feet; running thence North 36 degrees 03 minutes East, along the northeasterly right-of-way line of said proposed road, a distance of 256.90 feet to an iron pin; running thence North 81 degrees 03 minutes East, along the southeasterly right-of-way line of said proposed road, a distance of 35.35 feet to an iron pin located at the point of intersection of the southeasterly right-of-way line of said proposed road and the southwesterly right-of-way line of Orchard Park Drive; running thence North 53 degrees 57 minutes West, along the southwesterly right-of-way line of Orchard Park Drive, a distance of 100 feet to the iron pin at the POINT OF BEGIN-NING.