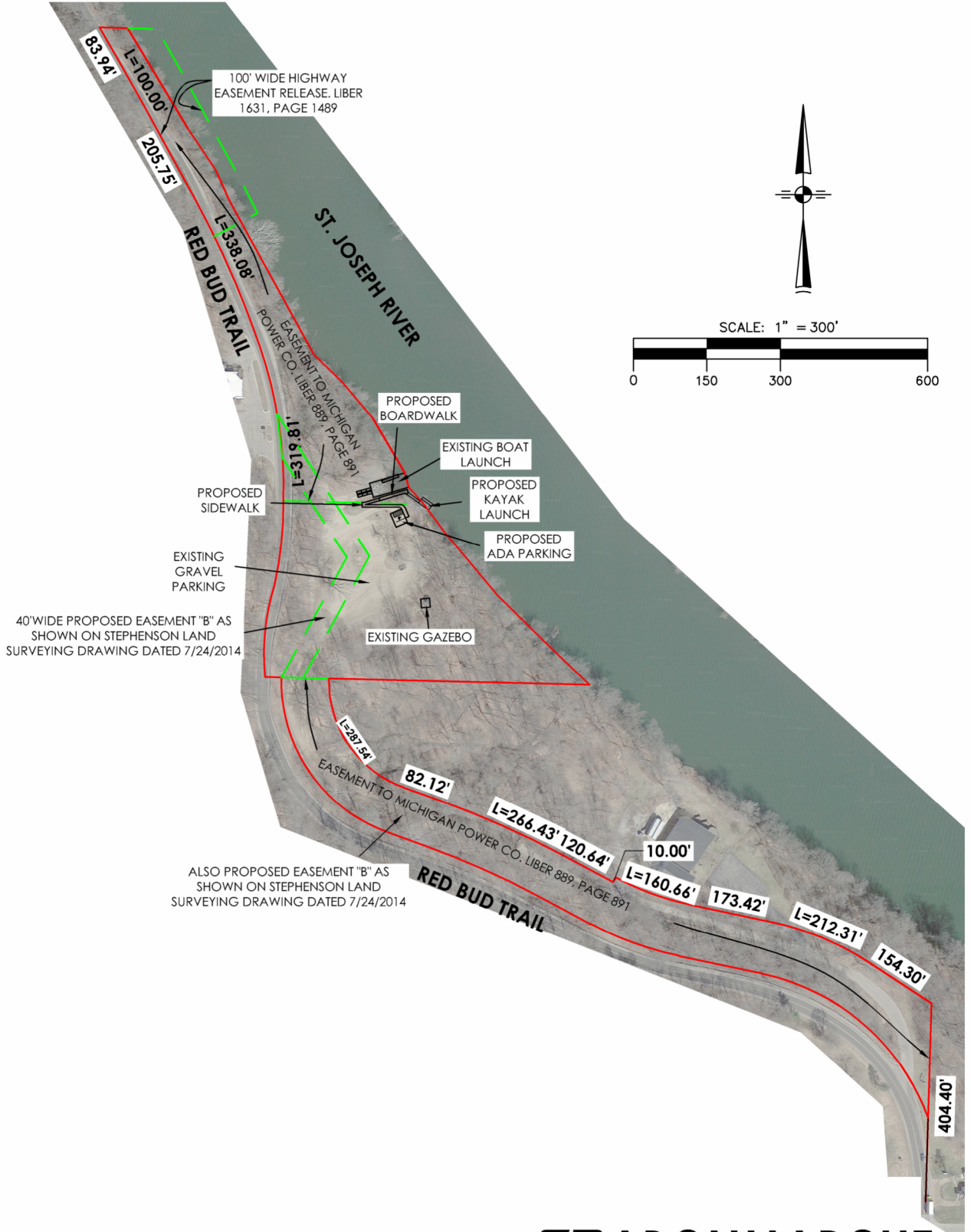


# CITY OF BUCHANAN KAYAK LAUNCH PARK BOUNDARY MAP



O:\Proposals\Michigan\Governmental\City of Buchanan\2023\Kayak Launch DNR MNRTF\Drawings\City of Buchanan Boundary Map.dwg, 8-5x11 PLAIN-V, 4/12/2024 11:11:09 AM, mfrechling, 1:1



**CITY OF BUCHANAN KAYAK LAUNCH  
PARK BOUNDARY MAP**

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, CITY OF BUCHANAN.

PART OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 18 WEST, DESCRIBED AS: COMMENCING ON THE WEST BANK OF THE ST. JOSEPH RIVER AT ITS' INTERSECTION WITH THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH SECTION LINE TO THE CENTER LINE OF THE RED BUD TRAIL; THENCE NORTH AND NORTHERLY ALONG SAID CENTERLINE TO A POINT 363 FEET DUE NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE EAST TO THE WEST BANK OF THE ST. JOSEPH RIVER; THENCE SOUTHEASTERLY ALONG SAID RIVER BANK TO THE PLACE OF BEGINNING.

ALSO, THAT PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 18 WEST, BUCHANAN TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION 26, SAID POINT BEING ON THE CENTER LINE OF RED BUD TRAIL, 293.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE CONTINUING NORTH 0 DEGREES 21 MINUTES EAST, ALONG THE EAST LINE OF SAID SECTION 26, 404.4 FEET; THENCE NORTH 58 DEGREES 07 MINUTES 29 SECONDS WEST 154.30 FEET TO A POINT 140.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, TO THE CENTER LINE OF RED BUD TRAIL; THENCE, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 212.31 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 569.1 FEET AND SUBTENDED BY A LONG CHORD, 211.08 FEET IN LENGTH AND HAVING A BEARING OF NORTH 68 DEGREES 48 MINUTES 45.5 SECONDS WEST; THENCE NORTH 79 DEGREES 30 MINUTES WEST, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 173.42 FEET; THENCE, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 160.66 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 565.9 FEET AND SUBTENDED BY A LONG CHORD 160.12 FEET IN LENGTH AND HAVING A BEARING OF NORTH 71 DEGREES 22 MINUTES WEST; THENCE SOUTH 26 DEGREES 46 MINUTES WEST 10.0 FEET TO A POINT 130.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES IN THE CENTER LINE OF RED BUD TRAIL; THENCE NORTH 63 DEGREES 14 MINUTES WEST, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 120.64 FEET; THENCE, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 266.43 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1831.86 FEET AND SUBTENDED BY A LONG CHORD 266.20 FEET IN LENGTH AND HAVING A BEARING OF NORTH 67 DEGREES 24 MINUTES WEST; THENCE NORTH 71 DEGREES 34 MINUTES WEST, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 82.12 FEET; THENCE, PARALLEL TO THE CENTER LINE OF RED BUD TRAIL, 287.54 FEET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 229.6 FEET AND SUBTENDED BY A LONG CHORD, 269.11 FEET IN LENGTH AND HAVING A BEARING OF NORTH 35 DEGREES 52 MINUTES 37 SECONDS WEST TO A POINT ON THE SOUTH LINE OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 18 WEST; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION, 130.0 FEET TO THE CENTER LINE OF RED BUD TRAIL; THENCE SOUTHEASTERLY, ALONG THE CENTER LINE OF RED BUD TRAIL, AS ESTABLISHED BY A SURVEY, DATED NOVEMBER 5, 1974, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE EXISTING RIGHT-OF-WAY NORTH OF THE CENTER LINE OF RED BUD TRAIL.

ALSO, THAT PART OF GOVERNMENT LOT 4, IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 18 WEST, BUCHANAN TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTH QUARTER POST OF SAID SECTION 23; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 23, 125.0 FEET TO THE CENTER OF NORTH MAIN ROAD; THENCE NORTH 28 DEGREES 07 MINUTES WEST, ALONG THE CENTER OF SAID ROAD, 411.57 FEET TO A POINT THAT IS 363.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 23; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 23, 1486.12 FEET TO THE CENTER OF RED BUD TRAIL, AS CONSTRUCTED AND THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY, ON A 885.37 FOOT RADIUS CURVE TO THE LEFT, 319.81 FEET, THE CHORD OF SAID CURVE MEASURES NORTH 10 DEGREES 09 MINUTES 14 SECONDS WEST 318.07 FEET; THENCE NORTHWESTERLY, ON A 1986.73 FOOT RADIUS CURVE TO THE LEFT, 338.08 FEET, THE CHORD OF SAID CURVE MEASURES NORTH 25 DEGREES 22 MINUTES 30 SECONDS WEST 337.67 FEET; THENCE NORTH 30 DEGREES 15 MINUTES WEST 205.75 FEET; THENCE NORTHWESTERLY ON A 4911.07 FOOT RADIUS CURVE TO THE LEFT, 100.0 FEET, THE CHORD OF SAID CURVE MEASURES NORTH 30 DEGREES 50 MINUTES WEST 100.0 FEET; THENCE NORTH 31 DEGREES 25 MINUTES WEST 83.94 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4, ALL MEASURED ALONG THE CENTER LINE OF RED BUD TRAIL, AS CONSTRUCTED; THENCE SOUTH 89 DEGREES 57 MINUTES EAST, ALONG SAID NORTH LINE, 57.0 FEET, MORE OR LESS, TO THE WATER'S EDGE OF THE ST. JOSEPH RIVER; THENCE SOUTHEASTERLY, UPSTREAM, ALONG THE WATER'S EDGE OF SAID RIVER, 1132.0 FEET, MORE OR LESS, TO A POINT EAST OF THE PLACE OF BEGINNING; THENCE WEST 250.0 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

