

REPLAT NO. 3 OF BAY COUNTY RESIDENTIAL
CONDOMINIUM COMMUNITY SUBDIVISION PLAN NO. 59
EXHIBIT "B" TO AMEND MASTER DEED OF

IRON BRIDGE AT WHEELER LANDING

CITY OF BAY CITY
BAY COUNTY, MICHIGAN

DEVELOPER.

IRON BRIDGE LLC.
5498 GARFIELD ROAD
SAGINAW, MICHIGAN 48603

PROFESSIONAL ENGINEER.

MICHAEL J. RYBICKI, P.E. 45663
MLR ENGINEERING
134 S. MAIN STREET STE 1
FREELAND, MICHIGAN 48623

PROPERTY DESCRIPTION

DESCRIPTION, AS SURVEYED:

PART OF THE SOUTHWEST 1/4, SECTION 16 AND PART OF THE NORTHWEST 1/4, SECTION 21, T4N - ROSE, CITY OF BAY CITY, BAY COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF LOT D, F.W. WHEELER & COMPANY'S SECOND ADDITION TO WEST BAY CITY, MICHIGAN, RECORDED IN PLAT 3, PAGE 16, SAID CORNER BEING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF MARQUETTE STREET AND THE NORTHEASTERLY LINE OF BRADLEY STREET (A.K.A. MADISON STREET); THENCE S41°22'30"E ALONG SAID NORTHEASTERLY LINE OF BRADLEY STREET (A.K.A. MADISON STREET), IF EXTENDED, 33.10'; THENCE S53°02'30"W, 76.78'; THENCE S39°42'30"W, 188.68'; THENCE S10°52'10"E, 44.30' TO THE POINT OF BEGINNING; THENCE N40°27'53"E, 135.85'; THENCE S36°00'41"E, 684.69'; THENCE S41°58'06"E, 125.47' TO A TRAVERSE LINE ALONG THE SAGINAW RIVER; THENCE S54°57'07"W ALONG SAID TRAVERSE LINE, 460.88'; THENCE N56°32'45"W, 358.38'; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 500.21', AND A RADIUS OF 973.87', WITH A CHORD BEARING AND DISTANCE OF N13°24'20"E, 494.73'; THENCE WITH A COMPOUND CURVE TO THE LEFT WITH AN ARC LENGTH OF 130.41', AND A RADIUS OF 844.81', WITH A CHORD BEARING AND DISTANCE OF N05°43'52"W, 130.28' TO THE POINT OF BEGINNING, INCLUDING ALL LANDS LYING SOUTHEASTERLY OF SAID TRAVERSE LINE AND THE WATER'S EDGE OF THE SAGINAW RIVER, CONTAINING 7.78 ACRES, MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY WHETHER USED, IMPLIED OR OF RECORD.

DESCRIPTION PER IRON BRIDGE AT WHEELER LANDING, BAY COUNTY RESIDENTIAL CONDOMINIUM COMMUNITY SUBDIVISION PLAN NO. 59:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 14 NORTH, RANGE 5 EAST.
A PARCEL OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT "E", F. W. WHEELER & COMPANY'S SECOND ADDITION TO WEST BAY CITY, NOW CITY OF BAY CITY, AS PER PLAT THEREOF RECORDED IN LIBER 3 OF PLATS AT PAGE 16 OF BAY COUNTY RECORDS; THENCE **SOUTH 41 DEGREES 32 MINUTES 30 SECONDS EAST ** 757.96 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT "E"; THENCE SOUTH 47 DEGREES 51 MINUTES 30 SECONDS WEST 584.94 FEET ALONG THE SHORE LINE OF THE SAGINAW RIVER TO A POINT 294.0 FEET NORTHERLY AT RIGHT ANGLES TO THE NORTHERLY RIGHT-OF-WAY LINE OF MARLE STREET IN MRS. E. P. BIRNEY'S ADDITION TO WENOMA, NOW CITY OF BAY CITY, AS PER PLAT THEREOF RECORDED IN LIBER 2 OF PLATS AT PAGE 12 OF BAY COUNTY RECORDS; IF EXTENDED SOUTHEASTERLY, THENCE NORTH 56 DEGREES 15 MINUTES WEST 357.87 FEET PERPENDICULAR TO THE NORTHERLY LINE OF SAID MARLE STREET EXTENDED TO THE EASTERLY RIGHT-OF-WAY LINE OF A FORMER P.C.R.R. SPUR TRACK; THENCE NORTHEASTERLY 630.70 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 9 DEGREES 39 MINUTES 25 SECONDS EAST 619.74 FEET; THENCE NORTH 39 DEGREES 52 MINUTES 30 SECONDS EAST 197.3 FEET ALONG THE SOUTHERLY LINE OF MARQUETTE STREET TO THE POINT OF BEGINNING, INCLUDING ALL LAND BETWEEN THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF THE ABOVE DESCRIBED PARCEL EXTENDED SOUTHEASTERLY TO THE WATERS EDGE OF THE SAGINAW RIVER.
SURVEYOR'S NOTE: POSSIBLE TYPO **SOUTH 41 DEGREES 32 MINUTES 30 SECONDS EAST** SHOULD PROBABLY READ SOUTH 41 DEGREES 22 MINUTES 30 SECONDS EAST TO AGREE WITH EXCEPTION DESCRIPTION AND TO CLOSE THE BOUNDARY.
EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF LOT E, THENCE SOUTH 41 DEGREES 22 MINUTES 30 SECONDS EAST, 757.96 FEET ALONG THE SOUTHWESTERLY LINE OF LOT E, THENCE SOUTH 47 DEGREES 51 MINUTES 30 SECONDS WEST, 119.75 FEET; THENCE NORTH 43 DEGREES 21 MINUTES 25 SECONDS WEST, 65.56 FEET; THENCE NORTH 37 DEGREES 24 MINUTES 00 SECONDS WEST, 664.69 FEET; THENCE NORTH 39 DEGREES 26 MINUTES 00 SECONDS EAST, 75.56 FEET TO THE POINT OF BEGINNING.

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET, THE SURVEYOR'S CERTIFICATE ON SHEET 2 AND IN THE MASTER DEED.

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

SHEET INDEX

- 1) COVER SHEET
- 2) SURVEY PLAN
- 3) SITE PLAN
- 4) UTILITY PLAN
- 5) BUILDING PLAN, A-A
- 6) BUILDING PLAN, A-A
- 7) BUILDING PLAN, B-B
- 8) BUILDING PLAN, B-B
- 9) BUILDING SECTION SHEET

PROPOSED, DATED 9-20-2024

MICHAEL J. RYBICKI, P.E. 45663
MLR ENGINEERING

MLR Engineering
CIVIL ENGINEERING & CONSULTING SERVICES
134 S. Main Street, Suite 1, Freeland, Michigan 48623
Phone: (989) 692-5034
www.mlrengineering.com

IRON BRIDGE AT
WHEELER LANDING
CITY OF BAY CITY
BAY COUNTY, MICHIGAN
EXHIBIT "B" DRAWING - COVER SHEET

IRON BRIDGE LLC.
5498 GARFIELD ROAD
SAGINAW, MI 48603
(989) 233-3067
ATTN: BUTCH KRUEGER

FILE: 345-01 EXHIBIT B-C1 DWG
PROJECT MOR: WAR
DESIGNED BY: BAR
DRAWN BY: BAR
CHECKED BY:
SCALE: N/A
SHEET: 1 OF 8

PREPARED UNDER THE
SUPERVISION OF:


PROJECT LOG	
EXHIBIT B DRAWINGS	10/11/23
REVIEW SET	10/16/23
FINAL SET	12/13/23
REPLAT #3	09/19/24



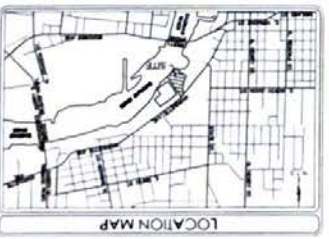
Michael J. Rybicki

MICHAEL J. RYBICKI, P.E.
MICHAEL J. RYBICKI, P.E.
MICHAEL J. RYBICKI, P.E.

PROPOSED, DATED 9-20-2024

NOTES:
1. ALL UNITS NOT ALREADY CONSTRUCTED OR EXISTING ON SITE NEED NOT BE BUILT.

LEGEND
LIMITED COMMON ELEMENT
GENERAL COMMON ELEMENT
UNIT DEVELOPMENT



MLR Engineering

CIVIL ENGINEERING & CONSULTING SERVICES

114 S. Main Street, Suite 1, Eastland, Michigan 48823

Phone: (989) 922-2034

www.mlrengineering.com

IRON BRIDGE LLC

5815 CAMPBELL ROAD

SAGINAW, MI 48603

ALVIN RITCHIE/OWNER

IRON BRIDGE AT WHEELER'S LANDING

CITY OF BAY CITY

SAY COUNTY, MICHIGAN

EXHIBIT 'B' DRAWING - SITE PLAN

PROJECT: 1025

DATE: 9-20-2024

BY: MJR

CHECKED BY: MJR

SCALE: 1"=40'

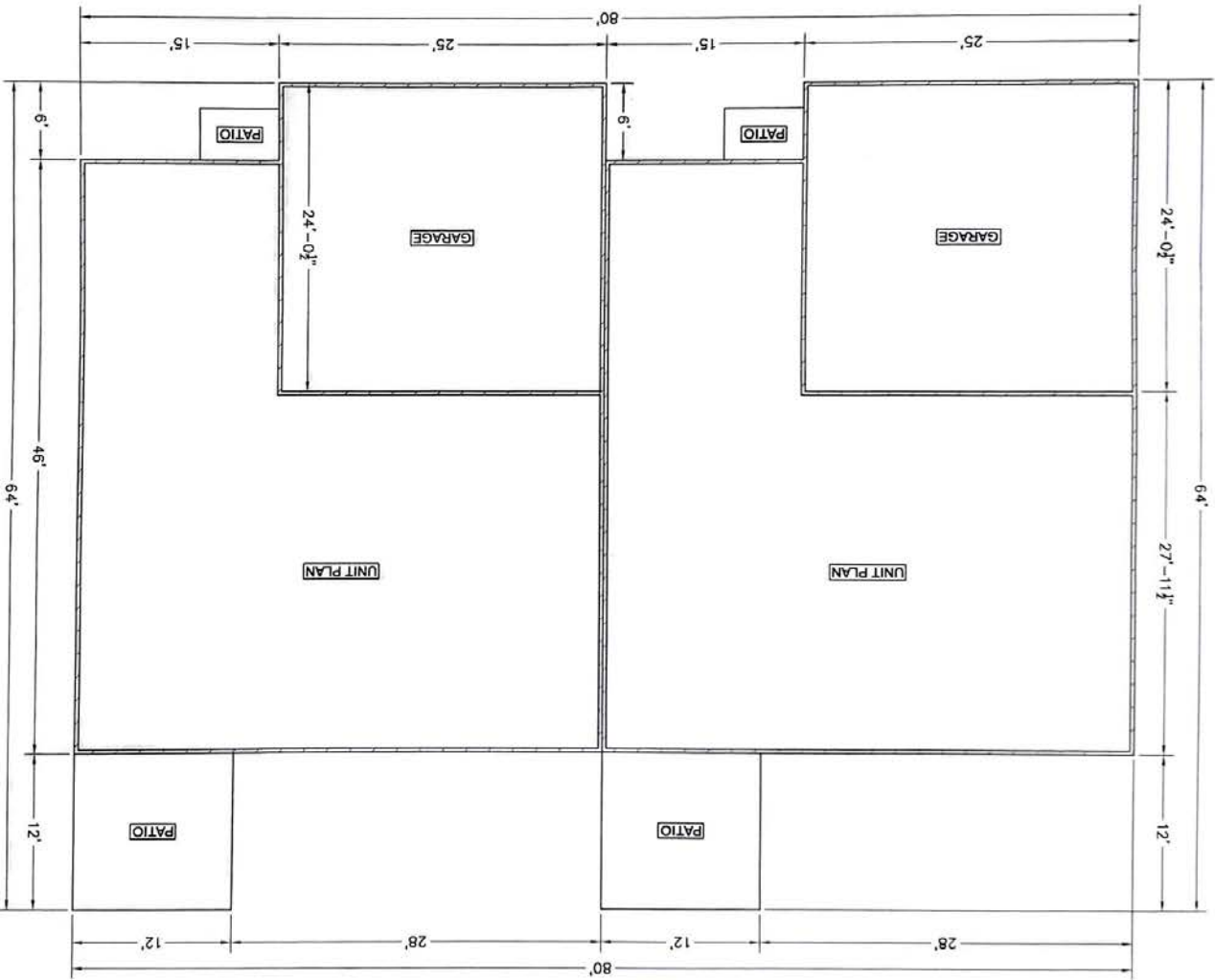
SHEET: 3 OF 3

APPROVED:

DATE: 9-20-2024

3

14-2-01



PROPOSED, DATED 9-26-2024

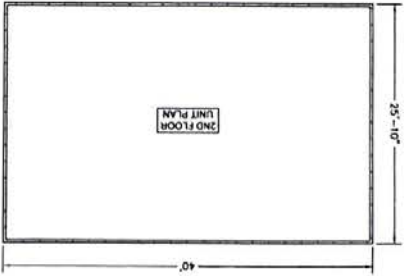
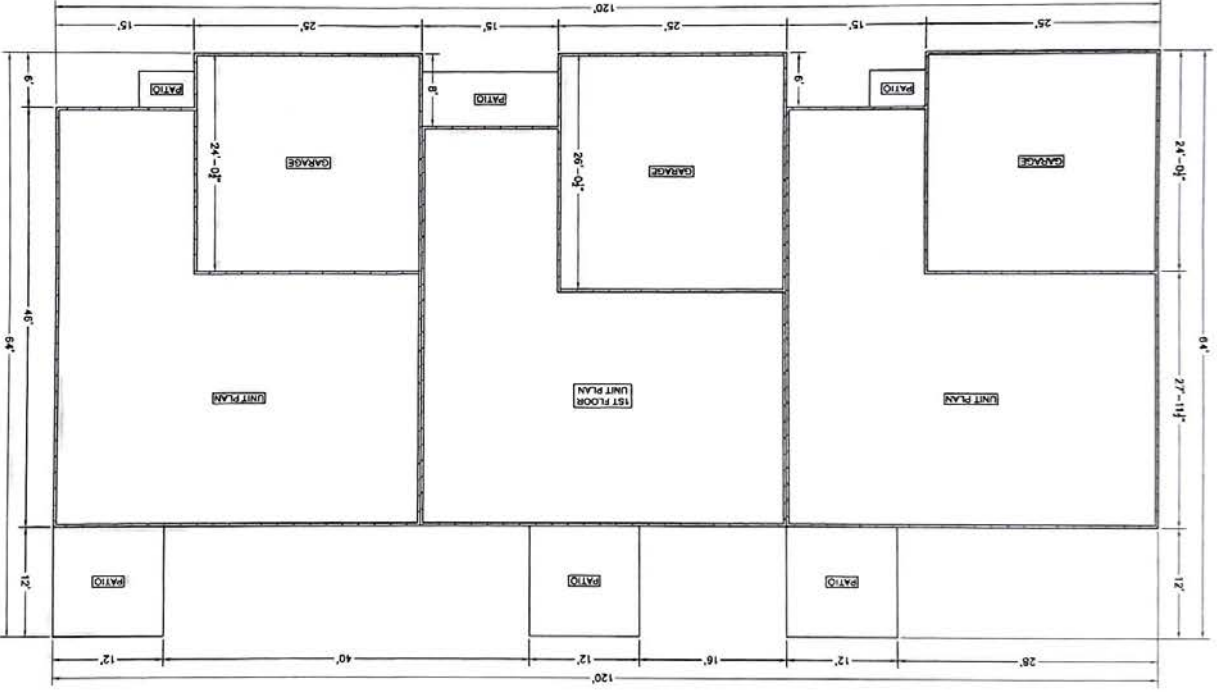
LEGEND
GENERAL COMMON ELEMENTS
LIMITS OF OWNERSHIP
OWNERSHIP LINES ARE 90 DEGREES TO EACH OTHER
GARAGES ARE INCLUDED AS PART OF THE UNIT
PORCHES AND PATIOS ARE LIMITED COMMON ELEMENTS

FLOOR PLAN A-A
DUPLICATE UNITS: 9&11, 18&20, 21&23, 25&27, 29&31, 37&39, 41&43



MICHAEL J. RYBICKI, P.E. 45866
MICHIGAN PROFESSIONAL ENGINEER
M. Rybicki

MLR Engineering CIVIL ENGINEERING & CONSULTING SERVICES 134 S. Main Street, Suite 1, Pontiac, Michigan 48331 Phone: (734) 922-5034 www.mlrengineering.com	IRON BRIDGE AT WHEELER'S LANDING CITY OF LAY CITY BAY COUNTY, MICHIGAN EXHIBIT 'B' DRAWING - BUILDING PLAN: A-A	IRON BRIDGE LLC 5405 GAYFIELD ROAD SACRAMENTO, CA 95820 Phone: (916) 444-4444 ALVIN WILSON, ENGINEER	PROJECT NO. 100-11-137 DESIGNED BY: MLR CHECKED BY: MLR SCALE: 1" = 8'-0"	PROJECT NO. 100-11-137 DESIGNED BY: MLR CHECKED BY: MLR SCALE: 1" = 8'-0"	PROJECT NO. 100-11-137 DESIGNED BY: MLR CHECKED BY: MLR SCALE: 1" = 8'-0"
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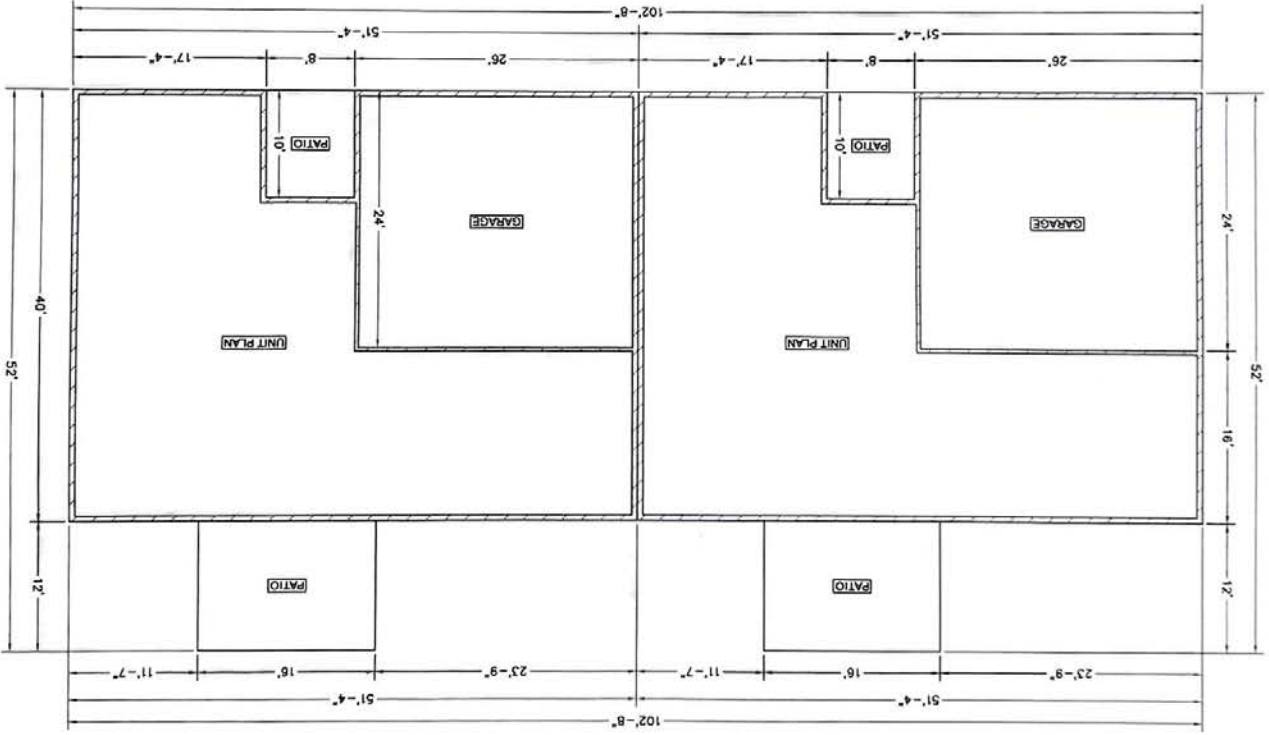
IRON BRIDGE AT WHEELER'S LANDING
CITY OF ELY CITY
BAY COUNTY, MICHIGAN

IRON BRIDGE LLC
5400 GARFIELD ROAD
SAGINAW MI 48603
APRIL 2018

PROJECT 100
NO. 1, 2, 3
TOTAL 3
DATE 12/1/21
REVISED 12/1/21
REVISED 12/1/21
REVISED 12/1/21

GRAPHIC SCALE
1" = 8' - 0"

GRAPHIC SCALE
1" = 8' - 0"



FLOOR PLAN B-B
DUPLEX UNITS: 22&24, 33&35,
45&47, 49&51, 53&55, 57&59

LEGEND
 GENERAL COMMON ELEMENTS
 LIMITS OF OWNERSHIP
 OWNERSHIP LINES ARE 90 DEGREES
 TO EACH OTHER
 GARAGES ARE INCLUDED AS PART OF
 THE UNIT
 PORCHES AND PATIOS ARE LIMITED
 COMMON ELEMENTS

PROPOSED, DATED **9-20**, 2024

Michael J. Rybicki
 MICHAEL J. RYBICKI, P.E., 45663
 MICHIGAN PROFESSIONAL ENGINEER

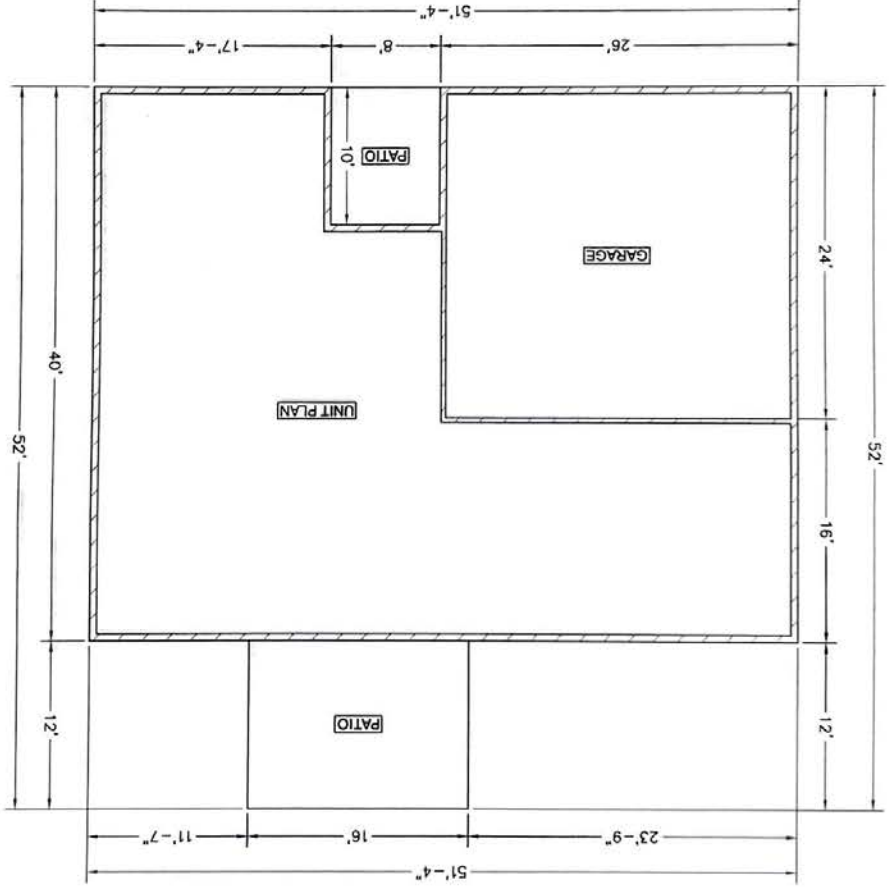
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**IRON BRIDGE AT
 WHEELER'S LANDING**
 CITY OF BAY CITY
 BAY COUNTY, MICHIGAN

IRON BRIDGE LLC,
 5040 GARDEN ROAD
 SHELBY, MI 48153
 (989) 223-3000
 AIAA, MICHIGAN ENGINEER



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FLOOR PLAN B-B
SINGLE UNIT, 61

LEGEND

— LIMITS OF OWNERSHIP

— GENERAL COMMON ELEMENTS

OWNERSHIP LINES ARE 90 DEGREES TO EACH OTHER

GARAGES ARE INCLUDED AS PART OF THE UNIT

PORCHES AND PATIOS ARE LIMITED COMMON ELEMENTS

PROPOSED, DATED 9-20-2024

MICHAEL J. RYBICKI, P.E. 4566
MICHAEL J. RYBICKI, P.E. 4566
MICHAEL J. RYBICKI, P.E. 4566

Michael J. Rybicki

MLR 345-01

8

MLR Engineering

CIVIL ENGINEERING & CONSULTING SERVICES

134 S. Main Street, Suite 1, Portland, Michigan 48471

Phone: (989) 752-5034

www.mlrengineering.com

IRON BRIDGE AT WHEELER'S LANDING

CITY OF BAY CITY

BAY COUNTY, MICHIGAN

EXHIBIT "B" DRAWING - BUILDING PLAN: B-B

IRON BRIDGE LLC

5405 CAMPBELL ROAD

SARASOTA, FL 34235

ATTN: BILLY ADRISSER

PROJECT LOCATION

PROJECT NAME

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE

SHEET

OF

TOTAL SHEETS

PROJECT LOG

NO. 1

DATE

REVISION

BY

DATE

LEGEND

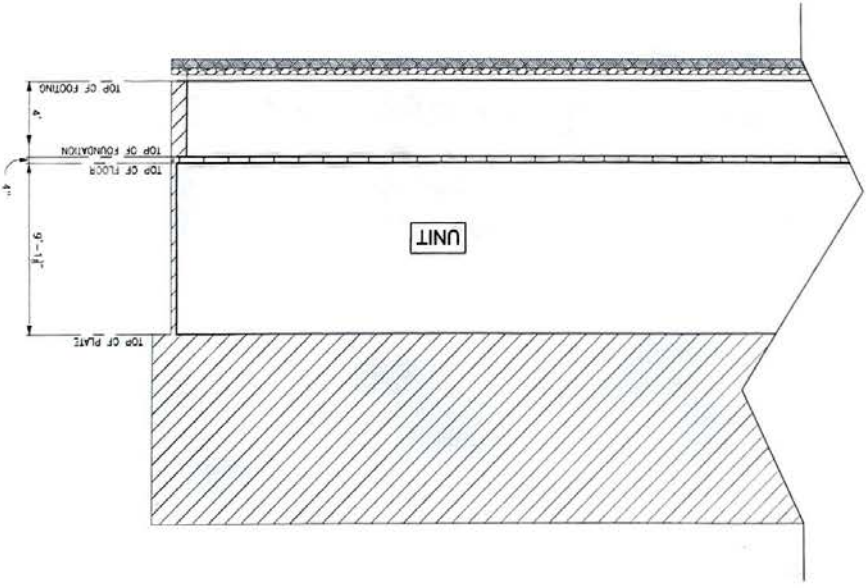
GENERAL COMMON ELEMENTS

LIMITS OF OWNERSHIP

OWNERSHIP LINES ARE 90 DEGREES TO EACH OTHER

GARAGES ARE INCLUDED AS PART OF THE UNIT

PORCHES AND PATIOS ARE LIMITED COMMON ELEMENTS



PROPOSED, DATED 9-20-2024

MICHAEL J. RYBICKI, P.E., 46663

MICHIGAN PROFESSIONAL ENGINEER

Michael J. Rybicki

MLR Engineering

CIVIL, ENGINEERING & CONSULTING SERVICES

134 S. Main Street, Suite 11, Freeland, Michigan 48623

www.mlr-engineering.com

IRON BRIDGE AT
WHEELER'S LANDING

CITY OF BAY CITY
BAY COUNTY, MICHIGAN

EXHIBIT B DRAWING - BUILDING SECTION SHEET

IRON BRIDGE LLC

549 GARFIELD ROAD
SACRAMENTO, CA 95833
(916) 233-8866
ATTN: BRUCE HANCOCK

PROJECT NO. 10-11-11-0001

DESIGNED BY: MLR

DRAWN BY: MLR

CHECKED BY: MLR

SCALE: 1" = 8'

SHEET 9 OF 9



PROJECT LOG	
DATE	10/17/23
DESCRIPTION	IRON BRIDGE AT WHEELER'S LANDING
DESIGNED BY	MLR
DRAWN BY	MLR
CHECKED BY	MLR
SCALE	1" = 8'
SHEET	9 OF 9