



"The City of Harrison is an Equal Opportunity Employer and Provider"

City of Harrison: Downtown Development Authority By-Laws

Article I Name and Principal Office

- A. **Name:** The name of this organization shall be the Harrison Downtown Development Authority, hereinafter referred to as the "DDA."
- B. **Principal Office:** The principal office of the DDA shall be located at 2105 Sullivan Drive, Harrison, MI 48625, or at such other location as the Board of Directors may from time to time determine.

Article II Purpose

Purpose: The purpose of the Harrison Downtown Development Authority (DDA) is to correct and prevent deterioration in business districts, encourage historic preservation, promote economic growth, and implement development plans. This purpose is established by the Downtown Development Authority Act, Act 197 of 1975, as amended, and the Ordinances of the City, which provide the framework for the establishment of a DDA.

Article III DDA District

DDA District: The DDA District shall consist of the territory in the City described in Appendix A, written below. The DDA district is subject to change pursuant to Act 197 of 1975 and local City ordinances.

Article IV Membership and Board of Directors

- A. **Membership:** Individuals residing or businesses operating within the territorial jurisdiction of the Harrison Downtown Development Authority (DDA) shall be deemed members of the DDA and shall be eligible to serve on the Board of Directors.
- B. **Board of Directors:** (the "Board") The DDA shall be under the supervision and control of the Board.
 - a. The Board shall consist of nine (9) members including the current Chief Executive Officer of the City (Mayor), who shall be appointed and serve in accordance with Act.
 - b. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses.

- c. The Chairperson of the Board shall be elected by the Board.
- C. **Term of Office:** The Board shall consist of nine (9) directors, who shall be appointed by Harrison City Council. The term of office for each director shall be three (3) years.
- D. **Duties of Officers:** The officers of the Board shall consist of a Chairperson, and Vice-Chairperson. The Chairperson and the Vice-Chairperson shall be selected by the Board from among its members, and shall serve for a term of one (1) year. The Treasurer and Secretary, who hold their positions in their capacity as City officials, are not considered DDA Officers but perform important roles on behalf of the DDA. The duties of the officers shall be as follows:
 - a) Chairperson: The Chairperson shall preside over all meetings of the Board, and shall be the official spokesperson for the DDA.
 - b) Vice-Chairperson: The Vice-Chairperson shall perform the duties of the Chairperson in his or her absence, and shall assist the Chairperson in carrying out his or her duties.
 - c) Secretary: The Secretary shall be the City Clerk or other designated individual. The Secretary shall keep minutes of all meetings of the Board, shall be responsible for maintaining all official records of the DDA, and shall perform other duties as assigned by the Board. The Secretary shall not be counted as one of the nine (9) members of the DDA.
 - d) Treasurer: The Treasurer shall be the City treasurer. The Treasurer shall oversee the financial affairs of the DDA, shall maintain accurate financial records, and shall present regular reports to the Board. The Treasurer shall not be counted as one of the nine (9) members of the DDA.

Article VI Meetings

- A. **Frequency of Meetings:** Regular meetings of the Board shall be held on a monthly basis, on the second Wednesday of each month at 8:00 AM, unless otherwise determined by a majority vote of the Board.
- B. **Special Meetings:** Special meetings of the Board may be called by the Chairperson or by a majority of the Board members. A minimum of 48 hours notice shall be given to all Board members, and such notice shall be made public. The notice shall specify the time, place, and purpose of the meeting.
- C. **Quorum:** A majority of the Board members shall constitute a quorum for the transaction of business at any regular or special meeting of the Board.
- D. **Voting Procedures:** All actions of the Board shall be taken by a majority vote of the members present and voting, provided that a quorum is present.
- E. **Rules of Order:** The Board shall conduct its meetings in accordance with the current edition of Robert's Rules of Order, in all cases not governed by these By-laws or by law.

- F. **Amendments to the Agenda:** Any member of the Board may request that an item be added to or deleted from the agenda. A majority vote of the Board shall be required to amend the agenda.
- G. **Debate:** All members of the Board shall have the right to speak on any question before the Board, subject to the rules of decorum and order established by Robert's Rules of Order.
- H. **Point of Order:** Any member of the Board may raise a point of order if they believe that the rules of the Board or Robert's Rules of Order have been violated. The Chairperson shall rule on the point of order, and their ruling may be appealed to the Board by a majority vote.
- I. **Minutes:** Minutes shall be taken at all meetings of the Board by the Secretary, or other designated individual. The minutes shall include the time and place of the meeting, the names of members present and absent, the text of all main motions, and the results of all votes taken. The minutes shall be approved by the Board at the next regular meeting, and shall be available to the public.
- J. **Motions:** All motions shall be made in writing or verbally by a member of the Board and must be seconded by another member before being considered. The Chairperson shall state the motion before the Board and shall call for discussion and debate before calling for a vote.
- K. **Adjournment:** The Chairperson shall adjourn the meeting after all business has been concluded or if the Board has exhausted its agenda.

Article VII Powers and Duties

The Board shall have the responsibility and power to manage the affairs and property of the DDA in accordance with its mission and by-laws. The Board shall establish policies and procedures for the operation of the DDA, including but not limited to:

- A. Establishing and monitoring the DDA's budget and financial operations
- B. Developing and implementing long-range strategic plans for the DDA
- C. Reviewing and approving projects and programs to promote economic development, beautification, and cultural enhancement of the DDA district
- D. Reviewing and approving contracts, agreements, and other legal documents on behalf of the DDA
- E. Ensuring compliance with all applicable laws and regulations

Article VIII Development Plan and Tax Increment Financing Plan

- A. **Findings**

- a. The City Council has taken into consideration the findings and recommendations of the development area citizens council.
- b. The City of Harrison Downtown Development and Tax Increment Financing Plan (the "plan") meets the requirements set forth in the Act [Act 197, Public Acts of Michigan, 1975, as amended].
- c. The proposed method of financing the development is feasible and the City Harrison Downtown Development Authority has the ability to arrange the financing.
- d. The development is reasonable and necessary to carry out the purposes of the Act.
- e. The land included within the development area to be acquired, if any, is reasonably necessary to carry out the purposes of the plan and the purposes of the Act in an efficient and economically satisfactory manner.
- f. The development plan is in reasonable accord with the master plan of the City.
- g. Public services, such as fire and police protection and utilities, are or will be adequate to service the project area.

B. Public Purpose

The City Council hereby determines that the plan constitutes a public purpose.

C. Best Interest of the Public

The City Council hereby determines that it is in the best interests of the public to proceed with the plan in order to halt property value deterioration, to increase property tax valuation, to eliminate the causes of the deterioration in property values, and to promote growth in the downtown district.

D. Approval and Adoption of Plan

The plan is hereby approved and adopted. A copy of the plan and all later amendments thereto shall be maintained on file in the City clerk's office.

E. Preparation of Base Year Assessment Roll:

- a. Within sixty (60) days of the publication of this article, the City assessor shall prepare the initial base year assessment roll. The base year assessment roll shall list each taxing jurisdiction in the development area on the effective date of this article, the initial assessed value of each parcel of property within the development area, and the amount of tax revenue derived by each taxing jurisdiction from ad valorem taxes on property in the development area.
- b. The City assessor shall transmit copies of the base year assessment roll to the City treasurer, county treasurer, the authority and each taxing jurisdiction, together with a notice that the base year assessment roll has been prepared in accordance with this article and the tax increment financing plan contained in the plan approved by this article.

F. Preparation of Annual Tax Increment Assessment Roll

Each year within fifteen (15) days following the final equalization of property in the

development area, the City assessor shall prepare the tax increment assessment roll. The tax increment assessment roll shall show the initial assessed value of each parcel of property within the development area, the amount by which the current assessed value as finally equalized for all taxable property in the development area exceeds the initial assessed value of the property as shown on the base year assessment roll (the "captured assessed value"). Copies of the annual tax increment assessment roll shall be transmitted by the assessor to the city treasurer, the county treasurer, the authority and the treasurer of each taxing jurisdiction within the development area, together with a notice that it has been prepared in accordance with this article and the plan.

G. Establishment of Project Fund; Approval of Depository

The treasurer of the 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 treasurer of the City, to be designated downtown development authority project fund. All moneys received by the authority pursuant to the plan shall be deposited in the project fund. All moneys in the project fund and earnings thereon shall be used only in accordance with the plan.

H. Payment of Tax Increments to Authority

The City treasurer, and the county treasurer shall, as ad valorem and specific taxes are collected on the property in the development area, pay that proportion of the taxes, except for penalties and collection fees, that the captured assessed value bears to the initial assessed value to the treasurer of the authority for deposit in the project fund. The payments shall be made on the date or dates on which the City treasurer and the county treasurer are required to remit taxes to each of the taxing jurisdictions.

I. Use of Moneys in the Project Fund

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

- a. First, to pay into the debt retirement fund, or funds, for all outstanding series of bonds issued pursuant to the plan an amount equal to the interest and principal coming due (in the case of principal whether by maturity or mandatory redemption) prior to the next collection of taxes, less any credit for sums on hand in the debt retirement fund.
- b. Second, to establish a reserve account for payment of principal of and interest on bonds issued pursuant to the plan to the extent required by any resolution authorizing bonds.
- c. Third, to pay the administrative, auditing and operating costs of the authority and the city pertaining to the downtown district, including planning and promotion, to the extent provided in the annual budget of the authority.
- d. Fourth, to repay amounts advanced by the City for project costs, including costs of preliminary plans, and fees for other professional services.
- e. Fifth, to pay the cost of completing the remaining public improvements, if any, as set forth in the plan to the extent those costs are not financed from other sources.
- f. Sixth, to pay the cost of any additional improvements to the plan that are determined necessary by the authority and approved by the City Council in

accordance with the Act.

J. Annual Report

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

Article IX By-Law Review and Amendments

A. By-Laws

The Board shall adopt Bylaws governing its procedures subject to the approval of the City Council.

B. Amendments

- a. Proposed amendments to the Bylaws may be made by any member of the Board.
- b. The Board may vote on the proposed amendment(s) at the next regular or special meeting of the Board, provided that a quorum is present. Approval of the amendment(s) shall require a two-thirds vote of the members present and voting.
- c. If the proposed amendment(s) are approved, the Secretary shall revise the Bylaws accordingly and distribute the revised Bylaws to all Board members.
- d. The Bylaws shall be reviewed by the Board at least annually to ensure that they remain current and relevant. The Board may amend the Bylaws at any time in accordance with Section 2 of this Article

Article X Dissolution

Upon completion of its purposes, the DDA may be dissolved by the City Council. The property and Assets of the DDA, after dissolution and satisfaction of its obligations, shall revert to the City.

Appendix A

Exhibit A as described above is hereby amended to read as follows:

Boundary Description: A boundary containing the *Downtown Development* Authority District in Sections [20](#), 21 and 28, Town 19 North, Range 4 West, City of Harrison, Clare County, Michigan, described as follows:

Beginning at the Northwest corner of said Section 21; thence Easterly, along the North line of said Section 21 to a point on the Westerly shore of Budd Lake; thence Southeasterly, along said Westerly shore of said Budd Lake to a point on the South line of Parcel No. 070 021 010 02 (State Park); thence Westerly, along the South line of said Parcel No. 070 021 010 02 to the Northeast corner of Parcel No. 070 021 103 13; thence Southeasterly, along the Easterly boundary lines of said Parcel No. 070 021 103 13 and Parcel No. 070 021 103 12 extended to the Northerly line of the Plat of Wilson's Third Addition to the City of Harrison; thence Northeasterly, along said Northerly plat boundary line to the Easterly right-of-way line of Harrison Street; thence Southeasterly, along said Easterly right-of-way line to a point on the North right-of-way line of Maple Street; thence Southwesterly, crossing said Maple Street to the Northeast corner of Parcel No. 070 021 302 22, thence Southeasterly, along the Easterly lines of said Parcel No. 070 021 302 22 and Parcel No. 070 021 302 21 to the Southeast corner thereof; thence continuing Southeasterly, along the Westerly line of the Plat of Wilson's Fourth Addition to the City of Harrison to the Southwest corner of Lot [8](#) of the Plat of Sam Wilson Addition to the City of Harrison; thence Northeasterly, along the line common to said Lot [8](#) and Lot 7 of said Plat of Sam Wilson Addition to the City of Harrison to a point on the Easterly right-of-way line of Lake Street; thence Southeasterly, along said Easterly right-of-way line of Lake Street to the Northwest corner of Lot 22 of Lake Street Assessor's Plat No. 1; thence Northeasterly, along the Northerly line of said Lot 22 to a point on the shore of Budd Lake; thence Southeasterly along said shore to the intersection with the extended Southerly line of Lot [20](#) of said Lake Street Assessor's Plat No. 1; thence Southwesterly along said Southerly line of Lot [20](#) and said line extended to a point on the Westerly right-of-way line of Lake Street; thence Northwesterly, along said Westerly right-of-way line to the Northeast corner of Block 22 of Wilson's Second Addition to the City of Harrison; thence Southwesterly, along the Northerly line of said Block 22, also being the Southerly right-of-way line of Beech Street, to the Northeast corner of Parcel No. 070 822 002 01; thence Southeasterly along the Easterly boundary line of said Parcel No. 070 822 002 01, described as being the West 56 feet of Lots 1 and [2](#), Block 22 of the Plat of Wilson's Second Addition to the City of Harrison; thence Northeasterly, along the Northerly line of Parcel No. 070 822 003 02, said parcel described as being the West one-half of Lot [3](#), Block 22 of said Plat of Wilson's Second Addition to the City of Harrison; thence Southeasterly along the Easterly line of said Parcel No. 070 822 03 02; thence Southwesterly, along the Southerly boundary line of said Lot [3](#), Block 22 to a point on the West line of said Block 22; thence Southeasterly along said West line extended to cross Main Street to the Northeast corner Parcel No. 070 021 404 01 (United Brethren Church), described as being the Northwest corner of Lot 1, Block 23 of said Plat of Wilson's Second Addition to City of Harrison; thence Southeasterly, along the East line of said Parcel No. 070 021 404 01 to the Southwest corner of said Lot 1, Block 23; thence Southwesterly, along the Southerly line of said Parcel No. 070 021 404 01 extended to the Southeast corner of Lot 1, Block 19 of the Plat of the Wilson's Addition to the City of Harrison; thence Westerly, along the South line of said Lot 1, Block 19 to a point on the line common to Lots [8](#) and [9](#) of said Block 19; thence Southerly, along said common lot line to a point on the North right-of-way line of Oak Street; thence Southeasterly, crossing said Oak Street, to the Northeast corner of Lot [3](#), Block [20](#) of said Plat of Wilson's

Addition to the City of Harrison; thence Southerly, along the East line of said Lot [3](#), Block [20](#) to the Southeast corner thereof; thence Westerly, along the line common to said Lot [3](#) and Lot 12, Block [20](#) of said plat to a point on the East line of the West 33 feet of said Lot 12; thence Southerly, along said East line to a point on the North right-of-way line of Pine Street; thence Southwesterly, crossing said Pine Street, to the Northeast corner of Parcel No. 070 826 005 03; thence Southerly along the East line of said Parcel No. 070 826 005 03, described as being the East line of the West 54 feet of Lot 5, Block 26 of said Plat of Wilson's Second Addition to the City of Harrison, to a point on the North line of Lot 12, Block 26 of said plat; thence Easterly, to the Northeast corner of said Lot 12, Block 26; thence Southerly, along the East line of said Lot 12, Block 26 to a point on the North right-of-way line of Spruce Street; thence Easterly, along said North right-of-way line of Spruce Street to a point on the East right-of-way line of Old Country Road as extended North; thence Southerly, crossing Spruce Street, to the intersection of the South right-of-way line of Spruce Street with said East right-of-way line of Old Country Farm Street; thence Southerly on said East right-of-way line of Old Country Farm Street to a point on the South line of Lot 1, Block 36 of the Plat of Toman's Addition to the City of Harrison as extended East to said East right-of-way; thence Westerly, along said extended South line to a point on the East line of the West 15 feet of Lots [2](#), [3](#) and 4, Block 36 of said Plat of Toman's Addition to the City of Harrison; thence Southerly, along said East line of the West 15 feet of Lots [2](#), [3](#) and 4, Block 36 to a point on the North right-of-way line of Elm Street; thence Easterly, along the North right-of-way line of said Elm Street extended to a point on said East right-of-way line of Old Country Farm Street; thence Southerly, along said East right-of-way line to the Northwest corner of Parcel No. 070 028 201 22, said Northwest parcel corner described as being 525 feet Southerly of the North one-quarter corner of said Section 28; thence Easterly, along the North line of said Parcel No. 070 028 201 22 to the Northeast corner thereof; thence Southerly along the East line of said Parcel No. 070 028 201 22 to a point on the North line of the Plat of Green Oaks Addition to the City of Harrison; thence Easterly, along the North line of said Plat of Green Oaks Addition to the City of Harrison to the Northeast corner of Lot 4 of said plat; thence Southerly, along the East line of said Lot 4, to a point on the Northerly right-of-way line of Highway U.S.-27 (Park Street); thence Southeasterly, along said Northerly right-of-way line of Highway U.S.-27 to the Southwest corner of Parcel No. 070 028 202 03, said Southwest corner described as lying Southeasterly, 134 feet from the intersection of the East line of Lake Street and the North line of U.S.-27; thence Northeasterly, along the Westerly boundary of said Parcel No. 070 028 202 03 to a point on a traverse line along the shore of Budd Lake; thence Southeasterly and Northeasterly, along said shore of Budd Lake to the Northerly corner of the boundary of Lighthouse Cove Condominium; thence Southeasterly and South along the Northeasterly and Easterly boundary lines of said condominium and the West line of Weatherhead Subdivision to the Northwest corner of Lot 41 of said plat; thence Easterly, along the North line of said Lot 41, to a point on the East line of said Section 28; thence Southerly, along said East line of Section 28 to a point on the centerline of Mostetler Road; thence Westerly, along said centerline of Mostetler Road to a point on the centerline of Highway U.S.-27; thence Southeasterly, along said centerline of Highway U.S.-27 to a point on said East line of Section 28; thence Southerly, along said East line of Section 28, to a point on the South one-eighth line of said Section 28; thence Westerly, along said South one-eighth line, to a point on the East one-eighth line of said Section 28; thence Northerly, along said East one-eighth line, to a point on said centerline of Mostetler Road; thence Westerly, along said centerline of Mostetler Road, to the Southwest corner of Parcel No. 070 028 203 19; thence Northerly, along the West line of said Parcel No. 070 028 203 19 to a point on the Southerly boundary line of Parcel No. 070 028 203 22; thence Northwesterly, along said Southerly boundary line of Parcel No. 070 028 203 22 to the Southeast corner of Lot 49 of the Plat of Weatherhead Subdivision No. 2; thence Northeasterly, along the Easterly boundary line of said plat of Weatherhead Subdivision No. 2 to the Southeast corner of Lot 51 of said Plat; thence Northwesterly, along the South line

of said Lot 51 extended to a point on the Westerly right-of-way line of Richard Street; thence Northwesterly, along said Westerly right-of-way line to the Southeast corner of Parcel No. 070 028 204 04; thence Northwesterly, along the South boundary line of said Parcel No. 070 028 204 04, to the Southwester corner of said Parcel and a point on the Easterly boundary line of Parcel No. 070 028 201 18; thence Southwesterly, along said Easterly boundary line of Parcel No. 070 028 210 18 to the Southerly corner thereof; thence Northerly, along the West boundary line of said Parcel No. 070 028 210 18 to the Southeast corner of Lot 2 of Bate's Addition to the City of Harrison; thence Northwesterly, along the South boundary line of said Lot 2 to the Southwest corner thereof; thence Northerly, along the West boundary line of said Lot 2, to the Southeast corner of Parcel No. 070 140 001 00; thence Westerly, along the South boundary line of said Parcel No. 070 140 001 00 extended to the West right-of-way line of Old Country Farm Road; thence Northerly, along said West right-of-way line of Old Country Farm Road to a point on the South right-of-way line of Park Street; thence Westerly, along said South right-of-way line of Park Street to a point on the extended West right-of-way line of Eaton Street; thence Northerly, along said West right-of-way line of Eaton Street to the Southeast corner of Lot 1, Block 40 of the Plat of Toman's Addition to the City of Harrison; thence Westerly, along the South line of said Lot 1 and Lot 2, Block 40 of said plat to the Southwest corner of said Lot 2; thence Northerly, along the West line of said Lot 2 to the Northwest corner thereof; thence Northerly, crossing Elm Street, to the Southwest corner of Lot 7, Block 37 of said Plat of Toman's Addition to the City of Harrison; thence Northerly, along the West line of said Lot 7 to the Northwest corner thereof; thence East, along the North line of said Lot 7 to a point on the Southwest corner of Parcel No. 070 737 022 01, described as being the East one-half of Lot 2, Block 37 of said plat; thence Northerly, along the West line of said Parcel No. 070 737 022 01 to a point on the South right-of-way line of Spruce Street; thence Northerly, crossing said Spruce Street along said West line of Parcel No. 070 737 022 01 as extended to a point on the North right-of-way line of Spruce Street; thence East, along said North right-of-way line of Spruce Street to the Southwest corner of Lot [8](#), Block 27 of the Plat of Wilson's Second Addition to the City of Harrison; thence Northerly, along the West line of said Lot [8](#) and Lot 2, Block 27 of said plat to a point on the South right-of-way line of Pine Street; thence Northerly, crossing said Pine Street, to the Southwest corner of Lot [11](#), Block 7 of the Original Plat of the City of Harrison; thence North, along the West line of said Lot [11](#) and Lot 2, Block 7 of said Original Plat of the City of Harrison to a point on the South right-of-way line of Oak Street; thence Westerly, along said South right-of-way line of Oak Street, to a point on the extended West line of Lot [9](#), Block 5 of said Original Plat of the City of Harrison; thence Northerly, crossing said Oak Street along said extended West line to the Southwest corner of said Lot [9](#), Block 5; thence Northerly, along said West line of Lot [9](#), Block 5 to the Northwest corner thereof; thence Westerly, along the South line of Lots 5 and [6](#), Block 5 of said Original Plat of the City of Harrison, to point on the East right-of-way line of Broad Street; thence Southerly, along said East right-of-way line of Broad Street extended to the Northwest corner of Block [8](#) of said Original Plat of the City of Harrison; thence Westerly, crossing said Broad Street, to the Northeast corner of Block [9](#), of said plat; thence Northerly, along the extended East line of said Block [9](#), to a point on the centerline of Oak Street; thence Westerly, along said centerline of Oak Street, to a point on the East right-of-way line of Fourth Street as extended into road intersection; thence Southerly, along said extended East right-of-way line to the Northwest corner of Block [9](#) of said Original Plat of the City of Harrison; thence Westerly, along the extended South right-of-way line of said Oak Street, to the Northeast corner of Block 32 of said Original Plat of the City of Harrison; thence Northerly, along the extended East line of Block 32 of said Original Plat of the City of Harrison, also being the West right-of-way line of Fifth Street, to a the Northeast corner of said Block 35; thence Westerly, along the North line of said Block 35, also being the South right-of-way line of Main Street, extended to a point on the West line of said Section 21; thence Northerly, along said West section line to the Northwest corner of Parcel No. 070 021 301 09

(Hayes Agricultural School); thence Easterly, along said North line of Parcel No. 070 021 301 09 extended across Fourth Street to the Southwest corner of Block 15 of the Plat of Wilson's Addition to the City of Harrison; thence Southerly, along the extended West line of Block [10](#) of said Plat of Wilson's Addition to the City of Harrison crossing Norway Street to the Southwest corner of said Block [10](#), also being a point on the North right-of-way line of Beech Street; thence Easterly, along said North right-of-way line of Beech Street to the Southwest corner of Parcel No. 070 811 010 05; thence Northerly, along the West line of said Parcel No. 070 811 010 05 and Parcel No. 070 811 010 04, being the West line of the East one-half of Lot [10](#), Block [11](#), of said Plat of Wilson's Addition to the City of Harrison, to a point on the North line of said Lot [10](#), Block [11](#); thence Easterly, along said North line of Lot [10](#), Block [11](#) to the Southwest corner of Lot 2, Block [11](#) of said plat; thence Northerly, along the West line of said Lot 2, Block [11](#) extended to cross said Norway Street to the Southwest corner of Lot [11](#), Block [14](#), of said plat; thence continuing Northerly, along the West line of said Lot [11](#) and Lot 2, Block [14](#) of said plat extended to cross Birch Street, to the Southwest corner of Lot [11](#), Block 17 of said plat; thence Northerly, along the West line of said Lot [11](#), Block 17 to the Northwest corner of said Lot [11](#), Block 17; thence Westerly, along the South line of Lots [3](#) and 4, Block 17 of said plat; thence Northerly, along the West line of said Lot 4, Block 17, to a point on the South right-of-way line of Maple Street; thence Westerly, along said South right-of-way line of Maple Street extended to cross Broad Street to the Northeast corner of Block 16 of said Plat of Wilson's Addition to the City of Harrison; thence Northerly, crossing said Maple Street along the extended West right-of-way line of said Broad Street to the Northeast corner of Lot [14](#) of the Assessor's Plat of Brown's Addition to the City of Harrison; thence Northwesterly, crossing John R. Street to the Southwest corner of Lot 16 of said Assessor's Plat of Brown's Addition to the City of Harrison; thence Northwesterly, along the line common to Lots 15 and 16 of said plat to a point on the South line of Parcel No. 070 021 104 02; thence Westerly to the Southwest corner of said Parcel No. 070 021 104 02, also being the Southeast corner of Lot 12 of the Plat of Park Fair Addition to the City of Harrison; thence Northerly, along the West line of said Parcel No. 070 021 104 02 and Parcel No. 070 021 104 01 to a point on the South line of Parcel No. 070 570 010 00; thence Westerly, along said South line of Parcel No. 070 570 010 00 and South line of Parcel No. 070 570 011 00 extended to the West right-of-way line of Eastlawn Street; thence Northerly, along said West right-of-way line of Eastlawn Street to a point on the South right-of-way line of Fairlane Street; thence Westerly, along said South right-of-way line of Fairlane Street extended to a point on the East line of Parcel No. 070 020 200 27; thence Southerly, along said East line of Parcel No. 070 020 200 07 to the Southeast corner thereof; thence Westerly, along the South lines of said Parcel No. 070 020 200 07, Parcel No. 070 020 200 28 and Parcel No. 070 020 200 [20](#), to a point on the North and South one-quarter line of said [Section 20](#); thence Northerly, along said North and South one-quarter line to a point lying 200 feet South of the North one-quarter corner of said [Section 20](#); thence Easterly, 1200 feet along a line lying parallel with the North line of said [Section 20](#); thence Northerly, 200 feet, to a point on said North section line; thence Easterly, along said North section line to the Point of Beginning.