

## Chapter 11

### COMMUNITY DEVELOPMENT\*

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\* **Cross References:** Any ordinance affecting any specific urban renewal projects saved from repeal, § 1-6(10); administration, Ch. 2; planning, Ch. 23.

**State Law References:** Downtown development authority, MCL 125.1651 et seq., MSA 5.3010(1) et seq.; housing and slum clearance projects, MCL 125.651 et seq., MSA 5.3011 et seq.; housing corporation law, MCL 125.601 et seq., MSA 5.3057(1) et seq.; urban redevelopment corporations, MCL 125.901 et seq., MSA 5.3058(1) et seq.; rehabilitation of blighted areas, MCL 125.71 et seq., MSA 5.3501 et seq.; economic development corporations, MCL 125.1601 et seq., MSA 5.3520(1) et seq.

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**Art. I. In General, §§ 11-1--11-15**

**Art. II. Downtown Development, §§ 11-16--11-54**

**Div. 1. Generally, §§ 11-16--11-30**

**Div. 2. Downtown Development Authority, §§ 11-31--11-45**

**Div. 3. Downtown Development Plan, §§ 11-46--11-54**

**Art. III. Corridor Improvement Authority, §§ 11-55--11-65**

#### ARTICLE I.

#### IN GENERAL

**Secs. 11-1--11-15. Reserved.**

#### ARTICLE II.

#### DOWNTOWN DEVELOPMENT

#### DIVISION 1.

#### GENERALLY

**Sec. 11-16. Boundaries designated.**

Pursuant to the requirements of Act No. 197 of the Public Acts of Michigan of 1975 (MCL 125.1651 et seq., MSA 5.3010(1) et seq.), as amended, the boundaries of the downtown district shall be amended to include:

- (1) Beginning at the north line of Main Street and the Shiawassee River; thence northwesterly along the east bank of the Shiawassee River to a point 478.50' west of the west line of Water Street; thence north to the north line of Williams Street; thence east 57.75'; thence south 198'; thence east 277'; thence north 62'; thence east 143.8' to the west line of Water Street; thence north to the

north line of Williams Street; thence east to the west line of Ball Street; thence north to the north line of Lot 5 Block 5 of the Original Plat of the City of Owosso. Thence east to the east line of Washington Street; thence south to the north line of Lot 8 Block 6 of the Original Plat of the city; thence east along the north line of Lot 8 to the west line of Lot 6 Block 6 of the Original Plat of the City of Owosso. Thence north to the north line of said Lot 6; thence east to the east line of Park Street; thence south to the north line of Lot 10 Block 10 of the Original Plat of the City of Owosso. Thence east to the center line of Lot 9 in said block; thence south 48 feet; thence east to the east line of Saginaw Street; thence south to the north line of Main Street; thence east to the east line of Hickory Street; thence south to the Shiawassee River; thence northwesterly along the north line of the Shiawassee River to the point of beginning. Also,

- (2) Beginning at a point which is the southeast corner of Lot 12 Block 2 of A. L. Williams Addition to the village; thence traveling northerly along the Shiawassee River to a point which is the northwest corner of Lot 7 Block 2 of Lucy L. Comstock's Addition; thence southerly along the west line of Lot 7 and continuing south along the west line of Block 6 to a point 132' north of the southwest corner of Block 6 of said addition; thence westerly along the south line of Lots 2 and 4 of Block 9 of said addition to a point which is the southwest corner of Lot 2 Block 9 of said addition; thence southerly along the east line of Shiawassee Street to the southwest corner of Lot 15, Woodards Subdivision, of Block 1 of A. L. Williams Addition to the village; thence easterly to the point of beginning, City of Owosso, Shiawassee County, Michigan. And,
- (3) Commencing 70' south of the northeast corner of Block 38; thence west 143.8'; thence south 62'; thence west 334.7'; thence south to the Shiawassee River; thence southeasterly to a point 6" north of the point where the north line of Exchange Street, if extended westerly, would intersect the east bank of said river; thence on a line parallel with the north line of Exchange Street so extended to a point 126' west of the west line of Water Street; thence north 2'; thence easterly on a line parallel with the north line of Exchange Street so extended 38'; thence south 2'6" to the north line of Exchange Street so extended; thence east on the west line of Exchange Street so extended 88' to the west line of Water Street; thence north to the beginning, Block 38 Original Plat, Village (now City) of Owosso, Shiawassee County, Michigan. And,
- (4) All the area bounded by Exchange, Hickory, East Main and Saginaw Streets. Also,
- (5) Commencing on the south line of Main Street and 33' east of the northwest corner of Section 19, Township 7 North, Range 3 East; thence east 132', south 132', west 66', north 50', west 66', north 82' to the point of beginning.
- (6) Commencing on the south line of Main Street (M-21) 231' east of the northwest corner of Section 19; thence east 148.5', south 132', west 148.5', north 132' to the point of beginning, Section 19, Township 7 North, Range 2 East, City of Owosso.
- (7) The south 1/2 Lot, East Dewey and Stewart's Addition.
- (8) The north 34' of Lots 17 and 18; also the south 20' of Lot 9, Outlot 6 of A. L. and B. O. Williams Subdivision of Outlots 6 and 7.

- (9) The south 98' of Lots 17 and 18; Outlot 6 of A. L. and B. O. Williams Subdivision of Outlots 6 and 7.
- (10) Lot 9 (except the south 20'), Outlot 6 of A. L. and B. O. Williams Subdivision of Outlots 6 and 7.
- (11) Section 19, commencing on the south line of Main Street 165' east of the northwest corner Section 19, south 132', east 66', north 132', west to the beginning.
- (12) Lots 1 through 8, Block 12 and all of Block 8, A. L. Williams Addition, including closed streets and alleys.
- (13) Lots 2 and 3, Block 20, A. L. Williams Addition to City of Owosso.
- (14) Lot 6, Block 20, A. L. Williams Addition.
- (15) Lot 7, Block 20 of A. L. Williams Addition (except triangular piece extending from northwest corner Lot 7; thence south 23', easterly 66.5' to a point on the north line of Lot 7; thence 71.5' northwesterly to the beginning).
- (16) Lots 11 and 12, Block 20, A. L. Williams Addition.
- (17) Commencing at the intersection of the center line, GTWRR track east line, Washington Street; thence northerly 72' ± along the street line to the point of beginning; thence easterly 139'; thence northerly 96' parallel west of said street line; thence westerly 139'; thence southerly 96' on the east line of Washington Street to the point of beginning (13,344 square feet), A. L. Williams Addition to the Village of Owosso.
- (18) Commencing at the intersection of the center line, GTWRR track and the east line of Washington Street; thence northerly 168' ± along the street line to the point of beginning; thence northerly 39' to the southerly bank of the Shiawassee River; thence easterly 144'; thence southerly 39' parallel west of said street line; thence westerly 142' ± to the east line of Washington Street to the point of beginning, A. L. Williams Addition to the Village of Owosso.
- (19) Part of A. L. Williams Addition to the City of Owosso, Williams and Lyons Addition to the city, Louisa Merell's Addition to the Village (now City) of Owosso and J.L. Wright's Addition to the City, all in Section 24, Township 7N, Range 2E, City of Owosso and Section 19, T7N, R3E, City of Owosso, Shiawassee County, Michigan, described as beginning at a point on the East line of Washington Street which is N01°04'16"E 178.33' from the southwest quarter of Reserve #8 of said A.L. Williams Addition to the City; thence N88°58'17"E 58.87'; thence S87°29'00"E 141.47'; thence S80°59'30"E 208.51 ' ; thence N79°53'15"E 249.61'; thence N84°44'04"E 98.81'; thence S83°12'46"E 107.12'; thence S69°48'57"E 185.83'; thence S87°18'35"E 285.30'; thence S80°22'21"E 184.20'; thence N78°09'52"E 88.58'; thence S86°52'31"E 65.28'; thence S73°37'20"E 230.94'; thence S72°36'38"E 136.78'; thence S56°07'29"E 85.61'; thence S54°32'48"E 156.92'; thence S43°19'04"E 100.70'; thence S36°46'08"E 53.67'; thence S39°18'45"E 84.17'; thence S23°55'42"E 93.89'; thence S20°30'21 "E 98.80'; thence S30°45'56"E 89.82'; thence S30°03'46"E 94.95'; thence S40°48'33"E 87.92'; thence S58°16'37"E

179.85'; thence S70°38'55"E 75.50' to the westerly line of Oakwood Avenue; thence northwesterly to the water's edge of the Shiawassee River; thence northwesterly along said water's edge to the east line of Washington Street; thence southerly along said east line to the point of beginning (3,214.43 lineal feet), except the above described lands lying within a parcel of land commencing at the intersection of the center line GTWRR track and the east line of Washington Street; thence northerly 168 feet +/- along the street line to the point of beginning, thence 39 feet to the southerly bank of the Shiawassee River, thence easterly 144 feet, thence southerly 39 feet parallel west of said street line, thence westerly 142 feet +/- to the east line of Washington Street to the point of beginning, A L. Williams Addition to the Village (now City) of Owosso.

- (20) All street right-of-way within the area described as beginning at the northeast corner of the intersection of Hickory Street right-of-way and the Jerome Street right-of-way, proceeding easterly to the east line of Oakwood Street, thence southerly to the south bank of the water's edge of the Shiawassee River, thence easterly along said water's edge to the west line of Oakwood Street.
- (21) That portion of land south of Jerome Street and north of the Shiawassee River, East of the extended Park Street and west of the west line of Stafford, Gardner, & Trankles Addition to the City of Owosso, Shiawassee County, Michigan, except that section west of the intersection of the east line of Hickory Street extended south to the south bank at the water's edge of the Shiawassee River.
- (22) Lot 74 of Stafford, Gardner and Trankles Central Addition to the City of Owosso, Shiawassee County, Michigan

And that the remainder of the DDA boundaries remain unchanged.

(Code 1977, § 5.293; Ord. No. 418, § 1, 12-5-83; Ord. No. 460, § 1, 10-16-89; Ord. No. 682, § 1, 11-20-06)

**Secs. 11-17--11-30. Reserved.**

## **DIVISION 2.**

### **DOWNTOWN DEVELOPMENT AUTHORITY\***

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\* **Cross References:** Boards and commissions generally, § 2-216 et seq.

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**Sec. 11-31. Created.**

Pursuant to the authority of Act No. 197 of the Public Acts of Michigan of 1975 (MCL 125.1651 et seq., MSA 5.3010(1) et seq.), as amended, the Owosso Downtown Development Authority shall be and hereby is created.

(Code 1977, § 5.291)

**Sec. 11-32. Powers and duties.**

The Owosso Downtown Development Authority shall exercise such powers and duties as provided and in accordance with the terms of Act No. 197 of the Public Acts of Michigan of 1975 (MCL 125.1651 et seq., MSA 5.3010(1) et seq.), as amended, including but not limited to the definition of a development area; the origination of a development plan, and the implementation of a development program as provided in this article. (Code 1977, § 5.292)

**Secs. 11-33--11-45. Reserved.**

### **DIVISION 3.**

#### **DOWNTOWN DEVELOPMENT PLAN**

**Sec. 11-46. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Base year assessment roll* means the base year assessment roll prepared by the city assessor in accordance with section 11-49.

*Captured assessed value* means the amount in any one (1) year by which the current assessed value as finally equalized of all taxable property in the development area exceeds the initial assessed value.

*Development area* means the area legally described in Exhibit G of the development plan dated September, 1984, as amended on April 15, 2002, December 15, 2003, and November 20, 2006 and which is hereby made a part of this division.

*Development fund* means the downtown development authority development fund established pursuant to section 11-51.

*Development plan* means the tax increment financing and development plan for the city dated September, 1984, as amended, and as transmitted to the council by the downtown development authority for public hearing, copies of which are on file in the office of the city clerk.

*Downtown development authority* means the city downtown development authority.

*Initial assessed value* means the most recently assessed value as finally equalized of all the taxable property within the boundaries of the development area on November 5, 1984.

*Taxing jurisdiction* shall mean each unit of government levying an ad valorem property tax on property in the development area.

(Ord. No. 430, § 1, 11-5-84; Ord. No. 455, 11-21-88; Ord. No. 654, § 1, 1-20-04; Ord. No. 683, § 1, 11-20-06)

**Sec. 11-47. Approval and adoption.**

Based on the following determinations, the development plan is hereby adopted and approved:

- (1) The development plan and all expenditures therefor constitute a public purpose.
- (2) The development plan meets the requirement of Section 17(2) of Act No. 197 of the Public Acts of Michigan of 1975 (MCL 125.1667(2), MSA 5.3010(17)(2)), as amended.
- (3) The proposed method of financing the development is feasible and the downtown development authority has demonstrated the ability to arrange the necessary financing.
- (4) The proposed development is reasonable and necessary to carry out the purposes of this article.
- (5) The development plan is in reasonable accord with the master plan of the city.
- (6) Changes in zoning, streets, street levels, intersections and utilities are reasonably necessary for the development and for the city.

(Ord. No. 430, § 2, 11-5-84)

#### **Sec. 11-48. Boundaries of development area.**

The boundaries of the development area as set forth in the development plan are hereby adopted and confirmed.

(Ord. No. 430, § 3, 11-5-84)

**Cross References:** Boundaries designated, § 11-16.

#### **Sec. 11-49. Preparation of base year assessment roll.**

(a) The city assessor shall prepare the initial base year assessment roll. The initial base year assessment roll shall list each taxing jurisdiction in which the development area is located, the initial assessed value of the development area on the effective date of this ordinance and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on the property in the development area.

(b) The assessor shall transmit copies of the initial base year assessment roll to the city treasurer, county treasurer, downtown development authority and each taxing jurisdiction, together with a notice that the assessment roll has been prepared in accordance with this division and the tax increment financing plan contained in the development plan approved by this division.

(Ord. No. 430, § 4, 11-5-84)

#### **Sec. 11-50. Preparation of annual captured assessment value assessment roll.**

Each year within fifteen (15) days following the final equalization of property in the development area, the assessor shall prepare an assessed captured value assessment roll. The updated captured assessed value assessment roll shall show the information required in the initial year assessment roll and, in addition, the captured assessed value assessment roll shall be transmitted by the assessor to the same persons as the initial base year assessment roll, together with a notice that it has been prepared in accordance with this division and the development plan.

(Ord. No. 430, § 5, 11-5-84)

**Sec. 11-51. Establishment of fund; approval of depository.**

The treasurer of the downtown development authority shall establish a separate fund which shall be kept in a depository bank account or accounts in a bank or banks approved by the city treasurer to be designated as the downtown development authority development fund. All moneys received by the downtown development authority pursuant to the development plan shall be deposited in the development fund. All moneys in that fund and earnings thereon shall be used only in accordance with the development plan and this division.  
(Ord. No. 430, § 6, 11-5-84)

**Sec. 11-52. Payment of tax increments.**

The city and county treasurers shall, as ad valorem taxes are collected on the property in the development area, pay that proportion of the taxes, except for penalties and collection fees, that constitutes the captured assessed value to the treasurer of the downtown development authority for deposit in the development fund. The payments shall be made on the date or dates on which the city and county treasurers are required to remit taxes to each of the taxing jurisdictions.  
(Ord. No. 430, § 7, 11-5-84)

**Sec. 11-53. Use of moneys in fund.**

The money credited to the development fund and on hand therein from time to time shall annually be used in the following manner and following order of priority:

- (1) To pay the cost of the public improvements provided in the development plan;
- (2) To pay administrative and operating costs of the downtown development authority to the extent provided in the annual budget of the downtown development authority;
- (3) To reimburse the city for funds advanced to acquire property, clear land, make preliminary plans and improvements necessary for the development of the development area in accordance with the development plan;
- (4) Any tax increment receipts in excess of those needed under the preceding paragraphs shall revert proportionately to the taxing jurisdictions.

(Ord. No. 430, § 8, 11-5-84)

**Sec. 11-54. Annual report.**

Within ninety (90) days after the end of each fiscal year, the downtown development authority shall submit to the council, with copies to each taxing jurisdiction, a report on the status of the development fund. The report shall include the amount and source of revenue in the account, the amount and purpose of expenditures from the account, the initial assessed value of the development area, the captured assessed value of the development area, the tax increments received and the amount of any surplus from the prior year, and any additional information requested by the council or deemed appropriate by the downtown development authority. The secretary of the downtown development authority shall cause a copy of the report to be published once in

full in a newspaper of general circulation in the city.  
(Ord. No. 430, § 9, 11-5-84)

### **ARTICLE III.**

#### **CORRIDOR IMPROVEMENT AUTHORITY**

##### **Sec. 11-55. Purpose and intent.**

The city council (the "council") of the city is strongly committed to the revitalization and redevelopment of commercial properties that have historically developed along the city's major arterial roadways ("commercial corridors"). The council believes that revitalization and redevelopment of existing commercial corridors in maturing communities is preferable to the negative effects associated with the continual consumption of vacant land for commercial purposes in growth communities.

There presently exist within the city a number of commercial corridors which could greatly benefit from the new Corridor Improvement Authority Act, Act 280 of PA 2005 (the "act"), through analysis, short and long-term planning, construction, renovation, repair, remodeling, rehabilitation, restoration, preservation and reconstruction of buildings and facilities. Tax incremental financing is one of many tools available to finance these activities under the act.

The council, having heard and considered testimony regarding the public need and potential benefits that are to be realized through the act; and, having determined that it is necessary for the best interests of the public to redevelop and promote economic growth within commercial corridors; resolves to proceed with the creation and provide for the operation of a corridor improvement authority ("authority") within the city pursuant to and in accordance with the provisions of the act.  
(Ord. No. 686, § 1, 7-16-07)

##### **Sec. 11-56. Title.**

This article shall be known as "The City of Owosso Corridor Improvement Authority Ordinance."  
(Ord. No. 686, § 1, 7-16-07)

##### **Sec. 11-57. Creation of authority.**

There is created pursuant to the act a corridor improvement authority for the city. The authority shall be known and exercise its powers under the name "Corridor Improvement Authority of the City of Owosso." The authority shall possess all of the powers provided within this article and the act. The enumeration of a power in this article or in the act shall not be construed as a limitation upon the general powers of the authority.  
(Ord. No. 686, § 1, 7-16-07)

##### **Sec. 11-58. Board.**

Except as otherwise provided in the act, the authority shall be under the supervision and control of a seven-member board consisting of the mayor or his or her designee and six (6) members appointed by the mayor, subject to approval by the council. Not less than a majority of the members shall be persons having an

ownership or business interest in property located in the development area. At least one (1) of the members shall be a resident of the development area or of an area within one-half ( 1/2) mile of any part of the development area. The board shall elect a chairperson from among its members.

Of the members first appointed, two (2) members shall be appointed for a term of one (1) year, two (2) members for a term of two (2) years, one (1) member for a term of three (3) years, and one (1) member for a term of four (4) years. After the initial appointment, each member shall serve for a term of four (4) years. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the mayor for the unexpired term only. After having been given notice and an opportunity to be heard, a member of the board may be removed for cause by the council.

Members of the board shall serve without compensation, but shall be reimbursed for actual and necessary expenses.

(Ord. No. 686, § 1, 7-16-07)

#### **Sec. 11-59. Designation of development area.**

The authority shall exercise its powers within the development area, designated as the real property particularly described in exhibit A and as depicted in the map on exhibit B attached to the City of Owosso Corridor Improvement Authority Ordinance and made a part hereof, subject to such amendments as may be made in accordance with this division and the act.

(Ord. No. 686, § 1, 7-16-07)

#### **Sec. 11-60. Open meetings act.**

The proceedings and rules of procedure of the Board are subject to the open meetings act, Act 267 of PA 1976, MCL 15.261 to 15.275, as amended. The board shall adopt rules governing its procedure and the holding of regular meetings, subject to the approval of the council. Special meetings may be held if called in the manner provided in the approved rules of procedure.

(Ord. No. 686, § 1, 7-16-07)

#### **Sec. 11-61. Freedom of information act.**

A writing prepared, owned, used, in the possession of, or retained by the board in the performance of an official function is subject to the freedom of information act, Act 442 of PA 1976, MCL 15.231 to 15.246, as amended. All expense items of the authority shall be publicized monthly and the financial records shall always be open to the public.

(Ord. No. 686, § 1, 7-16-07)

#### **Sec. 11-62. Director's bond.**

In the event the board elects to employ a director as authorized by section 9(1) of the Act, the director, before entering upon the duties of office, shall, in addition to any other requirements of law, post a bond in the penal sum of \$10,000.00, payable to the authority for the use and benefit of the authority, which shall be approved by the board and filed with the city clerk. The premium on the bond furnished by the director shall be

considered an operating expense of the authority, payable from funds available to the authority for expenses of operation.

(Ord. No. 686, § 1, 7-16-07)

**Sec. 11-63. Filing ordinance with secretary of state.**

The city of Owosso Corridor Improvement Authority Ordinance and any amendments shall be filed with the secretary of state promptly after adoption.

(Ord. No. 686, § 1, 7-16-07)

**Sec. 11-64. Approval of budget.**

The board shall prepare annually a budget and shall submit it to the council for approval. The board shall not adopt a budget for any fiscal year until the council has approved the budget.

(Ord. No. 686, § 1, 7-16-07)

**Sec. 11-65. Termination.**

Upon completion of its purposes for which it was organized, the authority shall be dissolved by ordinance of the council. The property and assets of the authority remaining after the satisfaction of the obligations of the authority shall revert to the city.

(Ord. No. 686, § 1, 7-16-07)

**EXHIBIT A**

**WESTOWN CORRIDOR IMPROVEMENT DISTRICT**

Roll #	Legal Description	Address
050-537-000-044	SEC 14 COM ON NE COR MAIN & ELLIOTT STS N 132' E 66' S 132' W TO BEG	1318 W. MAIN
050-537-000-043	SEC 14 COM 66' E OF NE COR MAIN & ELLIOTT STS N 132' E TO AARR R/W SE'LY TO N LN OF MAIN ST W TO BEG (EX E 170' BEING 170' ON MAIN ST)	1314 W MAIN
050-537-000-042	SEC 14 COM ON N LN OF MAIN ST ON W LN OF AARR R/W W 170' N 141' E 45' SE'LY ALG RR 189'4" TO BEG	1302 W MAIN
050-537-000-041	SEC 14 COM 340' W & 112' N OF SE COR OF SEC TH W 226' TO AARR N W'LY ALG RR 231' E PAR WITH MAIN ST 405' S'LY 175' TO BEG	W. MAIN

050-537-000-040	PRT OF SEC 14 T7N R2E DESCR AS BEG ON N LN MAIN ST 322' W OF SE COR OF SD SEC, N 106' M/L, W 245' TO AARR, S 41*E TO N LN MAIN ST, E ALNG MAIN ST R/W TO POB	1232 W MAIN
050-537-000-038	COMM ON THE N LN OF MAIN ST 178' W OF E LN SEC 14 TH N 11' TO POB TH CONT N'LY 273' TH W'LY 136' TH S'LY ALG CENTER LN CHIPMAN CRK SEWER 174.5' TO A PT 106' N & PAR W/N LN MAIN STREET TH E'LY ALG SD LN 18.80' TH S 106' TH E'LY TO POB	1216 W MAIN
050-537-000-037	COMM 21' W OF SE COR SEC 14 TH N 03*08' 32" E 20.17' TO POB TH N'LY 266.83' TH W 157' TH S'LY 273' TH E'LY 150' TH NE'LY 12.84' TO POB	1200 W MAIN
050-113-015-002	LOT 1 (EX S 36') BLK 15 CITY ASSESSORS PLAT 3	1301 W MAIN
050-113-014-004	LOTS 7 & 12 & 13 (EXC S 15' OF LOT 13), ALSO EXC COM AT SW COR OF SD LOT 13, N'LY 15' ALONG W LN OF SD LOT- E'LY 60' PARALLEL WITH S LN OF SD LOT 13 TO POB; N'LY 9.5', E'LY 105' M/L TO E LN SD LOT 13', S'LY 14' M/L ALNG E LN OF SD LOT 13 TO A PT WHICH IS 15' N'LY OF THE SE COR OF SD LOT 13, W'LY 105' M/L TO POB. ALSO EXC, BEG AT A POINT THAT IS S01*27'20"W, ON W LN OF BLK 14. 303.10' FROM NW COR OF SAID BLK 14, TH S89*54'00"E, 49.26', TH S01*29'18"W, 23.09', TH S89*17'03"E, 1.60', TH S01*29'18"W, 60.99', TH N88*42'05"W, 50.81' TO W LN OF BLK 14, TH N01*27'20"E, 84.75' TO POB. ASSESSOR'S PLAT NO. 3.	1231 W MAIN

050-113-014-014	A PART OF LOTS 12 & 13, BLK 14, CITY ASSESSOR'S PLAT NO. 3; BEG AT A POINT THAT IS S01*27'20"W, ON W LN OF BLK 14. 303.10' FROM NW COR OF SAID BLK 14, TH S89*54'00"E, 49.26', TH S01*29'18"W, 23.09', TH S89*17'03"E, 1.60', TH S01*29'18"W, 60.99', TH N88*42'05"W, 50.81' TO W LN OF BLK 14, TH N01*27'20"E, 84.75' TO POB. .098 ACRES M/L. SUBJECT TO ESMT FOR INGRESS AND EGRESS.	201 ROBBINS
050-113-014-003	LOT 6 & W 6' OF LOT 5 ALSO LOT 8 (EX E 238' THEREOF) & N 16' LOT 9 (EX E 238' THEREOF) CITY ASSESSORS PLAT 3 BLK 14	1221 W MAIN
050-113-014-002	W 4' LOT 3, LOT 4 & E 9' LOT 5 BLK 14 CITY ASSESSORS PLAT 3	1217 W MAIN
050-113-014-001	LOT 1 2 & E 57' LOT 3 BLK 14 CITY ASSESSORS PLAT NO 3 EXC BEG AT PT ON N LN LOT 1 WHICH IS 10' W OF NE COR SD LOT TH E 10' TH S 90' TH NWSTLY TO POB ALSO EXC PT OF LOT 1 BEG AT A PT N LOT LN 20' W OF NE LOT CORNER TH E 20' TH S ALG E LOT LN 20' TH NWSTLY TO POB	1203 W. MAIN
050-113-014-005	E 238' OF LOT 8 & N 16' OF E 238' OF LOT 9 BLK 14	114 S. CHIPMAN
050-113-014-013	RR R-O-W MAIN ST TO CHIPMAN ST IN BLK 14 CITY ASSESSOR'S PLAT NO. 3	RR
050-660-017-001	LOTS 1 2 3 16 17 & 18 OF BLK 17 ALSO LOT 2 & 3 OF BLK 16 & THE VACATED PORTION OF STATE ST N OF MAIN ST PART OF A L & B O WILLAMS ADD EXC COM AT SW COR LOT 2 TH N 154' TH E 11' TH SW'LY TO POB WHICH IS 2.44' N OF SW COR SD LOT INCL 1/2 CLSD ALLEY	100-128 N. CHIPMAN

050-660-017-005	LOTS 11 12 13 14 & 15 (EX W'LY 10' OF LOT 15 & THE S 11' OF LOTS 11 12 13 & 14 ALSO EX BEG AT A PT ON W LINE OF LOT 15 WHICH IS 30' N OF SW COR OF SD LOT 15 SELY TO A POINT ON S LINE OF SD LOT 14 WHICH IS 7' E OF THE SW COR OF SD LOT 14 THE POB) BLK 17 A L & B O WILLIAMS ADD INCL 1/2 CLSD ALLEY 6'	1120 W. MAIN
050-660-017-004	LOTS 9 10 BLK 17 A L & B O WILLIAMS ADD INCL 1/2 CLSD ALLEY 6' EXC THE S 11' THEREOF	1110 W MAIN
050-660-017-003	LOTS 6 7 8 BLK 17 A L & B O WILLIAMS ADD INCL 1/2 CLSD ALLEY 6' (EXC THE S 11' THEREOF)	1108 W MAIN
050-660-016-001	LOT 1 BLK 16 A L & B O WILLIAMS ADD EXC BEG AT SW COR SD LOT TH E ALG LOT LN 44' TH NW'LY TO A PT 2.44' N OF SW COR TH S TO POB	1008 W. MAIN
050-100-001-003	LOTS 2 3 & 6 BLK A MARY A CHIPMANS ADD EXC AT A PT ON N LN LOT 2 WHICH IS 10' FROM NW COR LOT 2 TH W 10' TH S ON W LN 10' TH NE'LY TO POB	1119 W. MAIN
050-100-001-001	LOT 1 & N 16' OF E 82.5' & W 49.5' OF LOT 4 BLK A MARY A CHIPMANS ADD	1107 W MAIN
050-100-001-002	S 50' OF E 82.5' LOT 4 BLK A MARY A CHIPMANS ADD	108 STATE
050-050-000-021	W 1/3 LOT 11 ERASTUS BARNES ADD	1017 W MAIN
050-050-000-020	W 22' OF E 44' LOT 11 ERASTUS BARNES ADD	1015 W MAIN
050-050-000-019	E 1/3 LOT 11 ERASTUS BARNES ADD	1013 W MAIN
050-050-000-018	W 1/3 OF LOT 10 ERASTUS BARNES ADD	1011 W MAIN
050-050-000-017	E 1/2 OF W 2/3 OF LOT 10 ERASTUS BARNES ADD	1009 W MAIN

050-050-000-048	<p>LOTS 8, 9, 14, 15, 16, E 1/3 LOT 10, E 22' OF N 1/2 LOT 13, E 4' LOT 17, &amp; OUTLOT 1, ERASTUS BARNES' ADD; ALSO, E 172', BLK 1, GEORGE THOMAS ADD; ALSO, PART OF NW 1/4, SEC 24, T7N, R2E, CITY OF OWOSSO, ALSO PART OF LOT 3, BLK 13, CITY ASSESSORS PLAT NO. 3, BEG S89*42'09"E, 204.64' FROM NW COR LOT 11, ERASTUS BARNES' ADD; TH CON S89*42'09"E, 32.12', TH ON A CURVE TO RIGHT HAVING RADIUS OF 2080.00', A CENTRAL ANGLE OF 12*02'38" &amp; CHORD BEARING S14*46'44"E, 436.42', TH S11*41'48"E, 118.76', TH S09*39'38"E, 101.54', TH S27*59'16"E, 158.33', TH S32*47'59"E, 92.63', TH ON A CURVE TO LEFT HAVING RADIUS OF 503.51', A CENTRAL ANGLE OF 34*21'11" AND A CHORD BEARING S50*29'23"E, 297.39', TH S82*41'11"W, 123.95', TH ON A CURVE TO RIGHT HAVING RADIUS OF 2948.54', A CENTRAL ANGLE OF 08*04'02" AND A CHORD BEARING S86*43'12"W, 414.81' TO WESTERLY ROW OF TSBY RAILROAD, TH ON SAID ROW LN ON CURVE TO THE LEFT HAVING RADIUS OF 1382.90', A CENTRAL ANGLE OF 46*11'30" &amp; A CHORD BEARING N00*04'28"W, 1084.94' TO POB.</p>	1005 W MAIN
050-050-000-013	W 86 1/2' OF LOT 7 (EX S 12') ERASTUS BARNES ADD	919 W MAIN
050-050-000-012	E 2' OF LOT 7 & W 36' LOT 6 INCL VACATED ALLEY IN S 12' THEREOF OF ERASTUS BARNES ADD	911 W MAIN
050-050-000-011	E 30' LOT 6 ERASTUS BARNES ADD	907 W MAIN

050-050-000-010	W 1/3 LOT 5 ERASTUS BARNES ADD	905 W MAIN
050-050-000-009	E 2/3 LOT 5 ERASTUS BARNES ADD	901 W MAIN
050-660-015-009	LOT 14 (EX E 4') & S 1/2 OF VAC ALLEY A L & BO WILLIAMS ADD BLK 15	916 W. MAIN
050-660-015-008	LOTS 9 10 & E 4' LOT 14 BLK 15 A L & B O WILLIAMS ADD	912-14 W. MAIN
050-660-015-007	LOT 8 BLK 15 A L & B O WILLIAMS ADD	910 W. MAIN
050-660-015-006	LOT 7 BLK 15 A L & B O WILLIAMS ADD	908 W. MAIN
050-660-015-005	LOT 5 & 6 BLK 15 A L & B O WILLIAMS ADD	904 W. MAIN
050-660-015-004	LOT 4 BLK 15 AL & BO WILLIAMS ADD	902 W. MAIN
050-660-015-003	LOT 3 BLK 15 AL & BO WILLIAMS ADD	900 W. MAIN

050-050-000-046	PENN CENTRAL RR R/W THRU ERASTUS BARNES ADD FR LYNN TO W MAIN ST; EXCEPT, PART OF LOT 3, BLK 13, CITY ASSESSORS PLAT NO. 3, BEG S89*42'09"E, 204.64' FROM NW COR LOT 11, ERASTUS BARNES' ADD; TH CON S89*42'09"E, 32.12', TH ON A CURVE TO RIGHT HAVING RADIUS OF 2080.00', A CENTRAL ANGLE OF 12*02'38" & CHORD BEARING S14*46'44"E, 436.42', TH S11*41'48"E, 118.76', TH S09*39'38"E, 101.54', TH S27*59'16"E, 158.33', TH S32*47'59"E, 92.63', TH ON A CURVE TO LEFT HAVING RADIUS OF 503.51', A CENTRAL ANGLE OF 34*21'11" AND A CHORD BEARING S50*29'23"E, 297.39', TH S82*41'11"W, 123.95', TH ON A CURVE TO RIGHT HAVING RADIUS OF 2948.54', A CENTRAL ANGLE OF 08*04'02" AND A CHORD BEARING S86*43'12"W, 414.81' TO WESTERLY ROW OF TSBY RAILROAD, TH ON SAID ROW LN ON CURVE TO THE LEFT HAVING RADIUS OF 1382.90', A CENTRAL ANGLE OF 46*11'30" & A CHORD BEARING N00*04'28"W, 1084.94' TO POB.	RR
050-660-014-004	LOT 3 BLK 14 A L & B O WILLIAMS ADD	800 W. MAIN
050-660-014-005	LOTS 4 5 6 7 BLK 14 AL & BO WILLIAMS ADD	802-806 W. MAIN
050-660-014-006	LOTS 8 & 9 BLK 14 A L & B O WILLIAMS ADD	810 W. MAIN
050-660-014-007	LOT 10 BLK 14 A L & B O WILLIAMS ADD	814 W. MAIN
050-660-014-008	LOT 11 BLK 14 AL & BO WILLIAMS ADD	816 W. MAIN
050-660-014-009	LOT 12 BLK 14 A L & B O WILLIAMS ADD	818 W. MAIN
050-660-014-010	LOT 13 BLK 14 A L & B O WILLIAMS ADD	820 W. MAIN
050-660-014-011	S 1/2 LOT 14 BLK 14 A L & B O WILLIAMS ADD	822 W. MAIN

050-660-014-012	N 1/2 LOT 14 BLK 14 A L & B O WILLIAMS ADD	104 N. LANSING
050-050-000-008	LOT 4 ERASTUS BARNES ADD (EXC S 16' THEREOF)	819 W. MAIN
050-050-000-007	W 22' LOT 3 ERASTUS BARNES ADD (EXC S 16' THEREOF)	817 W. MAIN
050-050-000-006	W 22' OF E 44' LOT 3 ERASTUS BARNES ADD (EXC S 16' THEREOF)	815 W. MAIN
050-050-000-005	E 22' LOT 3 ERASTUS BARNES ADDN EXC S 16' THEREOF ALSO E 24' LOT 30 ERASTUS BARNES ADDN	813 W. MAIN
050-050-000-004	W 1/3 LOT 2 ERASTUS BARNES ADD (EXC S 16' THEREOF)	811 W. MAIN
050-050-000-003	W 22' OF E 44' OF LOT 2 ERASTUS BARNES ADD (EXC S 16' THEREOF)	809 W. MAIN
050-050-000-002	E 22' OF LOT 2 ERASTUS BARNES ADD (EXC S 16' THEREOF)	807 W. MAIN
050-050-000-047	W 1/2 LOT 31 ERASTUS BARNES ADD	S. CEDAR STREET
050-050-000-001	LOT 1 (EX S 11.3' THEREOF) ERASTUS BARNES ADD	801 W. MAIN
050-050-000-038	E 1/2 LOT 31 ERASTUS BARNES ADD INCLUDING 1/2 CLOSED ALLEY	114 S. CEDAR
050-660-018-017	N 148.5' LOT 5 BLK 18 A L & B O WILLIAMS ADD	737 W. MAIN
050-660-018-014	COM AT NW COR LOT 4 BLK 18 A L & B O WILLIAMS ADD TH S 150' E 65' N 150' W 65' ALSO BEG AT NE COR SD DESC S 121' E 10' N 121' W 10' TO POB FOR USE AS ALLEY (JOINT OWNERSHIP ON SD 10')	731 W. MAIN
050-660-018-012	PRT OF LOT 4 BLK 18 A L & B O WILLIAMS ADD DESCR AS COM AT NE COR LOT 4, S 156' W 43', N 156', E TO POB (EXC BEG AT THE NW COR LOT 4, S 150', E 65', N 150', W 65' TO POB)	727 W. MAIN
050-660-018-009	N 170' OF LOT 3 BLK 18 OF A L & B O WILLIAMS ADD	723 W. MAIN

050-660-018-005	N 148' OF E 66' LOT 1, N 132' OF W 66' LOT 1, N 1/2 LOT 2 AND N 16.50' OF E 33' OF S 1/2 LOT 2 ALL IN BLK 18 A L & B O WILLIAMS ADD TO CITY	705-707 W. MAIN
050-660-013-004	LOT 12 BLK 13 A L & B O WILLIAMS ADDN	114 N. CEDAR
050-660-013-007	LOTS 13 & 14 BLK 13 A L & B O WILLIAMS ADD	738 W. MAIN
050-660-013-002	LOT 9 BLK 13 A L & B O WILLIAMS ADD	728 W. MAIN
050-660-013-001	LOTS 1 THRU 8 BLK 13 A L & B O WILLIAMS ADD	702 W. MAIN
050-660-013-003	LOTS 10 & 11, BLK 13 A L & B O WILLIAMS ADDN	BRADLEY ST
050-120-007-004	S 72' OF LOT 3 BLK 7 LUCY L COMSTOCKS ADD	616 W. MAIN
050-120-007-006	LOT 4 BLK 7 LUCY L COMSTOCKS ADD	612 W. MAIN
050-120-007-009	LOT 7 BLK 7 LUCY L COMSTOCKS ADD	606 W. MAIN
050-120-007-010	LOT 8 BLK 7 LUCY L COMSTOCKS ADD	602 W. MAIN
050-660-019-008	BLK 19 AL & BO WILLIAMS ADD EXC SW COR 66' E & W BY 132' N & S ALSO SE COR 132' W & E BY 66' N & S	601 W. MAIN
050-660-019-011	W 49.5' OF S 1/2 OF S E 1/4 BLK 19 A L & B O WILLIAMS ADD	610 CLINTON
050-660-020-008	LOTS 4, 5, 6, 7 AND N 9' OF W 11' LOT 3 BLK 20 A L & B O WILLIAMS ADD	513 W. MAIN
050-660-020-001	LOTS 1 2 & 3 EXC N 91' OF W 42' OF LOT 2 BLK 20 AL & BO WILLIAMS ADD	501 W. MAIN
050-660-020-003	W 42' OF N 91' LOT 2 BLK 20 A L & B O WILLIAMS ADD	511 W. MAIN
050-660-021-002	W 41' OF LOT 1 BLK 21 A L & B O WILLIAMS ADD	511 CLINTON
050-660-021-001	E 91' LOT 1 BLK 21 A L & B O WILLIAMS ADD	202 S. SHIAWASSEE
050-660-021-003	LOT 2 BLK 21 A L & B O WILLIAMS ADD	206 S. SHIAWASSEE
050-660-021-004	N 23' LOT 3 BLK 21 A L & B O WILLIAMS ADD	210 S. SHIAWASSEE
050-660-021-005	LOT 3 (EX N 23') BLK 21 A L & B O WILLIAMS ADD	214 S. SHIAWASSEE

050-660-021-006	E 1/2 LOT 4 BLK 21 A L & B O WILLIAMS ADD	502 GENESEE
505-660-021-007	W 1/2 LOT 4 BLK 21 A L & B O WILLIAMS ADD	508 GENESEE
050-660-025-002	W 35' LOT 1 BLK 25 A L & B O WILLIAMS ADD	509 GENESEE
050-660-021-008	LOTS 5-10 BLK 21 & LOTS 6 7 10 BLK 25 A L & B O WILLIAMS ADD & ABUTTING CLSD GENESEE ST	211 S. ELM
050-120-008-003	LOTS 2 3 7 8 9 & S 85' LOT 6 BLK 8 LUCY L COMSTOCKS ADD	520 W. MAIN
050-120-008-008	LOTS 5 & 10 BLK 8 LUCY L COMSTOCKS ADD	500 W. MAIN
050-120-008-004	LOT 4 BLK 8 LUCY COMSTOCKS ADD	507 BRADLEY
050-660-025-001	LOT 1 BLK 25 (EX W 35') A L & B O WILLIAMS ADD	302 S. SHIAWASSEE
050-660-025-003	LOT 2 BLK 25 A L & B O WILLIAMS AD	308-310 S. SHIAWASSEE
050-660-025-004	LOT 3 BLK 25 A L & B O WILLIAMS ADD INCLUDING 1/2 CLOSED ALLEY	314 S. SHIAWASSEE
050-660-025-005	LOT 4 (EX COM S W COR LOT 4 TH E 40' N'WSTLY TO A PT 33' N OF SW COR LOT 4 S 33' TO BEG BLK 25 A L & B O WILLIAMS ADD INCLUDING 1/2 CLOSED ALLEY	318 S. SHIAWASSEE

050-660-024-002	LOTS 16 & 17 INCL W 1/2 ADJ VAC HOWELL ST EXC W 7' OF LOT 16 BLK 23 ALSO LOTS 1 THRU 8 INCL ADJ N 20' VAC CASS & W 1/2 ELM & E 1/2 HOWELL STS EXC PRT OF LOT 1 DESCR AS BEG 7.68' W OF NE COR OF SD LOT 1 - W 119.47' - S 2.8' - NE'LY 119.5' TO POB BLK 24 ALSO LOTS 5 8 & 9 INCL W 1/2 VAC ALLEY ADJ TO LOT 5 & PRT OF LOT 4 DESCR AS BEG AT SW COR LOT 4 - E 40' - NW'LY TO A PT 33' N OF SW COR LOT 4 - S TO BEG INCL E 1/2 VAC ALLEY ADJ TO THIS PRT OF LOT 4 ALSO INCL N 20' ADJ VAC CASS ST & E 1/2 VAC ADJ S ELM ST ALL ON A L & B O WILLIAMS ADDN	317 S. ELM
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Note: Exhibit B is available in the clerk's office.  
 (Ord. No. 686, § 1, 7-16-07)