

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

- | | | | |
|---|--|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review | <input checked="" type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

Project Information	Project Name	Alkemista Mead Brewery and Residential Development		
	Project Address	2140 S.R. 89-A Sedona, AZ.	Parcel No. (APN)	408-24-070A & 408-24-070C
	Primary Contact	Dan Surber Architect	Primary Phone	928-821-2182
	Email	dsurber78@gmail.com	Alt. Phone	
	Address	P.O. Box 3764	City/State/ZIP	Sedona, AZ. 86340
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Alkemista Mead Brewery and Coffee Roasting with (13) apartment living units. Building #1 4,990 sq.ft. Main Mead Brewery and Coffee Roasting with (3) living units above. Building #2 3,008 sq.ft. warehouse with (2) living units above. Building #3 3,009 sq.ft. building for (2) living units below and (2) living units above. Building # 4 4,780 sq.ft. building for (3) units below and (3) living units above.
---------------------	--

Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Dan Surber Architect	Contact Name	Dan Surber
	Project Role	Project Architect	Primary Phone	928-821-2182
	Email	dsurber78@gmail.com	Alt. Phone	
	Address	P.O. Box 3764	City/State/ZIP	Sedona, AZ. 86340
Contact #2	Company	Sefton Engineering	Contact Name	Luke Sefton
	Project Role	Project Civil Engineer	Primary Phone	928-646-3494
	Email	LS@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Drive	City/State/ZIP	Sedona, AZ. 86336
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

edAlkemista Development
Owner/Developer:
Sergio and Ofelia Goma
10981 Lopez Ridge Way
San Diego, CA. 92121

**LETTER OF INTENT AND PROJECT INFORMATION FOR:
'ALKEMISTA BREWERY AND COFFEE ROASTING'**

The applicant is proposing a new multi-use project at the two existing commercial properties located at 2140 S.R. 89-A and 40 Goodrow Lane. The proposed project will be a total of four buildings for a new mead brewery and coffee roasting with separate tasting rooms, warehouse storage and fifteen long term apartment rentals with the associated driveway, parking and walkways. The sites currently have three existing buildings. The two on the S.R. 89-A site were built in 1946 for retail purposes and the one that is on Goodrow Lane was built in 1979 for medical offices. All three buildings are in need of repair/renovation and will be removed for this new project.

The 89-A subject property/Assessors parcel # 408-24-070A, is 17,424 sq.ft. (.40 acres) parcel and is zoned CO (Commercial) and the Goodrow Lane property/assessors parcel # 408-24-070C is 23,087 sq.ft. (.53 acres) and is zoned CO (Commercial)
Total lots combined = 40,511 sq.ft. (.93 acres). The Owners intend to keep it two separate parcels and would like to adjust the property lines to provide for a separation between the Mead Brewery parcel and the residential parcel. This would be done in order to have an SBA loan for the Mead Brewery and Coffee Roasting building and alternate financing for the residential buildings. Both properties will be owned and operated by same owner and will have a shared parking lot which will be stipulated for use by both uses.
Total Impervious Coverage Allowed for both parcels:
Building Coverage allowed = 24,307sq.ft. (40,511 sq.ft. x 60% = 24,307 sq.ft.)
Total Coverage allowed = 32,409 sq.ft. (40,511 sq.ft. x 80% = 32,409 sq.ft.)
The subject property is surrounded bordered by CO (Commercial) to the West and East, State Route 89-A with CO (Commercial) to the South and RS-10 (Residential) to the North of subject property.

The proposed mixed-use is consistent with prior land uses with the exception of the introduction of the residential units. The mixed use development will be consistent and will conform to the Sedona Community Plan by offering diverse housing opportunities along with diverse business opportunities in a safe, active and lively setting. The mixed use development will create an inclusive 'people place' and will be a project that is walkable, bike-able and transit orientated. The project and its location will be compatible and consistent with the surrounding environment with opportunities for grocery shopping, dining, entertainment, and outdoor activities along with offering a unique environment to experience brewed mead and cider and delicious roasted coffee. The residential component will be used by the Owners (2 bedroom unit) with three of the one-bedroom units offered to the business employees and will also provide clientele for the new commercial business. All fifteen units will be long term rentals.

The site and building design shall comply with the Sedona Land Development Code (LDC) requirements pertaining to building height, location, orientation, setbacks, massing, articulation and materials; parking and circulation; and the aesthetics of landscaping, open space, lighting, colors, windows and entrances.

Pursuant to the General Submittal requirements for the proposed development of the new Alkemista mixed use project, the following describes the intent of the project.

Site Design and Building Placement:

Our goal is to develop the existing property with an emphasis meeting current designated zoning and City of Sedona Land development Code while creating the opportunity for pedestrian connections and providing multi-modal transit opportunities.

The new site layout will relocate the parking area off of State Route 89-A to the rear and center of the new buildings while providing a more pedestrian friendly access and entrance to the building. The new building location and form will create an inviting focus with massing and building materials that will complement the surrounding built environment.

Building Information:

The new buildings will consist of four new buildings.

Building #1 – Brewery and Coffee Roasting with (3) living units above.

Lower level - 4,990 sq.ft. for mead brewing, small kitchen, coffee roasting and tasting room for mead and cider and tasting room for coffee, cacao and pastries.

Upper level – 3,006 sq.ft. for (2) one bedroom units and (1) two bedroom owner’s unit.

Building #2 – Warehouse/storage building with (2) living units above.

Lower level – 1,620 sq.ft. for ingredient and product storage, workshop and covered patio.

Upper level – 1,302 sq.ft. for (1) one bedroom units and (1) studio unit.

Building #3 – Residential building with (2) living units below and (2) living units above.

Lower level – 1,620 sq.ft. for (1) one bedroom unit and (1) studio unit and covered patio.

Upper level – 1,302 sq.ft. for (1) one bedroom unit and (1) studio unit.

Building #4 – Residential building with (3) living units below and (3) living units above.

Lower level – 2,515 sq.ft. for (2) one bedroom units and (1) studio unit and covered patio

Upper level – 2,143 sq.ft. for (2) one bedroom units and (1) studio unit.

The studio unit will be approximately 559 sq.ft., the one-bedroom units will be approximately 795 sq.ft. and the two bedroom unit will be approximately 1,110 sq.ft..

The units will have a distinctive floor plan with sloped ceiling or 9’-0” flat ceilings with quartz countertops, washer and dryer and private patio or balcony.

The orientation of the buildings will take advantage of the beautiful Sedona views and provide a private setting for living with the amenities of covered picnic and grilling areas.

Project Density:

Parcel # 1 408-24-070A

Lot Area: Parcel #1 = .43 Acres (18,891 sq.ft.)

(2) One-bedroom units @ 795 sq.ft. per unit = 1.5 dwelling units

(Units at 501 sq.ft. to 1,000 sq.ft. per unit = .75 dwelling units)

(1) Two-bedroom unit @ 1,110 sq.ft. = 1 dwelling unit.

(Units at 1,001 sq.ft. or more per unit = 1 dwelling units)

Density for Parcel #1 = 5.814 dwelling units per acre.
(2.5 dwelling units/ .43 acres = 5.814)

Parcel # 2 408-24-070C

Lot Area: Parcel #2 = .50 Acres (21,723 sq.ft.)

(5) Studio units @ 559 sq.ft. per unit = 3.75 dwelling units

(Units at 501 sq.ft. to 1,000 sq.ft. per unit = .75 dwelling units)

(7) One-bedroom units @ 795 sq.ft. per unit = 5.25 dwelling units

(Units at 501 sq.ft. to 1,000 sq.ft. per unit = .75 dwelling units)

Density for Parcel #2 = 18 dwelling units per acre.
(9 dwelling units/ .50 acres = 18)

Density for Parcel #2 = 18 dwelling units per acre.
(9 dwelling units/ .50 acres = 18)

**Total density for project development = 12.37 dwelling units per acre.
(11.5 dwelling units/ .93 acres = 12.37)**

Grading and Drainage:

The existing site has a substantial drainage ditch running from east to west and drainage is directed from the high north-east corner. The drainage ditch will be replaced by a underground culvert and the new development will follow the existing contours with some slight cut and fill. The drainage will be redirected to catch basins to new culvert and will be detained and metered to existing southwest drain. See civil engineer's drainage report and grading and drainage plan for further explanation and detail.

Alkemista Mead Brewery and Alkemista Coffee and Cocoa Roasting

The Mead Brewery and Coffee/Cocoa Roasting will be two separate businesses.

Both businesses primary use will be for manufacturing, processing, roasting and brewing mead, coffee and cocoa with each having its separate tasting room and small retail sales and tasting area. The two businesses will have different non-overlapping hours of operation and will not be open to the public at the same time.

Alkemista Coffee will be a coffee and cocoa roasting manufacturing and processing business with tasting area and small retail area for coffee, chocolate and pastry sampling and sales. Alkemista Coffee will have business hours from 6:00am to 2:00pm with peak morning hours between 6:00am and 9:00am. It will have three manufacturing/processing areas. The Coffee roasting area, the kitchen and the delivery and storage area. The delivery and storage area will also be used for coffee and cocoa pre-processing: (destoning, coffee sorting and cacao winnowing.) The kitchen area will be used for pastry and chocolate manufacturing/processing by Alkemista Coffee.

Alkemista Brew will be a microbrewery manufacturing and processing business with tasting area and small retail area for mead, cider and kombucha sampling and sales.

Alkemista Brew will have business hours from 2:00pm to 9:00pm with peak afternoon hours between 6:00pm and 9:00pm. The majority area for manufacturing/processing will be the fermentation tanks, kombucha prep/lab, and the maturation and cool rooms. The delivery and storage area will also be used for product and container storage:

Alkemista Brew will use the kitchen area for fruit, herbs and spice preparation used in mead, cider and kombucha, honey caramelization for mead and tea brewing for kombucha as well as some limited brew-pub food/appetizer preparation. A series 7 liquor license will be applied for which is for brewery beer and wine sales.

Access and Parking:

Access to the new development will be off of Goodrow Lane which currently dead ends and is shared by Sedona Rouge secondary entrance and maintenance. Two new 24'-0" Ingress and Egress asphalt paved drive will be located along the west property boundary off of Goodrow Lane to access the new parking for the new buildings.

The new development requires 39 spaces and the applicant is proposing 40 spaces, which will include (4) handi-cap spaces with 5 foot unloading area and walkway.

There will be 19 spaces that will be provided with shade/carport structure.

Parking Analysis:

Parking calculated at highest occupancy use based on the Alkemista Brew operating as tasting room with food service and including outdoor patio seating operating between the hours of 2:00pm to 9:00pm.

Building #1 - Alkemista Brew (29.135 spaces required)

Parking for lower level: Tasting room and bar with kitchen and public restrooms (1,793 sq.ft. @ 1 space/100 sq.ft.)	= 17.93 spaces
Microbrewery production area (1,684 sq.ft. @ 1 space/1,000 sq.ft.)	= 1.684 spaces
Delivery/Storage/Mechanical (531 sq.ft. @ 1 space/1,000 sq.ft.)	= .531 spaces
Outdoor seating area (474 sq.ft. @ 1 space/100 sq.ft.)	= 4.74 spaces

Parking for upper level:

(2) one bedroom living units (1.25 spaces per living unit)	= 2.5 spaces
(1) two bedroom unit (1.75 spaces per living unit)	= 1.75 spaces

Building #2 - Warehouse and Living units (3.612 spaces required)

Parking for lower level: Warehouse/storage (1,362 sq.ft. @ 1 space/1,000 sq.ft.)	= 1.362 spaces
Parking for upper level: (1) one bedroom living units (1.25 spaces per living unit)	= 1.25 spaces
(1) studio unit (1.0 space per living unit)	= 1.0 spaces

Building #3 - Living units (4.5 spaces required)

Parking for lower level:

(1) one bedroom living units = 1.25 spaces
(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces
(1.0 space per living unit)

Parking for upper level:

(1) one bedroom living units = 1.25 spaces
(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces
(1.0 space per living unit)

Building #4 - Living units (7 spaces required)

Parking for lower level:

(2) one bedroom living units = 2.5 spaces
(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces
(1.0 space per living unit)

Parking for upper level:

(2) one bedroom living units = 2.5 spaces
(1.25 spaces per living unit)

(1) studio unit = 1.0 spaces
(1.0 space per living unit)

Total parking required for development = 44.247

Requested reductions in parking: Development owners will be living and working

In the two bedroom unit.....= 1.75 spaces credit

Three one-bedroom units will be used for
employee housing.....= 3.75 spaces credit

Total adjusted parking required for development = 38.747 spaces

Total parking provided = 40 spaces

Vegetation and Landscaping

The existing property currently has several mature trees with the 9 trees to remain and undisturbed. (3) existing trees w/ 13” to 24.5” diameter trunk, (3) existing trees w/ 8” to 12.5” diameter trunk and (2) existing trees w/ 4” to 7.5” diameter trunk. The existing planting in the State Route 89-A right-of-way shall remain.

There will be new planting to buffer parking area with landscape aisles breaking up the parking spaces. The island planters and adjacent planter to parking areas represents 10.8% of the parking area. There will be extensive landscape adjacent to buildings to soften and provide a transition from the built environment to the outdoor public realm. The planting will have a mixture of trees, shrubs and ground cover. The intent will be to create outdoor landscaped areas for residents and patrons to sit and enjoy the natural environment and Sedona’s beauty. See Landscape Plan for plant list and location.

Wastewater Disposal

The Owners intent is to connect to the existing City of Sedona sewer system at Goodrow Lane for new tenant requirements.

Exterior Lighting

Our exterior lighting will comply with the City of Sedona lighting regulations. No raised parking lights will be necessary and we intend to employ low voltage mushroom type lighting along the driveways, walkways and planter areas.

Exterior building lighting will be fully shielded wall sconces which will direct the light downward with no horizontal or upward illumination.

Utility Connections

Water: existing/currently supplied by Arizona Water Company

Gas: existing Uni-source Energy services.

Telephone: existing/currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric: existing/currently supplied by APS

All utilities are existing and extended to site.

Architectural Design and Details

The primary building structure will be wood frame building with exterior walls having colored stucco with columns for balcony and roof trellis support. The roof will be a low sloped shed roof which will open up towards the view with bronze/slate metal roofing. There will be a change in roof line elevations between units and units will be staggered which will create a desired walls massing with various roof heights adding visual interest. Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units.

Colors will be in the darker natural hues (16% LRV) and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials, color and massing to create a base and to minimize its perceived heaviness or massiveness as the building rises in elevation. Building materials and colors will complement the surrounding buildings and create a project that will relate to its surrounding environment.

We believe this project will add to the economic vitality and diversity of Sedona and will provide a much needed diversity in housing options with a strong pedestrian connection to an existing community activity center and existing public transportation.

It is our intent to integrate the design of the new project by complimenting the building with natural materials and colors and the use of indigenous landscape.

The visual impact will be reduced by varying building heights and setbacks, using natural building materials.

New evergreen trees and complimentary low water indigenous plant material will be introduced at the parking areas and at the west and south property lines in order to create a buffer and screen from the existing developments and roadway.

We believe that the new Alkemista Development as proposed meets the City of Sedona zoning criteria and has been designed using design principles outlined in the City of Land Development Code and Sedona Design Review Manual and Sedona Community Plan. The Alkemista Development will create a mixed use project that is in an aesthetically pleasing building/structure and will offer diverse housing along with diverse business opportunities in a safe, active and lively setting that will add to the economic vitality of the City of Sedona.

Thank you,

Dan Surber, Architect (agent)
Owner/Developer
Sergio and Ofelia Goma

April 18, 2022
Date

City of Sedona
Department of Community Development
Attention: Cari Meyer
104 Roadrunner Drive
Sedona, Arizona 86336

Citizens Participation Plan for:
Alkemista Development

An informative letter which includes site plan, floor plans and building elevations will be sent out stating our intent for the property located at 2140 S.R. 89-A and 40 Goodrow Lane, parcel # 408-24-070A & 408-24-070C.

Citizens will be invited to send questions or comments via mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion.

We also will invite citizens to participate in an on-site meet, greet and discuss the Alkemista Development.

All comments, questions or dialogue will be documented and presented to the City of Sedona as part of this participation plan prior to the scheduled Planning and Zoning public meeting.

Thank you,
Dan Surber, Architect (agent)

Dan Surber Architect

P.O. Box 3764 Sedona, Arizona USA 86340

Tel: 928-204-2814 Fax: 928-204-1031 e-mail: dsurber@esedona.net

at the request of Pioneer Title Agency, Inc.

When recorded mail to
**BlueFlagIris LLC, An Arizona Limited
Liability Company
10981 Lopez Ridge Way
San Diego, CA 92121**

72302643-JGM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 408-24-070A 408-24-070C

SPECIAL WARRANTY DEED

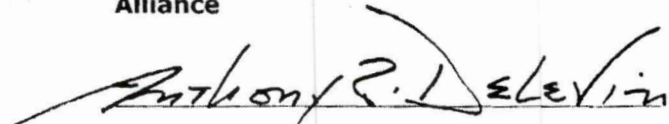
For the consideration of Ten Dollars, and other valuable considerations,
Global Community Communication Alliance, a church and an Arizona non-profit corporation
hereafter called the Grantor, hereby conveys to
BlueFlagIris LLC, An Arizona Limited Liability Company
the following real property situated in Yavapai County, Arizona, together with all rights and privileges
appurtenant thereto, to wit:
See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of
way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear
of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other,
subject to the matters above set forth.

DATED January 13, 2020

**Global Community Communication
Alliance**



Anthony J. Delevin, President

at the request of Pioneer Title Agency, Inc.

When recorded mail to

**BlueFlagIris LLC, An Arizona Limited
Liability Company
10981 Lopez Ridge Way
San Diego, CA 92121**

72302643-JGM

--- Digitally Recorded ---
ID 2020-0002498
County Yavapai
Date/Time 1/15/2020 9:51AM
www.recordingexpress.com

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 408-24-070A 408-24-070C

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Global Community Communication Alliance, a church and an Arizona non-profit corporation

hereafter called the Grantor, hereby conveys to

BlueFlagIris LLC, An Arizona Limited Liability Company

the following real property situated in Yavapai County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

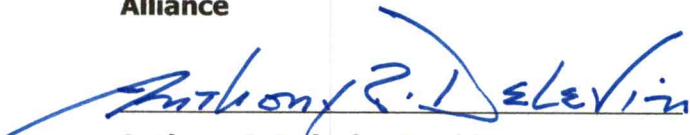
See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED January 13, 2020

**Global Community Communication
Alliance**



Anthony J. Delevin, President

State of Arizona }
 } ss.
County of }

The foregoing instrument was acknowledged before me this 15th day of JANUARY, 2020 by **Anthony J. Delevin, President** of Global Community Communication Alliance, a church and an Arizona non-profit corporation.



Catherine J. Delevin
NOTARY PUBLIC

My commission expires: 02-28-2023

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed

Date of Document: January 13, 2020, ~~Consisting of~~ 3 pages
Parties to Document:
BlueFlagIris LLC
Global Community Communication Alliance, a church and an Arizona non-profit corporation

Exhibit A

Parcel 1:

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at a point on the East line of the Northwest quarter of said Southeast quarter of the Southeast quarter of Section 11, distant along said East line South 00°30' East, 376.3 feet from the Northeast corner of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;

Thence South 63°10' West, 185.3 feet;

Thence South 25°01' East, 86.3 feet to the North right of way line of U.S. Highway 89A;

Thence along said Highway line, North 82°18' East, 131.3 feet to said East line of the Northwest quarter of the Southeast quarter of the Southeast quarter;

Thence along said East line, North 00°30' West, 144.3 feet to the POINT OF BEGINNING.

Parcel 2:

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at a 1" iron pipe marking the Southeast corner of a tract of land owned by Leonard Sharman as described in deed recorded December 13, 1961 in Book 242, Pages 43-44 of Official Records of Yavapai County, said point of beginning is also South 0°30' East, 306.3 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;

Thence along the South line of said Sharman Tract, West 207.8 feet;

Thence South 02°05' West, 57.1 feet;

Thence South 25°01' East, 106.06 feet;

Thence North 63°10' East, 185.3 feet to a point on the West line of the Simonsgaard Tract, as described in Book 318, Page 404 of Official Records;

Thence along said West line, North 00°30' West, 70.0 feet to the POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

Parcel 1:

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at a point on the East line of the Northwest quarter of said Southeast quarter of the Southeast quarter of Section 11, distant along said East line South 00°30' East, 376.3 feet from the Northeast corner of said Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;

Thence South 63°10' West, 185.3 feet;

Thence South 25°01' East, 86.3 feet to the North right of way line of U.S. Highway 89A;

Thence along said Highway line, North 82°18' East, 131.3 feet to said East line of the Northwest quarter of the Southeast quarter of the Southeast quarter;

Thence along said East line, North 00°30' West, 144.3 feet to the POINT OF BEGINNING.

Parcel 2:

A tract of land in the Southeast quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at a 1" iron pipe marking the Southeast corner of a tract of land owned by Leonard Sharman as described in deed recorded December 13, 1961 in Book 242, Pages 43-44 of Official Records of Yavapai County, said point of beginning is also South 0°30' East, 306.3 feet from the Northeast corner of the Northwest quarter of the Southeast quarter of the Southeast quarter of Section 11;

Thence along the South line of said Sharman Tract, West 207.8 feet;

Thence South 02°05' West, 57.1 feet;

Thence South 25°01' East, 106.06 feet;

Thence North 63°10' East, 185.3 feet to a point on the West line of the Simonsgaard Tract, as described in Book 318, Page 404 of Official Records;

Thence along said West line, North 00°30' West, 70.0 feet to the POINT OF BEGINNING.