

**DESCRIPTION AS PROVIDED FOR ENTIRE SITE (WARRANTY DEED, LIBER 1832, PAGES 408-411, BAY COUNTY RECORDS):**

ALL OF BLOCK 110 AND PART OF BLOCK 111, MAP OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS; ALSO PART OF BLOCK 129, 130, AND 132 AND ALL OF BLOCK 131, ADDITION OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 8, BAY COUNTY RECORDS; AND ALSO ALL OF BLOCK 1 AND PART OF BLOCKS 2 AND 169, MAP OF THE VILLAGE OF PORTSMOUTH, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 38, BAY COUNTY RECORDS. ALSO INCLUDING VACATED AND UNOPENED PORTIONS OF STREETS AND ALLEYS CONTAINED THEREIN, CITY OF BAY CITY, BAY COUNTY, MICHIGAN, DESCRIBED AS:

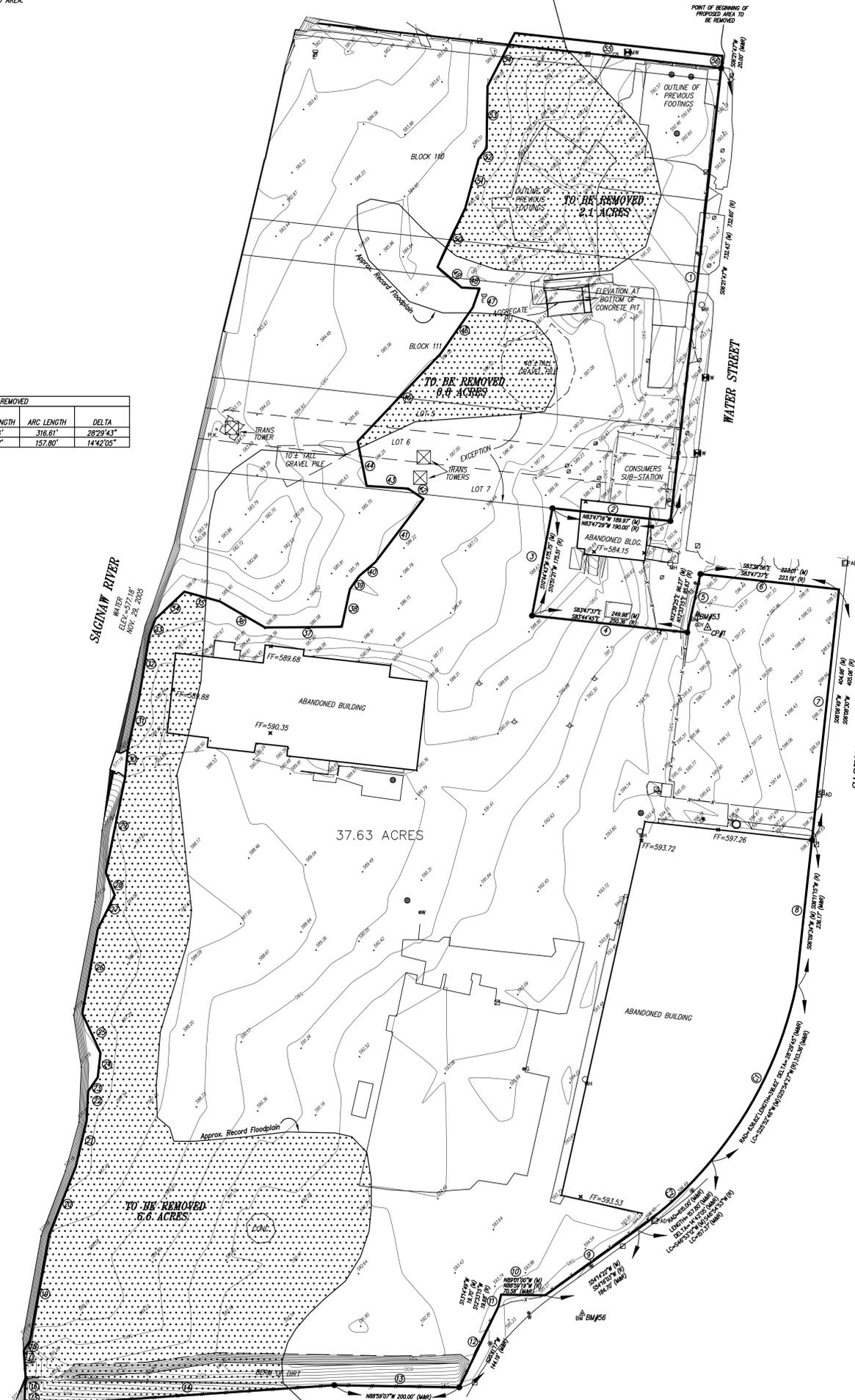
BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 110, MAP OF LOWER SAGINAW, THENCE SOUTH 06°21'47" WEST 732.60 FEET ALONG THE EASTERLY LINE OF SAID BLOCKS 110 AND 111 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 111, THENCE NORTH 83°47'29" WEST 190.00 FEET ALONG THE SOUTH LINE OF SAID LOT 7, THENCE SOUTH 10°51'21" WEST 175.51 FEET; THENCE SOUTH 83°44'45" EAST 250.36 FEET ALONG THE NORTH LINE OF LOT 2, BLOCK 130, IF EXTENDED EASTERLY TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 129, ADDITION OF LOWER SAGINAW, THENCE NORTH 12°33'15" EAST 95.63 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 129, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WATER STREET; THENCE SOUTH 83°47'37" EAST 223.19 FEET; THENCE SOUTH 06°18'30" WEST 405.06 FEET ALONG THE EASTERLY LINE OF BLOCK 129, ADDITION OF LOWER SAGINAW, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAGINAW STREET TO THE NORTHEAST CORNER OF BLOCK 132, ADDITION OF LOWER SAGINAW; THENCE SOUTH 06°11'15" WEST 236.17 FEET ALONG THE EASTERLY LINE OF BLOCK 132, ADDITION OF LOWER SAGINAW, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAGINAW STREET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 28°29'43" WEST 200.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COLUMBUS AVENUE AND THE WEST LINE OF SAGINAW STREET; THENCE SOUTHWESTERLY 316.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 28°29'45" AND A CHORD BEARING AND DISTANCE OF SOUTH 25°54'27" WEST 313.36 FEET THROUGH A POINT ON THE NORTH LINE OF COLUMBUS AVENUE 75 FEET NORTH 89°42'57" WEST OF THE WEST LINE OF SAGINAW STREET TO THE EAST LINE OF BLOCK 169, MAP OF THE VILLAGE OF PORTSMOUTH AND THE WEST LINE OF GARFIELD AVENUE; THENCE SOUTHWESTERLY 157.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 14°42'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°54'53" WEST 157.37 FEET; THENCE SOUTH 54°16'03" WEST 184.70 FEET; THENCE NORTH 88°59'19" WEST 70.36 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THIRTEENTH STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET AND THE SOUTHWEST CORNER OF BLOCK 1, MAP OF THE VILLAGE OF PORTSMOUTH; THENCE SOUTH 12°33'15" WEST 18.68 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET; THENCE SOUTH 25°41'17" WEST 144.19 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, MAP OF THE VILLAGE OF PORTSMOUTH; THENCE NORTH 88°59'01" WEST 200.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2, THENCE SOUTH 86°05'53" WEST 498.58 FEET TO A POINT ON THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE ALONG SAID TRAVERSE SURVEY LINE THE FOLLOWING 8 COURSES: THENCE NORTH 15°34'38" EAST 63.36 FEET; THENCE NORTH 12°25'26" EAST 489.77 FEET; THENCE NORTH 13°07'21" WEST 98.57 FEET; THENCE NORTH 10°33'28" EAST 655.73 FEET; THENCE NORTH 44°23'00" EAST 71.03 FEET TO THE NORTH LINE OF LOT 2, BLOCK 130, ADDITION OF LOWER SAGINAW IF EXTENDED WESTERLY; THENCE NORTH 71°51'23" EAST 126.64 FEET; THENCE NORTH 72°40'32" WEST 107.01 FEET; THENCE NORTH 15°41'07" EAST 862.25 FEET; THENCE SOUTH 83°43'03" EAST 644.19 FEET ALONG A LINE PARALLEL WITH 20 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF BLOCK 110, MAP OF LOWER SAGINAW, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET; THENCE SOUTH 06°21'47" WEST 20.00 FEET ALONG THE WESTERLY LINE OF WATER STREET TO THE POINT OF BEGINNING.

EXCEPT LOTS 5, 6, AND 7, BLOCK 111, MAP OF LOWER SAGINAW.

INCLUDING ALL LAND FROM THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE TO THE WATERS EDGE OF THE SAGINAW RIVER BETWEEN THE NORTH AND SOUTH PARCEL LINES EXTENDED WESTERLY. SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS, IF ANY OF RECORD. CONTAINING 41.19 ACRES OF LAND, MORE OR LESS, WITHIN THE TRAVERSED AREA.

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	636.62'	N25°52'46"E	313.36'	316.61'	28°29'43"
C2	615.00'	N46°53'12"E	157.37'	157.80'	14°42'05"

LINE	BEARING	DISTANCE
1	S06°21'47"W	732.43
2	N83°47'16"W	189.97
3	S10°44'43"W	175.75
4	S83°47'37"E	249.98
5	N12°33'15"E	95.63
6	S83°48'56"E	223.01
7	S06°08'49"W	404.98
8	S06°09'34"W	236.17
9	S54°14'22"W	184.70
10	N88°59'00"W	70.36
11	S13°14'49"W	18.70
12	S25°41'17"W	144.19
13	N88°59'07"W	200.00
14	S88°04'51"W	478.71
15	N78°04'50"W	18.62
16	N02°41'56"E	39.73
17	N01°48'24"W	43.99
18	N3°04'52"E	18.39
19	N10°13'31"E	122.53
20	N21°10'38"E	117.79
21	N13°14'30"E	76.73
22	N02°55'01"E	47.11
23	N34°19'28"E	27.31
24	N06°25'28"E	39.44
25	N24°50'07"W	69.54
26	N10°18'52"E	137.68
27	N28°31'47"E	61.45
28	N21°44'22"W	38.85
29	N11°21'15"E	155.43
30	N05°44'16"E	46.25
31	N12°13'14"E	84.68
32	N08°17'09"E	102.04
33	N20°35'19"E	27.49
34	N46°18'21"E	64.07
35	S74°31'54"E	59.10
36	S59°55'04"E	83.55
37	N89°29'59"E	122.66
38	N12°14'20"E	62.21
39	N34°46'35"E	25.28
40	N49°18'42"E	34.50
41	N37°03'59"E	127.53
42	N56°05'39"W	28.49
43	N86°18'17"W	66.49
44	N11°19'48"W	73.01
45	N43°13'16"E	193.67
46	N34°46'41"E	90.31
47	N18°23'39"E	32.27
48	N87°03'11"W	28.55
49	N49°31'19"W	50.78
50	N25°07'53"E	104.52
51	N15°02'59"E	82.40
52	N37°16'19"E	21.13
53	N00°51'30"E	99.85
54	N27°06'16"E	95.87
55	S83°42'48"E	334.44
56	S06°21'47"W	20.00

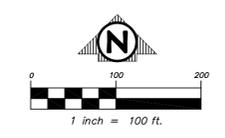


- LEGEND**
- = FOUND IRON
  - = LIGHT POLE
  - \* = ELECTRIC POLE
  - = MANHOLE
  - = GUY WIRE
  - = GAS METER
  - = HYDRANT
  - = WATER VALVE BOX
  - = ROUND CATCH BASIN
  - = INLET
  - = TELEPHONE RISER
  - = POWER POLE
  - = ELECTRICAL PAD
  - = ELECTRICAL METER
  - = CLEAN OUT
  - = GRAVEL
  - X-X- = EX. FENCE
  - (M) = MEASURED
  - (R) = RECORD

- BENCHMARKS**
- BENCHMARK #53**  
ELEVATION=598.27  
SET BOLT IN SOUTH FACE P-POLE 25'± NW OF CONTROL PT. #1
- BENCHMARK #56**  
ELEVATION=598.61  
TOP WEST FLANGE BOLT HYD. AT 20'± NORTH OF NWLY CORNER 200-13TH BRICK BLDG. EAST SIDE WATER ST.
- CONTROL POINTS**
- CONTROL POINT #1**  
NORTHING=762670.4160  
EASTING=13249440.8520  
BASE PT. #1 SET 1/2" RE-ROD WITH "ROME TRAY" CAP
- CONTROL POINT #60**  
NORTHING=761452.8046  
EASTING=13248911.8629  
SET 1/2" RE-ROD WITH "ROME TRAY" CAP ON TOP OF BERM ALONG SOUTH PROPERTY LINE
- CONTROL POINT #61**  
NORTHING=762895.1205  
EASTING=13248635.2669  
SET 1/2" RE-ROD WITH "ROME TRAY" CAP 4' WEST OF DEADHEAD 60'± SOUTH OF HIGH TENSION TOWER 20'± EAST OF EAST RIVER BANK
- CONTROL POINT #63**  
NORTHING=763431.2175  
EASTING=13249188.6215  
SET NAIL & FLAG AT TRAVERSE POINT IN CONC. JOINT OF RAISED PAD TOWARD NINE END OF SITE

NOTE:  
FLOOD PLAIN ELEVATION= 585.70

# UPTOWN SITE AT RIVER'S EDGE LETTER OF MAP AMMENDMENT



**LEGAL DESCRIPTION**  
PROPOSED AREA TO BE REMOVED FROM FLOOD PLAN PANEL NO. 280170076.  
PART OF BLOCK 110 AND PART OF BLOCK 111, MAP OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS; ALSO PART OF BLOCK 129, 130, AND 132 AND PART OF BLOCK 131, ADDITION OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 8, BAY COUNTY RECORDS; AND ALSO PART OF BLOCK 1 AND PART OF BLOCKS 2 AND 169, MAP OF THE VILLAGE OF PORTSMOUTH, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 38, BAY COUNTY RECORDS. ALSO INCLUDING VACATED AND UNOPENED PORTIONS OF STREETS AND ALLEYS CONTAINED THEREIN, CITY OF BAY CITY, BAY COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 110, MAP OF LOWER SAGINAW, THENCE ALONG THE PROPOSED AREA TO BE REMOVED ALONG THE FOLLOWING COURSES:  
1) S 06°21'47" W 732.43 FEET, 2) N 83°47'16" W 189.97 FEET, 3) S 10°44'43" W 175.75 FEET, 4) S 83°47'37" E 249.98 FEET, 5) N 12°33'15" E 95.63 FEET, 6) S 83°48'56" E 223.01 FEET, 7) S 06°08'49" W 404.98 FEET, 8) S 06°09'34" W 236.17 FEET, C1) 316.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 636.62 FEET, CENTRAL ANGLE OF 28°29'43" AND CHORD BEARING AND DISTANCE OF S 25°52'46" W 313.36 FEET, C2) 157.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 615.00 FEET, CENTRAL ANGLE OF 14°42'05" AND CHORD BEARING AND DISTANCE OF S 46°53'12" W 157.37 FEET, 9) S 54°14'22" W 184.70 FEET, 10) N 88°59'00" W 70.36 FEET, 11) S 13°14'49" W 18.70 FEET, 12) S 25°41'17" W 144.19 FEET, 13) N 88°59'07" W 200.00 FEET, 14) S 88°04'51" W 478.71 FEET, 15) N 78°04'50" W 18.62 FEET, 16) N 02°41'56" E 39.73 FEET, 17) N 01°48'24" W 43.99 FEET, 18) N 3°04'52" E 18.39 FEET, 19) N 10°13'31" E 122.53 FEET, 20) N 21°10'38" E 117.79 FEET, 21) N 13°14'30" E 76.73 FEET, 22) N 02°55'01" E 47.11 FEET, 23) N 34°19'28" E 27.31 FEET, 24) N 06°25'28" E 39.44 FEET, 25) N 24°50'07" W 69.54 FEET, 26) N 10°18'52" E 137.68 FEET, 27) N 28°31'47" E 61.45 FEET, 28) N 21°44'22" W 38.85 FEET, 29) N 11°21'15" E 155.43 FEET, 30) N 05°44'16" E 46.25 FEET, 31) N 12°13'14" E 84.68 FEET, 32) N 08°17'09" E 102.04 FEET, 33) N 20°35'19" E 27.49 FEET, 34) N 46°18'21" E 64.07 FEET, 35) S 74°31'54" E 59.10 FEET, 36) S 59°55'04" E 83.55 FEET, 37) N 89°29'59" E 122.66 FEET, 38) N 12°14'20" E 62.21 FEET, 39) N 34°46'35" E 25.28 FEET, 40) N 49°18'42" E 34.50 FEET, 41) N 37°03'59" E 127.53 FEET, 42) N 56°05'39" W 28.49 FEET, 43) N 86°18'17" W 66.49 FEET, 44) N 11°19'48" W 73.01 FEET, 45) N 43°13'16" E 193.67 FEET, 46) N 34°46'41" E 90.31 FEET, 47) N 18°23'39" E 32.27 FEET, 48) N 87°03'11" W 28.55 FEET, 49) N 49°31'19" W 50.78 FEET, 50) N 25°07'53" E 104.52 FEET, 51) N 15°02'59" E 82.40 FEET, 52) N 37°16'19" E 21.13 FEET, 53) N 00°51'30" E 99.85 FEET, 54) N 27°06'16" E 95.87 FEET, 55) S 83°42'48" E 334.44 FEET, 56) S 06°21'47" W 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 37.63 ACRES OF LAND, AND SUBJECT TO THE EASTERLY PORTION THEREOF AS WATER STREET AND SAGINAW STREET, AND ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

REV: _____ SH# 1 OF 1 Cod No: 05M0120		PREPARED FOR <b>THE CITY OF BAY CITY</b> SECTION 21, T14N-R5E, CITY OF BAY CITY BAY COUNTY, MICHIGAN	PREPARED BY <b>ROWE INCORPORATED</b> LAPEER CORPORATE OFFICE MT. PLEASANT 128 N. Saginaw St. 6211 Taylor Dr., 127 S. Main St. (810) 664-9411 (810) 341-7500 (989) 772-2138	PLAN NO. 05M0120 DATE: 12-29-05 PROJECT MGR: JHR REVIEWER: JHR SCALE: 1"=100'
---	--	---	--	---