

PRECISION TITLE COMPANY
2050 ALGONQUIN ROAD SUITE 602
SCHAUMBURG, ILLINOIS 60173

CERTIFICATE OF SURVEY
5207 BAY CITY ROAD

LINE	BEARING	DISTANCE
L1	N00°41'06"E	62.04'
L2	N23°34'58"W	11.52'
L3	N63°28'30"W	8.95'
L4	N89°18'50"W	28.98'
L5	N89°17'14"W	30.63'

PARCEL NO. 31-19-70-020 LINE ADJUSTMENT

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 19, TOWN 14 NORTH, RANGE 3 EAST, CITY OF MIDLAND, COUNTY OF BAY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE NORTH 00°23'46" EAST, 665.00 FEET, ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00°23'46" EAST, 609.44 FEET, ALONG THE WEST SECTION LINE; THENCE SOUTH 88°27'05" EAST, 525.46 FEET, ALONG THE SOUTH LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 51°21'59" EAST, 189.22 FEET, ALONG THE SOUTHWESTERLY LINE OF THE US-10 EXPRESSWAY; THENCE S 23°55'30" W, 232.63 FEET; THENCE S 00°06'37" W, 280.66 FEET; THENCE NORTH 88°24'22" WEST, 582.64 FEET TO WEST LINE OF SAID SECTION AND THE POINT OF BEGINNING. CONTAINING 8.42 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER USED, IMPLIED, OR OF RECORD.

PARCEL NO 31-19-70-050 LINE ADJUSTMENT

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 19, T14N-R3E, CITY OF MIDLAND, BAY COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 19; THENCE NORTH 00°23'46" EAST, 665.00 FEET, ALONG THE WEST SECTION LINE; THENCE SOUTH 88°24'22" EAST, 582.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°06'37" EAST, 280.66 FEET; THENCE NORTH 23°55'30" EAST, 232.63 FEET TO THE SOUTHWESTERLY LINE OF THE US-10 EXPRESSWAY; THENCE SOUTH 51°21'59" EAST, 55.22 FEET, ALONG SAID SOUTHWESTERLY LINE OF THE US-10 EXPRESSWAY; THENCE 828.06 FEET ALONG A 2147.01 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°05'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 40°18'56" EAST, 822.94 FEET, ALONG SAID US-10 EXPRESSWAY; THENCE NORTH 88°24'22" WEST, 566.00 FEET; THENCE NORTH 00°41'06" EAST, 62.04 FEET; THENCE NORTH 23°34'58" WEST, 11.52 FEET; THENCE NORTH 63°28'30" WEST, 8.95 FEET; THENCE NORTH 89°18'50" WEST, 28.98 FEET; THENCE NORTH 89°17'14" WEST, 30.63 FEET; THENCE NORTH 00°06'37" EAST, 74.69 FEET; THENCE NORTH 88°24'22" WEST, 33.37 FEET PARALLEL WITH WEST LINE OF SAID SECTION AND THE POINT OF BEGINNING. CONTAINING 5.80 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER USED, IMPLIED, OR OF RECORD.



D&M SITE INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-6500 • FAX (989) 752-6600

DATE: 2/20/26

JOB No. 2026.041

CADD FILE 2026-041

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