

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – PARCEL A (PER PEA GROUP)

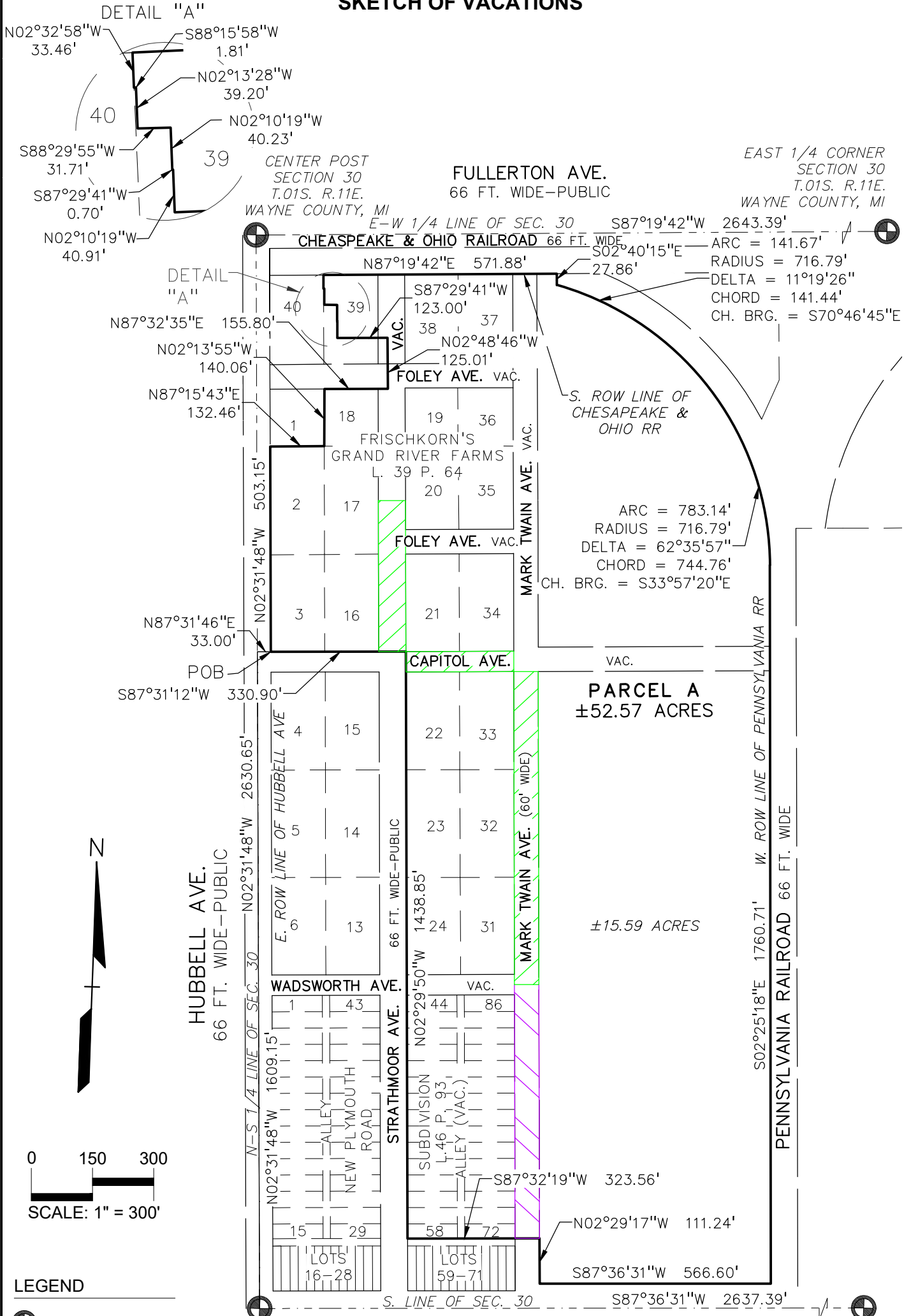
LAND SITUATED IN THE WEST 1/2 OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 44–58, LOTS 72–86, AND 18' ALLEY BETWEEN LOTS 44–58 AND LOTS 72–86 OF NEW PLYMOUTH ROAD SUBDIVISION, ACCORDING TO LIBER 46, PAGE 93 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING ALL OF LOTS 2–3, 16–24, LOTS 31–38, AND PART OF 39 OF FRISCHKORN'S GRAND RIVER FARMS, ACCORDING TO LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY MICHIGAN, AND BEING PARTS OF VACATED MARK TWAIN AVENUE (60' WIDE), WADSWORTH AVENUE (50' WIDE), CAPITOL AVENUE (60' WIDE), STRATHMOOR AVENUE (66' WIDE) AND FOLEY AVENUE (60' WIDE), AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:




COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF HUBBELL AVENUE (66' WIDE) N02°31'48"W 1609.15 FEET; THENCE N87°31'46"E 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF FRISKCHKORN'S GRAND RIVER FARMS SUBDIVISION, AS RECORDED IN LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING THE INTERSECTION OF THE NORTH LINE OF CAPITOL AVENUE AND THE EAST RIGHT–OF–WAY LINE OF HUBBELL AVENUE, TO THE **POINT OF BEGINNING**; THENCE N02°31'48"W 503.15 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT N87°15'43"E 132.46 FEET TO THE WEST LINE OF LOT 18 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°13'55"W 140.06 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF VACATED FOLEY AVENUE (60' WIDE); THENCE ALONG SAID LINE N87°32'35"E 155.80 FEET; THENCE N02°48'46"W 125.01 FEET; THENCE ACROSS LOT 39 OF SAID SUBDIVISION AND ALONG AN EXISTING BUILDING WALL THE FOLLOWING SIX (6) COURSES, S87°29'41"W 123.00 FEET, N02°10'19"W 40.91 FEET, S87°29'41"W 0.70 FEET, N02°10'19"W 40.23 FEET, S88°29'55"W 31.71 FEET, N02°13'28"W 39.20 FEET; THENCE S88°15'58"W 1.81 FEET TO THE WEST LINE OF LOT 39 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°32'58"W 33.46 FEET TO THE SOUTH RIGHT–OF–WAY LINE CHESAPEAKE AND OHIO RAILROAD (66' WIDE); THENCE ALONG SAID LINE N87°19'42"E 571.88 FEET; THENCE ALONG THE WEST RIGHT–OF–WAY LINE OF THE PENNSYLVANIA RAILROAD (66' WIDE) THE FOLLOWING FOUR (4) COURSES, S02°40'15"E 27.86 FEET, 141.67 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.79 FEET, A CENTRAL ANGLE OF 11°19'26", AND CHORD BEARING S70°46'45"E 141.44, 783.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.79 FEET, A CENTRAL ANGLE OF 62°35'57", AND CHORD BEARING S33°57'20"E 744.76 FEET, S02°25'18"E, 1760.71 FEET TO THE NORTH RIGHT–OF–WAY LINE OF PLYMOUTH AVENUE (VARIABLE WIDE); THENCE ALONG SAID LINE S87°36'31"W 566.60 FEET TO THE EAST RIGHT–OF–WAY LINE OF MARK TWAIN AVENUE (60' WIDE); THENCE ALONG SAID LINE N02°29'17"W 111.24 FEET; THENCE ALONG THE SOUTH LINE OF LOTS 58 AND 72 AND THE EASTERLY EXTENSION OF SAID LOTS OF PLYMOUTH ROAD SUBDIVISION, AS RECORDED IN LIBER 46, PAGE 93 OF PLATS, WAYNE COUNTY, MICHIGAN, S87°32'19"W 323.56 FEET TO THE WEST RIGHT–OF–WAY LINE OF STRATHMOOR AVENUE (66' WIDE); THENCE ALONG SAID LINE N02°29'50"W 1438.85 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF SAID FRISKCHKORN'S SUBDIVISION, ALSO BEING THE NORTH RIGHT–OF–WAY LINE OF CAPITOL AVENUE (50' WIDE); THENCE ALONG SAID LINE S87°31'12"W 330.90 FEET TO THE **POINT OF BEGINNING**; CONTAINING 52.57 ACRES OF LAND, MORE OR LESS.

THE FOLLOWING STREETS TO BE VACATED WITHIN THE ABOVE DESCRIBED PARCEL, BEING MORE PARTICULARLY DESCRIBED AS:

1. ALL OF MARK TWAIN AVENUE (60 FEET WIDE), FOUND IN NEW PLYMOUTH ROAD SUBDIVISION, AS RECORDED IN LIBER 46 OF WAYNE COUNTY PLATS, PAGE 93, LYING WEST OF A 15.59 ACRE TRACT, AND EAST OF LOTS 72–86 OF SAID PLAT, ALSO THAT PORTION OF MARK TWAIN AVENUE NORTH OF SAID LOT 86 SAID PLAT AND SOUTH OF THE CENTER LINE OF VACATED WADSWORTH AVENUE.
2. ALL OF MARK TWAIN AVENUE (60 FEET WIDE), FOUND IN FRISCHKORN'S GRAND RIVER FARM SUBDIVISION, AS RECORDED IN LIBER 39 OF WAYNE COUNTY PLATS, PAGE 64, LYING WEST OF A 15.59 ACRE TRACT, AND EAST OF THE EAST LOT LINES OF LOTS 31–33 OF SAID PLAT, BEING SOUTH OF OF CAPITOL AVENUE, AND NORTH OF THE CENTERLINE OF VACATED WADSWORTH AVENUE.
3. ALL OF STRATHMOOR AVENUE (66 FEET WIDE), FOUND IN FRISCHKORN'S GRAND RIVER FARM SUBDIVISION, AS RECORDED IN LIBER 39 OF WAYNE COUNTY PLATS, PAGE 64, LYING BETWEEN LOTS 16 & 21, THAT PORTION OF STRATHMOOR AVENUE LYING ADJACENT TO THE SOUTH 132 FEET OF LOT 17, AND SOUTH 71 FEET OF LOT 20, ALL OF THE AFOREMENTIONED SUBDIVISION.
4. ALL OF CAPITOL AVENUE (50 FEET WIDE), FOUND IN FRISCHKORN'S GRAND RIVER FARM SUBDIVISION, AS RECORDED IN LIBER 39 OF WAYNE COUNTY PLATS, PAGE 64, LYING BETWEEN LOTS 21–22 AND LOTS 33–34, ALSO DESCRIBED AS THAT PORTION OF CAPITOL AVENUE LYING BETWEEN STRATHMOOR AVENUE AND WEST OF MARK TWAIN AVENUE.

SKETCH OF VACATIONS



- LEGEND**
-  SECTION CORNER FOUND
 -  FRISCHKORN'S GRAND RIVER FARMS SUBDIVISION
 -  NEW PLYMOUTH ROAD SUBDIVISION

NORTH POINT DEVELOPMENT
 4825 NW 41ST STREET, STE #500
 RIVERSIDE, MO 64150

REVISED 10-24-22

SHEET 2 OF 2
 AUGUST 2ND, 2022
 2021-0543



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