



City of Waukesha
201 Delafield Street
Waukesha, WI 53188
Tel: 262.542.3700
waukesha-wi.gov

City of Waukesha Cover Sheet

Committee: Board of Public Works	BPW Meeting Date: 6/18/2026
ID Number: 26-03884	Ordinance/Resolution Number (if applicable): N/A
Department Submitting: Department of Public Works	Common Council Meeting Date: 7/7/2026
Agenda Item Title: Review and possible action on the Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC, for Phase Two of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision.	

Issue Before the Council: The Developer will be completing Phase Two of the project work which entails street grading and construction, sidewalks, sanitary and storm sewer installations, terrace restoration, landscaping, construction of storm water facilities, and other incidentals at their development site. Developer's Agreements are required to assign the contractual obligations that the property developer has agreed to complete as part of their project. The Agreement also requires the Developer to prepare construction drawings, obtain permits, post a financial guarantee, construct private storm water facilities in accordance with the drawings, and perform other miscellaneous items for the development, and pay for impact fees, televise pipe installations, and prepare record drawings. If the Agreement is not approved, then the project will not occur.
Options & Alternatives: Not approving this agreement would result in the development project not moving forward.
Additional Details: See attached Developer's Agreement between the City of Waukesha and VH Winterberry Reserve, LLC.



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What is the Strategic Plan Priority this item relates to:

People-Centered Development

What impact will this item have on the Strategic Plan Priority?

Moving forward with the Developer’s Agreement will allow for the implementation and construction of the second portion of the proposed 79 lot single family subdivision on approximately 22.196 acres of land.

Financial Remarks:

There are no immediate financial obligations for the City.

Recommended Motion:

Recommend approval to Council of the Developer’s Agreement between the City of Waukesha and VH Winterberry Reserve, LLC., for Phase Two of the work on the property located north of Summit Avenue, Fire Station No. 5, and Oliver Sports Complex, east of Meadowbrook Road, west of Maple Way Lane and south of Tallgrass Subdivision pending final review by the City Attorney.

Reviewed By:

Reviewer #1 Name & Title	Reviewer Signature
Reviewer #1 Name & Title	Reviewer Signature
City Administrator	Reviewer Signature

City of Waukesha
Public Works Development Agreement
Winterberry Reserve Subdivision

Parcel ID Number: WAKC 0991003

After recording return to:
City of Waukesha
Dept of Public Works
201 Delafield St
Waukesha WI 53188

This Development Agreement, referred to herein as the Agreement, is entered into by and between the **City of Waukesha**, a Wisconsin municipal corporation, referred to herein as the City; and **VH Winterberry Reserve, LLC**, a Wisconsin limited-liability company, referred to herein as the Developer. The land subject to this Agreement is legally described below, and is referred to herein as the Real Property.

Legal Description

See Exhibit A attached hereto and incorporated herein by reference. In consideration of the mutual covenants contained herein, the City and the Developer agree and contract as follows:

-
1. **The Development.** The term Development, as used herein, refers to the Developer's construction on the Real Property of the second phase of a residential subdivision known as Winterberry Reserve and public street to be known as Cranberry Circle and all associated improvements, according to the Development Plans, defined below, as those Development Plans are approved by the City. This Development Agreement shall govern the current (second) phase. A separate development agreement between Developer and the City was recorded for the first phase.
 2. **Expenses of Development.** All expenses of the Development and compliance with the terms and conditions of this Agreement shall be paid solely by the Developer. There shall be no contribution from the City.
 3. **Development Plans.** The Developer shall deliver to the City complete, accurate and sufficiently-detailed plans for the Development, which are referred to herein as the Development Plans. The Development Plans shall include the following:
 - a. Preliminary and Final Plats showing the locations of all lots, outlots, easements, public rights-of-way, and all other improvements to the Real Property.
 - b. Construction drawings of all improvements to the Real Property, showing the locations of all streets, sidewalks, utilities, storm water facilities, storm sewers, sanitary sewers, signs, pavement markings, elevations, grading, and all other plans and drawings for the Development;
 - c. Storm water management plan and storm water management practice maintenance agreement and all addenda.
 - d. Development specifications.
 - e. Landscape and turf restoration plans.
 - f. Master grading and erosion-control plans.
 - g. Vehicle and pedestrian traffic-control plans.
 - h. Street signage and lighting plans.
 4. **Compliance with Development Plans.** The Developer shall construct the Development in substantial compliance with the Development Plans as finally approved by the City Public Works Department, and no substantial deviation from them shall be done without advance, written approval by the City.
 5. **Impact Fees and Other Charges.** Developer shall pay to the City the following Impact Fees and charges. Impact Fees shall be paid in full upon execution of this Agreement, unless payment is specifically deferred to the time of issuance of individual building permits. All Impact Fees and charges shall be paid in full before building permits are issued.
 - a. Sanitary Sewer Impact Fee is deferred to building permit issuance for individual units or buildings.
 - b. Parks Impact Fee is deferred to building permit issuance for individual units or buildings.
 - c. Library Impact Fee is deferred to building permit issuance for individual units or buildings.

- d. Police Impact Fee is deferred to building permit issuance for individual units or buildings.
 - e. No Pump station assessment shall be paid.
 - f. No sanitary sewer interceptor assessment shall be paid.
- 6. Construction Requirements.** The following improvements as shown in the Development Plans are specifically required by the City, and the construction of them shall be secured by the performance bond or letter of credit required by section 9 of this Agreement:
- a. Site landscaping, lawns within residential lots, or any plantings within residential lots which are not included in the site landscaping plans. Public ROW tree installation. Developer shall coordinate and receive approval for details of street tree installation (such as location, planting details, species, care etc.) with the Parks & Forestry Department.
 - b. Street construction, including the intersection of Winterberry Drive with Summit Avenue & connections to existing Windsor Place & Winterberry Drive.
 - c. Concrete sidewalks and cross walks including handicap ramps.
 - d. Permanent pavement markings and signage.
 - e. Public sanitary sewer.
 - f. Public storm sewer.
 - g. Storm water facilities.
 - h. A digital as-built of all sanitary sewer, storm sewer, and storm water facilities in the Development.
 - i. A video of all sanitary sewer mains, sanitary sewer laterals, and storm sewers in the Development.
- 7. Time for Performance.**
- a. Developer shall complete the construction of all improvements listed in section 6 no later than 12 months after the date of execution of this Agreement. Construction of improvements shall be deemed complete when the improvements are fully constructed according to the terms of this Agreement, and City delivers a written acceptance of these improvements to Developer, which shall not be unreasonably withheld, conditioned or delayed by City.
 - b. Developer shall complete the construction of streets no later than 12 months after the date of execution of this Agreement. Construction shall be deemed complete when binder course asphalt replacements, utility structure adjustments, concrete curb and gutter and sidewalk removals and replacements, surface course asphalt pavement installation and all incidentals are complete subject only to final inspection, review, and written acceptance by the City delivered to the Developer.
- c. If any required construction will not be finished as of 14 months after substantial completion, as defined in Wis. Stats. §236.13(2)(a), then a draw may be made by the City on the security provided pursuant to section 9 prior to its expiration.
- 8. Construction Standards.**
- a. **Contractor Qualification.** For work in the public right-of-way, Developer shall identify all contractors that will provide materials or labor to the Development to the City Engineering Department, and all contractors must be approved by the City Engineering Department or they shall not be allowed to perform any work.
 - b. **Work Standards.** Developer shall construct all improvements in the Development in a good and workmanlike manner, according to accepted practices within the trades and in compliance with all applicable laws and codes. Developer shall obtain all required permits from the Wisconsin Department of Natural Resources. All streets, curbs, sidewalks, sanitary and storm sewers constructed by Developer in connection with the Development shall be constructed according to the City Department of Public Work's published street, sidewalk and utility construction standards, City Standard Specifications and Development Handbook, the approved storm water management plan, and the Development Plans. City staff will mark any improvements requiring repair or replacement, and Developer shall repair or replace all marked areas. All construction work shall be subject to inspection by City staff for compliance with the terms of this Agreement, and Developer shall perform all corrective work required by the City after inspection.
- 9. Security for Performance.** The Developer shall, at Developer's sole expense, obtain and deliver to the City either a surety bond or irrevocable letter of credit, naming the City as beneficiary, to secure full performance of Developer's obligations under sections 6, 7, and 7.a. The choice of surety bond or letter of credit is at the Developer's option. The bond or letter of credit shall meet the following requirements:
- a. **Surety Bond Requirements.** The bond shall be issued by a surety listed on the U.S. Department

of the Treasury's Department Circular 570-Listing of Approved Sureties, in a form satisfactory to the City Attorney.

- b. Letter of Credit Requirements.** The letter of credit shall be irrevocable, shall be issued by a commercial bank licensed to conduct business in Wisconsin, in a form satisfactory to the City Attorney.
 - c. Security Amount.** Subject to adjustment pursuant to subsection 9.d, the amount of the bond or letter of credit shall be \$#####. Developer shall take whatever actions are necessary, at Developer's sole expense, to ensure that after any partial draws are made, there shall remain 120% of the remaining estimated costs of completion of the improvements listed in section 6 available for the City to draw upon.
 - d. Reduction of Security Amount.** Pursuant to Wis. Stats. §236.13(2)(a)(1), on the date 14 months after the binder coat is installed on all roads to be dedicated to the City, or, if no roads are to be dedicated to the City, on the date 14 months after 90% by cost of the public improvements to be installed by Developer are completed, the security amount required by this section shall be reduced to the amount equal to the cost to complete any unfinished public improvements plus 10% of the total cost of the finished public improvements.
 - e. Condition of Payment.** The condition of payment under the bond or letter of credit shall be the completion by Developer of the required improvements listed in section 6, in compliance with the standards in section 7.a, no later than the dates stated in section 7. Time is of the essence. Upon Developer's failure to do so, the City shall provide notice to Developer of such default and provide Developer with a reasonable opportunity to cure the same prior to making any demand for payment.
 - f. Remedy Not Exclusive.** Application of the bond or letter of credit proceeds by the City shall not relieve the Developer of its obligations under this Agreement, and demand by the City on the bond or letter of credit shall not be a waiver by the City of any other rights or remedies.
- 10. Building Permits.** Issuance of all building permits shall occur only after all of the following requirements are completed:
- a.** The storm water maintenance agreement for the Development, with all exhibits and addenda, have been reviewed and approved by the City and recorded by the Waukesha County Register of Deeds.
 - b.** A digital record drawing of all sanitary sewer, storm sewer, and storm water facilities in the Development has been prepared by Developer and approved by the City. Any deficiencies found by the City shall be corrected to the City's satisfaction.
 - c.** Videos of all sewers have been performed by Developer and approved by the City. Sewer Acceptance forms shall be prepared by Developer as required by the City.
 - d.** All lot grading declarations for the Development have been recorded and provided to the City.
 - e.** The Final Plat of the Development has been recorded and provided to City.
 - f.** All utilities have been accepted by the City and Water Utility.
 - g.** All easement documents needed by City for development have been approved and recorded. Digital recorded copies of easements shall be provided to City.
 - h.** Security as required by section 9 has been received by the City Engineering Division.
 - i.** All impact fees, sewer assessments, and application review fees have been received by the City.
 - j.** The City Storm Water Permit has been issued, and any permits for grading, wetland disturbance or floodplain filling have been issued by the Wisconsin Department of Natural Resources and Army Corps, with copies of the permits provided to City Engineering.
 - k.** All wet ponds have been approved by FAA or Waukesha County Airport Director, if necessary.
- 11. Dedication.** All public improvements required by this Agreement, including but not limited to the road and right of way, shall upon completion be dedicated and conveyed to the City in fee simple, free and clear of all liens and encumbrances, together with easements in favor of the City for necessary access to such improvements. No dedication shall be effective until all review and inspection fees relating to the improvements have been paid in full, all contractors who performed work on the improvements have been paid in full and have provided construction lien waivers, and the City accepts the dedications in writing.
- 12. Driveway Lamp Requirement.** The Final Plat for the Development shall contain a restrictive covenant applicable to all buildable lots requiring that each lot containing a residence with a driveway accessible from a

public right of way have a functional lamp post adjacent to the driveway and each lot containing a residence with a driveway accessible from a private alley shall include a fixture mounted on the facade facing the private alley.

13. **Garbage & Recycling Pickup.** Not all parcels within the development may be eligible for City solid waste and recyclable pickup service. Any parcels that are not eligible for such service must arrange for private services at their own expense.
14. **Snow Removal.** Private alleyway located at the inside of Cranberry Circle shall not be eligible for City snow removal. Parcels must arrange for private services at their own expense. Snow removal of the public ROW shall be the responsibility of the Developer until ROW construction is accepted by the City. Snow removal shall be to City standard and allow for safe passage of emergency vehicles to the Development.
15. **Recorded Grading Declaration.** The Developer shall record with the Register of Deeds for Waukesha County a Declaration of Covenants and Restrictions which shall include a requirement that each lot owner shall be responsible for grading his or her lot in substantial conformance with the master grading plan approved by the City.
16. **Pavement Warranty.** All asphalt and concrete pavement that will be dedicated to the City pursuant to this Agreement, or installed as part of the Development shall be warranted by the Developer for materials and workmanship for a period of 2 years from the date of written acceptance pursuant to section 7.b. Pavement deficiencies identified by the City within the 2-year warranty period shall be addressed at Developer's sole expense as follows:
 - a. All paving joints (longitudinal and transverse) that open shall be routed and crack sealed to the satisfaction of the City Engineer.
 - b. All premature cracks shall be crack sealed or routed and crack sealed to the satisfaction of the City Engineer.
 - c. Any other pavement irregularities shall be addressed in a method approved by the City Engineer.
 - d. If deficiencies are discovered within the 2-year warranty period, the pavement warranty as to the affected area will be extended by one year from the latest date the deficiencies are corrected.
17. **Landscaping Warranty.** The warranty period for all topsoil, seed, sod, tree, bush or other landscape or

restoration work in the Development shall be the earlier of 1 year from the final completion date or full stabilization.

18. **Sewer Warranty.** All sewer mains and laterals, and all associated equipment, that will be dedicated to the City pursuant to this Agreement shall be warranted by the Developer for materials and workmanship for a period of 1 year from the date of delivery of written acceptance of sewer construction pursuant to section 7.a. Sewer deficiencies identified by the City within the 1-year warranty period shall be corrected to the City Engineer's satisfaction, at Developer's sole expense.
19. **City May Correct Deficiencies.** If the Developer fails, after written notice by the City and reasonable opportunity to cure any defaults of the terms of this Agreement, including all warranties, the City may cure the defaults. The Developer shall then reimburse the City for all expenses incurred by the City in doing so, and the City may charge such expenses against the Development as a special charge under Wis. Stats. §66.0627.
20. **Construction Compliance Inspections, Deposit.** The City of Waukesha contracts with private consultants to perform compliance inspections of public construction projects, who are referred to as Construction Site Representatives, or CSRs. The cost of inspections by CSRs is borne by the Developer, and the Developer is required to maintain a deposit with the City to cover that cost. Therefore, the Developer shall deposit with the City an amount equal to 6.5% of the estimated construction costs of the public infrastructure, as approved by the City. Developer shall provide deposit per Section 7 of the City of Waukesha Development Handbook. The City shall draw upon this deposit to pay the costs of the CSR's inspections. If the deposit is drawn down to less than 25% of the original deposit amount, then Developer shall deposit additional amounts as necessary to maintain the deposit at no less than 25% of the original amount at all times. If the deposit amount falls below 25% of the original deposit amount, the City may order that all building and construction permits be suspended and all work on the Development cease until the deposit amount is restored to at least 25% of the original amount. Deposits shall be held by the City in its general funds but shall be accounted for separately. The City shall not pay interest on any deposits. The City shall return any remaining balance upon acceptance of public improvements. Developer is responsible for communication and scheduling inspections with the CSR. Work may not occur without CSR present. Any work performed without CSR present may be required to be removed and reconstructed at Developers expense.

21. **Inspection Access.** Developer shall allow the City and its CSRs access to the Development as reasonably required to perform inspections of the Development. If Developer fails to give adequate access for inspections, the City may order that all building and construction permits be suspended and all work on the Development cease until adequate access has been given for inspections and the inspections reveal that the Development is in compliance with all codes, permits, and the terms of this Agreement.
22. **Utility Easements.** The Developer shall grant to the City easements for all municipal utility facilities in the Development and deliver to the City an instrument in recordable form showing all such easements. The easement instrument shall be in a form approved by the City and shall contain all usual terms and provisions required by the City.
23. **Indemnification.** Developer shall indemnify and hold the City, its officers, agents, and employees harmless from any and all claims, demands, causes of action, lawsuits, judgments, penalties, and other liabilities of any kind arising out of, or connected in any way with, the Developer's construction of the Development, including court costs and actual attorney fees. Indemnification shall not extend to claims arising out of the negligent or intentional acts or omissions of the City, its officers, agents, employees or independent contractors.
24. **Insurance.** Developer shall maintain, or require its contractors to maintain, insurance of the following kinds and for not less than the following limits, at Developer's sole expense, at all times during the construction of the Development. Policies shall be occurrence, and not claims-made, policies. Developer shall obtain an endorsement making the City an additional insured, and such insurance shall be primary, not excess, and non-contributory. All policies shall be from insurers licensed to issue such policies in Wisconsin. Prior to commencement of construction, Developer shall deliver a certificate of insurance to City showing that all requirements of this section are met.
 - a. Commercial general liability, including products-completed operations, \$1,000,000 per occurrence, \$2,000,000 aggregate per project.
 - b. Automobile liability, \$1,000,000 bodily injury, \$1,000,000 property damage.
 - c. Builders risk, the value of the improvements required by section 6.
 - d. Umbrella, \$5,000,000.
 - e. Worker compensation, statutory requirements.
25. **Recording.** The City will record this Agreement with the Register of Deeds, and the cost of recording shall be reimbursed to the City by the Developer.
26. **Agreement Runs with Land.** The terms and conditions of this Agreement, specifically including but not limited to the Developer's obligations under the storm water management and maintenance plan referred to in section 3.c, are covenants running with the land; bind the Developer and its successors, assigns, and any other entities claiming legal, equitable or beneficial interests in the Real Property; and inure to the benefit of the City.
27. **Governmental Immunities and Notice Requirements Preserved.** Nothing in this Agreement shall be construed to be a waiver or modification of the immunities or notice requirements imposed by Wis. Stat. §893.80 or any other law.
28. **Parties Are Independent Contractors.** Nothing in this Agreement shall be construed to create any relationship between the Parties other than independent contractors. Unless specifically provided in this Agreement, the Parties are not agents for one another, have no authority to bind the other to contracts, and have no vicarious liability for the other's acts or omissions.
29. **Corporate Authorization.** The individuals executing this Agreement on behalf of the Developer represent that they are duly authorized to bind the Developer contractually. The Developer represents that the execution of this Agreement is not prohibited by its articles of incorporation, by-laws, operating agreement, partnership agreement, limited-partnership agreement, or other internal operating orders, or by any applicable law, regulation or court order.
30. **Assistance of Counsel, Voluntary Contract.** The Developer acknowledges that it has either had the assistance of legal counsel in the review and execution of this Agreement, or has voluntarily waived the opportunity to do so; that it has read and understands each of this Agreement's terms, conditions and provisions, and their effects; and that this Agreement is executed freely and not under conditions of duress.
31. **Adequacy of Consideration.** The Parties acknowledge that the consideration expressed in this Agreement is adequate and sufficient to make the obligations contained in this Agreement binding upon the Parties.
32. **Integration.** This Agreement and any documents which are executed pursuant to express provisions in this Agreement embody the entire agreement of the Parties with respect to the subject matter expressed herein. All other inconsistent agreements and under-

standings of the Parties with respect only to the subject matter expressed herein are superseded and are unenforceable.

33. **Amendments.** No amendments, additions, or changes of any kind to this Agreement will be valid unless in writing and signed by all the Parties to this Agreement.
34. **Severability.** If any term of this Agreement is held unenforceable by a court having jurisdiction, then to the extent the unenforceable term can be severed from the remainder of this Agreement without affecting the enforceability of the remainder of this Agreement or substantially frustrating its purpose, it will be so severed, and the remainder of this Agreement will remain in effect and enforceable.
35. **Governing Law and Jurisdiction.** This Agreement shall be construed and enforced according to the laws of Wisconsin. The Parties agree that if a lawsuit is necessary with respect to this Agreement, it will be filed in the state Circuit Court for Waukesha County, Wisconsin. The Parties consent to personal and subject-matter jurisdiction in Wisconsin and waive all jurisdictional defenses.
36. **Force Majeure.** Neither Party shall be deemed to be in default of this Agreement if the failure to perform is the result of unforeseeable causes beyond the Party's control, including but not limited to civil disorder, war, acts of enemies, strikes, fires, floods, adverse weather conditions, legally-required environmental remedial actions, industry-wide shortages of materials, acts of god, governmental restrictions, and pandemics, provided the Party has used reasonable diligence in attempting to anticipate and avoid such causes and resumes performance in good faith as soon as reasonably possible. Time for performance shall be extended by the period of delayed performance.
37. **Title Evidence.** Title evidence satisfactory to the City showing that Developer is the fee titleholder of the Development shall be provided to City prior to any construction taking place on the Development.
38. **Private Cluster Mailboxes.** Developer shall furnish private cluster mailboxes located on private property at locations and having specifications approved and the US Postal Service.
39. Developer and the City acknowledge and agree that Developer will perform certain infrastructure improvements benefiting the Real Property pursuant to this Agreement that were to be performed by Continental 665 Fund LLC, a Delaware limited liability company, under (i) that certain Residential Planned Unit Development Agreement – Springs at Meadowbrook dated February 23, 2024 and recorded on February 28, 2024 as Document No. 4756725, and (ii) that certain Public Works Development Agreement recorded on October 18, 2023 as Document No. 4741779. By execution below, the City agrees that the obligation to perform such infrastructure improvements benefiting the Real Property is solely Developer's obligation under this Agreement. Notwithstanding the foregoing, any improvements not included within Developer's Development Plans shall remain the responsibility of Continental 665 Fund LLC under its development agreements, and Developer shall not be held responsible for their completion.

SIGNATURE PAGE FOLLOWS

**Developer: VH Winterberry Reserve, LLC,
a Wisconsin limited liability company or its assigns**

By Karen Simon Dreyer, Authorized Representative

Date: _____

State of Wisconsin }
 } ss.
Dane County }

Karen Simon Dreyer, known to me to be the person who executed the foregoing instrument in his respective official capacity as Authorized Representative of VH Winterberry Reserve, LLC., personally came before me the ____ day of May, 2025, signed this Development Agreement in my presence, and acknowledged that she executed the foregoing instrument as a corporate officer as the deed of said VH Winterberry Reserve, LLC.

Name: _____
Notary Public, Dane County, Wisconsin
My commission (is permanent) (expires _____)

City of Waukesha

By Alicia Halvensleben, Mayor
Date: _____

Attest: Katie L. Panella, City Clerk
Date: _____

State of Wisconsin }
 } ss.
Waukesha County }

Alicia Halvensleben and Katie L. Panella, known to me to be the Mayor and City Clerk, respectively, of the City of Waukesha, personally came before me the ____ day of _____, 2026, signed this Agreement in my presence, and acknowledged the same.

Name: _____
Notary Public, Waukesha County, Wisconsin
My commission (is permanent) (expires _____)

This instrument was drafted by City of Waukesha Department of Public Works.

Exhibit A

Legal Description of Winterberry Reserve Phase 2

Part of Lot 2 of Certified Survey Map No. 12535, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on February 13, 2024 in Volume 130, Page 222 as Document No. 4755028, and Outlot 3 of Winterberry Reserve Phase 1, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on November 21, 2025 in Volume 56, Page 213 as Document No. 4848525, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 32; thence North 88°-32'-32" East along the North line of said Southwest 1/4, a distance of 1,600.71 feet to the Northwest corner of said Lot 2, said point being the point of beginning; thence South 43°-34'-51" West along a Westerly line of said Lot 2, a distance of 158.50 feet; thence South 19°-46'-27" West along a Westerly line of said Lot 2, a distance of 101.50 feet; thence South 01°-28'-58" East along a Westerly line of said Lot 2, a distance of 203.00 feet; thence South 22°-38'-58" East along a Westerly line of said Lot 2, a distance of 101.50 feet; thence South 46°-37'-23" East along a Westerly line of said Lot 2, a distance of 158.50 feet; thence North 88°-32'-32" East along a Southerly line of said Lot 2, a distance of 511.95 feet to the Southwest corner of Lot 12 of said Winterberry Reserve Phase 1; thence North 01°-27'-28" West along the West line of said Lot 12, a distance of 120.00 feet to the South right-of-way line of Cranberry Circle; thence South 88°-32'-32" West along said South line, a distance of 58.09 feet; thence North 01°-27'-28" West along a Westerly line of said Winterberry Reserve Phase 1, a distance of 60.00 feet to the North right-of-way line of Cranberry Circle; thence North 88°-32'-32" East along said North line, a distance of 40.00 feet to the Southwest corner of Lot 13 of said Winterberry Reserve Phase 1; thence North 01°-27'-28" West along the West line of said Lot 13 and its northerly extension, a distance of 252.00 feet to the Northwest corner of Lot 26 of said Winterberry Reserve Phase 1; thence South 88°-32'-32" West along the South right-of-way line of Cranberry Circle, a distance of 67.83 feet; thence North 01°-27'-28" West along a Westerly line of said Winterberry Reserve Phase 1, a distance of 60.00 feet to the North right-of-way line of Cranberry Circle; thence North 88°-32'-32" East along said North line, a distance of 137.20 feet to the Southwest corner of Lot 27 of said Winterberry Reserve Phase 1; thence North 01°-27'-28" West along the West line of said Lot 27, a distance of 124.00 feet to the North line of the Southwest 1/4 of said Section 32; thence South 88°-32'-32" West along said North line, a distance of 563.50 feet to the point of beginning and containing 8.635 acres (376,132 sq ft.) of land more or less.