

The following site is being submitted for inclusion into the Groundwater GIS registry:

- For DNR County and Region list go to:
<g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls>
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0343001233
Comm # (no dashes):	54154930118
County:	Oconto
Region:	Northeast
Site name:	Bay Lakes Coop
Street Address:	7818 State Highway 22
City:	Oconto Falls
Final Closure Date	2002-07-08
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater

GPS Coordinates (meters in the WTM91 projection)

Easting (X):	665644
Northing (Y):	491961
Collection Method:	DNR Web Site
Scale or Resolution:	1:2,733
(1:24,000 scale or finer)	
Prepared by:	Beth Erdman
Submitted by:	Cheryl Nelson

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW >NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



July 8, 2002

Mr. Robert Parisey
Bay Lakes Coop
7818 State Highway 22 West
PO Box 9
Oconto Falls, WI 54154-0009

RE: **Final Closure**

Commerce # 54154-9301-18 **WDNR BRRTS # 03-43-001233**
Bay Lakes Coop, 7818 State Highway 22, Oconto Falls

Dear Mr. Parisey:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) PECFA Site Review Section June 6, 2000 conditional closure letter. On July 31, 2000, Commerce received the monitoring well abandonment forms for MW-1 through MW-5. On June 6, 2002, Commerce received a copy of the Geographic Information System (GIS) package.

This site is now listed as "closed" on the Commerce database and has been included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination above NR 140 Wisconsin Administrative Code enforcement standards. It is in your best interest to keep all documentation related to the investigation and remediation of your site.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 303-5410.

Sincerely,

A handwritten signature in cursive script that reads 'Beth A. Erdman'.

Beth A. Erdman
Hydrogeologist
Site Review Section

cc: Nancy Walker-Environmental Compliance Consultants, Inc.
Case File

KIM H PRITZLAFF, RLS
 HARRY (JESS) SMITH, R
 PAUL R. SHALLOW, RLS
 Job No. 00-3312
 Dwg. No. 3312BLKS



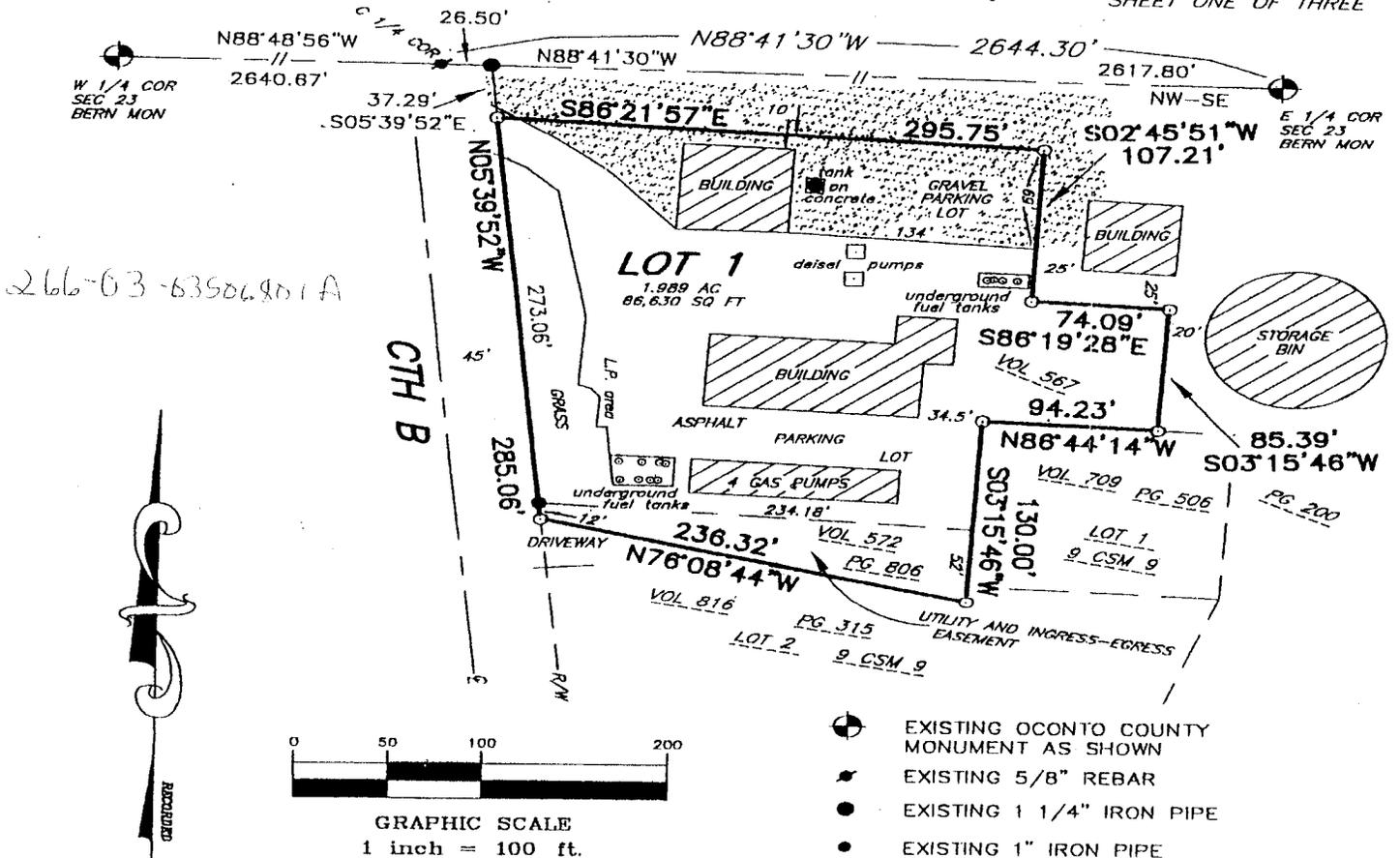
aaron
 associates
 Registered Wisconsin Land Surveyors

5830 DONEGAL LANE
 OCONTO FALLS, WI 54154
 920-846-8264

CERTIFIED SURVEY MAP NO. 3198

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 19 EAST, CITY OF OCONTO FALLS, OCONTO COUNTY, WISCONSIN, ALSO BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 1353, RECORDED IN VOLUME 9 CSMs, PAGE 9.

SHEET ONE OF THREE



- ⊕ EXISTING OCONTO COUNTY MONUMENT AS SHOWN
- EXISTING 5/8" REBAR
- EXISTING 1 1/4" IRON PIPE
- EXISTING 1" IRON PIPE
- SET 1"x 24" IRON PIPE weighing 1.68 lbs./lin. ft.
- ▽ SET CST NAIL AND WASHER

Bearings referenced to the East-West Quarterline of Section 23, RECORDED TO BEAR N88°41'30"E In Vol. 9 CSM Pg. 9 of the Oconto County Registry.

REGISTER OF DEEDS
 VOL 21 PAGE 27
 OF C.S. MAPS
496495
RECORDED
 AT 12:15 O'CLOCK PM
 JAN 3 2001
 LORALEE LASLEY
 REGISTER OF DEEDS
 OCONTO COUNTY, WI

[Handwritten Signature]

27

SURVEYOR'S CERTIFICATE

I Kim H Pritzlaff, Registered Land Surveyor, hereby certify that by the order of Mike DeMaster, C.E.O. of Bay Lakes Cooperative, owner of lands described in Volume 567 Records, Page 200 and Volume 572 Records, Page 806 of the Oconto County Registry, I have surveyed, divided, and mapped said lands located in part of the Northwest quarter of the Southeast quarter of Section 23, Township 28 North, Range 19 East, City of Oconto Falls, Oconto County, Wisconsin, also being a part of Lot 2 of Oconto County certified Survey map Number 1353 in Vol. 9 CSMS, Page 9 described as follows:

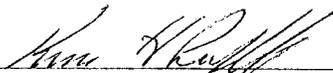
Commencing at the East quarter corner of said Section 23; Thence North 88 degrees 41 minutes 30 seconds West, a distance of 2617.80 ft; Thence South 05 degrees 39 minutes 52 seconds East, a distance of 37.29 ft. to the **POINT OF BEGINNING**:

Thence South 86 degrees 21 minutes 57 seconds East, a distance of 295.75 ft.;
Thence South 02 degrees 45 minutes 51 seconds West, a distance of 107.21 ft.;
Thence South 86 degrees 19 minutes 28 seconds East, a distance of 74.09 ft.;
Thence South 03 degrees 15 minutes 46 seconds West, a distance of 85.39 ft.;
Thence North 86 degrees 44 minutes 14 seconds West, a distance of 94.23 ft.;
Thence South 03 degrees 15 minutes 46 seconds West, a distance of 130.00 ft.;
Thence North 76 degrees 08 minutes 45 seconds West, a distance of 236.32 ft.;
Thence North 05 degrees 39 minutes 52 seconds West, a distance of 285.06 ft. to the **POINT OF BEGINNING**.

Together with and subject to any easements, covenants, and restrictions of record.

The within map is a true and correct representation of the exterior boundaries of the lands surveyed and I have fully complied with the provisions of chapter 236.34 of the Wisconsin Statutes and with the City of Oconto Falls Zoning Ordinance in the surveying and mapping of same.

Dated this 27th day of November, 2000.



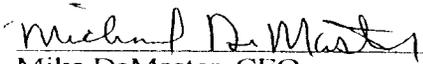
Kim H Pritzlaff, RLS No. 159



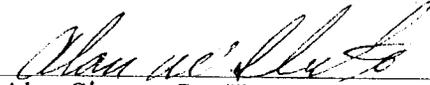
OWNER'S CERTIFICATE

As owners, we hereby certify: that we caused the lands described and shown herein to be surveyed, divided, mapped, and dedicated as represented herein.

WITNESS the hand and seal of said owner this 29 day of NOVEMBER, 2000.



Mike DeMaster, CEO
Bay Lakes Cooperative



Alan Sleeter, Sec/Treas.

27

STATE OF WISCONSIN)
COUNTY OF OCONTO)SS

Personally came before me this 29 day of NOVEMBER, 2000 the above named Mike DeMaster and Alan Sleeter known to me to be the persons who executed the foregoing instrument and acknowledge the same.

Robert J. Panning, Notary Public, Oconto County, Wisconsin.
My commission expires: 9-15-03

TREASURER'S CERTIFICATE

As duly elected/appointed City Treasurer/County Treasurer we hereby certify: that there are no special assessments, no unredeemed tax sales and no unpaid taxes which affect the division and dedication of these lands as of this 3 day of Jan, 2000

Peter Mann
Peter Mann, City Treasurer

Vicki Coopman
Vicki Coopman, County Treasurer
Taxes Paid thru 99

Approved this 29 day of NOVEMBER, by the City of Oconto Falls.

Peter Mann
Peter Mann, City Administrator

Norman Kratz
Norman Kratz, Mayor

Norman Kratz

Oconto County

Parcel ID: 2660303506801A

Assessed Acreage: 1.990

Primary Owner: STATION LTD, LATHROP'S HOMETOWN

Address: 710 CTY B
OCONTO FALLS WI 541540000

Legal Description:

SEC23-T28-R19E PRT NWSE K/A
LOT 1 CSM V823-P734
823-734 I.D.

Land Value: \$0

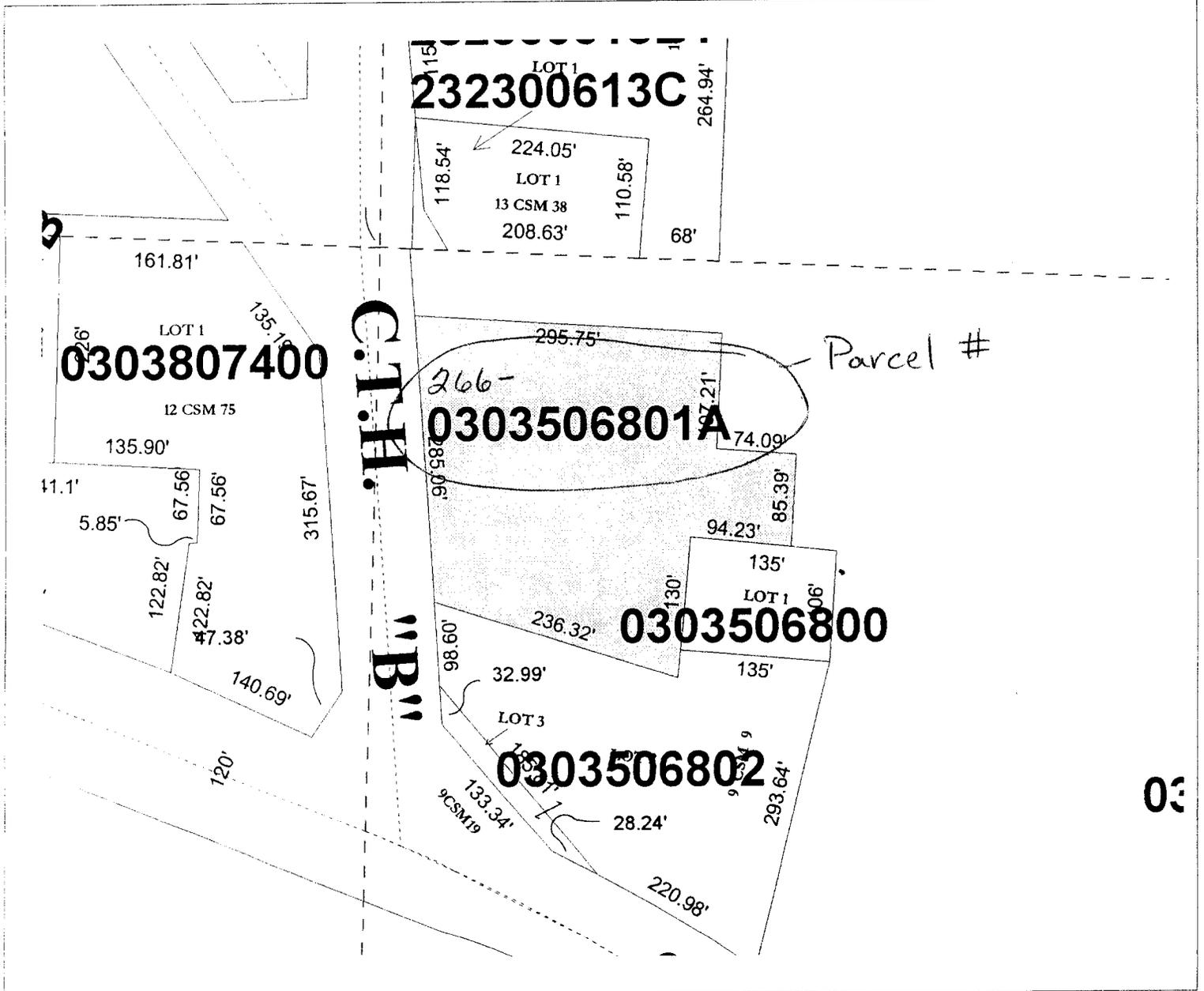
Improved Value: \$0

Physical Address: 710 CTY B

School District:

Sanitary District:

Scale: 1 inch = 166.667 feet



This map was prepared by the Oconto County Land Information Systems Division of the Land and Water Resources Department for the use of the local assessor in accordance with Chapter 70.09, Wisconsin Statutes. All information contained herein is advisory only. Map accuracy is limited to the quality of the data obtained from other public records. This map is not a substitute for an accurate field survey.



**Oconto Falls site
Bay Lakes Cooperative
7818 State Highway 22 West
Oconto Falls, Wisconsin
BRRTS #03-43-001233**

Legal description

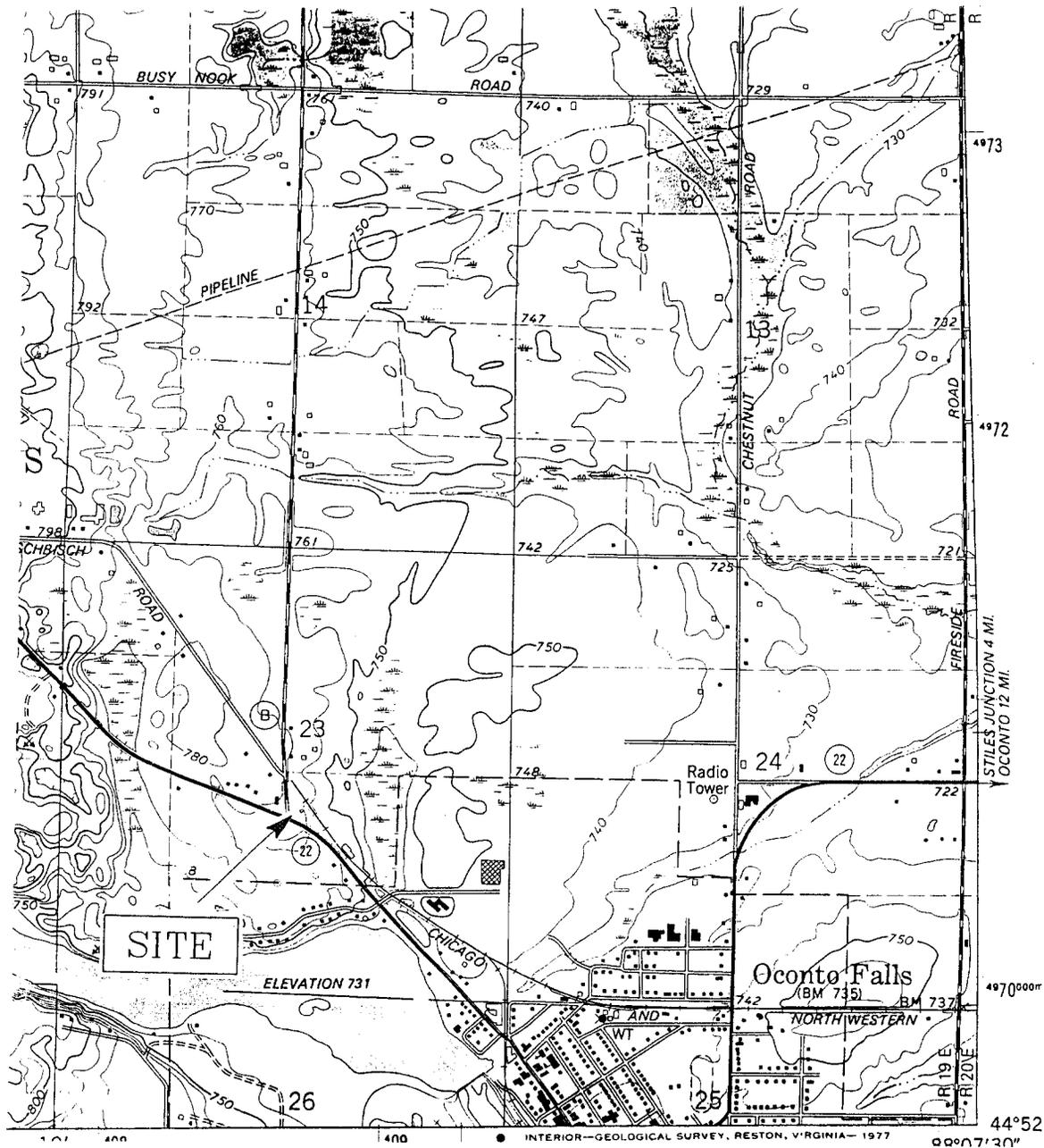
Part of the NW 1/4 of the SE1/4 of Section 23, Township 28 North, Range 19 East described as follows:
Commencing at the East quarter corner of said Section 23; thence North 88°41'30" West, a distance of 2617.80 feet;
thence South 05°39'52" East, a distance of 37.29 feet to the POINT OF BEGINNING; thence South 86°21'57" East,
a distance of 295.75 feet; thence South 02°45'51" West, a distance of 107.21 feet, thence South 86°19'28" East, a
distance of 74.09 feet; thence South 03°15'46" West, a distance of 85.39 feet; thence North 86°44'14" West, a
distance of 94.23 feet; thence South 03°15'46" West, a distance of 130.00 feet; thence North 76°08'45" West, a
distance of 236.32 feet; thence North 05°39'52" West, a distance of 285.06 feet to the POINT OF BEGINNING.
Together with and subject to any easements, covenants and restrictions of record.



Signature of Responsible Party
Bay Lakes Cooperative

6-4-02

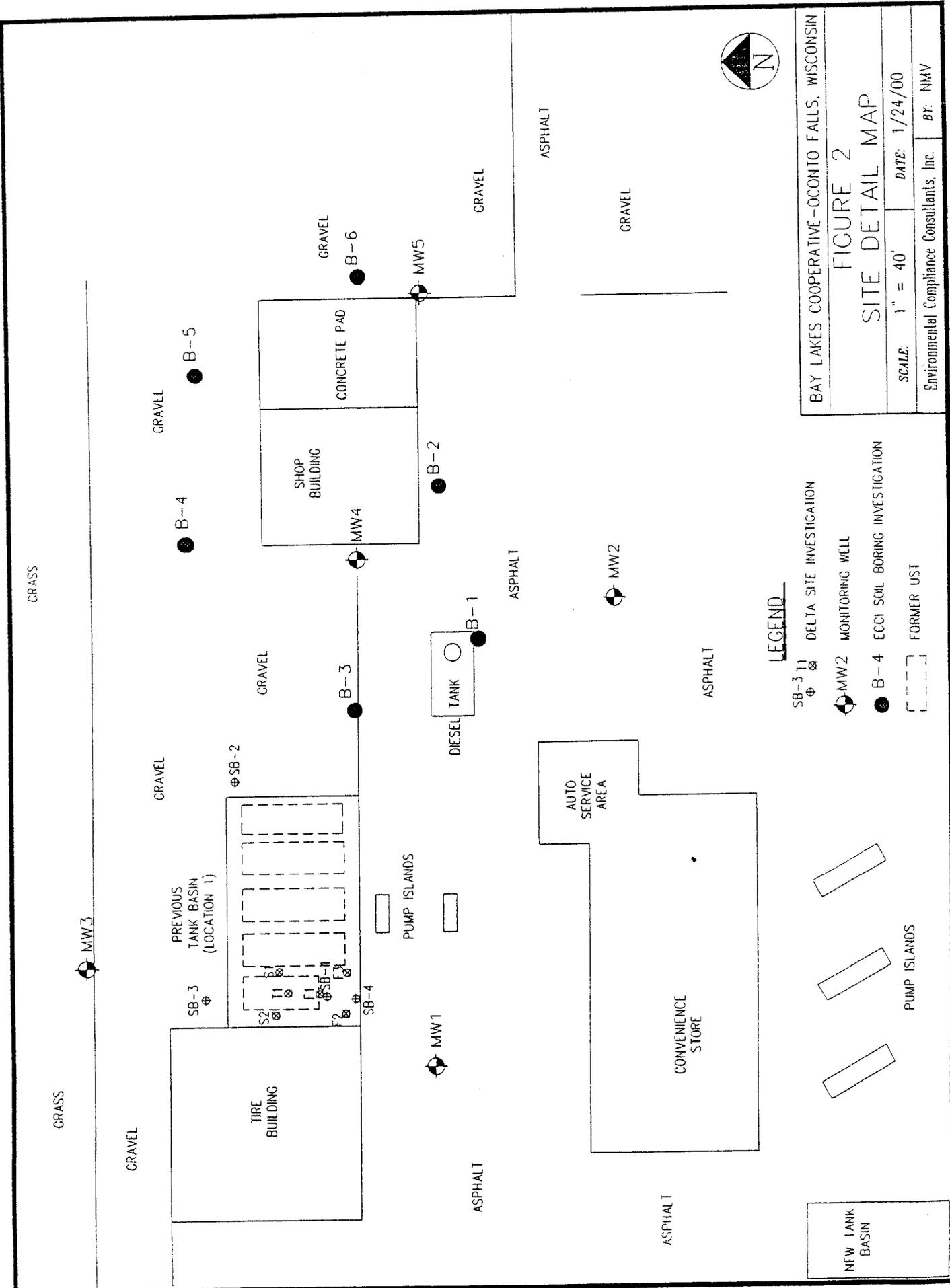
Date



NOTE: Taken from the
Oconto Falls North, Wis.
 7.5 Minute USGS
 Topographic Map (1974)



Bay Lakes Cooperative - Oconto Falls, WI	
FIGURE 1 SITE LOCATION MAP	
SCALE: 1" = 2000'	DATE: March 6, 2000
Environmental Compliance Consultants, Inc.	BY: N. Versch



BAY LAKES COOPERATIVE - OCONTO FALLS, WISCONSIN

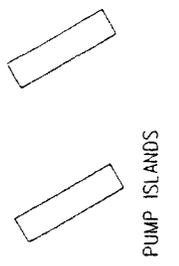
FIGURE 2

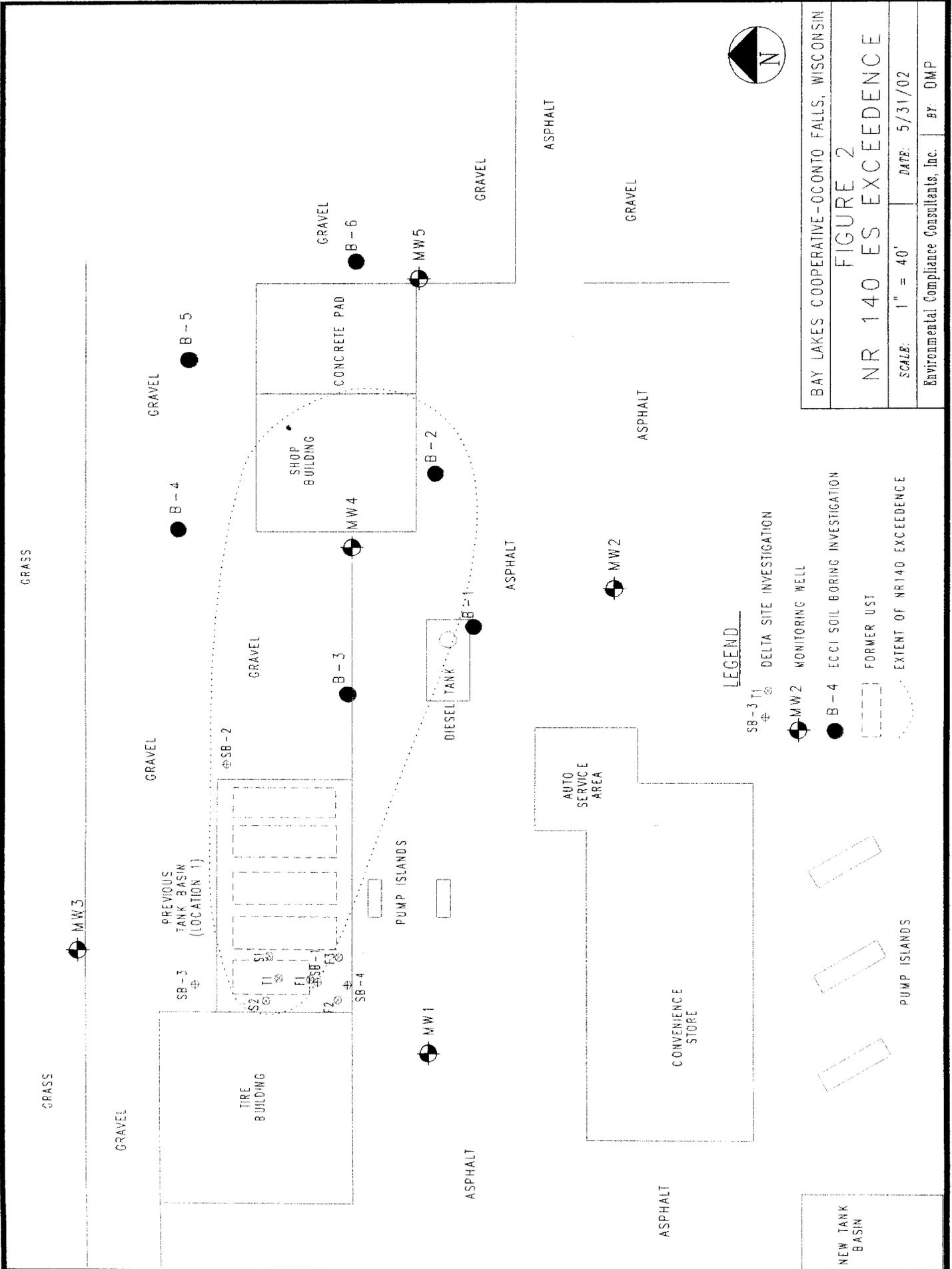
SITE DETAIL MAP

SCALE: 1" = 40' DATE: 1/24/00

Environmental Compliance Consultants, Inc. BY: NMY

- LEGEND**
- SB-3 T1 DELTA SITE INVESTIGATION
 - ⊕ MONITORING WELL
 - ⊕ ECCI SOIL BORING INVESTIGATION
 - ⊕ FORMER UST





BAY LAKES COOPERATIVE-OCONTO FALLS, WISCONSIN

FIGURE 2

NR 140 ES EXCEEDENCE

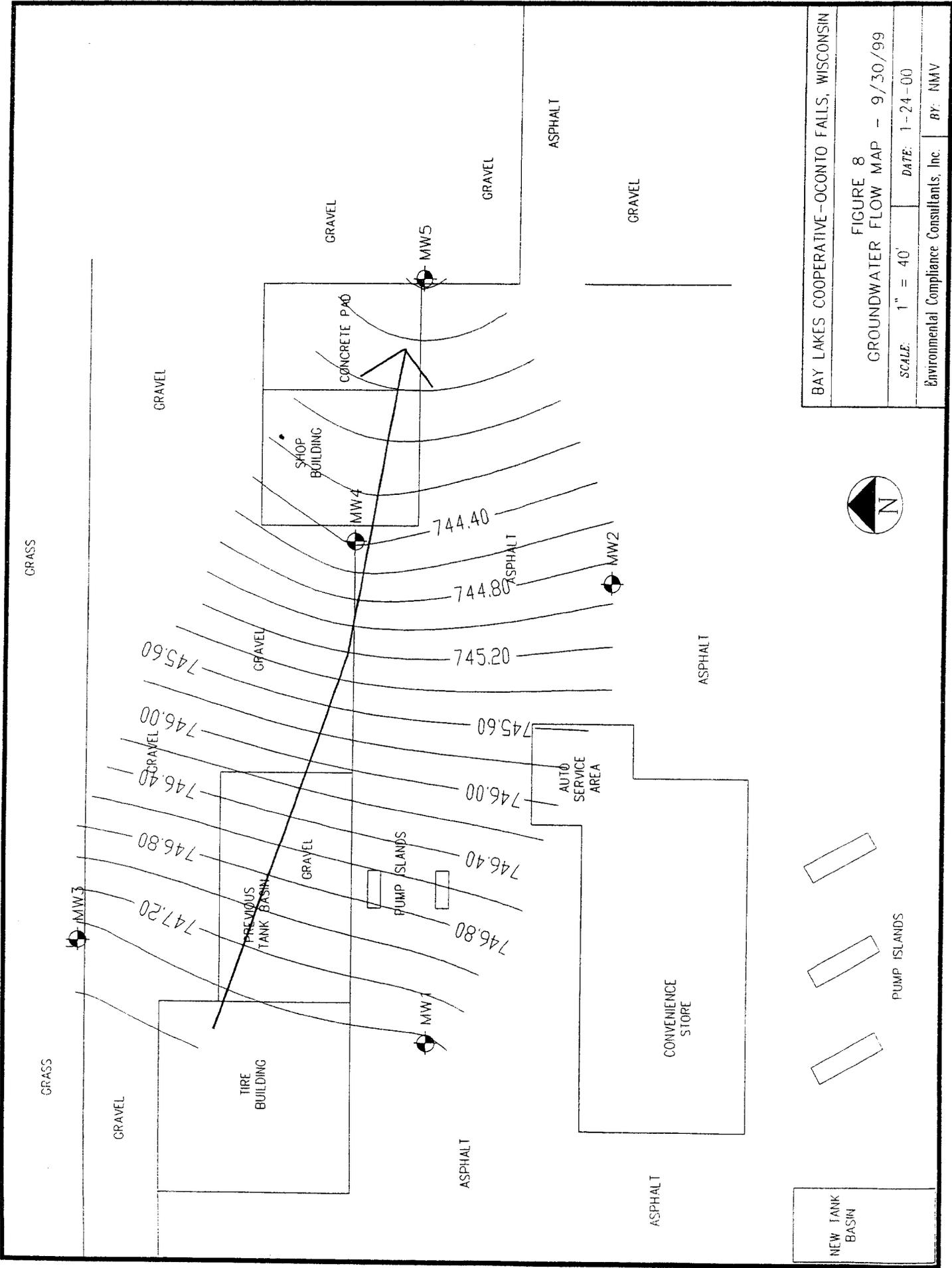
SCALE: 1" = 40' DATE: 5/31/02

Environmental Compliance Consultants, Inc. BY: DMP

LEGEND

- SB-3 T1 DELTA SITE INVESTIGATION
- MW2 MONITORING WELL
- B-4 ECCI SOIL BORING INVESTIGATION
- [Dashed Box] FORMER USE
- [Dotted Line] EXTENT OF NR140 EXCEEDENCE

NEW TANK BASIN



BAY LAKES COOPERATIVE - OCONTO FALLS, WISCONSIN

FIGURE 8

GROUNDWATER FLOW MAP - 9/30/99

SCALE: 1" = 40'

DATE: 1-24-00

Environmental Compliance Consultants, Inc. BY: NMV

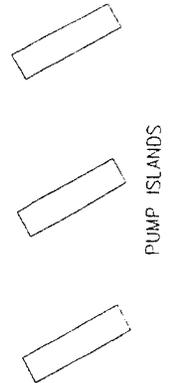


TABLE 6
BAY LAKES COOPERATIVE - OCONTO FALLS
GROUNDWATER ANALYTICAL - MW1

Sample Identification ---->		MW1								
Parameter Analyzed (ug/l)	PAL/ES	02/11/93	04/28/93	04/14/94	05/03/95	05/01/97	05/13/98	11/19/98	05/12/99	09/30/99
GRO, mg/l	NA	<0.10	<0.10	<0.02	ND	NT	NT	NT	NT	NT
DRO, mg/l	NA	<0.10	NT	NT	ND	NT	NT	NT	NT	NT
Lead, mg/l		<0.001	NT							
Benzene	0.5/5	<1.0	<1.0	ND	ND	<0.20	<0.50	<0.50	<0.26	<0.26
Ethyl Benzene	140/700	<1.0	<1.0	ND	ND	<0.30	<0.50	<0.50	<0.24	<0.24
Methyl-tert-Butyl-Ether	12/60	<1.0	<1.0	ND	ND	<0.20	<0.20	<0.20	<0.22	<0.22
Toluene	68.6/343	65.4*	<1.0	ND	ND	<0.40	<0.50	<0.50	<0.21	<0.21
1,2,4-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	<0.30	<1.0	<1.0	<0.86	<0.86
1,3,5-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	<0.30	<1.0	<1.0	<0.54	<0.54
Total Xylenes	124/620	<1.0	<1.0	ND	ND	<1.1	<0.50	<0.50	<1.34	<1.34
Napthalene	8/40	<1.0	NT	NT	NT	NT	<8.0	<2.0	<0.89	<0.89

Shaded cell indicates NR 140.10 Enforcement Standard exceedence

Bold text indicate NR 140.10 Preventive Action Limit exceedence

nd = detected below laboratory method detection limit

NT - Not Tested

TABLE 7
BAY LAKES COOPERATIVE - OCONTO FALLS
GROUNDWATER ANALYTICAL - MW2

Sample Identification ---->		MW2								
Parameter Analyzed (ug/l)	PAL/ES	02/11/93	04/28/93	04/14/94	05/03/95	05/01/97	05/13/98	11/19/98	05/12/99	09/30/99
GRO, mg/l	NA	0.19	<0.10	<0.02	ND	NT	NT	NT	NT	NT
DRO, mg/l	NA	<0.10	NT	NT	ND	NT	NT	NT	NT	NT
Lead, mg/l		<0.001	NT							
Benzene	0.5/5	<1.0	<1.0	ND	ND	<0.20	0.55	<0.50	<0.26	<0.26
Ethyl Benzene	140/700	<1.0	<1.0	ND	ND	<0.30	<0.50	<0.50	<0.24	<0.24
Methyl-tert-Butyl-Ether	12/60	<1.0	<1.0	1.3	1.8	1.3	<0.20	<0.20	0.22	0.24
Toluene	68.6/343	122*	<1.0	ND	ND	<0.40	<0.50	<0.50	<0.21	<0.21
1,2,4-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	<0.30	<1.0	<1.0	<0.86	<0.86
1,3,5-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	<0.30	<1.0	<1.0	<0.54	<0.54
Total Xylenes	124/620	<1.0	<1.0	ND	ND	<1.1	<0.50	<0.50	<1.34	<1.34
Bromoform		2	NT							
Napthalene	8/40	<1.0	NT	NT	NT	NT	<8.0	<2.0	<0.89	<0.89

Shaded cell indicates NR 140.10 Enforcement Standard exceedence

Bold text indicate NR 140.10 Preventive Action Limit exceedence

nd = detected below laboratory method detection limit

NT - Not Tested

TABLE 8
BAY LAKES COOPERATIVE - OCONTO FALLS
GROUNDWATER ANALYTICAL - MW3

Sample Identification ---->		MW3	MW3	MW3	MW3	MW3	MW3	MW3	MW3	MW3
Parameter Analyzed (ug/l)	PAL/ES	02/11/93	04/28/93	04/14/94	05/03/95	05/01/97	05/13/98	11/19/98	05/12/99	09/30/99
GRO, mg/l	NA	0.2	<0.10	<0.02	ND	NT	NT	NT	NT	NT
DRO, mg/l	NA	<0.10	NT	NT	ND	NT	NT	NT	NT	NT
Lead, mg/l		<0.001	NT	NT	NT	NT	NT	NT	NT	NT
Benzene	0.5/5	<1.0	<1.0	ND	ND	<0.20	<i>1.6</i>	<i>7.7</i>	<0.26	<0.26
Ethyl Benzene	140/700	<1.0	<1.0	ND	ND	<0.30	<0.50	<0.50	<0.24	<0.24
Methyl-tert-Butyl-Ether	12/60	<1.0	<1.0	ND	ND	<0.20	<0.20	<0.20	<0.22	<0.22
Toluene	68.6/343	130*	<1.0	ND	ND	<0.40	<0.50	<0.50	<0.21	<0.21
1,2,4-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	<0.30	<1.0	<1.0	<0.86	<0.86
1,3,5-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	<0.30	<1.0	<1.0	<0.54	<0.54
Total Xylenes	124/620	<1.0	<1.0	ND	ND	<1.1	<0.50	<0.50	<1.34	<1.34
Napthalene	8/40	<1.0	NT	NT	NT	NT	<8.0	<2.0	<0.89	<0.89

Bold indicates NR 140.10 Enforcement Standard exceedence

Italic text indicate NR 140.10 Preventive Action Limit exceedence

nd = detected below laboratory method detection limit

NT - Not Tested

**TABLE 9
BAY LAKES COOPERATIVE - OCONTO FALLS
GROUNDWATER ANALYTICAL - MW4**

Sample Identification ---->		MW4	MW4	MW4	MW4	MW4	MW4	MW4	MW4	MW4
Parameter Analyzed (ug/l)	PAL/ES	02/11/93	04/28/93	04/14/94	05/03/95	05/01/97	05/13/98	11/19/98	05/12/99	09/30/99
GRO, mg/l	NA	<1.0	<1.0	ND	ND	NT	NT	NT	NT	NT
DRO, mg/l	NA	<0.1	NT	NT	ND	NT	NT	NT	NT	NT
Lead, mg/l		<0.002	NT	NT	NT	NT	NT	NT	NT	NT
Benzene	0.5/5	4.01	2.72	14	130	1,400	1,200	1,500	1,200	1,300
Ethyl Benzene	140/700	<1.0	<1.0	ND	ND	21	25	64	190	340
Methyl-tert-Butyl-Ether	12/60	4.67	1.45	25	30	64	<0.20	55	25	18
Toluene	68.6/343	<1.0	<1.0	ND	ND	<4.0	9	18	16	26
1,2,4-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	47	9	13	<8.6	<8.6
1,3,5-Trimethylbenzene	96/480	<1.0	<1.0	ND	ND	47	15	90	<5.4	22
Total Xylenes	124/620	<1.0	<1.0	ND	ND	82	42	78	159	360
Bromoform		3	NT	NT	NT	NT	NT	NT	NT	NT
Napthalene	8/40	<1.0	NT	NT	NT	NT	550	580	440	520

Bold indicates NR 140.10 Enforcement Standard exceedence
Italic text indicate NR 140.10 Preventive Action Limit exceedence
 nd = detected below laboratory method detection limit
 NT - Not Tested

TABLE 10
BAY LAKES COOPERATIVE - OCONTO FALLS
GROUNDWATER ANALYTICAL - MW5

Sample Identification ---->		MW5	MW5	MW5
Parameter Analyzed (ug/l)	PAL/ES	11/19/98	05/12/99	09/30/99
GRO, mg/l		NT	NT	NT
DRO, mg/l		NT	NT	NT
Benzene	0.5/5	<0.50	3.2	<0.26
Ethyl Benzene	140/700	<0.50	3.1	<0.24
Methyl-tert-Butyl-Ether	12/60	7.0	2.2	3.1
Toluene	68.6/343	<0.50	1.3	<0.21
1,2,4-Trimethylbenzene	96/480	<1.0	0.92	<0.86
1,3,5-Trimethylbenzene	96/480	<1.0	0.72	<0.54
Total Xylenes	124/620	<0.50	9.6	<1.34
Napthalene	8/40	<2.0	<0.89	<0.89

Bold indicates NR 140.10 Enforcement Standard exceedence

Italic text indicate NR 140.10 Preventive Action Limit exceedence

NT - Not Tested

June 3, 2002

Kevin & Sue Lathrop
Lathrop's Hometown Station
710 Cty B
Oconto Falls, Wisconsin 54154

COPY

Groundwater contamination remains on your property located at 710 County B (formerly 7818 State Highway 22 West). The levels of Benzene, and Naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726, Wisconsin Administrative Code, and I will be requesting that the Department of Natural Resources accept natural attenuation as the final remedy for this site and grant final case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the responsible party is Bay Lakes Cooperative neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020.

As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Natural Resources that is relevant to this closure request, you should mail that information to: Marcy McGrath, WDNR, PO Box 10448, Green Bay, Wisconsin 54901 (920) 492-5800.

If this case receives final case closure, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants final closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Mr. Robert Parisey, at Bay Lakes Cooperative, PO Box 9, Oconto Falls, Wisconsin 54154 or you may contact my consultant, Robert Meller at Environmental Compliance Consultants, Inc, telephone number (920)232-2060.

cc Beth Erdman, Wisconsin Department of Commerce
Marcy McGrath, Wisconsin Department of Natural Resources

Legal description

Part of the NW 1/4 of the SE1/4 of Section 23, Township 28 North, Range 19 East described as follows:

Commencing at the East quarter corner of said Section 23; thence North 88°41'30" West, a distance of 2617.80 feet; thence South 05°39'52" East, a distance of 37.29 feet to the POINT OF BEGINNING; thence South 86°21'57" East, a distance of 295.75 feet; thence South 02°45'51" West, a distance of 107.21 feet, thence South 86°19'28" East, a distance of 74.09 feet; thence South 03°15'46" West, a distance of 85.39 feet; thence North 86°44'14" West, a distance of 94.23 feet; thence South 03°15'46" West, a distance of 130.00 feet; thence North 76°08'45" West, a distance of 236.32 feet; thence North 05°39'52" West, a distance of 285.06 feet to the POINT OF BEGINNING. Together with and subject to any easements, covenants and restrictions of record.