

**CHARLESTON TOWN, UTAH
TOWN COUNCIL
FEBRUARY 6, 2020**

**ASSESSMENT ORDINANCE
ORDINANCE NO. 2020-01**

FINDINGS, RECOMMENDATION AND DECISION OF THE BOARD OF EQUALIZATION FOR SPECIAL ASSESSMENT AREA NO. 2019-01 (WINTERTON FARMS SUBDIVISION) AND AN ORDINANCE CONFIRMING THE ASSESSMENT LIST AND LEVYING AN ASSESSMENT AGAINST CERTAIN PROPERTIES IN CHARLESTON TOWN, UTAH SPECIAL ASSESSMENT AREA NO. 2019-01 (WINTERTON FARMS SUBDIVISION), FOR THE PURPOSE OF PAYING A PORTION OF THE COST OF ROAD IMPROVEMENTS; ESTABLISHING A RESERVE FUND; ESTABLISHING THE EFFECTIVE DATE OF THIS ORDINANCE; AND RELATED MATTERS.

WHEREAS, the Town Council adopted a Notice of Intention to create the Charleston Town, Utah Special Assessment Area No. 2019-01 (Winterton Farms Subdivision) (the "Assessment Area") on June 6, 2019, and published said Notice as required by law and recorded said notice with the Wasatch County Recorder as Entry No. 469094, in Book 1267 at Pages 1463-1477 on October 7, 2019; and

WHEREAS, in accordance with the Notice of Intention and after giving notice as required by statute, a public hearing was held before the Town Council on August 1, 2019; and

WHEREAS, prior to and at the hearing, persons having an interest in the Assessment Area were allowed to protest the creation thereof; and

WHEREAS, protests, both written and verbal, for and against the creation of the Assessment Area were heard, and on August 1, 2019, the Town Council designated the Assessment Area by resolution to construct the improvements as set forth in the Notice of Intention for the properties designated in the designation resolution adopted on October 3, 2019, which designation resolution was record with the Wasatch County Recorder, along with a list of the impact properties, as Entry No. 469095, in Book 1267, at Pages 1478-1490 on October 7, 2019 ; and

WHEREAS, the Engineer for Charleston Town has prepared the proposed assessment list for the Assessment Area and the Town called a board of equalization and review consisting of at least three (3) members of the Town Council for the purpose of considering any objections and corrections to said assessment list; and

The Board of Equalization and Review for Charleston Town, Utah Special Assessment Area No. 2019-01 (Winterton Farms Subdivision) (the "Board") presented to the Town Council its report and stated that it had reviewed statements, comments and complaints on each property in Charleston Town, Utah Special Assessment Area No. 2019-01 (Winterton Farms Subdivision) (the "Assessment Area") as listed in the minutes of the hearings of the Board held on January 14, 15 and 16, 2020.

The following Findings, Recommendations and Decision were then presented to the Town Council by the Board:

FINDINGS

The proposed assessments set forth in the assessment list are just and equitable, that each piece of property will be benefited in an amount not less than the assessment to be levied against it and that no piece of property listed on the assessment list will bear more than its proportionate share of the cost of the improvements

RECOMMENDATION AND DECISION

It is the decision of the Board of Equalization that the proposed assessment list by the Board of Equalization, which assessment list, is attached hereto, is equitable and that the improvements being financed thereby constitute a benefit to the properties to be assessed. The Board of Equalization respectfully recommends that the Town Council approve and confirm the assessment list, and adopt an ordinance levying the assessments set out in the assessment list.

WHEREAS, the Board of Equalization found that the proposed assessments set forth in the assessment list are just and equitable, that each piece of property will be benefited in an amount not less than the assessment to be levied against it, and that no piece of property listed on the assessment list will bear more than its proportionate share of the cost of the improvements; and

Motion was then made by Councilmember Vaughn Rasband, and seconded by Councilmember Jim Brown that the Town Council accept the Recommendation and Decision of the Board regarding the proposed assessments to be levied within the Assessment Area. The motion carried unanimously.

WHEREAS, the Town Council desires to adopt an assessment ordinance consistent with the findings and recommendations of the Board of Equalization:

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF CHARLESTON TOWN, UTAH:

Section 1. Ratification of Proceedings. The Town Council hereby ratifies all actions taken by the Town, including the calling of the Board of Equalization, and otherwise approves of all notices and actions related to the assessment list for the Assessment Area.

Section 2. Determination of Costs. All costs and expenses for the making of the Improvements within the Assessment Area as herein described have been determined, the

property price for all property to be acquired to make the Improvements has been finally determined and the reasonable cost of any work to be done has been determined.

Section 3. Approval of Assessment List; Findings. The Town Council (the "Council") of Charleston Town, Utah (the "Issuer") hereby accepts the findings and recommendations of the Board of Equalization and Review and confirms the assessment list which is attached hereto as Exhibit A, and incorporated herein by reference (the "Assessment List"), which includes each piece of property for Charleston Town, Utah Special Assessment Area No. 2019-01 (Winterton Farms Subdivision) (the "Assessment Area"), and hereby confirms that the Assessment List is just and equitable; that each piece of property to be assessed within the Assessment Area will be benefitted in an amount not less than the assessment to be levied against said property; and that no piece of property listed in the Assessment List will bear more than its proportionate share of the cost of such Improvements.

Section 4. Levy of Assessments. The Town Council of the Issuer does hereby levy an assessment to be assessed upon the real property identified in the Assessment List. The assessments levied upon each parcel of property therein described shall be in the amount set forth in the Assessment List.

The assessments hereby levied are for the purpose of paying the costs of the road improvements and of completing any miscellaneous work necessary to complete the improvements in a proper and workmanlike manner (collectively, the "Improvements").

The assessments are hereby levied and assessed upon each of the parcels of real property described in the Assessment List according to the extent that they are specially benefitted by the Improvements acquired or constructed within the Assessment Area.

Section 5. Cost of Improvements; Amount of Total Assessments. The total cost of the Improvements in the Assessment Area is \$1,410,067.36, of which total cost the Issuer's portion or amount to be paid by the Issuer is \$1,057,550.52. The Issuer's portion for the Assessment Area includes that part of the overhead costs for which an assessment cannot be levied, if any, and the cost of making improvements for the benefit of property against which an assessment may not be levied, if any. The amount to be assessed against property affected or benefitted by the Improvements in the Assessment Area is \$352,516.84, which amount does not exceed in the aggregate the sum of: (a) the total contract price or prices for the improvements under contract duly let to the lowest and best responsible bidders therefor and a portion of the costs of engineering, designing, and inspection; (b) the acquisition price of improvements; (c) the reasonable cost of maintenance, labor, materials or equipment supplied by the Issuer, if any; (d) the property price, if any; (e) connection fees, if any; (f) the estimated interest on any interim warrants issued against the Assessment Area; and (g) overhead costs not to exceed fifteen percent (15%) of the sum of (a), (b), (c) and (e); and (h) where the assessment is levied prior to the time all of the Improvements in the Assessment Area are entirely completed and accepted, an amount for contingencies of not to exceed 10% of the sum of (a) and (c); and (i) an amount sufficient to fund a reserve fund.

Section 6. Method and Rate. The total assessment for the Assessment Area is levied in accordance with the following method:

<u>Improvement</u>	<u>Maximum Assessment</u>	<u>Method of Assessment</u>
Roadway Improvement	\$352,516.84 total cost or \$19,584.27 per lot.	Per lot.

For assessment purposes, if applicable, an owner of a lot is defined herein to be the owner of a platted lot within Charleston Town, Wasatch County, Utah, according to the official records of Charleston Town, upon which a residential, commercial, or other structure to be used for human occupancy is now or may be located consistent with the "lot size" requirements of the applicable Charleston Town development ordinances in place as of the date this is adopted.

Section 7. Payment of Assessments. The whole or any part of the assessments for the Assessment Area may be paid without interest within 25 days after this Ordinance becomes effective. Any part of the assessment not paid within such 25-day period shall be payable over a period of fifteen (15) years from the effective date of this Ordinance in fifteen (15) substantially equal annual installments, including interest (which interest may include ongoing local entity costs incurred for administration of the assessment area) on the unpaid balance of the assessment at the same rate as the net effective interest rate of the Bonds as herein described anticipated to be issued by the Issuer to amortize all or part of the Assessment. The assessment payment dates shall be due with the annual property tax assessment on approximately December 1st of each year. Interest shall accrue from the effective date of this Ordinance until paid.

(i) After the above-referenced 25-day period, all unpaid installments of an assessment levied against any piece of property may be paid prior to the dates on which they become due, but any such prepayment must include an additional amount equal to the interest which would accrue on the assessment to the next succeeding date on which interest is payable on any bonds issued in anticipation of the collection of the assessments plus such additional amount as, in the opinion of the Town Council, is necessary to assure the availability of money to pay interest on the bonds as interest becomes due and payable plus any premiums which may be charged and become payable on redeemable bonds which may be called in order to utilize the assessments paid in advance.

(ii) If prepayment of an assessment, or any part thereof, arises out of a need of the property owner to clear the assessment lien from a portion (the "Release Parcel") of the parcel now being assessed (the "Assessed Parcel"), the

assessment lien upon the Release Parcel may be released by the Issuer, but only if all of the following conditions are met:

A. The property owner prepays the assessment of the Release Parcel which is calculated as follows: (1) multiply the total assessment, including all accrued and unpaid interest, then outstanding on the Assessed Parcel by a fraction, the numerator of which is the total area of the Release Parcel, including a pro rata portion of the undevelopable area of the Assessed Parcel, if any, and the denominator of which is the total area of the Assessed Parcel including the Release Parcel; and then (2) multiplying such amount by 1.25.

For purposes of determining prepayment amounts provided in (A) above, regularly scheduled payments shall not be taken into account. For example, should a property owner desire to clear the assessment lien from a portion of a parcel now being assessed after the lien has been reduced through regularly scheduled payments, he/she would need to prepay a portion of the then outstanding assessment as determined under (A) above. The regularly scheduled assessment payments previously made would not entitle the property owner to a release of a portion of the Assessed Parcel without such prepayment.

B. The Town Council must determine that the partial release of lien upon payment of the prepayment amount determined under (A) above does not diminish the security of the bondholders based upon the amount of the remaining assessment compared with the amount and value of land remaining to secure such debt. For purposes of this subparagraph (B), security of the bondholders will not be considered diminished if the fair market value of the remaining property subject to the assessment equals or exceeds three times the remaining unpaid assessment on such property. The Town Council shall have the right to obtain the opinion of an independent appraiser as to the value of the remaining property, and the cost of obtaining such opinion or appraisal shall be paid by the property owner requesting the release.

C. The additional payment for premiums and interest is paid as required above for any prepayment.

For purposes of determining prepayment amounts as provided in (A.) above, regularly scheduled payments shall not be taken into account. For example, should a property owner desire to clear the assessment lien from a portion of a parcel now being assessed after the lien has been reduced through regularly scheduled payments, he/she would need to prepay a portion of the then outstanding assessment as determined under (A) above. The regularly scheduled assessment payments previously made would not entitle the property owner to a release of a portion of the Assessed Parcel without such prepayment. Following a prepayment made pursuant to this subsection, the Town Council shall recalculate the amount of all subsequent assessment installments to be paid on the remaining portion of the Assessed Parcel, after taking into account the reduction in the outstanding principal balance of the assessment resulting from such prepayment.

(iii) In the event all or any portion of the property assessed hereunder is subdivided into smaller parcels as evidenced by a subdivision plat approved by the Issuer and recorded at the Wasatch County Clerk's office, the Issuer may elect, at its discretion, to allocate the assessment balance on the previously undivided property on a proportionate basis to the extent possible based on the method of assessment for the applicable project. The required annual assessment installment payments for each subdivided parcel shall be allocated proportionately to the extent possible based on the method of assessment for the applicable project so that the aggregate total of all of the annual assessment installments for each of the subdivided parcels will equal the total annual assessment installment for the previously undivided property. When an assessment lien is perfected for each of the subdivided parcels, the total assessment levied against the previously undivided property will be released having been replaced by the aggregate of the assessments allocated to each of the subdivided parcels. A release of the new assessment lien for a given subdivided parcel will be delivered by the Issuer at the time the assessment balance for that subdivided parcel is paid in full.

All prepayments paid pursuant to subsection (ii) above must include (i) an additional amount equal to the interest which would accrue on the assessment to the next succeeding date on which interest is payable on any bonds (the "Bonds") to be issued pursuant to a bond resolution adopted by the Issuer (the "Bond Resolution"); (ii) such additional amount as, in the opinion of the Town Council, is necessary to assure the availability of money to pay interest on the Bonds as interest becomes due and payable; and (iii) any premiums which may be charged and become payable on the Bonds which may be called on a redemption date in order to utilize the assessments paid in advance.

Section 8. Default in Payment. If a default occurs in the payment of any installment of principal or interest, when due, the Town Clerk, on behalf of the Town Council, may declare the unpaid amount to be immediately due and payable and subject to collection as provided herein. In addition, the Town Clerk, on behalf of the Town Council, may accelerate payment of the total unpaid balance of the assessment and declare the whole of the unpaid principal and interest then due to be immediately due and payable. Interest shall accrue and be paid on all amounts declared to be delinquent or accelerated and immediately due and payable at the same rate or rates of interest as are applied to delinquent real property taxes for the year in which the assessment installment becomes delinquent (the "Delinquent Rate"). In addition to interest charges at the Delinquent Rate, costs of collection, as approved by the Town Clerk on behalf of the Town Council, including, without limitation, attorneys' fees, trustee's fees and court costs, incurred by the Issuer or required by law shall be charged and paid on all amounts declared to be delinquent or accelerated and immediately due and payable.

Upon any default, the Town Clerk shall give notice in writing of the default to the owner of the property in default, as shown by the last available equalized assessment rolls of Wasatch County. Notice shall be effective upon deposit of the notice in the U.S. Mail, postage prepaid, and addressed to the owner as shown on the last equalized assessment rolls of Wasatch County. The notice shall provide for a period of thirty (30) days in which the owner shall pay the installments then due and owing, after which the Town

Clerk, on behalf of the Issuer, may place in operation the procedure necessary to provide for a tax sale of all delinquent property in the manner provided by Title 59, Chapter 2, Part 13, Utah Code Annotated 1953, as amended, for the sale of property for delinquent general property taxes, or the Town Clerk on behalf of the Issuer may accelerate the principal of the assessment and immediately commence foreclosure proceedings in the manner provided for actions to foreclose mortgage liens or trust deeds. In the event the Issuer elects to foreclose in the manner provided for the foreclosure of trust deeds (i.e. non-judicial foreclosure by power of sale), the Town Clerk or the Town Council shall be empowered to designate a trustee, and successor trustees if necessary, to carry out such foreclosure, and such trustee(s) shall be deemed to have a power of sale and all other rights, power and authority necessary to legally and lawfully foreclose the lien for delinquent assessments. Any trustee so selected must satisfy the qualifications for a trustee set forth in Utah Code Annotated § 57-1-21, or any successor statute. If at the sale no person or entity shall bid and pay the Issuer the amount due on the assessment plus interest and costs, the property shall be deemed sold to the Issuer for these amounts. The Issuer shall be permitted to bid at the sale.

The remedies provided herein for the collection of assessments and the enforcement of liens shall be deemed and construed to be cumulative and the use of any one method or means of collection or enforcement shall not deprive the Issuer of the use of any other method or means. The amounts of accrued interest and all costs of collection, including trustee's fees, attorneys' fees and costs, shall be added to the amount of the assessment up to, and including, the date of foreclosure sale.

Section 9. Remedy of Default. If prior to the final date payment may be legally made under a final sale or foreclosure of property to collect delinquent assessment installments, the property owner pays the full amount of all unpaid installments of principal and interest which are past due and delinquent with interest on such installments at the rate or rates set forth in Section 5 hereof to the payment date, plus all trustee's fees, attorneys' fees and other costs of collection, the assessment of said owner shall be restored and the default removed, and thereafter the owner shall have the right to make the payments in installments as if the default had not occurred. Any payment made to cure a default shall be applied, first, to the payment of attorneys' fees and other costs incurred as a result of such default; second, to interest charged on past due installments, as set forth above; third, to the interest portion of all past due assessments; and last, to the payment of outstanding principal.

Section 10. Lien of Assessment. An assessment or any part or installment of it, any interest accruing and the penalties, trustee's fees, attorneys' fees and other costs of collection shall constitute a lien against the property upon which the assessment is levied on the effective date of this Ordinance. Said lien shall be superior to the lien of any trust deed, mortgage, mechanic's or materialman's lien or other encumbrance and shall be equal to and on a parity with the lien for general property taxes. The lien shall continue until the assessment and any interest, penalties and costs on it are paid, notwithstanding any sale of the property for or on account of a delinquent general property tax, special tax or other assessment or the issuance of tax deed, an assignment of interest by the governing entity or a sheriff's certificate of sale or deed.

Section 11. Special Reserve Fund. The Issuer, in the event a Reserve Fund is desired by the lender selected to finance the Assessment Area's special assessment, in lieu of creating a Guaranty Fund, hereby creates a special Reserve Fund (the "Reserve Fund") to secure payment of the Bonds. The Reserve Fund shall include an allocation equal to 10% of the outstanding Bonds of the Assessment Area. The entire available balance in the Reserve Fund shall be for the purpose of securing to the extent of such fund the payment of Bonds and interest thereon issued against local improvement Assessment Areas for the payment of local improvements therein, all in the manner and to the extent provided by the laws of the State of Utah. In the event the lender selected to finance the Assessment Area's special assessment does not require a Reserve Fund, the Issuer is then authorized to create a guarantee fund and impose the special tax assessment associated with a guarantee fund in the event need arises.

Section 12. Maintenance of Funds. All investment earnings on the Reserve Fund shall be maintained in said Funds respectively and applied in the same manner as the other moneys on deposit therein as provided in the Bond Resolution authorizing the issuance of the Bonds.

Section 13. Contestability. No assessment shall be declared void or set aside in whole or in part in consequence of any error or irregularity which does not go to the equity or justice of the assessment or proceeding. Any party who has not waived his or her objections to same as provided by statute may commence a civil action against the Issuer to enjoin the levy or collection of the assessment or to set aside and declare unlawful this Ordinance.

Such action must be commenced and summons must be served on the Issuer not later than 30 days after the effective date of this Ordinance. This action shall be the exclusive remedy of any aggrieved party. No court shall entertain any complaint which the party was authorized to make by statute but did not timely make or any complaint that does not go to the equity or justice of the assessment or proceeding.

After the expiration of the 30-day period provided in this section:

The Bonds issued or to be issued against the Assessment Area and the assessments levied in the Assessment Area shall become incontestable as to all persons who have not commenced the action provided for in this section; and

No suit to enjoin the issuance or payment of the bonds, the levy, collection or enforcement of the assessment, or in any other manner attacking or questioning the legality of the bonds or assessments may be instituted in this state, and no court shall have authority to inquire into these matters.

Section 14. Notice to Property Owners. The Town Clerk is hereby authorized and directed to give notice of assessment by mail to the property owners in the Assessment Area. Said notice shall, among other things, state the amount of the assessment and the terms of payment. A copy of the form of notice of assessment is available for examination upon request at the office of the County Clerk.

Section 15. All Necessary Action Approved. The officials of the Issuer are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.

Section 16. Repeal of Conflicting Provisions. All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of that conflict.

Section 17. Publication of Ordinances. Immediately after its adoption, this Ordinance shall be signed by the Mayor and Town Clerk and shall be recorded in the ordinance book kept for that purpose. This Ordinance shall be published once in the Wasatch Wave, a newspaper published and having general circulation in the Issuer, and shall take effect immediately upon its publication.

PASSED AND APPROVED by the Town Council of the Issuer, this
February 6, 2020.

Brenda Kozlowski
Mayor

ATTEST:

Arlene Buehler
Town Clerk



RECORD OF PROCEEDINGS

The Town Council (the "Town Council") of Charleston Town, Wasatch County, Utah, met in public session on February 6, 2020, insofar as the same relates to or concerns Charleston Town, Utah Special Assessment Area No. 2019-01 (Winterton Farms Subdivision) as the same appears of record in my office. The Town Council met in public session on February 6, 2020, at 7:00 p.m., or as soon thereafter as feasible, at its regular meeting place. The following members of the Town Council were present:

Brenda Kozlowski	Mayor
Jim Brown	Councilmember
Vaughn Rasband	Councilmember
Darrel Nish	Councilmember
Mike Smith	Councilmember

Also present:

Arlene Buehler	Town Clerk
----------------	------------

Absent:

which constituted all the members thereof.

After the Meeting had been duly called to order and after other matters were discussed, this Assessment Ordinance (the "Ordinance") was then introduced in writing, was fully discussed, and pursuant to motion duly made by Councilmember Vaughn Rasband, and seconded by Councilmember Jim Brown, and adopted by the following vote:

YEA: Brenda Kozlowski, Vaughn Rasband,
 Darrel Nish, Mike Smith, Jim Brown

NAY:

ABSTAIN:

After the conduct of other business not pertinent to the above, the meeting was, on motion duly made, adjourned.

CERTIFICATE OF TOWN CLERK

I, Arlene Buehler, the duly appointed and qualified Town Clerk of Charleston Town, Wasatch County, Utah (the "Issuer"), do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the Town Council at a public meeting duly held on February 6, 2020 (the "Meeting"). The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on February 6, 2020 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this February 6, 2020.


Town Clerk



CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Arlene Buehler, the undersigned Town Clerk of Charleston Town, Wasatch County, Utah (the "Issuer"), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the February 6, 2020, public meeting held by the governing body of the Issuer as follows:

(a) By causing a Notice, in the form attached hereto (the "Meeting Notice"), to be posted at the principal office of the Issuer at least twenty-four (24) hours prior the convening of the meeting, the Meeting Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of the Meeting Notice to be delivered to a newspaper of general circulation in the geographic jurisdiction of the Issuer at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of the Meeting Notice to be published on the Utah Public Notice Website at least twenty-four (24) hours prior to the convening of the meeting; and

In addition, the Notice of 2020 Annual Meeting Schedule for the Issuer, attached hereto, specifying the date, time and place of the regular meetings of the governing body of the Issuer to be held during the calendar year 2020 was (1) posted on January 21, 2020, at the principal offices of the Issuer; (2) provided to a newspaper of general circulation within the geographic jurisdiction of the Town on January 21, 2020; and (3) published on the Utah Public Notice Website on January 21, 2020.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this February 6, 2020.



Arlene Buehler
Town Clerk

(Attach Meeting Notice and Notice of 2020 Annual Meeting Schedule, including proof of posting thereof on the Utah Public Notice Website)

EXHIBIT "A"

ASSESSMENT LIST

Serial number	Legal Description as provided on the Wasatch Property Tax site
0WT-0017-0-011-044	Lot 17 Winterton Farms at Charleston. Area: 4.032 acres
0WT-0005-0-011-044	Lot 5 Winterton Farms at Charleston. Area: 4.593 acres
0WT-0006-0-011-044	Lot 6 Winterton Farms at Charleston. Area: 4.527 acres
0WT-0008-0-011-044	Lot 8 Winterton Farms at Charleston. Area: 6.208 acres
0WT-0009-0-011-044	Lot 9 Winterton Farms at Charleston. Area: 6.174 acres
0WT-0010-0-011-044	Lot 10 Winterton Farms at Charleston. Area: 6.354 acres
0WT-0003-0-011-044	Lot 3 Winterton Farms at Charleston. Area: 4.490 acres
0WT-0007-0-011-044	Lot 7 Winterton Farms at Charleston. Area: 4.746 acres
0WT-0011-0-011-044	Lot 11 Winterton Farms at Charleston. Area: 4.491 acres
0WT-0013-0-011-044	Lot 13 Winterton Farms at Charleston. Area: 4.399 acres
0WT-0015-0-011-044	Lot 15 Winterton Farms at Charleston. Area: 5.490 acres
0WT-0014-0-011-044	Lot 14 Winterton Farms at Charleston. Area: 6.014 acres
0WT-0004-0-011-044	Lot 4 Winterton Farms at Charleston. Area: 4.467 acres
0WT-0019-0-011-044	Lot 19 Winterton Farms at Charleston. Area: 3.856 acres
0WT-0016-0-011-044	Lot 16 Winterton Farms at Charleston. Area: 4.058 acres
0WT-0018-0-011-044	Lot 18 Winterton Farms at Charleston. Area: 4.120 acres
0WT-0020-0-011-044	Lot 20 Winterton Farms at Charleston. Area: 3.999 acres
0WT-0012-0-011-044	Lot 12 Winterton Farms at Charleston. Area: 4.515 acres