

WARRANTY DEED

THIS INDENTURE, made _____, 2025, between the **CITY OF MARQUETTE**, a municipal corporation, of 300 W. Baraga Avenue, Marquette, Michigan 49855, party of the first part, and the **MICHIGAN DEPARTMENT OF TRANSPORTATION** of 425 West Ottawa Street, P.O. Box 30050, Lansing, Michigan 48909, party of the second part.

WITNESSETH, that the said party of the first part, for NO CONSIDERATION to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, its successors and assigns, FOREVER, all that certain piece or parcel of land, to-wit:

Note: Unless otherwise noted, bearings and distances are based on a ground system established by the City of Marquette.

Note: **The 2016 Legal Alignment of State Highway US-41 and M-28**, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project, is described as follows:

Commencing at the North Quarter Corner of Section 22, Town 48 North, Range 25 West; thence South 0°09'24" East, along the North – South Quarter line of said Section 22, a distance of 2289.73 feet to the Legal Alignment of US-41 and M-28, as now surveyed having a Station of 1223+37.07 and being the Point of Beginning; thence South 81°36'19" East, along said alignment, 1013.80 feet to the beginning of a curve at Station 1233+50.87; thence 1381.94 feet, continuing along said alignment, along said curve with its center to the south having a radius of 1909.85 feet, a chord of 1351.99 feet and a chord bearing of South 60°52'34" East to the end of a curve with a Station Back of 1247+32.81 and a Station Ahead of 1247+53.21; thence South 40°08'49" East, continuing along said alignment, 618.12 feet to a point at Station 1253+71.33 at the intersection of said alignment and the east line of the Southeast Quarter of Section 22 said point being North 0°20'57" West, 1778.04 feet from the Southeast Corner of said Section 22; thence continuing South 40°08'49" East, along said alignment, 24.24 feet to the beginning of a curve at Station 1253+95.57; thence 1197.92 feet, continuing along said alignment, along said curve with its center to the north having a radius of 1433.97 feet, a chord of 1163.39 feet and a chord bearing of South 64°04'45" East to the end of a curve with a Station of 1265+93.49 and the Point of Ending.

PARCEL 1: All that part of the below described PARCEL A which lies Southerly of the

following described line:

Point of Beginning at a point on the Northerly right-of-way line of US-41/M-28, said point is located at Station 1241+68.48 and 100.00 feet Northerly of as measured at right angles to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project; thence South 74°47'47" East, 112.42 feet to a point on the Northerly right-of-way line of US-41/M-28, said point is located at Station 1242+68.44 and 137.02 feet Northerly of as measured at right angles to the said Legal Alignment of US-41/M-28; thence South 38°52'11" East, 165.28 feet to a point on the Northerly right-of-way line of US-41/M-28, said point is located at Station 1244+20.16 and 100.00 feet Northerly of as measured at right angles to the said Legal Alignment of US-41/M-28, said point being the Point of Ending. The area described above contains 4682 square feet, more or less.

Parcel A: A parcel being Lots 7, 8, 9, 10, 11, 12, 13, 22, 23, and part of Lots 6, 14, 15, 16, 17, 18, 20, 21, 24, 25 of Homestead Addition, City of Marquette, Marquette County, Michigan, and also part of Lots 1, 2 of Harlow's Addition #5, City of Marquette, Marquette County, Michigan, together with Lots 12, 13, and part of Lot 14 of Hiram Burt's Addition, City of Marquette, Marquette County, Michigan, together with property located in part of the SE Quarter of the NE Quarter of Section 22, and part of the SW Quarter of the NE Quarter of Section 22, and part of the NE Quarter of the SE Quarter of Section 22, and part of the NW Quarter of the SW Quarter of Section 23, and part of the SW Quarter of the NW Quarter of Section 23, T48N-R25W, City of Marquette, Marquette County, Michigan, being more particularly described as:

Point of Beginning at the East Quarter corner of said Section 22; Thence S00°21'12"E 40.00 feet along the East line of said Section 22 also being the West line of Hiram Burt's Addition to the City of Marquette and to the Southerly right of way line of Baraga Street as platted now reverted; Thence S89°21'28"E 99.26 feet along said right of way to the NW corner of Lot 11 of said Hiram Burt's Addition; Thence S0°18'32"E 150.19 feet along the West line of said Lot 11; Thence S89°35'11"E 37.53 feet along the South line of Lot 11; Thence S12°34'52"W 102.30 feet; Thence N89°35'11"W 113.77 feet to the East line of said Section 22; Thence along said East line N0°21'12"W 75.85 feet; Thence N89°10'37"W 142.53 feet; Thence N89°06'14"W 30.00 feet to the centerline of Hill Street; Thence S0°53'46"W 235.43 feet along the centerline of Hill Street as platted in the Homestead Addition to the City of Marquette and to the North right of way of Fisher Street; Thence N77°36'10"W 46.53 feet to the East right of way of US41 and M-28 (200 foot wide); Thence N40°10'15"W 150.71 feet along said right of way; Thence continuing 1453.18 feet along the Easterly right of way line on a curve to the left having a delta angle of 41°25'35", a radius of 2009.86 feet; and a chord bearing N60°53'02"W 1421.74 feet; Thence N81°35'50"W 229.76 feet; Thence N0°29'04"E 66.48 feet to the North right of way of Baraga Avenue (66 foot wide); Thence N0°29'04"E 376.65 feet along the East line of Lot 25 of Marquette

Industrial Park; Thence N2°13'05"E 171.59 feet; Thence along South right of way of bike path (variable width) S85°46'03"E 1044.37 feet; Thence continuing along said right of way S83°13'39"E 753.32 feet to the East line of Section 22; Thence S83°12'12"E 324.50 feet; Thence 148.46 feet on a curve to the right having a delta angle of 8°47'47", a radius of 967.01 feet; and a chord bearing S78°47'20"E 148.31 feet to the West right of way of Seventh Street (variable width); Thence continuing along said right of way S32°54'31"E 33.79 feet; Thence continuing along said right of way S12°12'17"W 195.07 feet; Thence N77°32'10"W 270.00 feet; Thence S12°12'17"W 135.00 feet to the North right of way of Spring Street (66 foot wide); Thence along said right of way N77°32'10"W 161.50 feet to the East line of Section 22; Thence continuing along said East line S0°52'22"W 67.37 feet to the South right of way of Spring Street; Thence S0°52'22"W 256.31 feet to the North right of way of Baraga Avenue (66 foot wide); Thence S0°52'22"W 67.37 feet to the South right of way of Baraga Avenue; Thence S0°52'22"W 135.46 feet to the Point of Beginning.

Excepting Therefrom, For Public Right of Way Purposes (For Baraga Avenue, 66' Wide)

Part of the Northeast Quarter (NE ¼) of Section Twenty-Two (22), Township Forty Eight North Range Twenty Five West (T48N-R25W), City of Marquette, Marquette County, Michigan, being more particularly described as:

Commencing at the Quarter corner common to Sections 22 and 23; thence N00°52'22"E along the section line and westerly plat line of Harlow's Addition Number 5 a distance of 140.63 feet to the Point of Beginning for the Right of Way (R.O.W.) of Baraga Avenue; Thence continuing N00°52'22"E along said section line, plat line, and R.O.W. a distance of 67.29 feet to the northerly R.O.W. of said Baraga Avenue; thence westerly along said northerly R.O.W. and a curve to the left 215.98 feet, said curve having a radius of 1433.00 feet and a delta of 08°38'08", the chord of which bears N82°27'42"W a distance of 215.77 feet; thence N86°46'46"W along said northerly R.O.W. a distance of 390.63 feet; thence westerly along said northerly R.O.W. and a curve to the right 305.21 feet, said curve having a radius of 1467.00 feet and a delta of 11°55'14", the chord of which bears N80°49'09"W a distance of 304.66 feet; thence N74°51'32"W along said northerly R.O.W. a distance of 179.98 feet; thence westerly along said northerly R.O.W. and a curve to the left 180.29 feet, said curve having a radius of 1533.00 feet and a delta of 06°44'18", the chord of which bears N78°13'41"W a distance of 180.19 feet; thence N81°35'50"W along said northerly R.O.W. a distance of 540.51 feet to the easterly plat line of Marquette Industrial Park; thence S00°29'04"W along said R.O.W. and said easterly plat line a distance of 66.64 feet to the southerly R.O.W. of said Baraga Avenue and northerly R.O.W. of US-41; thence S81°35'50"E along said southerly R.O.W. and a portion of said US-41 R.O.W. a distance of 531.33 feet; thence easterly along said southerly R.O.W. and a curve to the right 172.53 feet, said curve having a radius of 1467.00 feet and a delta of 06°44'18", the chord of which bears S78°13'41"E a distance of 172.43 feet; thence S74°51'32"E along

said southerly R.O.W. a distance of 179.98 feet; thence easterly along said southerly R.O.W. and a curve to the left 318.94 feet, said curve having a radius of 1533.00 feet and a delta of 11°55'14", the chord of which bears S80°49'09"E a distance of 318.37 feet; thence S86°46'46"E along said southerly R.O.W. a distance of 390.63 feet; thence easterly along said southerly R.O.W. and a curve to the right 218.85 feet, said curve having a radius of 1367.00 feet and a delta of 09°10'22", the chord of which bears S82°11'35"E a distance of 218.62 feet to the Point of Beginning.

The above described parcel contains 2.75 acres, more or less.

Also Excepting Therefrom, For Public Right of Way Purposes (For Baraga Avenue Additional to the North)

Part of the Southeast Quarter of the Northeast Quarter (SE ¼ - NE ¼) of Section Twenty-Two (22), Township Forty Eight North Range Twenty Five West (T48N-R25W), City of Marquette, Marquette County, Michigan, being more particularly described as:

Commencing at the Quarter corner common to Sections 22 and 23; thence N00°52'22"E along the section line and westerly plat line of Harlow's Addition Number 5 a distance of 244.77 feet; thence N89°07'38"W perpendicular to said section and westerly lines 502.21 feet to the northerly Right of Way (R.O.W.) of Baraga Avenue, a 66 foot wide public R.O.W. and Point of Beginning; Thence N86°46'46"W along said R.O.W. a distance of 102.49 feet; thence westerly along said R.O.W. and a curve to the right 305.21 feet, said curve having a radius of 1467.00 feet and a delta of 11°55'14", the chord of which bears N80°49'09"W a distance of 304.66 feet; thence N74°51'32"W along said R.O.W. a distance of 132.55 feet; thence S77°43'30"E 197.90 feet; thence S82°18'33"E 103.04 feet; thence S88°48'23"E 75.04 feet; thence N88°26'12"E 19.39 feet; thence N44°44'01"E 46.16 feet; thence S78°42'22"E 101.97 feet; thence S10°55'16"E 45.74 feet to the Point of Beginning.

The above described parcel contains 0.24 acre, more or less.

Also Excepting Therefrom, For Public Right of Way Purposes (For Hospital Drive)

Part of Lots 24 and 25 of Homestead Addition and part of the East Half of the East Half (E ½- E ½) of Section Twenty-Two (22), Township Forty Eight North Range Twenty Five West (T48N-R25W), City of Marquette, Marquette County, Michigan, being more particularly described as:

Commencing at the Quarter corner common to Sections 22 and 23; thence N00°52'22"E along the section line and westerly plat line of Harlow's Addition Number 5 a distance of 167.93 feet; thence N89°07'38"W perpendicular to said section and westerly lines 239.05 feet to the southerly Right of Way (R.O.W.) of Baraga Avenue, a 66 foot wide public R.O.W. and Point of Beginning; Thence

N86°46'46"W along said R.O.W. a distance of 368.58 feet; thence westerly along said R.O.W. and a curve to the right 90.29 feet, said curve having a radius of 1533.00 feet and a delta of 03°22'28", the chord of which bears N85°05'31"W a distance of 90.28 feet; thence S26°43'50"W 147.56 feet to the northerly R.O.W. of US-41 and M-28; thence S74°47'47"E 112.42 feet; thence S38°52'11"E 165.28 feet to the northerly R.O.W. of US-41 and M-28; thence easterly along said US-41 and M-28 R.O.W. and a curve to the right 52.61 feet, said curve having a radius of 2009.85 feet and a delta of 01°29'59", the chord of which bears S48°46'35"E a distance of 52.61 feet; thence N03°19'50"E 255.99 feet; thence N81°02'11"E 260.84 feet to the Point of Beginning.

The above described parcel contains 1.27 acres, more or less.

The above described Parcel A contains 34.68 acres.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 1

PARCEL 2: All that part of Lots 37 and 38 of the Homestead Addition to the City of Marquette which lies Northerly of the following described line located in the Northeast Quarter of the Southeast Quarter all in Section 22, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of US-41/M28, said point is located a Station 1241+66.61 and 100.00 feet Southerly of as measured at right angles to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project; thence South 34°49'14" East, 126.25 feet to a point on the Southerly right-of-way line of US-41/M-28, said point is located at Station 1242+93.03 and 144.06 feet Southerly of as measured at right angles to the said Legal Alignment of US-41/M-28; thence South 69°47'00" East, 138.44 feet to a point on the Southerly right-of-way line of US-41/M-28, said point is located at Station 1244+33.27 and 100.00 feet Southerly of as measured at right angles to the said Legal Alignment of US-41/M-28, said point being the Point of Ending. The area described above contains 1019 square feet, more or less.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 2

PARCEL 3: All that part of Meadow Street of the Homestead Addition to the City of Marquette owned by the City of Marquette which lies Northerly of the following described line located in the Northeast Quarter of the Southeast Quarter all in Section 22, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of US-41/M28, said point is located a Station 1241+66.61 and 100.00 feet Southerly of as measured at right angles to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project;

thence South 34°49'14" East, 126.25 feet to a point on the Southerly right-of-way line of US-41/M-28, said point is located at Station 1242+93.03 and 144.06 feet Southerly of as measured at right angles to the said Legal Alignment of US-41/M-28; thence South 69°47'00" East, 138.44 feet to a point on the Southerly right-of-way line of US-41/M-28, said point is located at Station 1244+33.27 and 100.00 feet Southerly of as measured at right angles to the said Legal Alignment of US-41/M-28, said point being the Point of Ending. The area described above contains 2800 square feet, more or less.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 3

PARCEL 4: All that part of Lot 32 of the Homestead Addition to the City of Marquette which lies Northerly of the following described line located in the Northeast Quarter of the Southeast Quarter all in Section 22, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of US-41/M28, said point is located a Station 1241+66.61 and 100.00 feet Southerly of as measured at right angles to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project; thence South 34°49'14" East, 126.25 feet to a point on the Southerly right-of-way line of US-41/M-28, said point is located at Station 1242+93.03 and 144.06 feet Southerly of as measured at right angles to the said Legal Alignment of US-41/M-28; thence South 69°47'00" East, 138.44 feet to a point on the Southerly right-of-way line of US-41/M-28, said point is located at Station 1244+33.27 and 100.00 feet Southerly of as measured at right angles to the said Legal Alignment of US-41/M-28, said point being the Point of Ending. The area described above contains 1503 square feet, more or less.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 4

PARCEL 5: Eliminated from project.

END OF PARCEL 5

PARCEL 6: All that part of Lot 99 of the Baldwin's Addition to the Village, now City, of Marquette, and owned by the City of Marquette, located in the Northwest Quarter of the Southwest Quarter of Section 23, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Town 48 North, Range 25 West: thence South 0°09'24" East, along the North – South Quarter line of said Section 22, a distance of 2289.73 feet to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project; thence South 81°36'19" East, along said alignment, 1013.80 feet; thence 1381.94 feet, continuing along said alignment, along said curve with its center to the south having a radius of 1909.85 feet, a chord of 1351.99 feet and a chord

bearing of South 60°52'34" East; thence South 40°08'49" East, continuing along said alignment, 505.24 feet to station 1252+58.45 on said legal alignment; thence North 49°51'11" East, perpendicular to said legal alignment, 140.00 feet to the intersection of the northerly right-of-way of US-41 and M-28, and the westerly right-of-way of Seventh Street and the Point of Beginning of the herein described parcel; thence North 53°32'28" East, along said westerly right-of-way, 92.97 feet; thence North 77°03'21" West, 54.84 feet; thence South 65°38'55" West, 62.20 feet to the northerly right-of-way of US-41 and M-28; thence South 40°08'49" East, along said northerly right-of-way, 54.80 feet to the Point of Beginning. The area described above contains 3575 square feet, more or less.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 6

PARCEL 7: All that part of Lot 99 of the Baldwin's Addition to the Village, now City, of Marquette as recorded in Liber 2004R, Page 01947, located in the Northwest Quarter of the Southwest Quarter of Section 23, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Town 48 North, Range 25 West: thence South 0°09'24" East, along the North – South Quarter line of said Section 22, a distance of 2289.73 feet to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project; thence South 81°36'19" East, along said alignment, 1013.80 feet; thence 1381.94 feet, continuing along said alignment, along said curve with its center to the south having a radius of 1909.85 feet, a chord of 1351.99 feet and a chord bearing of South 60°52'34" East; thence South 40°08'49" East, continuing along said alignment, 505.24 feet to station 1252+58.45 on said legal alignment; thence North 49°51'11" East, perpendicular to said legal alignment, 140.00 feet to the intersection of the northerly right-of-way of US-41 and M-28 and the westerly right-of-way of Seventh Street; thence North 53°32'28" East, along said westerly right-of-way, 92.97 feet to the Point of Beginning of the herein described parcel; thence continuing North 53°32'28" East, along said westerly right-of-way, 60.00 feet to the intersection of said Seventh Street as now established and the southerly right-of-way of Fisher Street; thence North 77°03'21" West, along said southerly right-of-way, 80.31 feet; thence South 12°34'04" West, 35.05 feet; thence South 65°38'55" West, 17.34 feet; thence South 77°03'21" East, 54.84 feet to the Point of Beginning. The area described above contains 2836 square feet, more or less.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 7

PARCEL 8: All that part of Lot 99 of the Baldwin's Addition to the Village, now City, of Marquette as recorded in Liber 388, Page 142-143, located in the Northwest Quarter of the Southwest Quarter of Section 23, Town 48 North, Range 25 West, City of Marquette, Marquette County, Michigan being more particularly described as follows:

Commencing at the North Quarter Corner of Section 22, Town 48 North, Range 25 West: thence South 0°09'24" East, along the North – South Quarter line of said Section 22, a distance of 2289.73 feet to the 2016 Legal Alignment of State Highway US-41 and M-28, as now surveyed and delineated per plan Control Section 52042, Marquette Hospital Transportation Improvement Project; thence South 81°36'19" East, along said alignment, 1013.80 feet; thence 1381.94 feet, continuing along said alignment, along said curve with its center to the south having a radius of 1909.85 feet, a chord of 1351.99 feet and a chord bearing of South 60°52'34" East; thence South 40°08'49" East, continuing along said alignment, 570.74 feet to station 1253+23.95 on said legal alignment; thence North 49°51'11" East, perpendicular to said legal alignment, 130.00 feet to the intersection of the northerly right-of-way of US-41 and M-28, the easterly right-of-way of Seventh Street and the Point of Beginning of the herein described parcel; thence North 53°32'28" East, along said easterly right-of-way, 194.75 feet; thence South 12°24'25" West, 57.73 feet; thence South 49°51'11" West, 120.61 feet; thence South 12°37'29" East, 59.69 feet to the northerly right-of-way of US-41 and M-28; thence northwesterly 28.94 feet along a curve with its center to the north having a radius of 1303.97 feet a chord of 28.94 feet and a chord bearing of North 40°46'58" West; thence North 40°08'49" West, along said northerly right-of-way, 71.63 feet to the Point of Beginning. The area described above contains 7978 square feet, more or less.

Note: See Page 1 for the 2016 Legal Alignment of State Highway US-41 and M-28.

END OF PARCEL 8

Subject, however, to any and all rights, reservations, restrictions, conditions and easements appearing in the recorded chain of title.

NOTE: This deed is exempt from real estate transfer taxation under the provisions of MCL 207.526(h)(i) and MCL 207.505(h)(i).

NOTE: LEGAL DESCRIPTIONS AND TITLE NOT EXAMINED BY PREPARER.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: **To Have and to Hold** the said premises, as herein described, with the appurtenances, unto the said party of the second part, his heirs and assigns, FOREVER. And the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to, and with the said party of the second part, his heirs and assigns, that at the time of the delivery of these presents it is well seized of the above granted premises in fee simple; that it is free from all encumbrances whatever and that it will, and its successors and assigns, shall **Warrant and Defend** the same against all lawful claims whatsoever.

In Witness Whereof, the said party of the first part has hereunto set its hand the day and year first above written.

CITY OF MARQUETTE

By: Jessica Hanley
Its: Mayor

By: Kyle Whitney
Its: City Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF MARQUETTE)

Acknowledged before me in Marquette County, Michigan, on _____, 2025,
by Jessica Hanley, Mayor, and Kyle Whitney, City Clerk, of the City of Marquette, a municipal
corporation.

_____, Notary Public
State of Michigan, County of Marquette
My commission expires: _____
Acting in the County of Marquette

Prepared by: Suzanne C. Larsen (P57017)
City Attorney, City of Marquette
300 W. Baraga Ave.
Marquette, Michigan 49855
(906) 225-8563