergency access over any then-existing road on Parcels "A" and "B" for such time as reasonably required to repair the deeded access route, but in no event more than six months.

10. Successors. This agreement shall bind and inure to the benefit of their respective heirs, representatives, successors, and assigns of whatever nature, of the parties hereto.

11. Forfeiture of Easement Rights. HUGHES will forfeit all easement rights described herein upon his failure to satisfy any payment due under those two promissory Notes secured by a Deed of Trust against Parcel "C" in the total sum of \$17,500.00 in favor of PEKAROVIC and IMMLER, after PEKAROVIC or IMMLER have given sixty days written notice of default, and payment is not made. HUGHES will execute a quitclaim deed of these easement rights upon demand if payment is not made after demand. PEKAROVIC and IMMLER will execute a cancellation of this paragraph of the Deed of Easement upon full satisfaction of the Notes.

12. Further Documents. All parties will cooperate and execute such documents as may be reasonably necessary to confirm the rights granted by this Deed of Easement. HUGHES will be responsible for the cost of preparation of documents needed by him.

13. Execution. This Deed of Easement may be executed in counterparts.

DATED July 26 - 88

Ladislav Karol Pekarovic
Ladislav Karol Pekarovic,
Owner of Parcel "A"

DATED July 26 - 88

Maria Pekarovic
Maria Pekarovic,
Owner of Parcel "A"



STATE OF CALIFORNIA

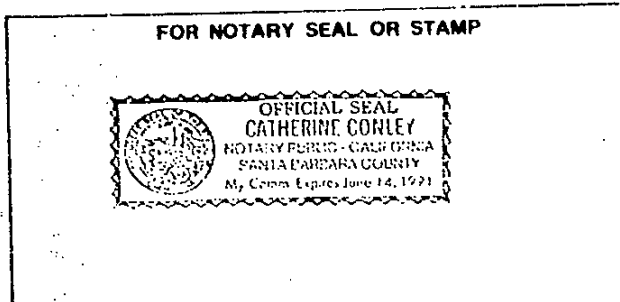
COUNTY OF SANTA BARBARA

On this the 26th day of July 19 88, before me the undersigned, a Notary Public in and for said County and State, personally appeared and MARIA PEKAROVIC

July 19 88 before me the undersigned, a LADISLAV KAROL PEKAROVIC

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that they executed the same.

Catherine Conley
Signature of Notary



Ann Crandall Bingham,
Owner of Parcel "B"

DATED Sept. 21, 1988

Kim Hughes
Kim Hughes,
Owner of Parcel "C"

DATED Sept. 21, 1988

Cynthia M. Hughes
Cynthia M. Hughes,
Owner of Parcel "C"

CAT. NO. NN00627
TO 1944 CA (9-84)



(Individual)

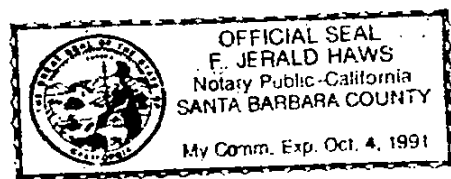
STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA } ss.

On SEPTEMBER 21 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared KIM HUGHES and CYNTHIA M. HUGHES.

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature *F. Jerald Haws*



(This area for official notarial seal)

CAL 356 (Rev. 8-82) Ack. Individual

STAPLE

Staple

STAPLE HERE

DATED September 15, 1988
15, 1988

[Signature]
Robert M. Immler, trustee
Owner of Parcel "B"

DATED _____

Irella F. Crandall,
Owner of Parcel "B"

DATED _____

Richard R. Crandall, JR.,
Owner of Parcel "B"

DATED _____

Bradford G. Crandall,
Owner of Parcel "B"

DATED _____

Ann Crandall Bingham,
Owner of Parcel "B"

DATED _____

Kim Hughes,
Owner of Parcel "C"

DATED _____

Cynthia M. Hughes,
Owner of Parcel "C"

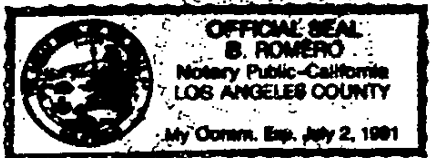
Subscribed and Sworn to before me

by appeared:

Robert M. Immler,

this 15th day of September 88

[Signature] (Notary Public)



DATED _____

Robert M. Immler, trustee
Owner of Parcel "B"

DATED Aug 19, 1988

Irella F. Crandall
Irella F. Crandall,
Owner of Parcel "B"

DATED _____

Richard R. Crandall, JR.,
Owner of Parcel "B"

DATED _____

Bradford G. Crandall,
Owner of Parcel "B"

DATED _____

Ann Crandall Bingham,
Owner of Parcel "B"

DATED _____

Kim Hughes,
Owner of Parcel "C"

DATED _____

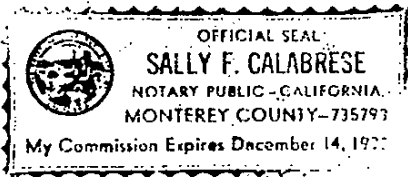
Cynthia M. Hughes,
Owner of Parcel "C"

State of California }
County of Monterey } ss.

On this the day of August 19, 1988, before me,
Sally F. Calabrese, the undersigned Notary Public,
personally appeared Irella F. Crandall, personally
known to me to be the person whose name is subscribed
on this instrument and acknowledged that she executed
it.

WITNESS my hand and official seal.

Sally F. Calabrese Aug 19, 1988
SALLY F. CALABRESE, NOTARY PUBLIC



DATED _____

Robert M. Immler, trustee
Owner of Parcel "B"

DATED _____

Irella F. Crandall,
Owner of Parcel "B"

DATED 8-1-88

Richard R. Crandall, Jr.
Owner of Parcel "B"

DATED _____

Bradford G. Crandall,
Owner of Parcel "B"

DATED _____

Ann Crandall Bingham,
Owner of Parcel "B"

DATED _____

Kim Hughes,
Owner of Parcel "C"

DATED _____

STATE OF CALIFORNIA)
County of Los Angeles) ss.

(Acknowledgement)

On this 1st day of August, in the year 19 88, before me, E. Johnson,
a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally
appeared Richard R. Crandall, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s):

INDIVIDUAL)

Whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it.

CORPORATION)

Who executed the within instrument as _____ president and _____ secretary, on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its articles and by-laws and a resolution of its Board of Directors.

PARTNERSHIP)

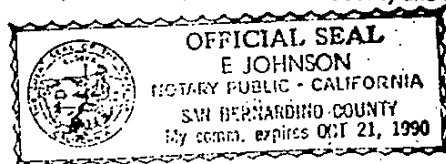
That _____ executed the within instrument on behalf of the partnership, and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in and for said County and State, the day and year first above written.

E. Johnson
Notary Public in and for said County and State of California

My commission expires: 10-21-90

FD-1B



Through the courtesy of -
Fidelity National Title
INSURANCE COMPANY



DATED _____

Robert M. Immler, trustee
Owner of Parcel "B"

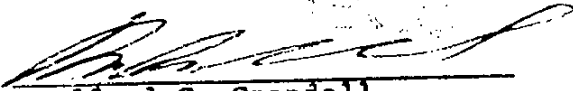
DATED _____

Irella F. Crandall,
Owner of Parcel "B"

DATED _____

Richard R. Crandall, JR.,
Owner of Parcel "B"

DATED 8/19/88


Bradford G. Crandall,
Owner of Parcel "B"

DATED _____

Ann Crandall Bingham,
Owner of Parcel "B"

DATED _____

Kim Hughes,
Owner of Parcel "C"

DATED _____

Cynthia M. Hughes,
Owner of Parcel "C"

STATE OF CALIFORNIA

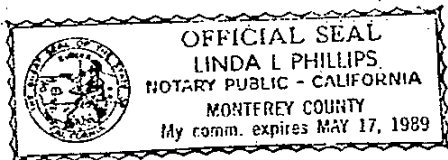
COUNTY OF MONTEREY

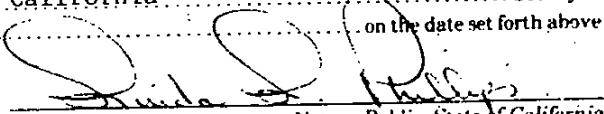
ss.

On this 19th day of August in the year 1988,
nineteen hundred eighty eight before me,
Linda L. Phillips, a Notary Public, State of California,
duly commissioned and sworn, personally appeared
Bradford G. Crandall

personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person whose name is _____
subscribed to this instrument, and acknowledged that he executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the State of California County of
Monterey on the date set forth above
in this certificate.




Notary Public, State of California

My commission expires 5/17/89

This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice of an attorney. The printer does not make any warranty, either express or implied as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1'83)

DATED _____

Robert M. Immler, trustee
Owner of Parcel "B"

DATED _____

Irella F. Crandall,
Owner of Parcel "B"

DATED _____

Richard R. Crandall, JR.,
Owner of Parcel "B"

DATED _____

Bradford G. Crandall,
Owner of Parcel "B"

DATED 8-15-88

Ann Crandall Bingham
Ann Crandall Bingham,
Owner of Parcel "B"

DATED _____

Kim Hughes,
Owner of Parcel "C"

DATED _____

Cynthia M. Hughes,

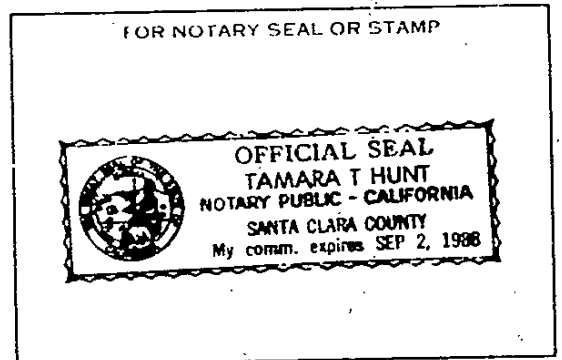
STATE OF CALIFORNIA
COUNTY OF Santa Clara } ss.

On this 15th day of August 1988

before me, the undersigned, a Notary Public in and for said County and State,
personally appeared Ann Crandall Bingham

personally known to me to be the person whose name is subscribed to this
instrument, and acknowledged that he (she or they) executed it.

Signature *Tamara T Hunt*
Notary Public in and for said County and State



NOTARY PUBLIC REV 4/87 Individual Acknowledgment

PARCEL "A"

The West half of the Northeast Quarter of Section 23, and the West half of the Southeast Quarter of Section 14, all in Township 7 North, Range 33 West, San Bernardino Base and Meridian, in the County of Santa Barbara, State of California.

EXCEPTING from said lands all petroleum, gas, asphaltum, and other hydrocarbons, and other minerals, within or underlying, or that may be produced from said land, as reserved in the deed from Fullerton Oil Company, a corporation, to Maria L. Domingos dated March 5, 1947 and recorded March 21, 1947 in Book 724 at page 295 of Official Records of said County.

And, the Southeast Quarter of the Southwest Quarter, and the South 53-1/3rd rods of the Northeast Quarter of the Southwest Quarter of Section 14, the Northeast Quarter of the Northwest quarter, the East ten acres of the Southwest quarter of the Northwest Quarter, and all that portion of the Southeast Quarter of the Northwest Quarter laying Northerly and Westerly of the road from Lompoc to Los Alamos, and Section 23, all in Township 7 North, Range 33 West, San Bernardino Base and Meridian, in the County of Santa Barbara, excepting therefrom all coal, lignite, coal oil, petroleum, naphtha, asphaltum, brea, bitumen, natural gas, and other hydrocarbons substances in, under or upon said lands, as reserved in the deed from Frank F. Lewis, et ux., to A. P. Domingos et ux., dated October 19, 1927 and recorded November 23, 1927 in Book 34 at page 193 of Official Records in the office of the County Recorder of Santa Barbara County.

PARCEL "B"

The South half of the Northeast Quarter, and East half of the Southeast Quarter of the Section 14, and East half of the Northeast One-quarter of Section 23, all in Township 7 North, Range 33 West, San Bernardino Base and Meridian, in the County of Santa Barbara, State of California.

PARCEL "C"

The Northwest One-quarter of Section 24 in Township 7 North, Range 33 West, of San Bernardino Base and Meridian, in the County of Santa Barbara, State of California.

PARCEL "D"

Being a non-exclusive easement for ingress and egress and buried utilities along an existing roadway appurtenant to the Northwest Quarter of Section 24, Township 7 North, Range 33 West, of the San Bernardino Base Meridian, Santa Barbara County, State of California, the center line of which is described as follows:

Being a portion of the West half of the Northeast Quarter of Section 23 of said Township, Range, and Base Meridian, more particularly described as follows:

Commencing at the Southwest Corner of the West half of the Northeast Quarter of said Section 23, said corner also being the Center of said Section 23; Thence northerly along the westerly line of the West half of the Northeast Quarter of said Section 23, said line also being the easterly line of the Northeast Quarter of said Section 23, North $0^{\circ} 11' 00''$ East 1054.71 feet to the "POINT OF BEGINNING", said point of beginning also being the beginning of a non tangent curve, and the beginning of said easement, the Centerline of which is described as follows: Thence curving to the left along said Centerline from a tangent which bears North $60^{\circ} 21' 10''$ West, with a radius of 338.52 feet, through an angle of $11^{\circ} 04' 10''$, for a distance of 65.40 feet; Thence North $49^{\circ} 17' 00''$ East, 57.49 feet to the beginning of a non tangent curve; Thence curving to the left from a tangent which bears South $82^{\circ} 44' 10''$ East, with a radius of 373.60 feet, through an angle of $19^{\circ} 26' 30''$, for a distance of 126.77 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the right with a radius of 316.09 feet, through an angle of $16^{\circ} 54' 31''$, for a distance of 93.28 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the left with a radius of 785.83 feet, through an angle of $10^{\circ} 46' 48''$, for a distance of 147.85 feet to the end of said curve; Thence North $83^{\circ} 57' 04''$ East, 436.90 feet to the beginning of a curve; Thence curving to the left with a radius of 366.55 feet through an angle of $7^{\circ} 30' 29''$, for a distance of 48.03 feet to the end of said curve; Thence North $76^{\circ} 26' 34''$ East, 112.48 feet; Thence North $85^{\circ} 05' 51''$ East, 77.49 feet to the beginning of a curve; Thence curving to the right with a radius of 165.00 feet, through an angle $9^{\circ} 12' 16''$, for a distance of 26.51 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the left with a radius of 116.75 feet, through an angle of $22^{\circ} 52' 53''$, for a distance of 46.63 feet to the end of said curve; Thence North $71^{\circ} 25' 15''$ East, 66.62 feet to the beginning of a curve; Thence curving to the right with a radius of 120.28 feet, through an angle of $15^{\circ} 47' 23''$, for a distance of 33.15 feet to the end of said curve; Thence North $87^{\circ} 12' 38''$ East, 20.45 feet to a point in the Easterly Line of the West half of the Northeast Quarter of said Section 23, said point also being in the Westerly line of the East half of the Northeast Quarter of said Section 23, 1266.41 feet Northerly of the Southeast Corner of the West half of the Northeast Quarter of said Section 23, said corner also being the Southwest Corner of the East half of the Northeast Quarter, the Northwest Corner of the Northeast Quarter of the Southeast Quarter, and the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 23.

reference attached "E."

PARCEL "E"

Being a non-exclusive easement for ingress and egress and buried utilities along an existing roadway appurtenant to the Northwest Quarter of Section 24, Township 7 North, Range 33 West, of the San Bernardino Base Meridian, Santa Barbara County, State of California, the center line of which is described as follows:

Being a portion of the East half of the Northeast Quarter of Section 23 of said Township, Range, and Base Meridian, more particularly described as follows:

Commencing at the Southwest Corner of the East half of the Northeast Quarter of said Section 23, said corner also being the Southeast Corner of the West half of the Northeast Quarter, and the Northwest Corner of the Northeast Quarter of the Southeast Quarter, and the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 23; Thence Northerly along the Westerly Line of the East half of the Northeast Quarter of said Section 23, said line also being the Easterly Line of the West half of the Northeast Quarter of said Section 23, North $0^{\circ} 13' 19''$ East, 1266.41 feet to the "POINT OF BEGINNING", said point of beginning also being the beginning of said easement, the Centerline of which is described as follows: Thence North $87^{\circ} 12' 38''$ East along said centerline, 32.48 feet to the beginning of a curve; Thence curving to the right with a radius of 215.78 feet through an angle of $16^{\circ} 51' 35''$, for a distance of 63.49 feet to the end of said curve; Thence South $75^{\circ} 55' 47''$ East, 103.09 feet to the beginning of a curve; Thence curving to the right with a radius of 252.00 feet, through an angle of $13^{\circ} 42' 03''$, for a distance of 60.26 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the left with a radius of 137.25 feet, through an angle of $26^{\circ} 22' 57''$, for a distance of 63.20 feet to the end of said curve; Thence South $88^{\circ} 36' 41''$ East, 108.95 feet to the beginning of a curve; Thence curving to the left with a radius of 76.00 feet, through an angle of $50^{\circ} 07' 29''$, for a distance of 66.49 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the right with a radius of 52.80 feet, through an angle of $70^{\circ} 14' 14''$, for a distance of 64.72 feet to the end of said curve; Thence South $68^{\circ} 29' 55''$ East, 102.84 feet to the beginning of a curve; Thence curving to the left with a radius of 351.27 feet, through an angle of $8^{\circ} 08' 30''$, for a distance of 49.92 feet to the end of said curve; Thence South $76^{\circ} 38' 26''$ East, 150.01 feet; Thence South $65^{\circ} 07' 09''$ East, 116.16 feet to the beginning of a curve; Thence curving to the left with a radius of 64.00 feet, through an angle of $47^{\circ} 41' 16''$, for a distance of 53.27 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the right with a radius of 73.50 feet, through an angle of $47^{\circ} 02' 11''$, for a distance of 60.34 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the left with a radius of 73.78 feet, through an angle of $43^{\circ} 24' 39''$, for a distance of 55.90 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the right with a radius of 139.83 feet, through an angle of $38^{\circ} 19' 48''$, for a distance of 93.55 feet to the end of said curve, and the beginning of a reversing curve; Thence curving to the left with a radius of 307.26 feet, through an angle of $24^{\circ} 19' 17''$, for a distance of 130.43 feet to a point in the Easterly Line of the East half of the Northeast Quarter of said Section 23, said point also being in the Westerly Line of the Northwest Quarter of said Section 24, 1568.78 feet Southerly of the Northeast Corner of the East half of the Northeast Quarter of said Section 23, and also being the Northwest Corner of the Northwest Quarter of said Section 24, and being the Corner of Sections 13, 14, 23, and 24 of said Township and Range.