

MBI PROJECT AREA A:  
PART OF BLOCK 110 AND BLOCK 111, MAP OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS DESCRIBED AS BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCKS 110 AND 111 ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET (SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET); THENCE S0621'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WATER STREET, 481.17 FEET; THENCE N8416'39"W, 732.95 FEET TO A POINT ON THE INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE N15'08'28"E, ALONG SAID TRAVERSE LINE, 514.51 FEET; THENCE S83'42'48"E, 654.38 FEET; THENCE S0621'47"W, ALONG THE NORHTERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF WATER STREET, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.0 ACRES OF LAND WITHIN THE SHORE TRAVERSE LINE (349.989 SQUARE FEET), SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD, PARCEL INCLUDES ALL LANDS BETWEEN THE WATERS EDGE AND THE SHORE TRAVERSE LINE LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH PARCEL LINES.

MBI PROJECT AREA B:  
PART OF BLOCK 111 OF THE PLAT OF LOWER SAGINAW AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4 & PART OF BLOCK 130, ADDITION OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 8, BAY COUNTY RECORDS. DESCRIBED AS BEGINNING AT A POINT WHICH IS S0621'47"W, ALONG THE EASTERLY LINE OF BLOCKS 110 AND 111 OF SAID MAP OF LOWER SAGINAW (SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF WATER STREET), 481.17 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 110; THENCE CONTINUING S0621'47"W, ALONG SAID EASTERLY LINE, 251.27 FEET; THENCE SOUTHWESTERLY 135.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 860.43 FEET, A CENTRAL ANGLE OF 09'03'14" AND A CHORD BEARING AND DISTANCE OF S10'53'24"W 135.82 FEET); THENCE N83'46'47"W 764.31 FEET TO A POINT ON AN INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING THREE COURSES: 1) N12'27'52"E, 136.07 FEET, 2) N12'29'39"E, 217.91 FEET AND 3) N15'08'28"E, 28.75 FEET; THENCE LEAVING SAID TRAVERSE LINE S84'16'39"E, 732.95 FEET TO THE POINT OF BEGINNING. CONTAINING 6.6 ACRES OF LAND WITHIN THE SHORE TRAVERSE LINE (288.805 SQUARE FEET), SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD, PARCEL INCLUDES ALL LANDS BETWEEN THE WATERS EDGE AND THE SHORE TRAVERSE LINE LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH PARCEL LINES.

MBI PROJECT AREA C:  
PART OF BLOCKS 129, 130, 131 & 132, ADDITION OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 8, BAY COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT WHICH IS S0621'47"W, ALONG THE EASTERLY LINE OF BLOCKS 110 AND 111 OF THE MAP OF LOWER SAGINAW AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS, SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF WATER STREET, A DISTANCE OF 732.43 FEET AND SOUTHWESTERLY 79.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 860.43 FEET, A CENTRAL ANGLE OF 05'17'34" AND A CHORD BEARING AND DISTANCE OF S09'00'35"W 79.46 FEET) FROM THE NORTHEAST CORNER OF SAID BLOCK 110; THENCE S83'38'56"E, 60.80 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WATER STREET; THENCE N11'20'18"E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 30.11 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 129; THENCE S83'38'56"E, ALONG THE NORTH LINE OF SAID BLOCK 129, 220.27 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 129; THENCE S06'06'49"W, 434.98 FEET; THENCE S06'09'34"W 236.17 FEET; THENCE SOUTHWESTERLY 350.80 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 22'34'18" AND A CHORD BEARING AND DISTANCE OF S22'55'04"W 249.18 FEET); THENCE N72'48'58"W, 167.52 FEET; THENCE S87'36'03"W, 297.35 FEET; THENCE N85'05'51"W, 561.14 FEET TO A POINT ON AN INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE SAID TRAVERSE LINE THE FOLLOWING 3 COURSES: 1) N08'40'01"W, 124.85 FEET, 2) N11'20'07"E, 656.15 FEET AND 3) N12'27'52"E, 76.33 FEET; THENCE S83'46'47"E, 764.31 FEET; THENCE NORTHEASTERLY 56.48 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT (SAID CURVE HAVING RADIUS OF 860.43 FEET, A CENTRAL ANGLE OF 3'45'39 AND A CHORD BEARING AND DISTANCE OF N13'32'11"E, 56.47 FEET TO THE POINT OF BEGINNING. CONTAINING 21.0 ACRES OF LAND WITHIN THE SHORE TRAVERSE LINE (915,557 SQUARE FEET), SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD, PARCEL INCLUDES ALL LANDS BETWEEN THE WATERS EDGE AND THE SHORE TRAVERSE LINE LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH PARCEL LINES.

MBI PROJECT AREA D:  
PART OF PART OF BLOCKS 131 & 132, ADDITION OF LOWER SAGINAW, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 8, AND PART OF BLOCK 1, 2 & 169 OF MAP OF THE VILLAGE OF PORTSMOUTH, AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 38, BAY COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT WHICH IS LOCATED BY THE FOLLOWING 6 COURSES FROM THE NORTHEAST CORNER OF SAID BLOCK 110, OF THE MAP OF LOWER SAGINAW AS PER PLAT THEREOF RECORDED IN LIBER 1, PAGE 4, BAY COUNTY RECORDS: 1) S0621'47"W, ALONG THE EASTERLY LINE OF BLOCKS 110 AND 111, OF SAID MAP OF LOWER SAGINAW, (SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF WATER STREET), A DISTANCE OF 732.43 FEET, 2) SOUTHWESTERLY 79.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 860.43 FEET, A CENTRAL ANGLE OF 05'17'34" AND A CHORD BEARING AND DISTANCE OF S09'00'35"W 79.46 FEET), 3) S83'38'56"E, 283.81 FEET, 4) S06'06'49"W 404.98 FEET, 5) S06'09'34"W, 236.17 FEET, AND 6) SOUTHWESTERLY 250.80 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 22'34'18" AND A CHORD BEARING AND DISTANCE OF S22'55'04"W 249.18 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY 65.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 636.62 FEET, A CENTRAL ANGLE OF 5'55'25" AND A CHORD BEARING AND DISTANCE OF S37'09'55"W, 65.79 FEET); THENCE 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 S46'53'12"W, 157.37 FEET); THENCE S54'14'22"W 184.70 FEET; THENCE S42'55'49"W, 202.00 FEET; THENCE N88'59'07"W, 200.00 FEET; THENCE S86'04'51"W, 498.44 FEET TO A POINT AT THE SOUTHERLY END OF AN INTERMEDIATE SHORE TRAVERSE SURVEY LINE OF THE SAGINAW RIVER; THENCE ALONG SAID TRAVERSE LINE THE FOLLOWING 3 COURSES: 1) N15'28'59"E, 83.36 FEET 2) N13'37'12"E, 442.13 FEET AND 3) N08'40'01"W, 21.56 FEET; THENCE S85'05'51"E, 561.14 FEET; THENCE N87'36'03"E, 297.35 FEET; THENCE S72'48'58"E, 167.52 FEET TO THE POINT OF BEGINNING. CONTAINING 9.5 ACRES OF LAND WITHIN THE SHORE TRAVERSE LINE (415,111 SQUARE FEET), SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD. PARCEL INCLUDES ALL LANDS BETWEEN THE WATERS EDGE AND THE SHORE TRAVERSE LINE LYING BETWEEN THE WESTERLY EXTENSION OF THE NORTH AND SOUTH PARCEL LINES.

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SHT# 3 OF 3  
JOB No: 11M0021

PREPARED FOR  
**CITY OF BAY CITY  
UPTOWN & NORTHERN SITES  
COMBINED DRAWING**



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PROJECT MGR: JHR  
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