

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 11-130841-LD
Project Name/Address: McDonald's at Crossroads
1401 156th Avenue NE
Publish: February 2, 2012
Minimum Comment Period: February 16, 2012

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Site Plan
- Other:

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and program where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet For Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2 x 11 vicinity map which accurately locates the proposed site.

Received
7/24/02
Permit Processing

ENVIRONMENTAL CHECKLIST

4/18/02

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BACKGROUND INFORMATION

Property Owner: McDonald's Gomez Northwest

Proponent: Barghausen Consulting Engineers, Inc.

Contact Person: Ivana Halvorsen
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: McDonald's Crossroads - Rebuild

Proposal Location: 1401 - 156th Avenue S.E., Bellevue, Washington
Cross Street: S.E. 14th Street

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please see the attached Legal Description.

Please attach an 8 1/2- by 11-inch vicinity map that accurately locates the proposal site.

Please see the attached Vicinity Map.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Demolition and removal of existing McDonald's Restaurant and site improvements for the construction of a new McDonald's Restaurant
2. Acreage of site: 1.08 acre (47,120 square feet)
3. Number of dwelling units/buildings to be demolished: Not applicable
4. Number of dwelling units/buildings to be constructed: Not applicable
5. Square footage of buildings to be demolished: 4,085-square-foot single-story McDonald's Restaurant
6. Square footage of buildings to be constructed: 3,910 gross square-foot McDonald's Restaurant
7. Quantity of earth movement (in cubic yards): Approximately 3,000 cubic yards of imported fill and approximately 1,000 cubic yards of cut material that will be reused on site.
8. Proposed land use: McDonald's Restaurant with double drive thru

9. Design features, including building height, number of stories and proposed exterior materials: The project includes a single-story structure 16 feet in height. The exterior materials will consist primarily of hardi plank with stone veneer accents and architectural treatments.

10. Other

Estimated date of completion of the proposal or timing of phasing:

Upon approval and issuance of all applicable approvals and permits, construction will begin in spring 2012. The construction of this project will occur in one phase.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

To our knowledge there are no plans for future additions, expansions, or further activity associated with this project.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- ALTA and Topographic Survey prepared by Otak, Inc. dated August 21, 2008
- Geotechnical Engineering Report prepared by The Riley Group Inc. updated October 14, 2011
- Preliminary Storm Drainage Report prepared by Barghausen Consulting Engineers, Inc. dated December 15, 2011

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No governmental approvals are pending.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Local

City of Bellevue

- SEPA Threshold Determination
- Design Review
- Utilities Developer Extension Agreement
- Clearing and Grading Permit
- Demolition Permit
- Building Permit
- Sign Permit

Regional

King County Public Health

- Permanent Food Service Permit

Puget Sound Clean Air Agency

- Demolition Permit

Federal

None

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary plat map

- ✓ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ✓ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep Slopes Mountains Other

The site slopes downward to the west.

- b. What is the steepest slope on the site (approximate percent slope)?

The steepest grades on the site are approximately 10 percent.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils on the site are Alderwood Gravelly Sandy Loam (AgB), which is glacial till (map unit QvT).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The applicant is not aware of any unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading will occur to fill the west end of the site with imported fill material and reuse of excavated material. Grading on site will include fill for the west end of the site as well as excavation for the storm drainage system (vault) at the west end of the site. Fill material will come from an approved source and no export of material is expected.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Air and water erosion of soils during grading and filling is a possibility, but is not anticipated to be significant.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 71 percent of the site will be covered in impervious surface, including the building, concrete, and asphalt. Overall, the net impervious area of the site is reduced with the redevelopment.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Temporary Erosion and Sedimentation Control (TESC) plan will be designed and implemented prior to construction in accordance with City of Bellevue standards.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there will be construction equipment exhaust that will be emitted from vehicles using gasoline or diesel fuels. These emissions will be temporary in nature and, in our opinion, will not have a lasting or harmful affect on the project or adjacent properties. There may also be airborne dust particles affecting air quality, principally during the grading and filling phase of the project. The amount of airborne dust particles is anticipated to be minimal.

Following construction, no change to the current levels of emissions is expected as the use will be the same. The new building will likely have improved ventilation systems for the restaurant cooking equipment.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site emissions are expected to impact the project.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Measures to reduce or control emissions during construction will include the use of Best Management Practices outlined in the temporary erosion control plan to be prepared for this project.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies in the vicinity of the project.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

This item does not apply.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This item does not apply.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This item does not apply.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not within any 100-year floodplain.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This item does not apply.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No ground water will be withdrawn, nor will water be discharged to ground water. On-site stormwater will be collected in a series of catch basins and routed to an on-site detention and water quality system prior to release into the existing storm water conveyance system that flows to the west.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This item does not apply.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water runoff will occur from precipitation falling on impervious surfaces and to a lesser extent from the landscape planting areas. As described above, project generated stormwater will be collected in a series catch basins that will be routed to the on-site stormwater detention and water quality system prior to release into the existing storm water conveyance system that flows to the west. The site is located in the Kelsey Creek Basin within WRIA 8 Lake Washington watershed.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Ground or surface water impacts are unlikely to occur with this project; however, impacts are possible without the mitigation measures described in Item No. 3d.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

There are a variety of measures proposed to reduce or control surface and runoff water impacts. In summary:

- A Temporary Sedimentation and Erosion Control Plan will be prepared and approved prior to construction and will be satisfactorily maintained until construction is completed and the potential for on-site erosion has passed.
- All stormwater will be collected and routed through a storm water detention and water quality system prior to release to the existing storm drainage conveyance system.

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

All interior landscaping and several large trees will be removed with redevelopment.

- c. List threatened or endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered plant species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The existing evergreen trees along the west and south property lines will be retained to the maximum extent feasible. Due to site conditions, imported fill and retaining walls are needed for the redevelopment, which will force the removal of some trees on the south property line.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered animal species on or near the site.

- c. Is the site part of a migration route? If so, explain.

The Pacific Flyway, which encompasses the majority of the state, is a migratory route for waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any:

Several mature evergreen trees will be retained and the site will be re-landscaped with ornamental and native plant materials.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

The completed project will utilize electricity and natural gas to meet its energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed structure will not reduce the capacity for adjacent properties to use solar energy.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

The new restaurant will comply with Washington State Energy Codes.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The project will not pose any environmental health hazards.

- (1) Describe special emergency services that might be required.

No special emergency services are anticipated to be required for the completed project.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

None.

- b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Ambient noise from the surrounding neighborhood includes vehicles travelling on the adjacent roadway and incidental sound associated with retail commercial and office uses, none of which are expected to affect the completed project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis, it is possible that the construction activities will generate noise due to construction equipment, power tools, and grading equipment. On a long-term basis, the only noise generated by the completed project would include vehicles entering and exiting the site typical to current levels.

- (3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently developed with a McDonald's Restaurant. Surrounding uses include:

North: Retail and Dining

South: Retail

East: Retail

West: Residential Condominiums

- b. Has the site been used for agriculture? If so, describe.

The applicant is not aware of prior use of the site for agriculture.

- c. Describe any structures on the site.

The site contains an existing McDonald's Restaurant and a trash enclosure.

- d. Will any structures be demolished? If so, what?

All existing on-site improvements will be razed and removed from the site.

- e. What is the current zoning classification of the site?

Community Business.

- f. What is the current comprehensive plan designation of the site?

Community Business, Transition Overlay.

- g. If applicable, what is the current shoreline master program designation of the site?

This item does not apply.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not to our knowledge.

- i. Approximately how many people would reside or work in the completed project?

Approximately 20 people will work in the project (in shifts).

- j. Approximately how many people would the completed project displace?

No employees will be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project complies with the land use and development code standards applicable to the site and use.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This item does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This item does not apply.

- c. Proposed measures to reduce or control housing impacts, if any:

This item does not apply.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The bank building, including all architectural features will be approximately 20 feet in height. The principal exterior material will consist of hardi plank with stone veneer accents.

- b. What views in the immediate vicinity would be altered or obstructed?

No views will be obstructed. Views of the site will be altered by the newer building.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The new building and landscaping will update the site to be more consistent with its surroundings.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare is expected to occur from construction activities. Following construction, light will be provided by lot and building lights. Any lighting impacts will occur during the evening hours and during the late afternoon hours in the winter months.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare is not anticipated to be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

Existing off-site sources of light include street lighting and headlamps from vehicles on the adjacent roadway. These are not expected to adversely affect this project.

- d. Proposed measures to reduce or control light or glare impacts, if any:

The completed project will control light and glare with the use of lot light shields to reduce the potential for light spill-over onto adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Crossroads golf course and several small neighborhood parks are within 1 mile of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The applicant is not aware of any historical or cultural importance of the site or the surrounding area.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

This item does not apply.

- c. Proposed measures to reduce or control impacts, if any:

This item does not apply.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

The site accesses 156th Avenue N.E. with two existing driveways, one for entering vehicles and one for exiting vehicles.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Metro Route 245 provides transit service to 156th Avenue N.E. with a stop just north of the site at N.E. 5th Street.

- c. How many parking spaces would the completed project have? How many would be project eliminate?

The completed project will have 38 parking stalls; the existing site has 52 parking stalls; 14 parking stalls will be eliminated to accommodate increased perimeter landscaping and the redevelopment. Parking demand for a typical McDonald's Restaurant is consistent with the parking provided.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No new roads are required. A new driveway connection to the commercial property to the north is currently being negotiated with the adjoining property owner. If all parties agree, the new driveway would enable McDonald's customers to access the signal at N.E. 15th Street.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The redevelopment will not increase the vehicular trips from the project as the new restaurant building is smaller than the existing building.

- g. Proposed measures to reduce or control transportation impacts, if any:

No transportation control measures are triggered by the redevelopment project.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None are proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer : City of Bellevue
Water : City of Bellevue
Storm Drainage : City of Bellevue
Power : Puget Sound Energy
Telephone: : Qwest
Gas : Puget Sound Energy

The project will install pipes equal to and exceeding 8-inches in diameter for stormwater and potentially water and/or sanitary sewer. On and off-site pipe installations are possible. If impacts to private property or critical areas result from utility installations, the impacts will be mitigated as required.

Signature

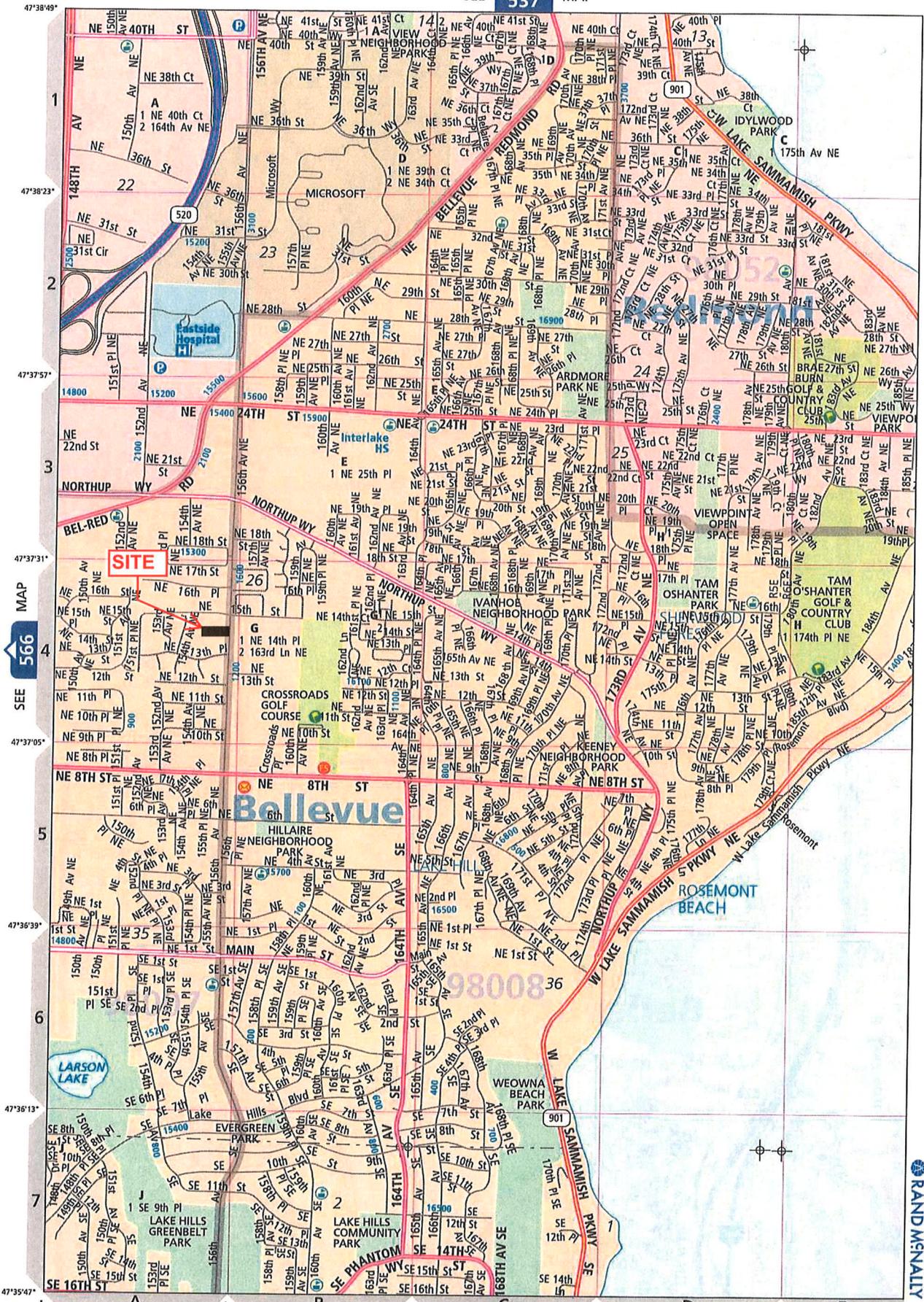
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....*Nana HJ*.....
Date Submitted.....*12/26/2011*.....



KING CO.

SEE 537 MAP



SITE

SEE 597 MAP

RAND McNALLY

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE A
(Continued)

Order No.: 1269762
Your No.:

LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)

PARCEL A:

THE EAST 220 FEET OF THE SOUTH 152 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°11'55" WEST ALONG THE EAST LINE THEREOF 330.00 FEET;
THENCE NORTH 88°43'21" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 30 FEET TO THE WEST LINE OF 156TH AVENUE NORTHEAST TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°43'21" WEST 644.76 FEET;
THENCE SOUTH 1°16'39" WEST 330.00 FEET;
THENCE SOUTH 88°43'21" EAST 645.21 FEET TO THE WEST LINE OF 156TH AVENUE NORTHEAST;
THENCE NORTH 1°11'55" EAST 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°11'55" WEST ALONG THE EAST LINE THEREOF 330.00 FEET;
THENCE NORTH 88°43'21" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 30 FEET TO THE WEST LINE OF 156TH AVENUE NORTHEAST;
THENCE SOUTH 1°11'55" WEST ALONG SAID LINE 178.00 FEET;
THENCE NORTH 88°43'21" WEST, PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 220.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°43'21" WEST 90.00 FEET;
THENCE SOUTH 1°11'55" WEST, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 152.00 FEET TO THE SOUTH LINE OF THE NORTH 660.00 FEET THEREOF;
THENCE SOUTH 88°43'21" EAST 90.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED UNDER AUDITOR'S FILE NUMBER 6630757;
THENCE NORTH 1°11'55" EAST, ALONG THE WEST LINE THEREOF, 152.00 FEET TO THE TRUE POINT OF BEGINNING.