

Application for Rezoning

City of Tampa
Land Development Coordination
2555 East Hanna Ave.
Tampa, FL 33610
(813) 274-3100
(813) 259-1712 fax



Date Rec'd: September 15, 2025

Application Number: REZ-25-0000125

Tentative PH Date & Time: 02/12/2026

Atlas Page: M-7

EXHIBIT A

PROPERTY OWNER'S INFORMATION

Name(s): Se Tampa Bay Llc C/O Southeastern Real Estate Group
Address: 2743 Perimeter Pkwy Bldg 100 Ste 370
City: Augusta
State: GA Zip Code: 30909
Phone Number: _____
Fax Number: _____
Email Address: _____

APPLICANT'S INFORMATION

Name(s): Edmon Rakipi
Address: 5426 Bay Center Drive, Suite 575
City: Tampa
State: FL Zip Code: 33609
Phone Number: _____
Fax Number: _____
Email Address: ebatsel@stearnsweaver.com

CONTACT FOR ALL RELATED CORRESPONDENCE

Name(s): Kevin B. Reali
Address: 401 E. Jackson Street
City: Tampa State: FL Zip Code: 33602
Phone Number: _____ Fax Number: _____
Email Address: kreali@stearnsweaver.com

PARCEL INFORMATION

Parcel Address (List all): 5215, 5301 & 5311 West Tyson Avenue
Folio Number(s) (List all): 131185.0050 & 131185.0100
Property Size (acres or SF): 9.87 Acres - Total / 5.04 Acres South Phase
Current Use of Land: PD Multi-Family & Vacant Proposed Use of Land: Residential Multi-Family, Single-Family Attached, Retail Sales Specialty Goods, Convenience Goods, Shoppers Goods & Marina
Current Zoning District: PD Proposed Zoning District: PD

PRE-APPLICATION AGENCY COUNSELING

****Staff signature does not guarantee accuracy or completion of application, nor approval by Tampa City Council.****

Land Dev. Coord. Planner's Name/Initials: Stephanie Pope Date Counseled: 01/05/2026
Planning Comm. Planner's Name/Initials: Danny Collins Date Counseled: 12/30/25
To be completed by the HCCCPC Future Land Use: CMU-35 Is requested district consistent with Section 27-21: Yes DC
Trans. Div. Engineer's Name/Initials: J Scott Date Counseled: 1/5/2026
Transportation Analysis Required w/Submittal?: yes

APPLICATION CERTIFICATION

LDC/Right-of-Way Section

Legal Description is correct & complete: _____
Approved by (ROW Staff): _____
Date of approval: _____

LDC/Zoning Section

Application/site plan is correct & complete: _____
Approved by (ROW Staff): _____
Date of approval: _____

Please check the Plat, Survey, Title Policy and all other documentation relating to your property prior to design and construction. The City of Tampa and its staff **DO NOT** review for compliance with individual private deed restrictions and covenants during permit review. The issuance of a building permit by the City of Tampa signifies that the project is in compliance with the zoning codes of the City of Tampa and City of Tampa and Florida building code. The issuance of a building permit **DOES NOT** insure compliance with private deed restrictions or covenants.



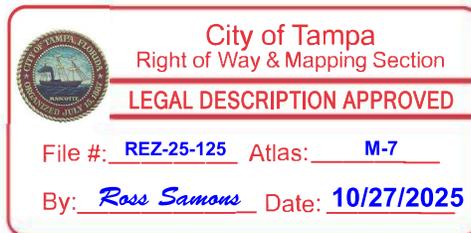
Application for REZONING (REZ)

Development & Growth Management Development
Coordination
2555 E Hanna Avenue
Tampa, FL 33610
(813) 274-3100

LEGAL DESCRIPTION (use separate sheet if needed) MUST BE TYPED -- DO NOT ABBREVIATE:

A PARCEL OF LAND LYING WEST OF GOVERNMENT LOT 2, IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2, IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY AND THE WESTERLY PROJECTION OF SAID LOT 2, NORTH 89°14'26" WEST, A DISTANCE OF 2,569.38 FEET; THENCE NORTH 00°45'34" EAST, A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST TYSON AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 89°14'26" WEST ALONG SAID RIGHT-OF-WAY LINE, 923.96 FEET; THENCE LEAVE SAID RIGHT-OF-WAY LINE, THENCE NORTH 00°45'18" EAST, A DISTANCE OF 269.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 57.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 197.62 FEET, A CENTRAL ANGLE OF 16°32'06", AND A CHORD BEARING AND DISTANCE OF NORTH 09°01'11" EAST 56.83 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 546.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 524.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 462.34 FEET, A CENTRAL ANGLE OF 65°02'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°13'12" EAST 497.10 FEET TO THE POINT OF BEGINNING.



Application for Rezoning

City of Tampa
Land Development Coordination
2555 East Hanna Ave.
Tampa, FL 33610
(813) 274-3100
(813) 259-1712 fax



EXHIBIT A-1

Application Number: REZ-25-0000125
City Council District: 4
Number of Signs: _____
Signs Issued? _____ Date Issued: _____
Overlay District: _____
Local Historic District: _____
Urban Village: _____

Parcel Address (List all): 5215 W Tyson Ave, Tampa FL 33611

PARTICIPATING ORGANIZATION(S) TO BE NOTIFIED **(ATTACHED ADDITIONAL SHEET IF NEEDED)**

****Participating Organization Names per http://www.tampagov.net/Zoning_Notice_WebApp/FolioSearch.aspx**
(Applicant's Responsibility to obtain and provide)**

Contact's Name(s)	Organization Name	Address	City	State	Zip Code
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Name	Contact Info			
	Contact Name	Mail To	City/State	Zip
Gandy Civic Association	Poynor, Stephanie	4207 W. Oklahoma Ave	Tampa, Florida	33616
Southtown Park HOA	Poynor, Stephanie	7709 Landcare Lane	Tampa, FL	33616
Belmar Gardens Neighborhood	McNabb, Cameron	4611 W. Kensington Ave	Tampa, FL	33629
Bayside West Neighborhood Association, Inc.	Trela, Pete	4603 S Cortez Avenue	Tampa, FL	33611



Application for REZONING (REZ)

Development and Growth Management
Development Coordination
2555 E Hanna Avenue
Tampa, FL 33610
(813) 274-3100

Transportation Management Form

Beginning February 1, 1990, the City of Tampa began to implement the concurrency provisions of the State Growth Management Act. This form is to be utilized to monitor traffic volumes generated by development. Please complete the following information. Any application for a development permit will require this form to be completed and submitted to Development and Growth Management.

Current Use(s) of Land: _____ Proposed Special Use: _____

Structure Size or # of Units: _____ Structure Size or # of Units: _____

Office Use Only:

To be filled out by City of Tampa staff:

Transportation staff name: _____

Transportation staff signature: _____

Is a Transportation analysis required? _____



REZONING (REZ)

AFFIDAVIT TO APPLY FOR A ZONING CODE RELATED APPLICATION and AUTHORIZED AGENT FOR AN APPLICATION TO THE CITY OF TAMPA

Multiple authorizations may be necessary if there is more than one property owner. APPLICATION/RECORD NUMBER:

PROPERTY (LOCATION) ADDRESS(ES): 5301 West Tyson Avenue, Tampa, Florida

FOLIO NUMBER(S): 131185.0100

"That I am (we are) the owner(s) and record title holder(s) of the property noted herein" Property Owner's Name(s):

Tyson Tampa Apts, LLC *

"That this property constitutes the subject of an application for the REZONING (REZ) Modification to a Planned Development

I, THE UNDERSIGNED APPLICANT/AGENT, HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE AND HEREBY AUTHORIZE AND ALLOW REPRESENTATIVES OF THE CITY TO ACCESS THE PROPERTY UNDERGOING REVIEW FOR THE ABOVE REFERENCED REQUEST. IF MY PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST FROM THE CITY. I ALSO CONSENT TO THE POSTING OF A SIGN ON MY PROPERTY IF THERE IS A THIRD-PARTY SUBMITTAL OF A PETITION FOR REVIEW.

"That this affidavit has been executed to induce the City of Tampa, Florida, to consider and act on the above described application and that the undersigned has(have) appointed and does(do) appoint the agent(s) stated herein as his/her(their) agent(s) solely to execute any application(s) or other documentation necessary to affect such application(s)" (if applicable).

AGENT'S NAME: S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller and those individuals and entities listed on Exhibit "A" attached hereto and incorporated herein.

The undersigned authorizes the above agent(s) to represent me (us) and act as my (our) agent(s) at any public hearing on this matter (if applicable).

The undersigned authorizes the above agent(s) to agree to any conditions necessary to effectuate this application. Both owner and agent must sign and have their names notarized.

<p>STATE of FLORIDA COUNTY of _____</p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present of _____, _____ day of _____, 202_, by _____</p> <p>Printed Name (Owner) _____</p> <p>Signature _____ Stamp of Notary Public _____</p> <p>Personally known or produced identification: _____</p> <p>Type of identification _____</p>	<p>STATE of FLORIDA COUNTY of _____</p> <p>Sworn to (or affirmed) and subscribed before me by means of physical present of _____, _____ day of _____, 202_, by _____</p> <p>Printed Name (Agent) _____</p> <p>Signature _____ Stamp of Notary Public _____</p> <p>Personally known or produced identification: _____</p> <p>Type of identification _____</p>
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* If the applicant/owner is a corporation, trust, LLC, Professional Association or similar type of arrangement, please provide documentation from the corporation, trust, etc., indicating that you have the ability to authorize the application.

ATTACHMENT TO AFFIDAVIT TO AUTHORIZE AGENT

TYSON TAMPA APTS, LLC, a Delaware limited liability company

By: Ryan Studzinski
Print Name: Ryan Studzinski
Its: Vice President

STATE OF Florida
COUNTY OF Hillsborough

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this 20th day of January, 2020^{NH}, by Ryan Studzinski, the vice president of Tyson Tampa Apts, LLC, a Delaware limited liability company, on behalf of said entity, who is personally known to me, or who has produced the following identification: _____
(check one).



Nyah Hickory
Name: Nyah Hickory (print)
NOTARY PUBLIC
Commission No.: HH 730336
Commission Expiration Date: 10/12/2029



REZONING (REZ)

AFFIDAVIT TO APPLY FOR A ZONING CODE RELATED APPLICATION and AUTHORIZED AGENT FOR AN APPLICATION TO THE CITY OF TAMPA

Multiple authorizations may be necessary if there is more than one property owner. APPLICATION/RECORD NUMBER:

PROPERTY (LOCATION) ADDRESS(ES): 5215 West Tyson Avenue, Tampa, Florida

FOLIO NUMBER(S): 131185.0050

"That I am (we are) the owner(s) and record title holder(s) of the property noted herein" Property Owner's Name(s):
SE Tampa Bay, LLC *

"That this property constitutes the subject of an application for the REZONING (REZ) Modification to a Planned Development

I, THE UNDERSIGNED APPLICANT/AGENT, HEREBY CERTIFY THAT ALL INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE AND HEREBY AUTHORIZE AND ALLOW REPRESENTATIVES OF THE CITY TO ACCESS THE PROPERTY UNDERGOING REVIEW FOR THE ABOVE REFERENCED REQUEST. IF MY PROPERTY IS GATED, I WILL PROVIDE ACCESS TO THE PROPERTY UPON REQUEST FROM THE CITY. I ALSO CONSENT TO THE POSTING OF A SIGN ON MY PROPERTY IF THERE IS A THIRD-PARTY SUBMITTAL OF A PETITION FOR REVIEW.

"That this affidavit has been executed to induce the City of Tampa, Florida, to consider and act on the above described application and that the undersigned has(have) appointed and does(do) appoint the agent(s) stated herein as his/her(their) agent(s) solely to execute any application(s) or other documentation necessary to affect such application(s)" (if applicable).
AGENT'S NAME: S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller and those

individuals and entities listed on Exhibit "A" attached hereto and incorporated herein.

The undersigned authorizes the above agent(s) to represent me (us) and act as my (our) agent(s) at any public hearing on this matter (if applicable).

The undersigned authorizes the above agent(s) to agree to any conditions necessary to effectuate this application.
Both owner and agent must sign and have their names notarized.

STATE of FLORIDA COUNTY of _____ Sworn to (or affirmed) and subscribed before me by means of physical present of _____ day of _____, 202_, by _____ Printed Name (Owner) _____ Signature and Stamp of Notary Public Personally known or produced identification. Type of identification _____	STATE of FLORIDA COUNTY of _____ Sworn to (or affirmed) and subscribed before me by means of physical present of _____ day of _____, 202_, by _____ Printed Name (Agent) _____ Signature and Stamp of Notary Public Personally known or produced identification. Type of identification _____
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* If the applicant/owner is a corporation, trust, LLC, Professional Association or similar type of arrangement, please provide documentation from the corporation, trust, etc., indicating that you have the ability to authorize the application.

ATTACHMENT TO AFFIDAVIT TO AUTHORIZE AGENT

SE TAMPA BAY, LLC, a Florida limited liability company

By: Mark Senn
MARK SENN
Its: Manager

STATE OF Georgia
COUNTY OF Richmond

SWORN TO AND SUBSCRIBED before me by means of [] physical presence or [] online notarization, this 15 day of September, 2025, by MARK SENN, as Manager of SE Tampa Bay, LLC, a Florida limited liability company, on behalf of said entity, [] who is personally known to me, or [] who has produced the following identification: _____ (check one).



Rebecca Smith
Name: Rebecca Smith (print)
NOTARY PUBLIC
Commission No.: N/A
Commission Expiration Date: 04/03/2028

EXHIBIT "A"

Agents/Consultants

S. Elise Batsel, Esq. and all employees of Stearns Weaver Miller, et al.

Stephen Sposato, AICP, and all employees of LevelUp Consulting, LLC

Steven Henry, and all employees of Lincks & Associates, LLC

ACKNOWLEDGMENT AS TO AGENT

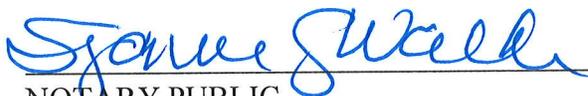
I, S. Elise Batsel, of the law firm of Stearns Weaver Miller hereby accepts appointment as Agent on behalf of the property owner, SE Tampa Bay, LLC, a Florida limited liability company.



S. ELISE BATSEL

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of September, 2025, by S. ELISE BATSEL, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC

[NOTARY SEAL)

Print Name: _____

My Commission Expires: _____

My Commission Number: _____





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SE TAMPA BAY, LLC

Filing Information

Document Number	L23000029734
FEI/EIN Number	92-2029661
Date Filed	01/17/2023
Effective Date	01/17/2023
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	01/07/2025
Event Effective Date	NONE

Principal Address

2743 PERIMETER PARKWAY
BUILDING 100, SUITE 370
AUGUSTA, GA 30909

Mailing Address

2743 PERIMETER PARKWAY
BUILDING 100, SUITE 370
AUGUSTA, GA 30909

Registered Agent Name & Address

COGENCY GLOBAL INC.
115 NORTH CALHOUN ST., SUITE 4
TALLAHASSEE, FL 32301

Name Changed: 01/07/2025

Address Changed: 01/07/2025

Authorized Person(s) Detail

Name & Address

Title MGR

SENN, MARK

2743 PERIMETER PARKWAY, BLDG. 100, STE 370
AUGUSTA, GA 30909

Annual Reports

Report Year	Filed Date
2024	03/22/2024
2025	03/17/2025

Document Images

03/17/2025 -- ANNUAL REPORT	View image in PDF format
01/07/2025 -- CORLCRACHG	View image in PDF format
03/22/2024 -- ANNUAL REPORT	View image in PDF format
01/17/2023 -- Florida Limited Liability	View image in PDF format

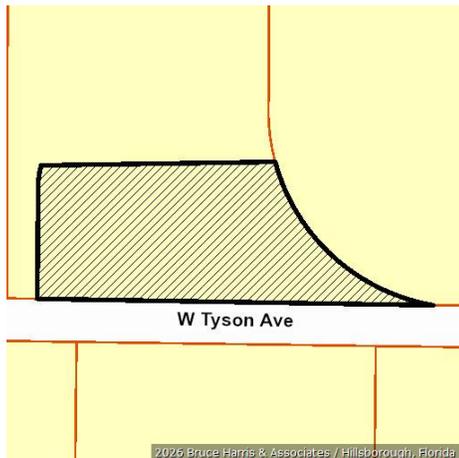
Florida Department of State, Division of Corporations



Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafil.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 131185-0050



Owner Information

Owner Name	SE TAMPA BAY LLC
Mailing Address	C/O SOUTHEASTERN REAL ESTATE GROUP 2743 PERIMETER PKWY BLDG 100 STE 370 AUGUSTA, GA 30909
Site Address	5215 W TYSON AVE, TAMPA
PIN	A-07-30-18-ZZZ-000005-53050.0
Folio	131185-0050
Prior PIN	
Prior Folio	131185-0000
Tax District	TA - TAMPA
Property Use	1000 VACANT COMM
Plat Book/Page	/
Neighborhood	201007.00 Westshore Yacht Club Area
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$1,172,144	\$1,172,144	\$0	\$1,172,144
Public Schools	\$1,172,144	\$1,172,144	\$0	\$1,172,144
Municipal	\$1,172,144	\$1,172,144	\$0	\$1,172,144
Other Districts	\$1,172,144	\$1,172,144	\$0	\$1,172,144

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2024130816	03	2024	QC	Unqualified	Improved	\$100
	2023094423	01	2023	WD	Unqualified	Improved	\$19,500,000
	2022271249	12	2021	WD	Unqualified	Improved	\$19,500,000
9067 / 1851	98152997	06	1998	WD	Unqualified	Vacant	\$332,400
8212 / 0507	96169502	07	1996	WD	Unqualified	Vacant	\$332,400
8211 / 0394	96168709	07	1996	WD	Unqualified	Vacant	\$550,000
5866 / 0584	89279029	12	1989	QC	Unqualified	Vacant	\$100
5606 / 0669	89018322	01	1989	WD	Unqualified	Vacant	\$477,200

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0060	CONCRETE PAVEMENT	0	1998	0	0	22,288.00	\$84,436

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
IND1	Ind Class 4	PD	0.0	0.0	SF SQUARE FEET	219,739.00	\$1,087,708

Legal Description

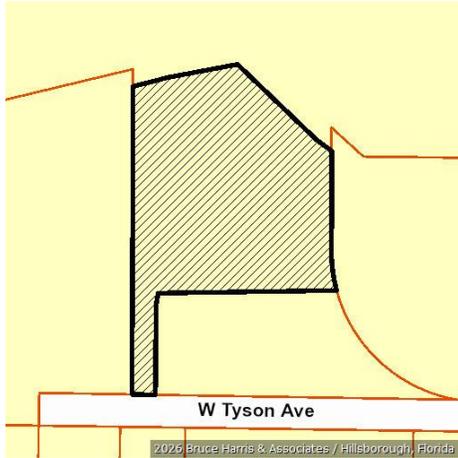
A PARCEL OF LAND LYING W OF GOV LOT 2 IN SEC 8 TWP 30 S RGE 18 E MORE PARTICULARLY DESC AS FOLLOWS:
 COMM AT SE COR OF GOV LOT 2 THN ALG S BDRY AND WLY PROJECTION OF SD LOT 2 N 89 DEG 14 MIN 26 SEC W
 2,569.38 FT THN N 00 DEG 45 MIN 34 SEC E 100 FT TO N R/W LINE OF WEST TYSON AVE AND POB THN N 89 DEG 14 MIN 26
 SEC W ALG SD R/W LINE 923.96 FT THN LEAVING SD R/W LINE THN N 00 DEG 45 MIN 18 SEC E 269.27 FT TO PT ON A
 NON-TANGENT CURVE TO RIGHT THN NLY 57.03 FT ALG ARC OF SD CURVE HAVING A RAD OF 197.62 FT A CHD BRG AND
 DIST OF N 09 DEG 01 MIN 11 SEC E 56.83 FT THN ALG A LINE NON-TANGENT TO SD CURVE N 90 DEG E 546.57 FT TO PT
 ON A NON-TANGENT CURVE TO LEFT THN SELY 524.83 FT ALG THE ARC OF SD CURVE HAVING A RAD OF 462.34 FT AND
 A CHD BRG AND DIST OF S 47 DEG 13 MIN 12 SEC E 497.10 FT TO POB



Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafl.org/
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 131185-0100



Owner Information

Owner Name	TYSON TAMPA APTS LLC
Mailing Address	C/O SHLP TYSON FL LLC 7601 E TECHNOLOGY WAY STE 600 DENVER , CO 80237-
Site Address	5301 W TYSON AVE, TAMPA
PIN	A-07-30-18-ZZZ-000005-53060.0
Folio	131185-0100
Prior PIN	
Prior Folio	131185-0050
Tax District	TA - TAMPA
Property Use	1000 VACANT COMM
Plat Book/Page	/
Neighborhood	201007.00 Westshore Yacht Club Area
Subdivision	ZZZ UNPLATTED

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$9,392,368	\$9,392,368	\$0	\$9,392,368
Public Schools	\$9,392,368	\$9,392,368	\$0	\$9,392,368
Municipal	\$9,392,368	\$9,392,368	\$0	\$9,392,368
Other Districts	\$9,392,368	\$9,392,368	\$0	\$9,392,368

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2024130815	03	2024	QC	Unqualified	Vacant	\$100
	2024130468	03	2024	WD	Qualified	Vacant	\$11,264,400
	2022441628	08	2022	WD	Unqualified	Improved	\$9,850,100
15198 / 0398	2005289789	07	2005	QC	Unqualified	Improved	\$100
15198 / 0357	2005289785	07	2005	WD	Unqualified	Improved	\$4,500,000
8146 / 1805	96117458	04	1996	WD	Unqualified	Vacant	\$2,300
7766 / 1006	95115699	05	1995	WD	Qualified	Vacant	\$698,900

Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0190	DOCK WOOD	0	2005	0	0	927.00	\$12,978
0200	DOCK METAL	0	2007	58	137	7,946.00	\$170,839
0120	DECK WOOD	0	2007	30	4	120.00	\$834
0217	DOLPHIN	0	2007	0	0	288.00	\$135,717

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
AP28	APT Class 28,000	PD	0.0	0.0	UT UNITS	324.00	\$9,072,000

Legal Description

COMM AT SE COR OF GOV LOT 2 SEC 8 TWP 30 S RGE 18 E THN N 89 DEG 14 MIN 26 SEC W ALG S BDRY OF GOV LOT 2 AND WLY PROJECTION THEREOF A DIST OF 3,849 FT THN N 00 DEG 31 MIN 34 SEC E 100 FT THN S 89 DEG 14 MIN 26 SEC E 284.40 FT TO E LINE OF THE LANDS AS DESC IN OR REC INST. 2023094422 AND PT OF BEG THN ALG SD E LINE N 00 DEG 45 MIN 34 SEC E 948.90 FT THN LEAVING SD E LINE AND ALG THE BDRY LINE OF THE LANDS DESC IN OR BK 1828 PG 490 THE FOLLOWING FOUR COURSES (1) N 76 DEG 21 MIN 34 SEC E 113.36 FT (2) N 80 DEG 06 MIN 59 SEC E 214.57 FT (3) S 45 DEG 28 MIN 26 SEC E 338.68 FT (4) S 53 DEG 17 MIN 50 SEC E 55.27 FT THN LEAVING SD BDRY LINE S 00 DEG 47 MIN 12 SEC W 271.09 FT THN S 01 DEG 28 MIN 03 W 22.89 FT TO A PT ON A NON-TANGENT CURVE TO LEFT THN SLY 124.77 FT ALG THE ARC OF SD CURVE HAVING A RAD OF 462.34 FT AND A CHD BRG AND DIST OF S 06 DEG 58 MIN 08 SEC E 124.39 FT THN ALG A LINE NON-TANGENT TO SD CURVE N 90 DEG W 546.57 FT TO PT ON A NON-TANGENT CURVE TO LEFT THN SLY 57.03 FT ALG THE ARC OF SD CURVE HAVING A RAD OF 197.62 FT AND A CHD BRG AND DIST OF S 09 DEG 01 MIN 11 SEC W 56.83 FT THN ALG A LINE NON-TANGENT TO SD CURVE S 00 DEG 45 MIN 18 SEC W 269.27 FT THN N 89 DEG 14 MIN 26 SEC W 71.66 FT TO POB