



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301
 (503) 986-0900
 www.oregon.gov/OWRD

Ownership Update for Certificated Rights Only

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NO FEES ARE REQUIRED TO SUBMIT THIS FORM

NOTICE: A certificate of water right typically stays with the land. To track water right ownership, the Department requests that this form be submitted to the Department. **To update multiple rights, a separate form is required for each right.** If you have any questions about this form, please contact your local watermaster, or call the Water Resources Department at (503) 986-0900.

Note: Use the [assignment](#) form to change ownership on pending applications, permits, transfers, groundwater registrations, or limited licenses.

Current Landowner Information					
Name:	Lesley M Richmond and Matthew T. Bixby				
Mailing Address:	70541 Red Barn Rd				
City:	BURNS	State:	OR	Zip:	97720
Phone:	541-573-5635	Email:			

Property Information					
County:	HARNEY	Township:	23	Range:	31
Tax Lot #:	201	Section:	24		
Street Address of Water Right:					
Water Right Information					
Application:	G-16997				
Permit:	G-18369				
Certificate:	96742				
Are all the lands associated with this water right owned by the requestor?					
				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(If no, include a map showing the portion of the water right involved)					

Signature and Date			
Name of individual completing form:	CURT BLAEBURN		
Phone or email:	@CURT@JETBLAEBURN.COM	Date:	1/24/24
Signature of requestor:			

The Department does not change names on water right certificates. This form will be placed in the file for future reference only. If mailed, the Department will not provide acknowledgment of receipt.

This form can be mailed to the address above or sent by email to wrd_dl_customerservice@water.oregon.gov

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T23S R31E & T23S R32E, WM

HARNEY COUNTY, OREGON

Richman/Bixby WATER Rights

Richman WATER rights Retained



1,320 Feet

1" = 1,320'

● Well & Meter

----- Pipeline

POU IR (Ap G-16997 Priority 1-28-2008)

Township

Sections

----- Quarter Quarter

Tax Lots

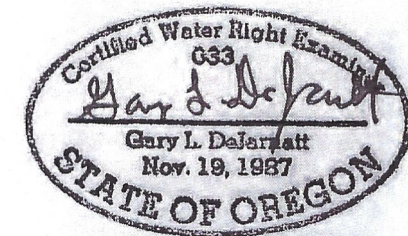
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FEB 09 2021

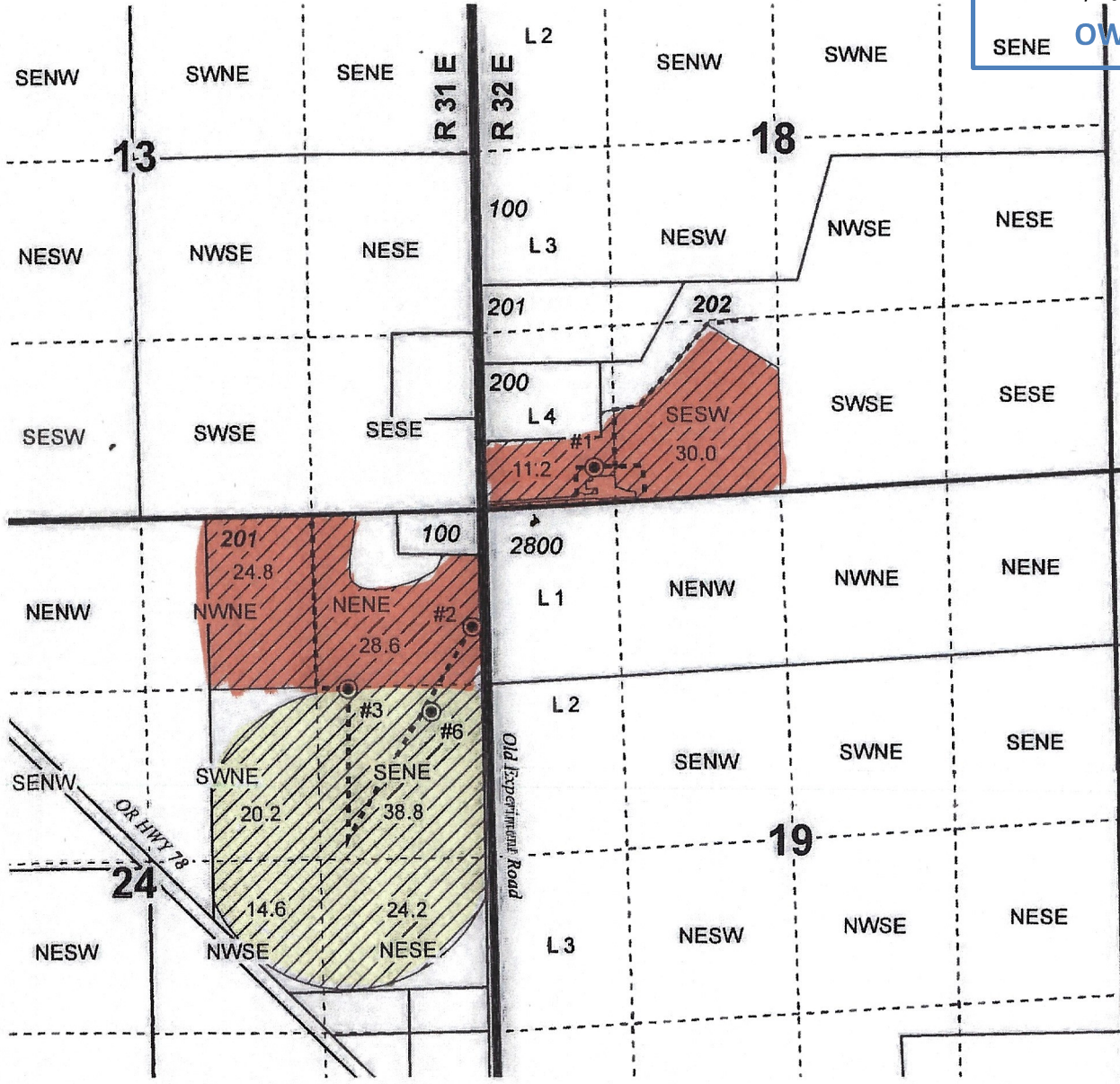
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WELL LOCATIONS:

- # 1 (HARN 51617/L-100269) - 330' N, 860' E of NE Cor Sec 24
- # 2 (HARN 51917L-109953) - 910' S, 80' W of NE Cor Sec 24
- # 3 (HARN 51887/L-96843) - 1380' S, 1050' W of NE Cor Sec 24
- # 6 (HARN 51543L-98941) - 1550' S, 400' W of NE Cor Sec 24



RENEWAL DATE 12/31/2021



CLAIM OF BENEFICIAL USE MAP
Steve & Kristi Rickman

Ap G-16997/T-12749 Permit G-18369

NOTE: THIS MAP IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATIONS OF PROPERTY OWNERSHIP LINES.

PROJECT #20081

Date: 1/8/2021

WATER RIGHT SERVICES, LLC
PO BOX 1830, BEND, OR 97709
CCB# 197121 www.oregonwater.us
541-389-2837 JOHNSHORT@USA.COM



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

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DATE MAILED: October 24, 2023

NOTICE OF CERTIFICATE ISSUANCE

The attached certificate confirms the water right established under the terms of a permit issued by this Department. The water right is now appurtenant to the specific place where the use was established as described by the certificate. The water right is limited to a specific amount of water, but not more than can be beneficially used for the purposes stated within the certificate.

The certificate is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

Oregon law does not allow the Director to reissue a certificate because of a change in the ownership of the appurtenant place of use. The water must be controlled and not wasted. To change the location of the point of diversion, the character of use, or the location of use requires the advance approval of the Water Resources Director.

If any portion of this water right is not used for five or more consecutive years that portion of the right may be subject to forfeiture according to ORS 540.610. Land enrolled in a Federal Reserve Program is not subject to forfeiture during the period of enrollment. Other exceptions to forfeiture are explained in ORS 540.610.

If you have any questions please contact Kerry Kavanagh at 503-979-3208.

STATE OF OREGON
 COUNTY OF HARNEY
 CERTIFICATE OF WATER RIGHT

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THIS CERTIFICATE ISSUED TO

STEVE RICKMAN
 69705 OLD EXPERIMENT RD
 BURNS OR 97720

confirms the right to the use of water perfected under the terms of Permit G-18369. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-16997

SOURCE OF WATER: WELLS 1, 2, 3, AND 6 IN POISON CREEK SLOUGH BASIN

PURPOSE OR USE: IRRIGATION OF 192.4 ACRES

MAXIMUM RATE: 2.41 CUBIC FEET PER SECOND (CFS), BEING NO MORE THAN 0.53 CFS FROM ANY COMBINATION OF WELLS 1, 3 AND 6, AND 2.41 CFS FROM ANY COMBINATION OF WELLS 2, 3, AND 6, NOT TO EXCEED A CUMULATIVE TOTAL OF 2.41 CFS

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: JANUARY 28, 2008

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
23 S	31 E	WM	24	NE NE		WELL 2 - 910 FEET SOUTH AND 80 FEET WEST FROM NE CORNER, SECTION 24
23 S	31 E	WM	24	SE NE		WELL 3 - 1380 FEET SOUTH AND 1050 FEET WEST FROM NE CORNER, SECTION 24
23 S	31 E	WM	24	SE NE		WELL 6 - 1550 FEET SOUTH AND 400 FEET WEST FROM NE CORNER, SECTION 24
23 S	32 E	WM	18	SW SW	4	WELL 1 - 330 FEET NORTH AND 860 FEET EAST FROM NE CORNER, SECTION 24

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 3.0 acre-feet per acre for each acre irrigated during the irrigation season of each year.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
23 S	31 E	WM	24	NE NE		28.6
23 S	31 E	WM	24	NW NE		24.8
23 S	31 E	WM	24	SW NE		20.2
23 S	31 E	WM	24	SE NE		38.8
23 S	31 E	WM	24	NE SE		24.2
23 S	31 E	WM	24	NW SE		14.6
23 S	32 E	WM	18	SW SW	4	11.2
23 S	32 E	WM	18	SE SW		30.0

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Measurement devices, and recording/reporting of annual water use conditions:

- A. The water user shall maintain the totalizing flow meter, or other suitable measuring device as approved by the Director, at each point of appropriation in good working order, shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the water user to report general water-use information, including the place of nature of use of water under the right.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

The Department requires the water user to obtain, from a qualified individual (see below), and report annual static water levels for each well on the right. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

The water user shall report annual March static water-level measurements whether or not the well is used. The Director may require the user to obtain and report additional water levels each year if more data are needed to evaluate the aquifer system.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board. Measurements shall be submitted on forms provided by, or specified by, the Department. Measurements shall be made with equipment that is accurate to at least the standards specified in OAR 690-217-0045. The Department requires the individual performing the measurement to:

- A. Associate each measurement with an owner’s well name or number and a Department well log ID; and
- B. Report water levels to at least the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method of measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the wells if any of the following events occur:

- A. Annual water-level measurements reveal an average water-level decline of three or more feet per year for five consecutive years; or
- B. Annual water-level measurements reveal a water-level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water-level measurements reveal a water-level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The reference levels against which future measurements will be compared is 32.0 feet below land surface for Well 1 and 24.0 feet below land surface for Well 2.

The period of restricted use shall continue until the water level rises above the decline level which triggered the action or the Department determines, based on the water user's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or causing substantial interference with senior water rights. The water user shall not allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this right. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

The water user shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

The wells shall be equipped with and measured through a dedicated measuring tube pursuant to figure 200-5 in OAR 690-200. This requirement does not apply to flowing artesian wells and wells without pumps.

The quantity of water diverted under this right at the points of appropriation (Wells 1, 2, and 3), shall not exceed the quantity of water lawfully available at the original points of appropriation (Wells 1, 2, and 3).

The combined quantity of water diverted under this right at the additional point of appropriation (Well 6) together with that diverted at the original points of appropriation (Wells 1, 2, and 3), shall not exceed the quantity of water lawfully available at the original points of appropriation (Wells 1, 2, and 3).

Water shall be acquired from the same aquifer as the original points of appropriation.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the wells shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine the water level elevation in the well at all times.

The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

The Director may require water-level or pump-test data every ten years.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.


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The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued OCT 24 2023





Dwight French
Water Right Services Division Administrator, for
Douglas E. Woodcock, Acting Director
Oregon Water Resources Department

Recording Information:

GRANTOR:
Steven E Rickman and Kristi L Rickman Trustees
of the Steven and Kristi Rickman Family Trust
U/T/D June 19, 2018
89705 Old Experiment Rd
Burns, OR 97720

GRANTEES:
Lesley M Richman and Matthew T Bixby
70541 Red Barn Rd
Burns, OR 97720

HARNEY COUNTY, OR	2022-0753
DEED-ESMT	06/03/2022 01:26:02 PM
Pgs= 6	\$106.00
I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the Instrument identified herein was recorded in the Co. Clerk's records.	
	
Derrin E. Robinson, Harney County Clerk	

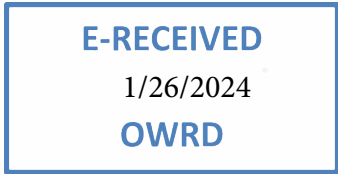
EASEMENT AGREEMENT

In consideration for the sale of the property described in Exhibit B and for other valuable consideration, receipt of which is hereby acknowledged, and in consideration of the mutual promises contained herein, Steven E Rickman and Kristi L Rickman Trustees of the Steven and Kristi Rickman Family Trust U/T/D June 19, 2018, (hereinafter referred to as "Rickman", grants to Lesley M Richman and Matthew T Bixby (hereinafter referred to as Richman/Bixby), an exclusive perpetual easement for ingress and egress to the property described in Exhibit "A", for an irrigation well, pipelines, electric power lines and a pump station, all as more particularly described herein. (shown in detail on Exhibit A-1)

The purpose of this easement is for "Richman/Bixby" to construct and maintain the well, pipeline, electric power lines and pump station on the property described in Exhibit A for supplying irrigation water to "Richman/Bixby's" property described in Exhibit B. Further, the purpose of this easement is to provide access for "Richman/Bixby" to operate the well, pipeline and pump station for irrigation purposes.

The term of the parties agreement further defining the scope and purpose of this easement are as follows:

1. Richman/Bixby shall have exclusive use of the well described under Oregon Water Resources Department Permit G-18369 as Well No. 2 to irrigate Richman/Bixby property described in Exhibit B.
2. Richman/Bixby shall have the right to enter Rickman's property described on Exhibit A to construct, reconstruct and maintain the well, pipeline, power lines and pump station located on the property described in Exhibit A. Richman/Bixby shall pay all costs associated with construction and maintenance of well, pipeline, pump station and electric power lines.
3. If the well is reconstructed, it will be reconstructed within twenty (30) feet of current existing Well No. 3 under Oregon Water Resources Department Permit Number G-18369.
4. Richman/Bixby shall have the right to access the well, pipeline, pump station and electric power lines on Rickman's property to operate these improvements for irrigation of Richman/Bixby's property described on Exhibit B.
5. In the event Well No. 3 is not operated for five (5) consecutive years, this easement shall be considered abandoned.
6. All ad valorem real property taxes shall be paid by Rickman for the property described in Exhibit A.



7. In the event either party must file a lawsuit against the other to enforce the terms of this Easement Agreement, the prevailing party shall be entitled to recover from the losing party, in addition to statutory costs, the prevailing party's attorneys' fees at trial and on appeal.
8. This agreement shall run with the land. This agreement and the parties' right and obligations, shall be binding upon and inure to the parties respective heirs, successors and assigns.

Dated this 02 day of June, 2022.

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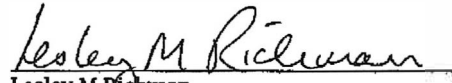
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RICKMAN:


Steven E Rickman (Trustee)


Kristi L Rickman (Trustee)

RICHMAN/BIXBY:

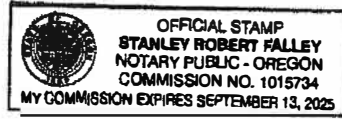

Lesley M Richman


Matthew T Bixby

STATE OF OREGON)
) ss.
County of Harney)

This instrument was acknowledged before me on JUNE 2, 2022, by

Steven F Rickman Trustee



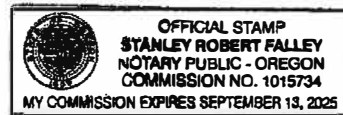
Stan R. Falley
Notary Public for Oregon

My commission expires 9-13-2025

STATE OF OREGON)
) ss.
County of Harney)

This instrument was acknowledged before me on JUNE 2, 2022, by

Kristi L Rickman Trustee



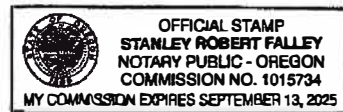
Stan R. Falley
Notary Public for Oregon

My commission expires 9-13-2025

STATE OF OREGON)
) ss.
County of Harney)

This instrument was acknowledged before me on JUNE 3, 2022, by

Lesley M Richman



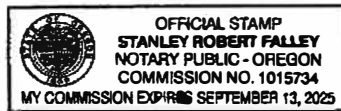
Stan R. Falley
Notary Public for Oregon

My commission expires 9-13-2025

STATE OF OREGON)
) ss.
County of Harney)

This instrument was acknowledged before me on JUNE 3, 2022, by

Matthew T Bixby



Stan R. Falley
Notary Public for Oregon

My commission expires 9-13-2025

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Exhibit A

EASEMENT LEGAL DESCRIPTION

A strip of land 30 feet in width, situated in the NE1/4 of Section 24, T.23S., R.31E., W.M., Harney County, Oregon, lying 15 feet on each side of the following described centerline;

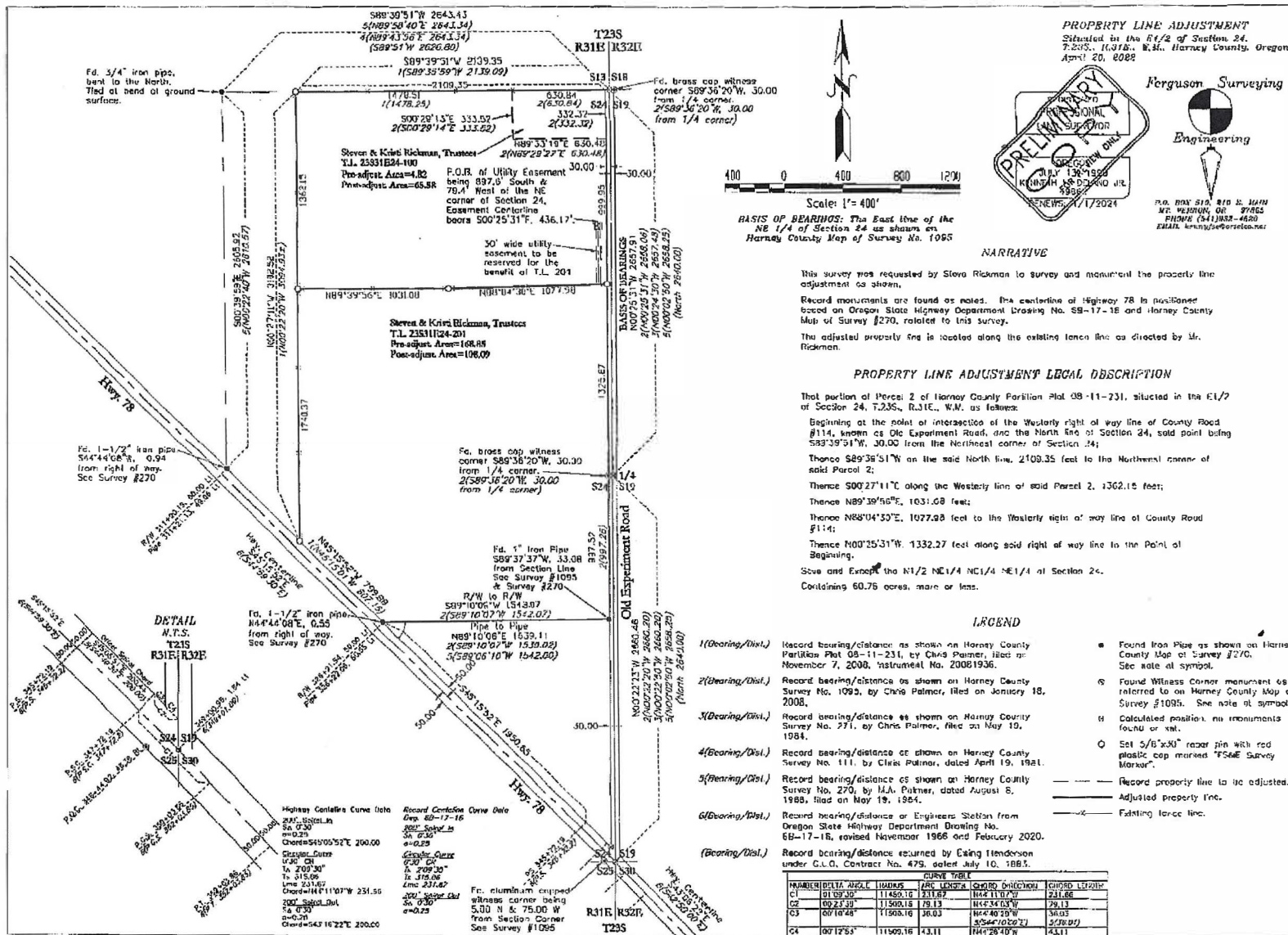
Beginning at a point being 897.6 feet South and 79.4 feet West of the Northeast corner of Section 24;

Thence S00°25'31"E, 436.17 feet to the Southerly boundary of the tract first described above in Exhibit A.

Prepared on April 20, 2002, by Kenny Delano, P.L.S.



EXHIBIT A-1



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Exhibit B

Tax Lot 23S31E24-201

A tract of land situated in the E1/2 of Section 24, T.23S., R.31E., W.M., being a portion of Parcel 2 of Harney County Partition Plat 08-11-231, recorded November 7, 2008 as Instrument #20081936 in the Harney County Records, as follows:

Beginning at a brass capped witness corner on the Westerly right of way line of County Road #114, known as Old Experiment Road, said point being S89°36'20"W, 30.00 from the East 1/4 corner of Section 24;

Thence N00°25'31"W along the said right of way line, 1325.67 feet;

Thence S88°04'30"W, 1077.98 feet;

Thence S89°39'56"W, 1031.08 to the Westerly line of said Parcel 2;

Thence S00°27'11"E along the Westerly line of said Parcel 2, 1740.37 feet to the Northerly right of way of Highway 78;

Thence S45°15'52"E along said right of way line, 799.88 feet to the South line of said Parcel 2;

Thence N89°10'06"E along said South line, 1543.07 feet to the Westerly right of way line of County Road #114;

Thence N00°22'23"W, 997.52 feet along said right of way line to the Point of Beginning.

Containing 108.09 acres, more or less.



THIS SPACE

HARNEY COUNTY, OR	2022-0751
DEED-WD	06/03/2022 01:26:02 PM
Pgs= 3	\$91.00
I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Co. Clerk's records.	
<i>Derrin Robinson</i>	
Derrin E. Robinson, Harney County Clerk	



After recording return to:
Matthew T. Bixby and Lesley M. Richman
70541 Red Barn Rd
Burns, OR 97720

Until a change is requested all tax statements shall be sent to the following address:
Matthew T. Bixby and Lesley M. Richman
70541 Red Barn Rd
Burns, OR 97720
File No. 534173AM

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STATUTORY WARRANTY DEED

Steven E. Rickman and Kristi L. Rickman, Trustees of the Steven and Kristi Rickman Family Trust u/t/d June 19, 2018,

Grantor(s), hereby convey and warrant to

Matthew T. Bixby and Lesley M. Richman, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Harney and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

23S31E240000201 93273 (portion)

The consideration paid for the transfer is \$495,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 02 day of June, 2022.

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Steven and Kristi Rickman Family Trust u/d June 19, 2018

By: Steven E. Rickman
Steven E. Rickman, Trustee

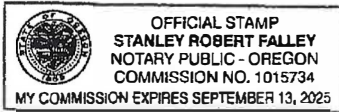
By: Kristi L. Rickman
Kristi L. Rickman, Trustee

State of Oregon) ss.
County of Harney)

On this 2ND day of June, 2022, before me, Stanley R. Falley a Notary Public in and for said state, personally appeared Steven E. Rickman and Kristi L. Rickman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Steven and Kristi Rickman Family Trust u/d June 19, 2018, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stanley R. Falley
Notary Public for the State of Oregon»
Residing at: 91115 012
Commission Expires: 9-13-2025



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EXHIBIT 'A'

File No. 534173AM

Located in Harney County, Oregon:

A tract of land situated in the E1/2 of Section 24, T. 23S., R. 31E., W.M., being a portion of Parcel 2 of

Harney County Partition Plat 08-11-231, recorded November 7, 2008 as Instrument #20081936 in the Harney

County Records, as follows:

Beginning at a brass capped witness corner on the Westerly right of way line of County Road #114,

known as Old Experiment Road, said point being S89°36'20"W, 30.00 from the East 1/4 corner of Section 24;

Thence N00°25'31"W along the said right of way line, 1325.67 feet;

Thence S88°04'30"W, 1077.98 feet;

Thence S89°39'56"W, 1031.08 to the Westerly line of said Parcel 2;

Thence S00°27'11"E along the Westerly line of said Parcel 2, 1740.37 feet to the Northerly right of way of Highway 78;

Thence S45°15'52"E along said right of way line, 799.88 feet to the South line of said Parcel 2;

Thence N89°10'06"E along said South line, 1543.07 feet to the Westerly right of way line of County Road #114;

Thence N00°22'23"W, 997.52 feet along said right of way line to the Point of Beginning.