

# BOUNDARY SURVEY - PROPOSED LAND DIVISION

LEGAL DESCRIPTION OF EXISTING PARCELS: PER TITLE COMMITMENT No. [REDACTED] BY CISLO TITLE COMPANY, DATED JANUARY 24, 2011:

**PARCEL 1:** A parcel of land described as: Lot 17 VILLAGE OF FLINT, Except that part described as beginning at Northeast corner of said lot; thence Southwesterly along North line of said lot, 120 feet; thence South parallel to East line of said lot, 3.50 feet; thence East parallel to north line of said lot, 26 feet; thence South 43 degrees 20 minutes East, 7.29 feet; thence South parallel to East line of said lot, 11.20 feet; thence East parallel to North line of said lot, 89 feet to East line of said lot; thence North along said East line, 20 feet to point of beginning. Also a parcel of land described as beginning at Northwest corner of said Lot 17; thence Westerly along North line of said lot extended, 23 feet; thence Southerly parallel to West line of said lot, 66 feet; thence Easterly along South line of said lot extended Westerly 23 feet to Southwest corner of said lot; thence Northerly along West line of said lot to point of beginning. Also Southerly 22 feet of Westerly 36.3 feet of Lot 15, Block 1.

**PARCEL 2:** The West 48.5 feet of Lot 1 and West 48.5 feet of North 52 feet of Lot 3, Block 3, VILLAGE OF FLINT.

**PARCEL A:** The South 22 feet of the Easterly 90 feet of the North 1/2 of Lot 3, Block 3 of Village of Flint, according to the recorded plat thereof as recorded in Deed volume A, Pages 214-215 and transcribed in Plat Book, Page 2, Genesee County Records, EXCEPT therefrom the following portion thereof; commencing at a point on the Westerly line of Saginaw Street 11 feet Southerly from the Northeast corner of Lot 3, Block 3 of Village of Flint; thence Southerly along the Westerly line of Saginaw Street, 1.75 feet to the center of present brick wall; thence Westerly along the center of said brick wall approximately 90 feet to a private alley; thence Northerly along the Easterly line of said private alley, 2.35 feet; thence Easterly to point of beginning.

**PARCEL B:** Commencing at a point on the Westerly line of South Saginaw Street, 14 feet Northerly from the Southeast corner of Lot 3, Block 3 of Village of Flint, according to the recorded plat thereof as recorded in Deed Volume A, Pages 214-215 and transcribed in Plat Book 1, Page 2, Genesee County Records, said point being in the center of a joint partition wall on the Southerly line of the property herein described and the property South of and adjacent to the property herein described; thence Westerly along the centerline of said partition wall 90 feet; thence Northerly parallel with the Westerly line of Saginaw Street 19 feet; thence Easterly parallel with the centerline of said partition wall 90 feet to the Westerly line of Saginaw Street; thence Southerly along the Westerly line of Saginaw Street 19 feet to the point of beginning.

**PARCEL C:** Commencing at a point 90 feet Westerly, measured along the Southerly line of Kearsley Street from the Northeast corner of Lot 1, Block 3 of the Village of Flint, according to the recorded plat thereof as recorded in Deed Volume A, Pages 214-215 and transcribed in Plat Book 1, Page 2, Genesee County Records, and 78.75 feet Southerly measured along a line parallel with the Westerly line of Saginaw Street from the Southerly line of Kearsley Street as the point of beginning; thence Southerly parallel with the Westerly line of Saginaw Street 39.25 feet; thence Westerly parallel with the Southerly line of Kearsley Street 10 feet; thence Northerly parallel with the Westerly line of Saginaw Street, 39.25 feet; thence Easterly to the point of beginning.

## LEGAL DESCRIPTION OF PROPOSED RESULTING PARCELS:

### PARCEL "1"

A parcel of land described as: Lot 17, Block 1, VILLAGE OF FLINT, except that part described as beginning at Northeast corner of said lot; thence Southwesterly along North line of said lot, 120 feet; thence South parallel to East line of said lot, 3.50 feet; thence East parallel to north line of said lot, 26 feet; thence South 75°19'47" East, 7.29 feet (recorded as South 43 degrees 20 minutes East); thence South parallel to East line of said lot, 11.20 feet thence East parallel to North line of said lot, 89 feet to east line of said lot; thence North along said East line, 20 feet to point of beginning. Also a parcel of land described as beginning at Northwest corner of said Lot 17; thence Westerly along North line of said lot extended 23 feet; thence Southerly parallel to West line of said lot, 66 feet; thence Easterly along South line of said lot extended Westerly 23 feet to Southwest corner of said lot; thence Northerly along West line of said lot to point of beginning. Also, the Southerly 22 feet of the Westerly 36.3 feet of Lot 15, Block 1, VILLAGE OF FLINT.

### PARCEL "3" - COMBINED PARCELS "2", "A", "B" & "C"

A parcel of land that is part of Lot 1 and Lot 3, Block 3, "VILLAGE OF FLINT", as recorded in Volume "A", Pages 214-215, Genesee County Records, being more particularly described as: Commencing at the intersection of the south line of Kearsley Street (66 feet wide) and west line of Saginaw Street (99 feet wide); thence S32°06'37"E along the west line of Saginaw Street, 78.47 feet to a point on the centerline of a brick wall per L. 732, P. 279, Genesee County Records, said point being the POINT OF BEGINNING; thence continuing S32°06'37"E along the west line of Saginaw Street, 39.66 feet to the centerline of a brick wall per L. 732, P. 275, Genesee County Records; thence along the centerline of said brick wall S57°41'18"W, 90.26 feet; thence N32°12'50"W, 0.33 feet to the south line of the north 52 feet of Lot 3, Block 3, of said "VILLAGE OF FLINT"; thence along said line S57°57'46"W, 58.63 feet to the east line of Buckham Alley (33 feet wide); thence N32°08'19"W along the east line of Buckham Alley, 118.34 feet to the south line of Kearsley Street; thence along the south line of Kearsley Street N58°00'13"E, 48.50 feet to the east line of the west 48.50 of said Lot 1; thence S32°08'19"E along said east line 79.00 feet to the westerly extension of said centerline of a brick wall per L. 732, P. 279, Genesee County Records; thence N57°42'05"E along said westerly extension and centerline of said brick wall 100.41 feet to the POINT OF BEGINNING. Containing 9,718 square feet or 0.22 acres and subject to easements and restrictions of record, if any.

## SCHEDULE B-SECTION II, EXCEPTIONS PER TITLE COMMITMENT No. [REDACTED] BY CISLO TITLE COMPANY, DATED JANUARY 24, 2011

- 9 Urban Renewal Plan, as set forth in Liber 1738, page 217, Genesee County Records - AFFECTS SITE, CAN NOT BE GRAPHICALLY SHOWN, SEE DOCUMENT.
- 10 Private right of way from Kearsley Street across the West end of Lot 17, Block 1 to the South 22 feet of Lot 15, Block 1, as set forth in Deed Liber 209, page 304 and Deed Liber 255, page 409, Genesee County Records - AFFECTS SITE, SEE SKETCH.
- 12 Easement over the South 46 feet of East 120 feet of Lot 17, Block 1, as more fully set forth in Deed Liber 695, pages 322 and 323, Genesee County Records - AFFECTS SITE, SEE SKETCH.
- 14 Party Wall Agreement relating to the wall on the North line of subject property recorded in Liber 732, Pages 279-281, Genesee County Records, as to Parcels A, B and C - AFFECTS SITE, SEE SKETCH.
- 15 Party Wall Agreement relating to the wall on the South line of subject property disclosed in Liber 732, Pages 275-276, Genesee County Records, as to Parcels A, B and C - AFFECTS SITE, SEE SKETCH.
- 16 Reservation of an easement over Parcel C as disclosed in Liber 732, Pages 275-276, Genesee County Records. - AFFECTS SITE, SEE DOCUMENT.
- 17 Terms and conditions contained in an Easement Agreement recorded in Liber 1456, Pages 679-681, Genesee County Records, as to Parcels A, B and C - AFFECTS SITE, SEE SKETCH.

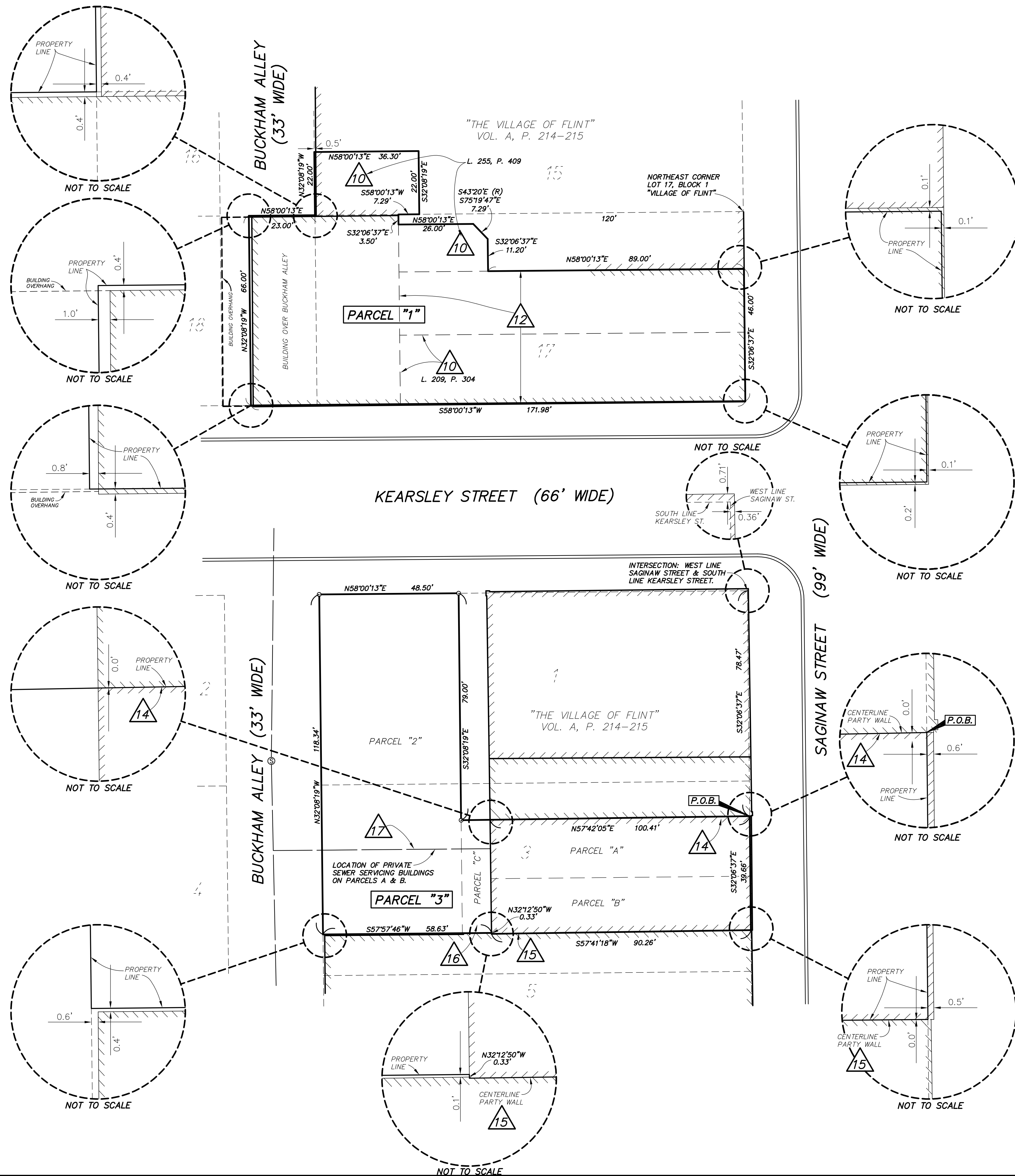
### NOTES:

1. Basis of Bearing is the West line of Buckham Alley per ALTA survey by CHMP, Inc. Dated 11/30/07 Job No. 07012200, by Greg M. McArdle, P.S.
2. Existing Property Addresses:  
 PARCEL "1": [REDACTED] 19  
 PARCEL "2": [REDACTED] 01  
 PARCELS "A", "B" & "C": [REDACTED] 24
3. Ownership:  
 [REDACTED]

**LEGEND**

- - SET PROPERTY CORNER
- ▬ - BUILDING LINE
- ▲ - TITLE ITEM
- P.O.B. - POINT OF BEGINNING

0 10 20  
SCALE: 1" = 20'



CLIENT: [REDACTED]  
 SECTION: [REDACTED]  
 TOWNSHIP: [REDACTED]  
 CITY: FLINT

DATE: MARCH 30, 2011  
 REVISED DATE: [REDACTED]  
 JOB NO.: 201001  
 FIELD: GMM/JDA  
 OFFICE: GMM/JDA  
 SHEET: 1 OF 1

BOUNDARY SURVEY/PROPOSED LAND DIVISION  
 CITY OF FLINT, GENESSEE COUNTY, MICHIGAN

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