

CITY OF CHELSEA
DOWNTOWN DEVELOPMENT AUTHORITY

The boundaries of the development area as of 1985, Ordinance 97; and amended in 1987:

Beginning at the northeast corner of Lot 1, Block 16, Elisha Congdon's Third Addition; thence S 02 degree E 470.25 feet along the E line of Lots 1 and 2, Block 16 of second addition and along the E line of Lots 1 to 4 inclusive, Block 17 of said addition to the centerline of Van Buren Street; thence N 88 degree 30' E 132.00 feet along the centerline of Van Buren Street; thence S 02 degree E 284.79 feet; thence N 88 degree 30' W approximately 297 feet to the centerline of M-52; thence S 02 degree E along the centerline of M-52 to the centerline of Lincoln Street; thence S 89 degree W approximately 197 feet along the centerline of Lincoln Street; thence N 01 degree W 231 feet along the E line of Block 6, James Congdon's Second addition to the SE corner of Lot 6, Block 6 James Congdon's Second addition; thence S 89 degree W 297 feet along the S line of Lots 6 and 13, Block 6, James Congdon's Second Addition to the centerline of Congdon Street; thence S 01 degree E 66 feet along the centerline of Congdon Street; thence S 89 degree W 330 feet along the S line of Lots 7 and 12, Block 5, James Congdon's Second Addition to the centerline of Garfield Street; thence N 01 degree W 132 feet along the centerline of Garfield Street; thence N 89 degree E 330 feet along the N line of Lots 6 and 13, Block 5, James Congdon's Second Addition to the centerline of Congdon Street; thence N 01 degree W 198 feet along the centerline of Congdon Street; thence N 89 degree E 297 feet along the N line of Lots 3 and 16, Block 6, James Congdon's Second Addition to the E line of said Addition; thence N 01 degree W 156.75 feet along the E line of Block 6, James Congdon's Second Addition to the centerline of West Summit Street; thence N 89 degree E 70.36 feet along the centerline of West Summit Street; thence N 01 degree W 123.75 feet; thence S 89 degree W approximately 188.5 feet to the E line of Block 1, James Congdon's Second Addition; thence N 01 degree W approximately 516 feet along the E line of Block 1, James Congdon's Second Addition to the centerline of South Street; thence N 70 degree E along the centerline of South Street to a point S 20 degree E 33 feet from the SW corner of Lot 11, Block 4, Plat of the city; thence N 20 degree W 157.08 feet along the E line of Lot 11, Block 4, Plat of the city to the NW corner of said Lot 11; thence S 70 degree W 132 feet along the N line of Lots 12 to 15 inclusive, Block 4, Plat of the city to the NW corner of said Lot 15; thence N 20 degree W 157.08 feet along the W line of Lot 54, Block 4, Plat of the city to the centerline of West Middle Street; thence S 70 degree W 305.25 feet along the centerline of West Middle Street; thence N 20 degree W 165 feet along a line 8.25 feet W of and parallel to the E line of Lots 23 and 37, Block 5, Plat of the city to the N line of said Block 5; thence S 70 degree W approximately 198 feet along the N line of Block 5, Plat of the city to a point in the N line of Lot 29 of said Block 5; thence S 20 degree E 16.5 feet; thence S 70 degree W 66.4 feet; thence N 20 degree W approximately 173.1 feet to the centerline of the Conrail Railroad right-of-way; thence N 70 degree E approximately 715 feet along the centerline of Conrail Railroad right-of-way; thence N 20 degree W approximately 80 feet; thence N 29 degree W 33 feet; thence N 65 degree 30' E 113 feet; thence N 20 degree W 62 feet; thence N 70 degree E 16 feet; thence N 20 degree W 54 feet to the SW corner of Lot 12, Block 6, Plat of the city; thence S 70 degree W 132 feet along the S line of said Block 6 to the SW corner of Lot 14, Block 6, Plat of the city; thence N 20 degree W 446.49 feet along the W line of Lots 14 and 33, Block 6, Plat of the city, and along the W line of Lot 7, Mary P. Frazer's Addition to the centerline of Buchanan Street; thence N 71 degree 23' 15" E approximately 175 feet along the centerline of Buchanan Street; thence continuing along the centerline of Buchanan Street N 76 degree 17' 15" E approximately 204.4 feet; thence N 13 degree 37' 20" W approximately 302.6 feet; thence S 83 degree 47' 45" E 54.7 feet; thence N 00 degree 17' 15" W 110.4 feet; thence W 264 feet to the centerline of M-52; thence S 00 degree 04' 00" W approximately 122.5 feet along the centerline of M-52; thence S 89 degree 55' 40" E 216.48 feet; thence N 00 degree 50' 40" E 132.3 feet; thence S 86 degree 56' 20" E 452.24 feet along the S line of D.B. Taylor's Addition; thence S 01 degree 04' 20" E 123.75 feet; thence S 87 degree 02' 20" E 71.97 feet; thence S 11 degree 49' E approximately 196.2 feet to the centerline of East North Street; thence S 71 degree 47' 40" W approximately 327.5 feet to the intersection of the centerline of East Street; thence S 18 degree 18' 20" E approximately 363 feet to the intersection of the centerline of the Conrail Railroad right-of-way; thence S 71 degree 47' 40" W 282 feet along the centerline of said Railroad right-of-way; thence S 20 degree E approximately 174 feet along a line 18 feet W of and parallel to the E line of Lot 33, Block 2, Plat of the city; thence S 70 degree W 147 feet along the S line of Lots 33 to 37 inclusive of said Block 2 to the SW corner of said Lot 37; thence S 20 degree E 157.08 feet along the E line of Lot 13 of said Block 2 to the centerline of East Middle Street; thence N 70 degree E 33 feet

along the centerline of East Middle Street; thence S 20 degree E along the E line of Lots 40 and 17, Block 3, Plat of the city to the centerline of "Former Public Alley"; thence N 70 degree E along the centerline of "Former Public Alley" to a point N 20 degree W of the NW corner of Lot 1, Block 15, Elisha Congdon's Plat of His Second Addition; thence S 20 degree E to the centerline of Park Street; thence S 02 degree E 165 feet along a line 16.5 feet E of and parallel to the W line of Lot 8, Block 14, Elisha Congdon's Plat of His Second Addition to the N line of Abel R. Fenn's Addition; thence S 89 degree W 16.5 feet along the N line of Abel R. Fenn's Addition to the NE corner of Lot 3, Block 2, Abel R. Fenn's Addition; thence S 02 degree E 40 feet along the E line of said Lot 3; thence S 89 degree W 132 feet along a line 40 feet S of and parallel to the N line of Lots 2 and 3, Block 2, Abel R. Fenn's Addition; thence N 02 degree W 40 feet along the W line of said Lot 2 to the NW corner of said Lot 2; thence S 89 degree W 66 feet along the N line of Lot 1, Block 2, Abel R. Fenn's Addition to the NW corner of said Lot 1; thence S 02 degree E approximately 91 feet; thence S 88 degree 30' W 132 feet; thence S 02 degree E 161.04 feet to the centerline of Orchard Street; thence N 88 degree 30' E 66.6 feet along the centerline of Orchard Street; thence S 02 degree E 161.04 feet along the E line of Lot 1, Block 1, Abel R. Fenn's Addition to the SE corner of said Lot 1; thence S 88 degree 30' W 60.66 feet to the SW corner of said Lot 1; thence southerly approximately 21.1 feet to the PLACE OF BEGINNING, being a part of the E ½ of Section 12, T2S, R3E, City of Chelsea, Washtenaw County, Michigan.

Excluding from the above description the following three (3) described parcels:

Tax Code Parcel No. CV 1-37C-1, more particularly described as: "The Southerly 150 feet of the following described land, commencing at N 1/4 post of Section 12; thence E 16 chains in the N line of Section; thence S 53 rods in W line of Main Street; thence N 86°32'30" W 190 feet for a Place of Beginning; thence continuing the last mentioned course 60.94 feet; thence S 27.90 feet; thence N 84°05' W 54.71 feet; thence S 14° E 277.85 feet; thence N 76°00' E 49.50 feet; thence N 66.20 feet; thence W 10 feet; thence N 2°44' W 210.85 feet to Place of Beginning, being part of Northeast ¼ Section 12, T2S, R3E."

Tax Code Parcel No. CV 1-37B, more particularly described as: "Commencing at N ¼ post of Section; thence East 16 chains in N line of Section; thence S 53 rods in W line of Main Street for Place of Beginning; thence N 86°32'30" W 230.94 feet; thence S 27.90 feet; thence N 84°05' W 54.71 feet; thence S 14° E 127.85 feet; thence N 76° E 72.61 feet; thence S 2°44' E 84.80 feet; thence E 10 feet; thence S 66.20 feet; thence N 76° E 74.88 feet; in N line of Buchanan Street; thence N 100 feet; thence N 76° E 100 feet; thence N 123.65 feet to Place of Beginning, being part of Northeast 1/4, Section 12, T2S, R3E."

Tax Code Parcel No. CV 1-36A, more particularly described as: "Beginning in center line of Main Street at a point which is 16.50 chains E and 48 rods S of N ¼ post of Section 12, T2S, R3E; thence W 16 rods; thence S 5 rods; thence E 16 rods; thence N 5 rods to the Place of beginning, being a part of Northeast 1/4, Section 12, T2S, R3E."