

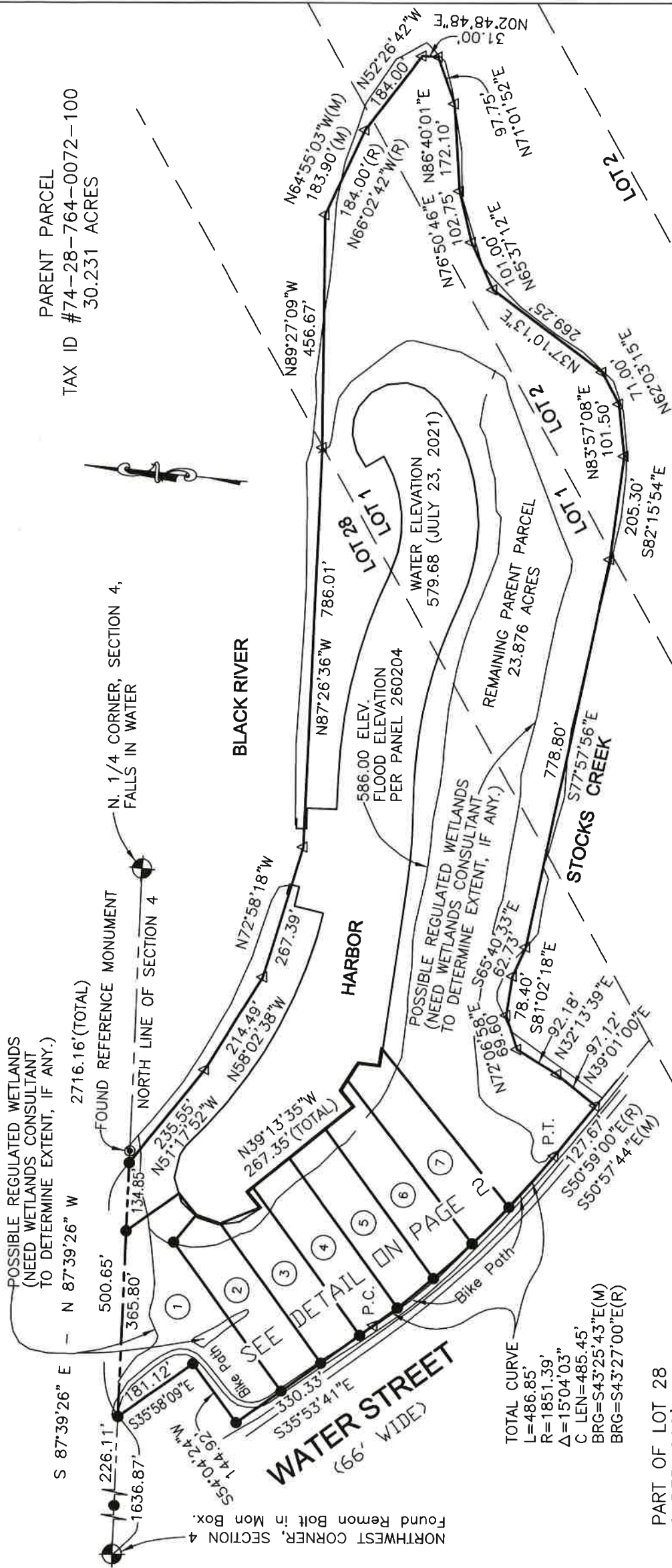
CERTIFICATE OF SURVEY

Project No.

PHT #341

PHT 5/107

PLRM LLC
c/o Rob Drewek
P.O. Box 382
Memphis, MI 48041



PART OF LOT 28
SUPERVISOR'S WATER STREET PLAT
(LIBER 48 OF PLATS, PAGE 16-23)

LOT 2
 LOT 1
 (LIBER C)
 -THEODORE J. AND DENNIS J. CAMPBELL
 SUBDIVISION OF PLATS, PAGE 24)
 CLAIM NO. 3

LEGEND

- SET CONC. MON.
 ○ FOUND IRON
 ● SET IRON
 □ FND. CONC. MON.
 △ COMPUTED LOCATION
 (R) RECORDED
 (M) MEASURED
 (C) CALCULATED
 (PR) PRORATED
 n.t.s. NOT TO SCALE

11/18/24

Drawn by
TLE

Approved by TLE	Page
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1 of

Scale

1" = 250'

Timothy L. Edie, P.S. #4001053496

POLARIS SURVEYING, P.L.L.C.

7679 CAPAC ROAD
LYNN, MICHIGAN 48097

PH: 810.395.8515

E-MAIL: tle.PolarisSurveying@gmail.com

I hereby certify that I have surveyed and mapped the above or attached described parcel(s) of land and that the error of closure is no greater than 1 in 5000 and that the survey is in full compliance with Section No. 3 Act 132 P.A. 1970

Project No. PHT #341 PHT 5/107

Memphis, MI 48041

COMPUTED N. 1/4 COR., SEC. 4, FALLS IN WATER

1.615 ACRES
365.80'
500.65'
127.53°
134.85'
433.35'(C)
FOUND REFERENCE MONUMENT
NORTH LINE OF SECTION 4

BLACK RIVER

HARBOR

REMAINING
PARENT PARCEL
23.876 ACRES

POSSIBLE REGULATED WETLANDS
(NEED WETLANDS CONSULTANT
TO DETERMINE EXTENT, IF ANY.)

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LYNN, MICHIGAN 48097
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PHT #341 PHT 5/107

LEGAL DESCRIPTION OF PARENT PARCEL (TAX ID #74-28-764-0072-100): The Land referred to

herein below is situated in the County of St. Clair, State of Michigan, and is described as follows: Being a part of Lot 28 of Supervisor's Water Street Plat, according to the plat thereof as recorded in Liber 48 of Plats, Pages 16 through 23, St. Clair County Records and part of Lots 1 and 2, Theodore J. and Dennis J. Campau Subdivision of Private Claim No. 3, according to the Plat thereof as recorded in Liber C of Plats, Page 24, St. Clair County Records described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of Section 4 to the Point of Beginning; thence S. 35° 58' 09" E. 181.12 feet; thence S. 54° 04' 24" W. 144.92 feet to a point located on the Northeast line right-of-way of Water Street; thence S. 35° 53' 41" E. 330.33 feet along said Northeast right-of-way line of Water Street; thence Southeastly 486.85 feet along the arc of a curve concave to the Northeast whose Radius is 1851.39 feet and having a Chord of S. 43° 25' 43" E. (Recorded as S. 43° 27' 00" E.) 485.45 feet, said arc being the Northeast right-of-way of Water Street; thence S. 50° 57' 44" E. (Recorded as S. 50° 59' 00" E.) 127.67 feet along the said Northeast right-of-way of Water Street; thence along the edge of water of Stocks Creek and Black River the following 22 courses: N. 39° 01' 00" E. 97.12 feet, N. 32° 13' 39" E. 92.18 feet, N. 72° 06' 58" E. 69.60 feet, S. 81° 02' 18" E. 78.40 feet, S. 65° 40' 33" E. 62.73 feet, S. 77° 57' 56" E. 778.80 feet, S. 82° 15' 54" E. 205.30 feet, N. 83° 57' 08" E. 101.50 feet, N. 62° 03' 15" E. 71.00 feet, N. 37° 10' 13" E. 269.25 feet, N. 65° 37' 12" E. 101.00 feet, N. 76° 50' 46" E. 102.75 feet, N. 86° 40' 01" E. 172.10 feet, N. 71° 01' 52" E. 97.75 feet, N. 02° 48' 48" E. 31.00 feet, N. 52° 26' 42" W. 184.00 feet, N. 64° 55' 03" W. 183.90 feet (Recorded as N. 66° 02' 42" W. 184.00 feet), N. 89° 27' 09" W. 456.67 feet, N. 87° 26' 36" W. 786.01 feet, N. 72° 58' 18" W. 267.39 feet, N. 58° 02' 38" W. 214.49 feet and N. 51° 17' 52" W. 235.55 feet to a point located on the North line of Section 4; thence N. 87° 39' 26" W. 500.65 feet along the said North line of Section 4 to the point of beginning. Said parcel contains 30.231 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #1: A parcel of land being a part of Lot 28 of

Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of said Section 4 to the point of beginning of this description; thence S. 35° 58' 09" E. 181.12 feet; thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street; thence S. 35° 53' 41" E. 108.00 feet along the Northeastly right-of-way line of Water Street; thence N. 54° 06' 19" E. 360.00 feet; thence S. 50° 55' 51" E. 69.38 feet; thence N. 51° 34' 22" E. 54.05 feet; thence N. 35° 53' 41" W. 127.42 feet to a point on the North line of said Section 4; thence N. 87° 39' 26" W. 365.80 feet along the North line of said Section 4 to the point of beginning of this description. Said parcel contains 1.615 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #2: A parcel of land being a part of Lot 28 of

Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of said Section 4; thence S. 35° 58' 09" E. 181.12 feet; thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street; thence S. 35° 53' 41" E. 108.00 feet along the Northeastly right-of-way line of Water Street to the point of beginning of this description; thence Northwesterly right-of-way line of Water Street; thence N. 54° 06' 19" E. 336.94 feet; thence N. 19° 20' 51" E. 49.98 feet; thence N. 50° 55' 51" W. 69.38 feet; thence S. 54° 06' 19" E. 360.00 feet to the point of beginning of this description. Said parcel contains 0.801 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #3: A parcel of land being a part of Lot 28 of Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of Section 4, Town 6 North, Range 17 East, thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street, thence S. 35° 53' 41" E. 203.50 feet along the Northeastly right-of-way line of Water Street to the point of beginning of this description; thence continuing S. 35° 53' 41" E. 93.65 feet along the Northeastly right-of-way line of Water Street, thence N. 54° 06' 19" E. 358.53 feet; thence N. 39° 13' 35" W. 15.54 feet; thence S. 50° 10' 37" W. 40.35 feet; thence N. 22° 17' 34" W. 83.24 feet; thence S. 54° 06' 19" W. 336.94 feet to the point of beginning of this description. Said parcel contains 0.714 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #4: A parcel of land being a part of Lot 28 of Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of Section 4, Town 6 North, Range 17 East, thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street, thence S. 35° 53' 41" E. 297.15 feet along said Northeastly right-of-way line of Water Street to the point of beginning of this description; thence continuing S. 35° 53' 41" E. 33.18 feet along the Northeastly right-of-way line of Water Street to the P.C. of a curve to the left (Radius = 1851.39 feet, Delta = 01° 47' 23" and whose Chord Bears S. 36° 47' 23" E. 57.83 feet); thence along the Northeastly right-of-way line of Water Street, thence S. 54° 06' 19" E. 362.92 feet; thence N. 39° 13' 35" W. 91.15 feet; thence S. 54° 06' 19" W. 358.53 feet to the point of beginning of this description. Said parcel contains 0.754 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #5: A parcel of land being a part of Lot 28 of Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of Section 4, Town 6 North, Range 17 East, thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street, thence S. 35° 53' 41" E. 330.33 feet along said Northeastly right-of-way line of Water Street to the P.C. of a curve to the left (Radius = 1851.39 feet, Delta = 01° 47' 23" and whose Chord Bears S. 36° 47' 23" E. 57.83 feet); thence along the Northeastly line of Water Street and said curve to the left 91.15 feet (Radius = 1851.39 feet, Delta = 02° 49' 15" and whose Chord Bears S. 39° 05' 42" E. 91.14 feet); thence N. 54° 06' 19" E. 363.13 feet; thence N. 39° 13' 35" W. 91.15 feet; thence S. 54° 06' 19" W. 362.92 feet to the point of beginning of this description. Said parcel contains 0.759 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #6: A parcel of land being a part of Lot 28 of Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4; Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of Section 4; Town 6 North, Range 17 East, thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street; thence S. 35° 53' 41" E. 330.33 feet along the Northeastly right-of-way line of Water Street to the P.C. of a curve to the left (Radius = 1851.39 feet, Delta = 04° 36' 38" and whose Chord Bears S. 38° 12' 00" E. 148.94 feet); thence along the Northeastly line of Water Street and said curve to the left 148.98 feet to the point of beginning of this description; thence continuing along the Northeastly line of Water Street and said curve to the left 101.76 feet (Radius = 1851.39 feet, Delta = 03° 08' 57" and whose Chord Bears S. 42° 04' 48" E. 101.75 feet); thence N. 52° 40' 10" E. 405.43 feet; thence N. 57° 16' 42" W. 25.57 feet; thence S. 50° 57' 12" W. 39.83 feet; thence N. 39° 13' 35" W. 69.50 feet; thence S. 54° 06' 19" W. 363.13 feet to the point of beginning of this description. Said parcel contains 0.825 acres, more or less.

LEGAL DESCRIPTION OF PROPOSED PARCEL #7: A parcel of land being a part of Lot 28 of Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4; Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 1636.87 feet along the North line of Section 4; Town 6 North, Range 17 East, thence S. 54° 04' 24" W. 144.92 feet to a point on the Northeastly right-of-way line of Water Street; thence S. 35° 53' 41" E. 330.33 feet along said Northeastly right-of-way line of Water Street to the P.C. of a curve to the left (Radius = 1851.39 feet, Delta = 07° 45' 36" and whose Chord Bears S. 39° 46' 29" E. 250.55 feet); thence along the Northeastly line of Water Street and said curve to the left 250.74 feet to the point of beginning of this description; thence continuing along the Northeastly line of Water Street and said curve to the left 102.01 feet (Radius = 1851.39 feet, Delta = 03° 09' 25" and whose cord Bears S. 45° 13' 59" E. 102.00 feet); thence N. 51° 16' 10" E. 400.33 feet; thence N. 81° 37' 07" W. 33.43 feet; thence N. 05° 57' 24" E. 41.03 feet; thence N. 57° 16' 42" W. 16.42" E. 65.41 feet; thence S. 05° 57' 24" W. 41.03 feet; thence S. 81° 37' 07" E. 33.43 feet; thence S. 51° 16' 10" W. 400.33 feet to a point on the Northeastly line of Water Street, said point falls on a curve to the left (Radius = 1851.39 feet, Delta = 04° 09' 02" and whose Chord Bears S. 48° 53' 13" E. 134.09 feet); thence along the Northeastly line of Water Street and said curve to the left 134.12 feet to its P.T.; thence S. 50° 57' 44" E. 127.67 feet along the Northeastly line of Water Street; thence along the edge of water of Stocks Creek and Black River the following 22 courses: N. 39° 01' 00" E. 97.12 feet, N. 32° 13' 39" E. 92.18 feet, N. 72° 06' 58" E. 69.60 feet, S. 81° 02' 18" E. 78.40 feet, S. 65° 40' 33" E. 62.73 feet, S. 77° 57' 56" E. 778.80 feet, S. 82° 15' 54" E. 205.30 feet, N. 83° 57' 08" E. 101.50 feet, N. 62° 03' 15" E. 71.00 feet, N. 37° 10' 13" E. 269.25 feet, N. 65° 37' 12" E. 101.00 feet, N. 76° 50' 46" E. 102.75 feet, N. 86° 40' 01" E. 172.10 feet, N. 71° 01' 52" E. 97.75 feet, N. 02° 48' 48" E. 31.00 feet, N. 52° 26' 42" W. 184.00 feet, N. 64° 55' 03" W. 183.90 feet, N. 89° 27' 09" W. 456.67 feet, N. 87° 26' 36" W. 786.01 feet, N. 72° 58' 18" W. 267.39 feet, N. 58° 02' 38" W. 214.49 feet and N. 51° 17' 52" W. 235.55 feet to a point on the North Line of Section 4; thence N. 87° 39' 26" W. 134.85 feet along the North line of said Section 4 to the point of beginning of this description. Said parcel contains 23.876 acres, more or less.

LEGAL DESCRIPTION OF REMAINING PARENT PARCEL: A parcel of land being a part of Lot 28 of Supervisor's Water Street Plat, according to the Plat thereof as recorded in Liber 48 of Plats, Page 16 through 23, St. Clair County Records and described as: Commencing at the Northwest corner of Section 4, Town 6 North, Range 17 East, thence S. 87° 39' 26" E. 2002.67 feet along the North line of Section 4 to the point of beginning of this description; thence S. 35° 53' 41" E. 127.42 feet; thence S. 51° 34' 22" W. 54.05 feet; thence S. 19° 20' 51" W. 49.98 feet; thence S. 22° 17' 34" E. 83.24 feet; thence N. 50° 10' 37" E. 40.35 feet; thence S. 39° 13' 35" E. 267.35 feet; thence N. 50° 57' 12" E. 39.83 feet; thence S. 57° 16' 42" E. 65.41 feet; thence S. 05° 57' 24" W. 41.03 feet; thence S. 81° 37' 07" E. 33.43 feet; thence S. 51° 16' 10" W. 400.33 feet to a point on the Northeastly line of Water Street, said point falls on a curve to the left (Radius = 1851.39 feet, Delta = 04° 09' 02" and whose Chord Bears S. 48° 53' 13" E. 134.09 feet); thence along the Northeastly line of Water Street and said curve to the left 134.12 feet to its P.T.; thence S. 50° 57' 44" E. 127.67 feet along the Northeastly line of Water Street; thence along the edge of water of Stocks Creek and Black River the following 22 courses: N. 39° 01' 00" E. 97.12 feet, N. 32° 13' 39" E. 92.18 feet, N. 72° 06' 58" E. 69.60 feet, S. 81° 02' 18" E. 78.40 feet, S. 65° 40' 33" E. 62.73 feet, S. 77° 57' 56" E. 778.80 feet, S. 82° 15' 54" E. 205.30 feet, N. 83° 57' 08" E. 101.50 feet, N. 62° 03' 15" E. 71.00 feet, N. 37° 10' 13" E. 269.25 feet, N. 65° 37' 12" E. 101.00 feet, N. 76° 50' 46" E. 102.75 feet, N. 86° 40' 01" E. 172.10 feet, N. 71° 01' 52" E. 97.75 feet, N. 02° 48' 48" E. 31.00 feet, N. 52° 26' 42" W. 184.00 feet, N. 64° 55' 03" W. 183.90 feet, N. 89° 27' 09" W. 456.67 feet, N. 87° 26' 36" W. 786.01 feet, N. 72° 58' 18" W. 267.39 feet, N. 58° 02' 38" W. 214.49 feet and N. 51° 17' 52" W. 235.55 feet to a point on the North Line of Section 4; thence N. 87° 39' 26" W. 134.85 feet along the North line of said Section 4 to the point of beginning of this description. Said parcel contains 23.876 acres, more or less.