

DESCRIPTION AS PROVIDED FOR ENTIRE SITE (WARRANTY DEED, LIBER 1852, 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 83°44'45" EAST 280.36 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°31'15" EAST 85.83 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 129, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WATER STREET; THENCE SOUTH 83°47'17" EAST 223.19 FEET, THENCE SOUTH 06°08'30" 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 POINT OF CURVE BEING 236.0 FEET NORTH 06°11'15" EAST FROM THE INTERSECTION OF THE NORTH 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°42'27" 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 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 184.70 FEET, THENCE NORTH 88°59'19" WEST 70.58 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 19.68 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°59'07" WEST 200.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88°05'33" WEST 488.58 FEET TO A POINT ON THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING 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 88.57 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; THENCE WESTERLY 157.37 FEET; THENCE SOUTH 54°16'31" WEST 184.70 FEET; THENCE NORTH 88°59'19" WEST 70.58 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 19.68 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°59'07" WEST 200.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88°05'33" WEST 488.58 FEET TO A POINT ON THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING 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 88.57 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; THENCE WESTERLY 157.37 FEET; THENCE SOUTH 54°16'31" WEST 184.70 FEET; THENCE NORTH 88°59'19" WEST 70.58 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 19.68 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 POINT OF BEGINNING.

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

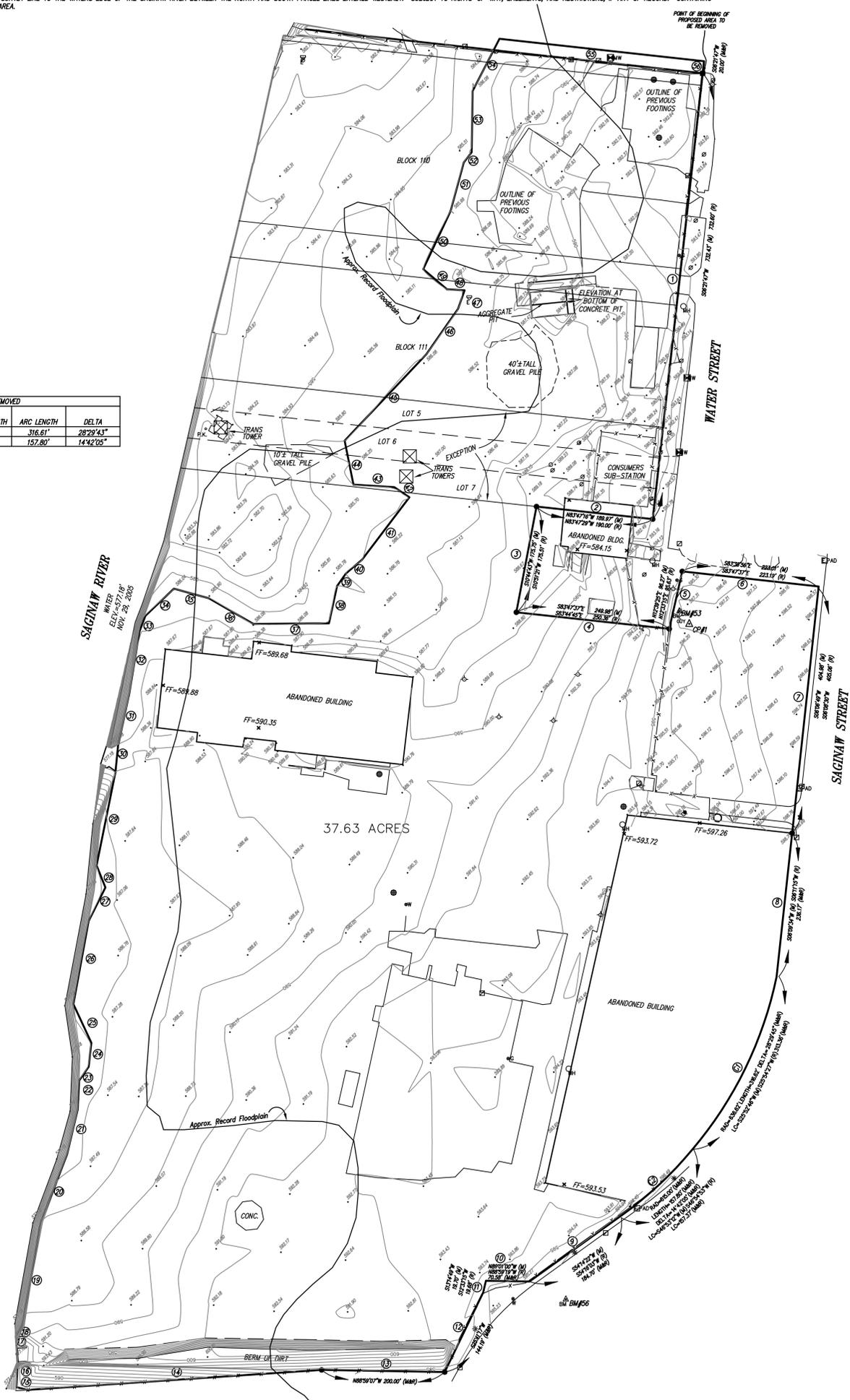
INCLUDING ALL LAND FROM THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE TO THE WATERS EDGE OF THE SAGINAW RIVER BETWEEN THE NORTH AND SOUTH PARCEL LINES EXTENDED WESTERLY. SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS, IF ANY OF RECORD. CONTAINING 41.19 ACRES OF LAND, MORE OR LESS, WITHIN THE TRAVERSED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

**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
- - - - = EX. FENCE
- (M) = MEASURED
- (R) = RECORD

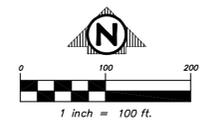
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	636.62'	N25°42'46"E	313.36'	316.61'	28°29'43"
C2	615.00'	N46°53'12"E	157.37'	157.80'	14°42'05"

LINE	BEARING	DISTANCE
1	S08°21'47"W	732.43
2	N83°47'29"E	189.97
3	S10°44'43"W	175.75
4	S83°47'17"E	249.98
5	N12°39'25"E	96.27
6	S83°38'56"E	223.01
7	S06°08'30"W	405.06
8	S06°11'15"W	236.17
9	S54°14'22"W	184.70
10	N89°01'00"W	70.58
11	S13°41'49"W	19.70
12	S25°41'17"W	144.19
13	N88°59'07"W	200.00
14	S08°05'33"W	478.71
15	N25°42'27"E	18.62
16	N02°41'56"E	39.23
17	N03°48'24"W	43.99
18	N30°44'58"E	19.39
19	N10°13'31"E	172.53
20	N21°07'38"E	117.79
21	N31°43'01"E	75.73
22	N02°55'01"E	47.11
23	N34°19'28"E	27.31
24	N06°25'26"E	39.44
25	N24°50'07"W	69.54
26	N10°18'52"E	137.68
27	N28°21'47"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	N09°17'09"E	102.04
33	N20°35'19"E	27.49
34	N48°19'21"E	64.07
35	S24°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	N17°03'59"E	127.53
42	N52°05'39"W	29.49
43	N86°18'17"W	66.49
44	N11°19'48"W	73.01
45	N43°17'16"E	183.67
46	N34°46'41"E	30.31
47	N12°23'59"E	32.27
48	N87°03'17"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	N02°51'30"E	99.85
54	N23°06'18"E	95.87
55	S83°42'48"E	334.44
56	S08°21'47"W	20.00



- 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 POINT #1**  
NORTHING=762670.4160  
EASTING=13249440.8520  
BASE PT. #1 SET 1/2" RE-ROD WITH "ROME TRAV" CAP
- CONTROL POINT #60**  
NORTHING=761482.6046  
EASTING=13248911.9629  
SET 1/2" RE-ROD WITH "ROME TRAV" CAP ON TOP OF BERM ALONG SOUTH PROPERTY LINE
- CONTROL POINT #61**  
NORTHING=762895.1225  
EASTING=13248635.2669  
SET 1/2" RE-ROD WITH "ROME TRAV" CAP 4' WEST OF DEADHEAD 60" SOUTH OF HIGH TENSION TOWER 20" ± EAST OF EAST RIVER BANK
- CONTROL POINT #63**  
NORTHING=763431.2175  
EASTING=13249189.9215  
SET NAIL & FLAG AT TRAVERSE POINT IN CONC. JOINT OF RAISED PAD TOWARD NNE END OF SITE

NOTE: FLOOD PLAN ELEVATION= 585.70



**LEGAL DESCRIPTION**  
PROPOSED AREA TO BE REMOVED FROM FLOOD PLAN PANEL NO. 2601700175:  
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 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 ALONG THE PROPOSED AREA TO BE REMOVED ALONG THE FOLLOWING COURSES:  
1) S 08°21'47" W 732.43 FEET, 2) N 83°47'29" E 189.97 FEET, 3) S 10°44'43" W 175.75 FEET, 4) S 83°47'17" E 249.98 FEET, 5) N 12°39'25" E 96.27 FEET, 6) S 83°38'56" E 223.01 FEET, 7) S 06°08'30" W 405.06 FEET, 8) S 06°11'15" W 236.17 FEET, 9) S 54°14'22" W 184.70 FEET, 10) N 89°01'00" W 70.58 FEET, 11) S 13°41'49" W 19.70 FEET, 12) S 25°41'17" W 144.19 FEET, 13) N 88°59'07" W 200.00 FEET, 14) S 08°05'33" W 478.71 FEET, 15) N 25°42'27" E 18.62 FEET, 16) N 02°41'56" E 39.23 FEET, 17) N 03°48'24" W 43.99 FEET, 18) N 30°44'58" E 19.39 FEET, 19) N 10°13'31" E 172.53 FEET, 20) N 21°07'38" E 117.79 FEET, 21) N 31°43'01" E 75.73 FEET, 22) N 02°55'01" E 47.11 FEET, 23) N 34°19'28" E 27.31 FEET, 24) N 06°25'26" 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°21'47" 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 09°17'09" E 102.04 FEET, 33) N 20°35'19" E 27.49 FEET, 34) N 48°19'21" E 64.07 FEET, 35) S 24°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 17°03'59" E 127.53 FEET, 42) N 52°05'39" W 29.49 FEET, 43) N 86°18'17" W 66.49 FEET, 44) N 11°19'48" W 73.01 FEET, 45) N 43°17'16" E 183.67 FEET, 46) N 34°46'41" E 30.31 FEET, 47) N 12°23'59" E 32.27 FEET, 48) N 87°03'17" 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 02°51'30" E 99.85 FEET, 54) N 23°06'18" E 95.87 FEET, 55) S 83°42'48" E 334.44 FEET, 56) S 08°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.

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

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., Flint 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'
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