



CITY OF NOVI CITY COUNCIL
FEBRUARY 7, 2022

SUBJECT: Approval to accept the residential streets as part of the Valencia Estates South development and adoption of Act 51 New Street Resolution, accepting Alpine Drive, Presidio Lane, and Villa Terrace Court as public, adding 0.77 mile of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

M/I Homes of Michigan, LLC has requested the dedication and acceptance of Alpine Drive, Presidio Lane, and Villa Terrace Court as public assets. The Valencia Estates South development comprises 64 single family home lots. The project is located west of Beck Road and south of Ten Mile Road. The right-of-way width for the proposed streets shall be sixty (60) feet wide.

According to the City's consulting engineer, the streets meet City design and construction standards (Spalding DeDecker, November 23, 2021). The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form to permit acceptance by City Council (Spalding DeDecker, December 16, 2021, and Beth Saarela, December 16, 2021, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.77 mile of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential streets as part of the Valencia Estates South development and adoption of Act 51 New Street Resolution, accepting Alpine Drive, Presidio Lane, and Villa Terrace Court as public, adding 0.77 mile of roadway to the City's public street system.

Valencia Estates South Street Acceptance

Location Map



Map Author: Victor Boron
 Date: 01/25/2022
 Project: Valencia Estates South
 Version: 1.0

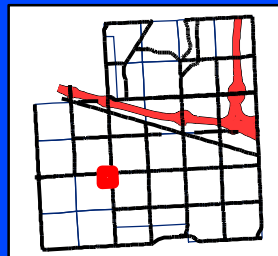
Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi.
 Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

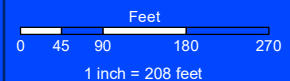
Legend

 Proposed Public Streets



City of Novi

Engineering Division
 Department of Public Works
 26300 Lee BeGole Drive
 Novi, MI 48375
 cityofnovi.org



November 23, 2021

Ms. Kate Purpura
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Valencia South – Phase 1
Site Work Final Approval**
Novi SP No.: JSP13-0075
SDA Job No.: NV16-215

Dear Mrs. Purpura:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Brandon Guest, M/I Homes of Michigan (email)
SDA Job File



November 23, 2021

Ms. Kate Purpura
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Valencia South – Phase 2
Site Work Final Approval**
Novi SP No.: JSP13-0075
SDA Job No.: NV16-216

Dear Mrs. Purpura:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Brandon Guest, M/I Homes of Michigan (email)
SDA Job File



November 23, 2021

Ms. Kate Purpura
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Valencia South – Phase 3
Site Work Final Approval**
Novi SP No.: JSP16-0005
SDA Job No.: NV18-210

Dear Mrs. Purpura:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Heather Gendron, PE
Project Manager

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Brandon Guest, M/I Homes of Michigan (email)
SDA Job File

December 16, 2021

Jeff Herczeg
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Valencia South Phases 1 & 2 - Acceptance Documents Review
Novi # JSP13-0075
SDA Job No. NV16-215/216
DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on November 29, 2021 & December 15, 2021 against the Final Site Plan (Stamping Set) approved on June 7, 2016. We offer the following comments:

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. Warranty Deed for Interior Roads Right-of-Way
(executed 11/01/2021, unrecorded, dated 11/22/2016)
Exhibits Approved
2. Bills of Sale: Interior Roads
SUPPLIED – APPROVED.
3. Full Unconditional Waivers of Lien from contractors installing roads
SUPPLIED – APPROVED.
4. Sworn Statement for Roads signed by Developer
SUPPLIED - APPROVED

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated April 15, 2016 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER



Mike Freckelton, PE
Project Engineer

Cc (via Email): Victor Boron, City of Novi
 Taylor Reynolds, Spalding DeDecker
 Courtney Hanson, City of Novi
 Madeleine Daniels, City of Novi
 Sarah Marchioni, City of Novi
 Ted Meadows, Spalding DeDecker
 Kate Purpura, City of Novi
 Humna Anjum, City of Novi
 Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
 Angie Sosnowski, City of Novi
 Melissa Morris, City of Novi
 Ben Peacock, City of Novi

December 16, 2021

Jeff Herczeg
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Valencia South Phase 3 - Acceptance Documents Review
Novi # JSP16-0005
SDA Job No. NV18-210
DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on November 29, 2021 & December 15, 2021 against the Final Site Plan (Stamping Set) approved on February 15, 2018. We offer the following comments:

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. Warranty Deed for Interior Roads Right-of-Way
(executed 11/01/2021, unrecorded, dated 01/06/2017)
Exhibits Approved
2. Bills of Sale: Interior Roads
SUPPLIED – APPROVED.
3. Full Unconditional Waivers of Lien from contractors installing roads
SUPPLIED – APPROVED.
4. Sworn Statement signed by Developer
SUPPLIED - APPROVED

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated December 16, 2016 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER



Mike Freckelton, PE
Project Engineer

Cc (via Email):

- Victor Boron, City of Novi
- Taylor Reynolds, Spalding DeDecker
- Courtney Hanson, City of Novi
- Madeleine Daniels, City of Novi
- Sarah Marchioni, City of Novi
- Ted Meadows, Spalding DeDecker
- Kate Purpura, City of Novi
- Humna Anjum, City of Novi
- Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
- Angie Sosnowski, City of Novi
- Melissa Morris, City of Novi
- Ben Peacock, City of Novi

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 16, 2021

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: Valencia South Estates Condominium Ph 1 & 2 JSP 13-75 and 16-04
Street Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following **original** documents for Valencia Estates South Phases 1 and 2, a copy of which are enclosed:

1. Warranty Deed for Interior Roads (**Approved**)
2. Bill of Sale for Street Paving (**Approved**)
3. Title Search

Warranty Deed

The Warranty Deed for interior roads for the Valencia Estates South Phases 1 and 2 conveys the interior roads to the City for public use and maintenance. The Warranty Deed is consistent with the title search provided and has been executed in accordance with the requirements of the Master Deed for road conveyances. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. The Bill of Sale for paving is acceptable as provided. The original Warranty Deed and Bill of Sale should be held in the City's file until the streets are ready for acceptance.

Once accepted, the Warranty Deed should be recorded by the City Clerk's Office in the usual manner.

Please feel free to contact me with any questions or concerns in regard to this matter.

Jeffrey Herczeg, Director of Public Works
City of Novi
December 16, 2021
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

- C: Cortney Hanson, Clerk (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Kopko, Planner (w/Enclosures)
Ben Peacock, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Ben Croy, City Engineer (w/Enclosures)
Kate Purpura, Project Engineer (w/Enclosures)
Victor Boron, Project Engineer (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Melissa Morris, Administrative Assistant (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Brandon Guest, M/I Homes of Michigan (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF MICHIGAN, LLC, a Delaware limited liability company, whose address is 40950 Woodward, Ste. 203, Bloomfield Hills, Michigan 48304, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for **right-of-way purposes**, to wit:

{Described in Exhibit A. and Represented in Exhibit B.}

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and 00/100 (\$1.00) Dollars.

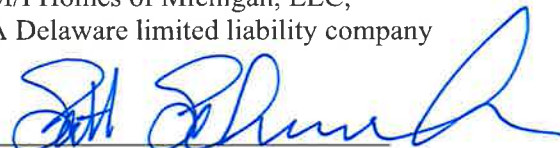
THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

The Grantor grants to Grantee the rights to make no divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

In witness whereof, the undersigned has executed these presents this 1st day of November, 2021.

Signed by

M/I Homes of Michigan, LLC,
A Delaware limited liability company



By: Scott Schwanke
Its: Area President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2021, by Scott Schwanke, the Area President, of M/I Homes of Michigan, LLC, a Delaware limited liability company on behalf of said corporation.

Brandon C.S. Guest
Brandon C.S. Guest
Notary Public, State of Michigan
Macomb County, Michigan
My Commission Expires: January 20, 2028

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela, Esq. Johnson, Rosati, Schultz & JoppEh 27555 W. Twelve Mile, Suite 250 Farmington Hills, MI 48331
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Part of Tax Parcel No. _____
Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A.

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002, Valencia Estates South, Phases I & II, Road ROW Description; 1 Sheet)

EXHIBIT A

“VALENCIA SOUTH ESTATES”

LEGAL DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION – INTERIOR ROAD

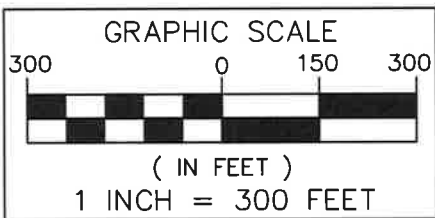
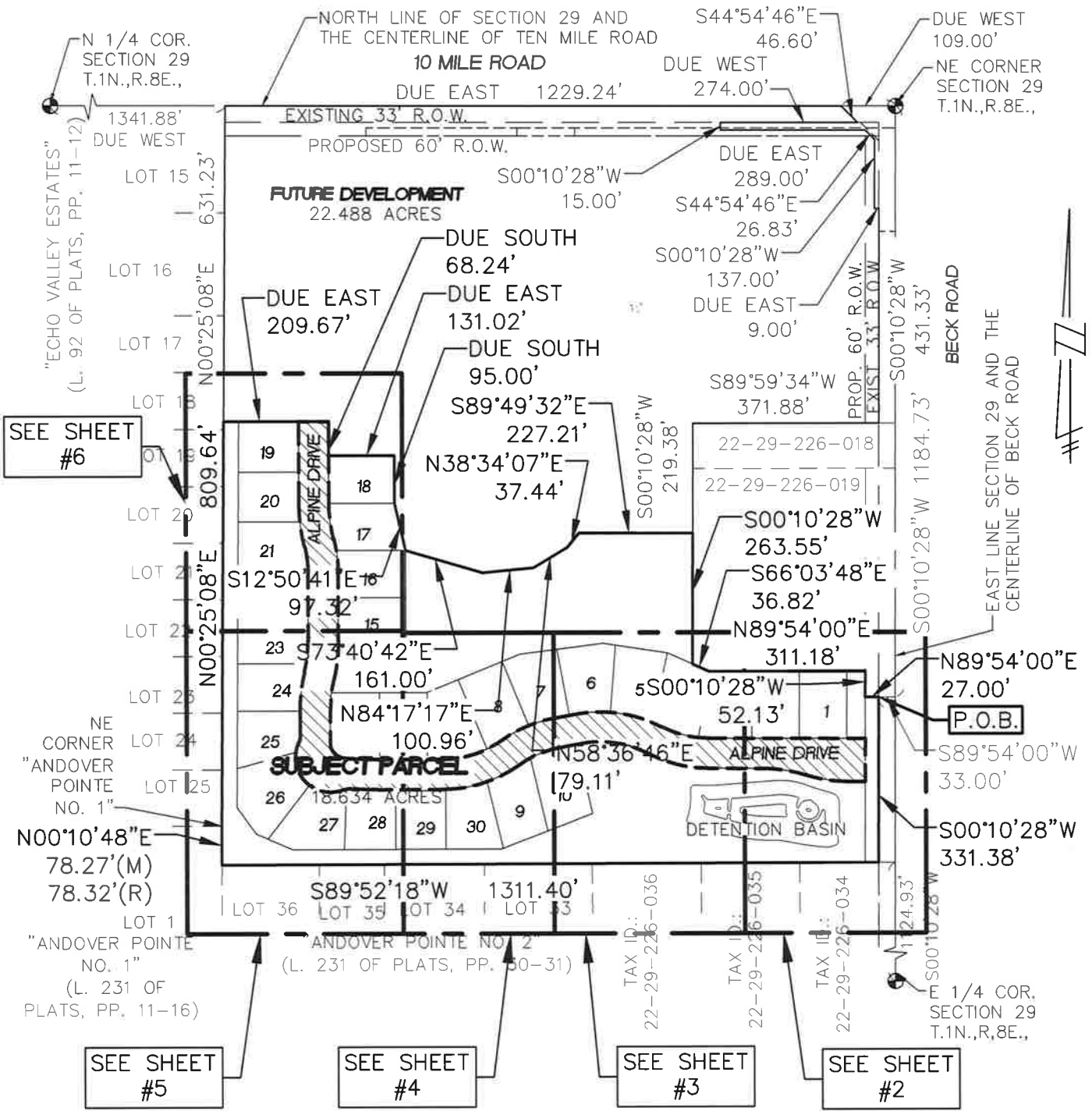
A Road Right-of-Way Dedication, located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 1267.89 feet along the East Line of said Section 29 and centerline of Beck Road; thence North 89°49'32" West, 60.00 feet, for a POINT OF BEGINNING; thence South 00°10'28" West, 86.00 feet; thence North 89°49'32" West, 38.21 feet; thence 82.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 18°11'42" and a chord bearing and distance of North 80°43'41" West, 82.22 feet; thence 82.57 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 18°11'42" and a chord bearing and distance of North 80°43'41" West, 82.22 feet; thence North 89°49'32" West, 113.99 feet; thence 126.13 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 27°47'40" and a chord bearing and distance of North 75°55'42" West, 124.89 feet; thence 134.61 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 38°33'45" and a chord bearing and distance of North 81°18'45" West, 132.08 feet; thence South 79°24'23" West, 46.42 feet; thence 87.76 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 25°08'29" and a chord bearing and distance of South 66°50'08" West, 87.06 feet; thence 161.58 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 35°36'24" and a chord bearing and distance of South 72°04'06" West, 158.99 feet; thence South 89°52'18" West, 130.05 feet; thence 43.63 feet along a curve to the right, said curve having a radius of 630.00 feet, a central angle of 03°58'05" and a chord bearing and distance of North 88°09'04" West, 43.62 feet; thence North 86°10'02" West, 10.66 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of South 81°10'01" West, 14.91 feet; thence 167.17 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 136°49'50" and a chord bearing and distance of North 43°05'01" West, 130.18 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of North 12°39'57" East, 14.91 feet; thence Due North, 49.15 feet; thence 77.35 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 13°25'46" and a chord bearing and distance of North 06°42'53" East, 77.17 feet; thence 63.28 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 13°25'46" and a chord bearing and distance of North 06°42'53" East, 63.14 feet; thence Due North, 137.97 feet; thence 51.77 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 14°49'49" and a chord bearing and distance of North 07°24'55" West, 51.62 feet; thence 85.42 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 14°49'49" and a chord bearing and distance of North 07°24'55" West, 85.18 feet; thence Due North, 165.65 feet; thence Due East, 60.00 feet; thence Due South, 165.65 feet; thence 69.89 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 14°49'49" and a chord bearing and distance of South 07°24'55" East, 69.69 feet; thence 67.30 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 14°49'49" and a chord bearing and distance of South 07°24'55" East, 67.11 feet; thence Due South, 137.97 feet; thence 77.35 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 13°25'46" and a chord bearing and distance of South 06°42'53" West, 77.17 feet; thence 63.28 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 13°25'46" and a chord bearing and distance of South 06°42'53" West, 63.14 feet; thence Due South, 65.59 feet; thence 45.12 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of 86°10'02" and a chord bearing and distance of South 43°05'01" East, 40.98 feet; thence South 86°10'02" East, 27.10 feet; thence 39.48 feet along a curve to the left, said curve having a radius of 570.00 feet, a central angle of 03°58'06" and a chord bearing and distance of South 88°09'05" East, 39.47 feet; thence North 89°52'18" East, 130.05 feet; thence 124.29 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 35°36'24" and a chord bearing and distance of North 72°04'06" East, 122.30 feet; thence 114.09 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 25°08'29" and a chord bearing and distance of North 66°50'08" East, 113.17 feet; thence North 79°24'23" East, 46.42 feet; thence 174.99 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 38°33'45" and a chord bearing and distance of South 81°18'45" East, 171.71 feet; thence 97.02 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 27°47'40" and a chord bearing a distance of South 75°55'42" East, 96.07 feet; thence South 89°49'32" East, 314.57 feet, to the Point of Beginning. All of the above containing 2.613 Acres.

EXHIBIT B.

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002, Valencia Estates South, Phases I & II, Road ROW Sketch; 6 Sheet)

EXHIBIT B



ROAD RIGHT-OF-WAY DEDICATION
(2.613 ACRES)

SUBJECT PROPERTY AND SHEET INDEX



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

**VALENCIA SOUTH ESTATES
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 6

EXHIBIT B

TEN MILE ROAD

NORTH LINE SECTION 29 AND THE CENTERLINE OF TEN MILE ROAD

NE. COR. SECTION 29 T.1N.,R.8E.,

TAX ID.: 22-29-226-019

N89°54'00"E 311.18'

8"E

3

2

1

ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

P.O.B.

90'
D27°47'40"
55'42"E
6.07'

S89°49'32"E 314.57'

S00°10'28"W
52.13'

S00°10'28"W 1267.89'

MATCH LINE - SEE SHEET #3



ALPINE DRIVE

N89°49'32"W 60.00'

N89°49'32"W 113.99'

L=82.57'
R=260.00'

L=82.57'
R=260.00'

DELTA=018°11'42"
CH=N80°43'41"W
DIST.=82.22'

DELTA=018°11'42"
CH=N80°43'41"W
DIST.=82.22'

DETENTION BASIN

86.00'
S00°10'28"W

BECK ROAD

EAST LINE SECTION 29 AND THE CENTERLINE OF BECK ROAD

PROPOSED 60' R.O.W.

EXISTING 33' R.O.W.

TAX ID.: 22-29-226-035

S89°52'18"W 1311.40'

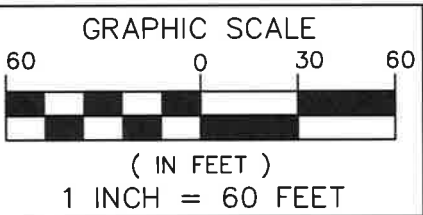
TAX ID.: 22-29-226-034

S00°10'28"W 1124.93'

E 1/4 COR. SECTION 29 T.1N.,R.8E.,

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N89°49'32"W	38.21'



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

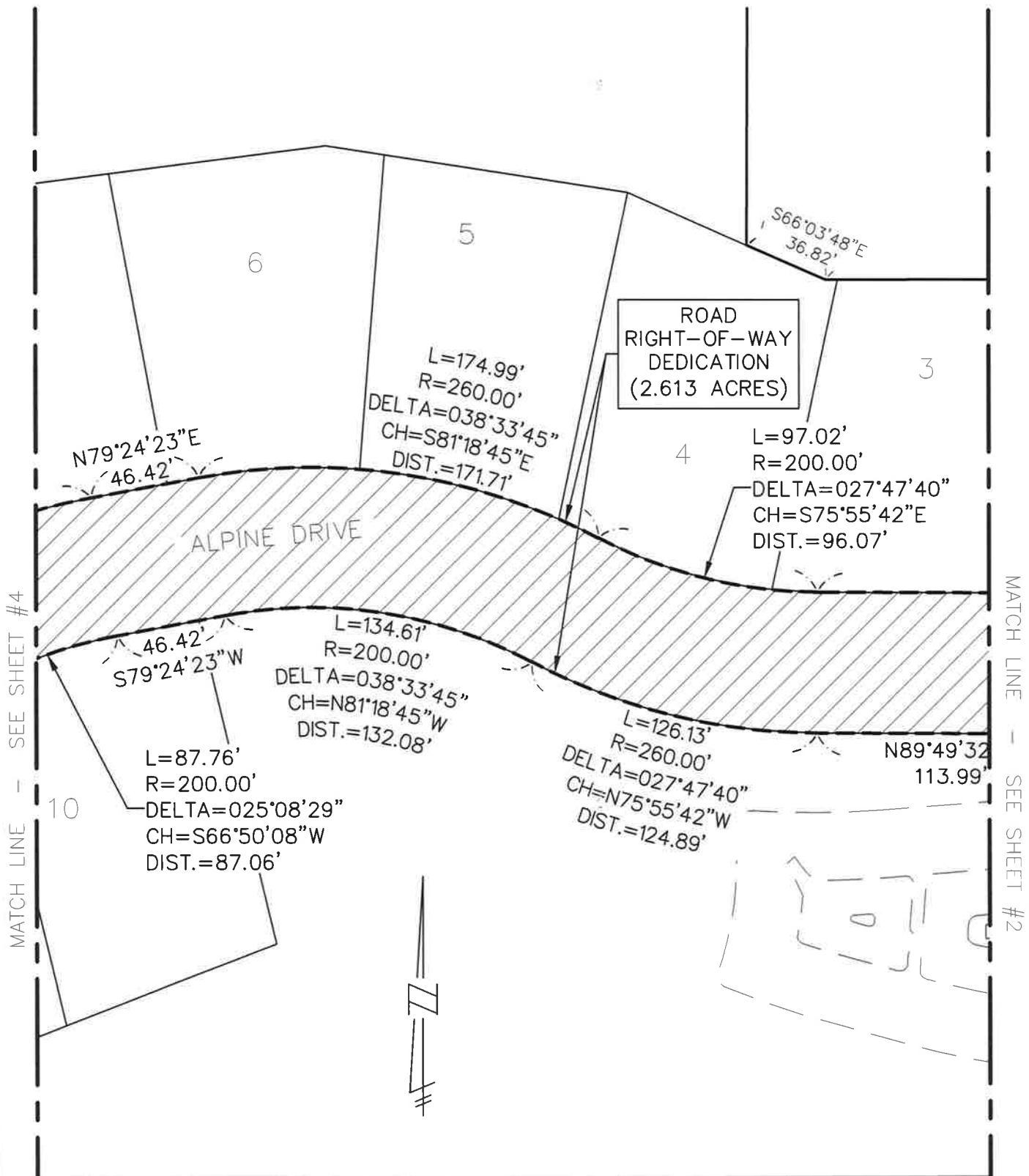
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 1 & 2

SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

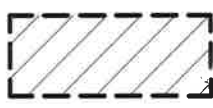
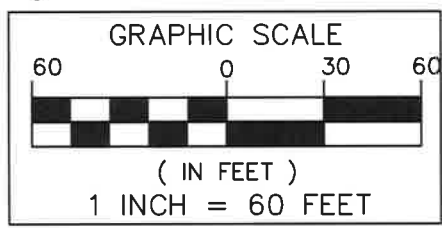
SCALE:	1" = 60'
DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 6

EXHIBIT B



LOT 33 S89°52'18"W 1311.40'

"ANDOVER POINTE NO. 2" (L. 231 OF PLATS, PP. 30-31) TAX ID: 22-29-226-036 TAX ID: 22-29-226-035



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION

SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

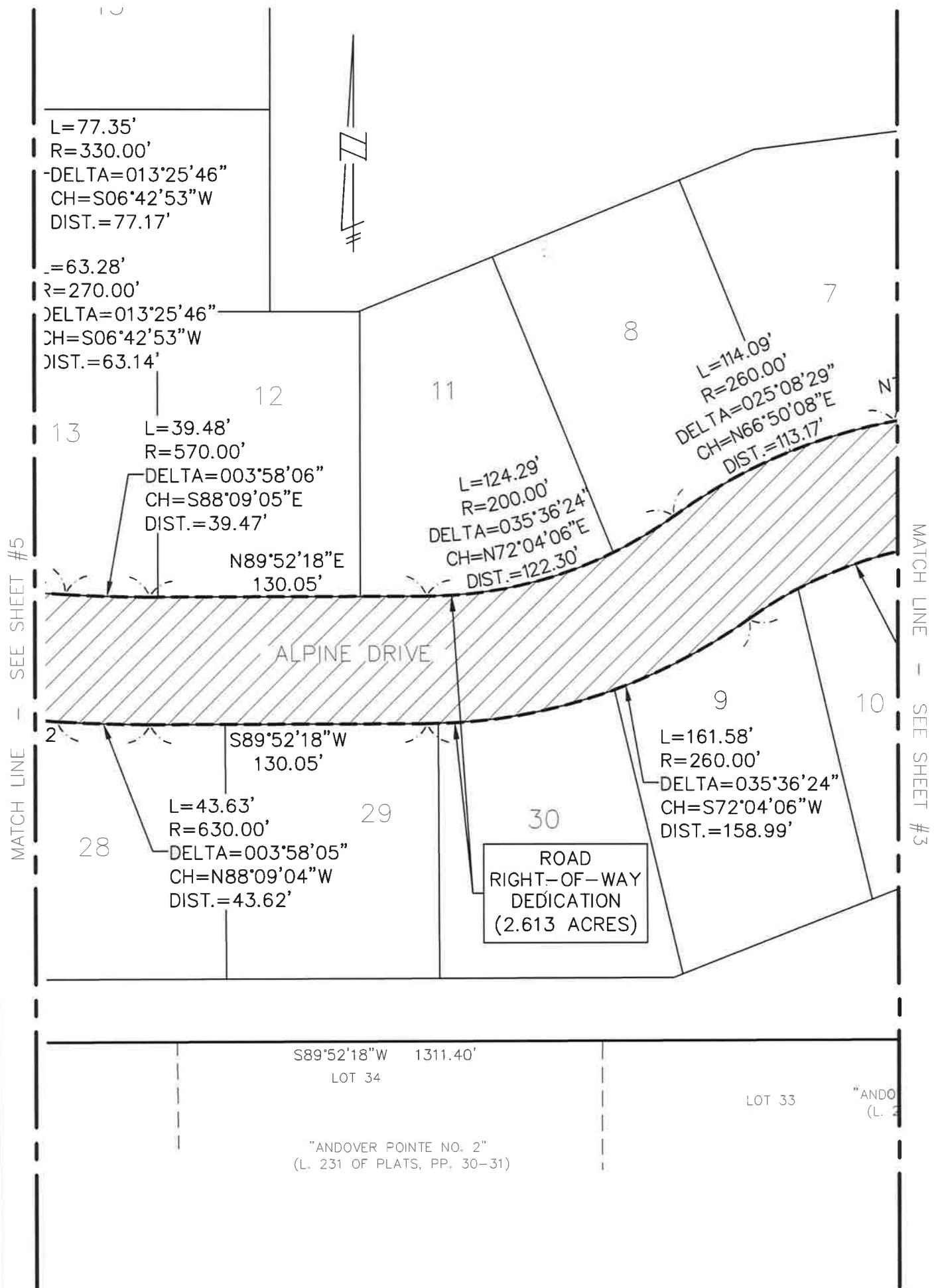
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 1 & 2

SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

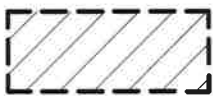
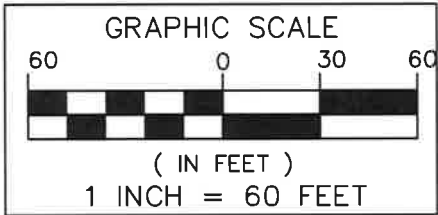
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DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	3 OF 6

EXHIBIT B



MATCH LINE - SEE SHEET #5

MATCH LINE - SEE SHEET #3



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



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CONSULTING ENGINEERS

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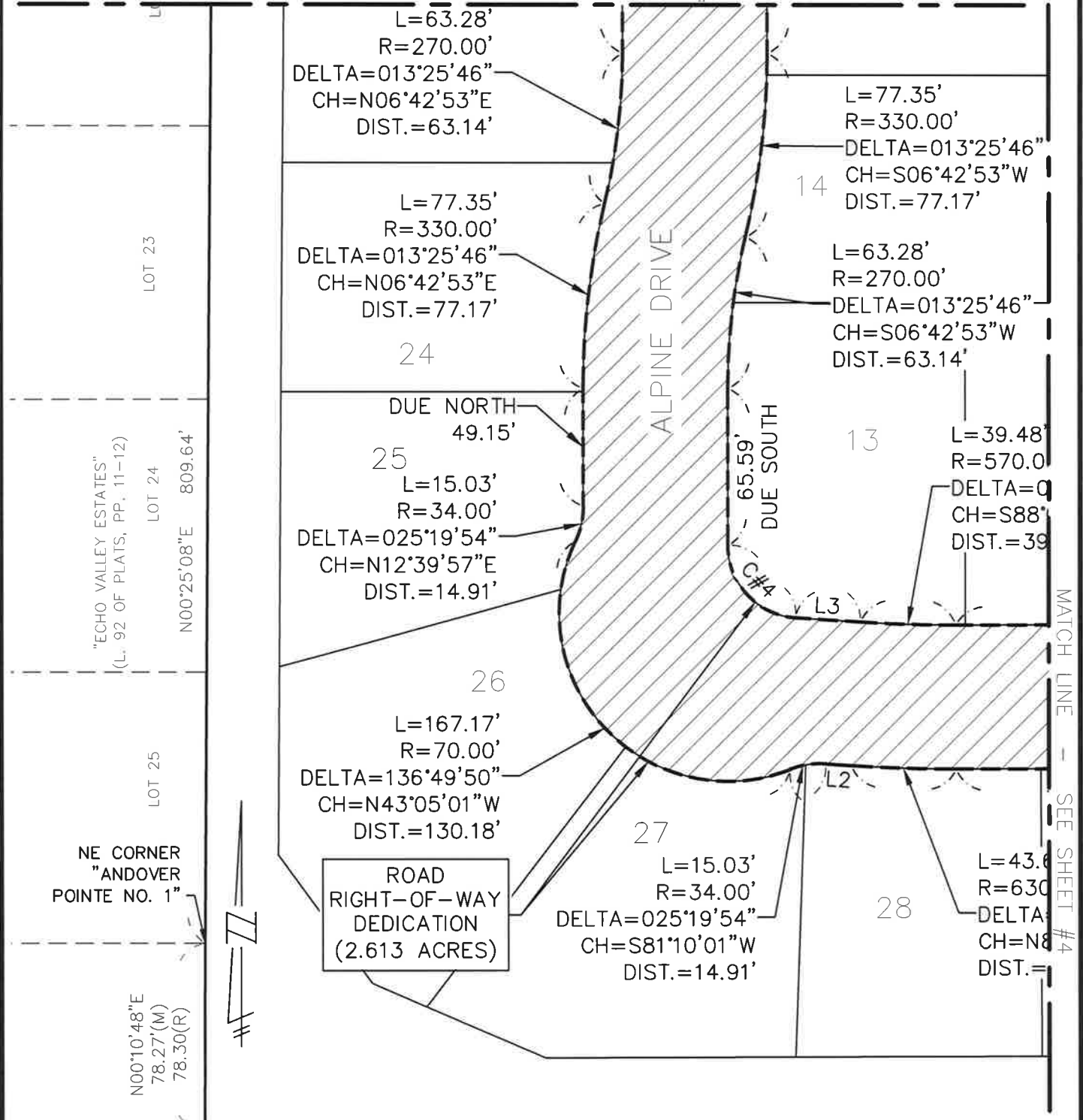
VALENCIA SOUTH ESTATES PHASE 1 & 2

SECTION 29, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 6

EXHIBIT B

MATCH LINE - SEE SHEET #6



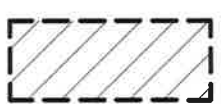
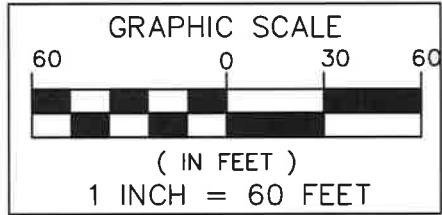
MATCH LINE - SEE SHEET #4

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#4	45.12'	30.00'	086°10'02"	S43°05'01"E	40.98'

LINE TABLE

LINE #	DIRECTION	LENGTH
L2	N86°10'02"W	10.66'
L3	S86°10'02"E	27.10'



ROAD RIGHT-OF-WAY DEDICATION
(2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS

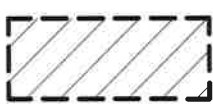
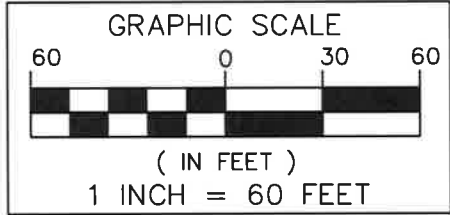
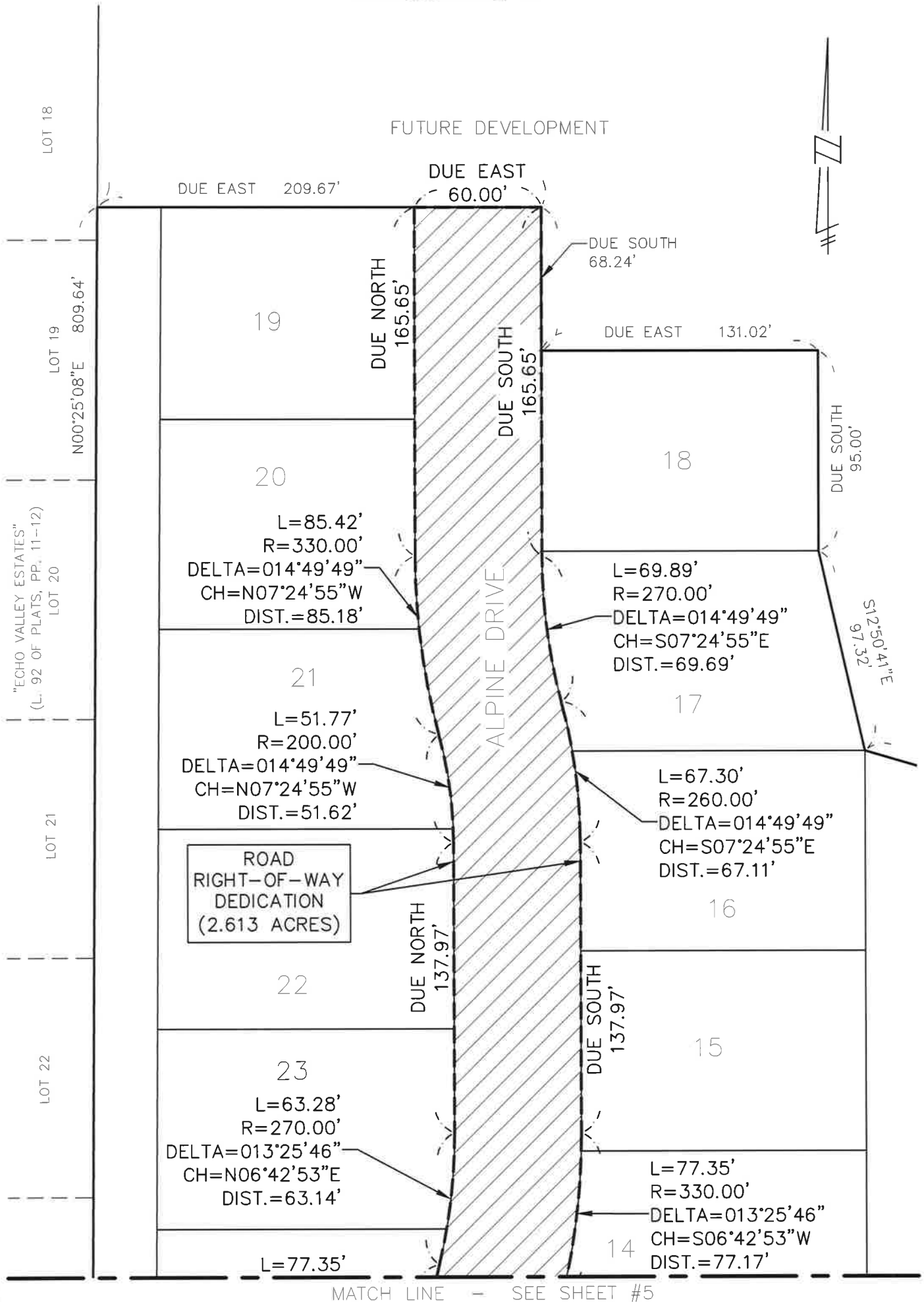
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

**VALENCIA SOUTH ESTATES
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
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DRAWN BY:	DFR
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SHEET:	5 OF 6

EXHIBIT B



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION

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 CONSULTING ENGINEERS
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VALENCIA SOUTH ESTATES PHASE 1 & 2
 SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
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DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	6 OF 6

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF MICHIGAN, LLC, whose address is 40950 Woodward, Ste. 203, Bloomfield Hills, Michigan 48304, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the street paving according to the public rights-of-way therefore established described as follows:

{Described in Exhibit A. and Represented in Exhibit B.}

In witness whereof, the undersigned has executed these presents this 11th day of November, 2021.

Signed by

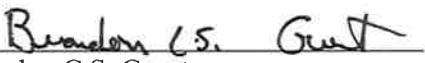
M/I Homes of Michigan, LLC,
A Delaware limited liability company



By: Scott Schwanke
Its: Area President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 11th day of November, 2021, by Scott Schwanke, the Area President, of M/I Homes of Michigan, LLC, a Delaware limited liability company on behalf of said corporation.


Brandon C.S. Guest
Notary Public, State of Michigan
Macomb County, Michigan
My Commission Expires: January 20, 2028

Drafted by:
Elizabeth M. Kudla
30903 Northwestern Highway
Farmington Hills, MI 48334

Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

EXHIBIT A.

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002, Valencia Estates South, Phases I & II, Road ROW Description; 1 Sheet)

EXHIBIT A

“VALENCIA SOUTH ESTATES”

LEGAL DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION – INTERIOR ROAD

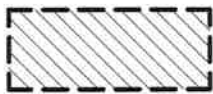
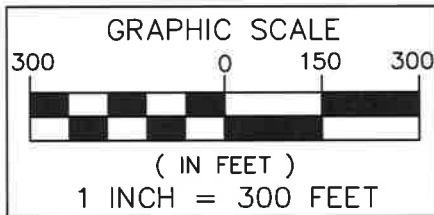
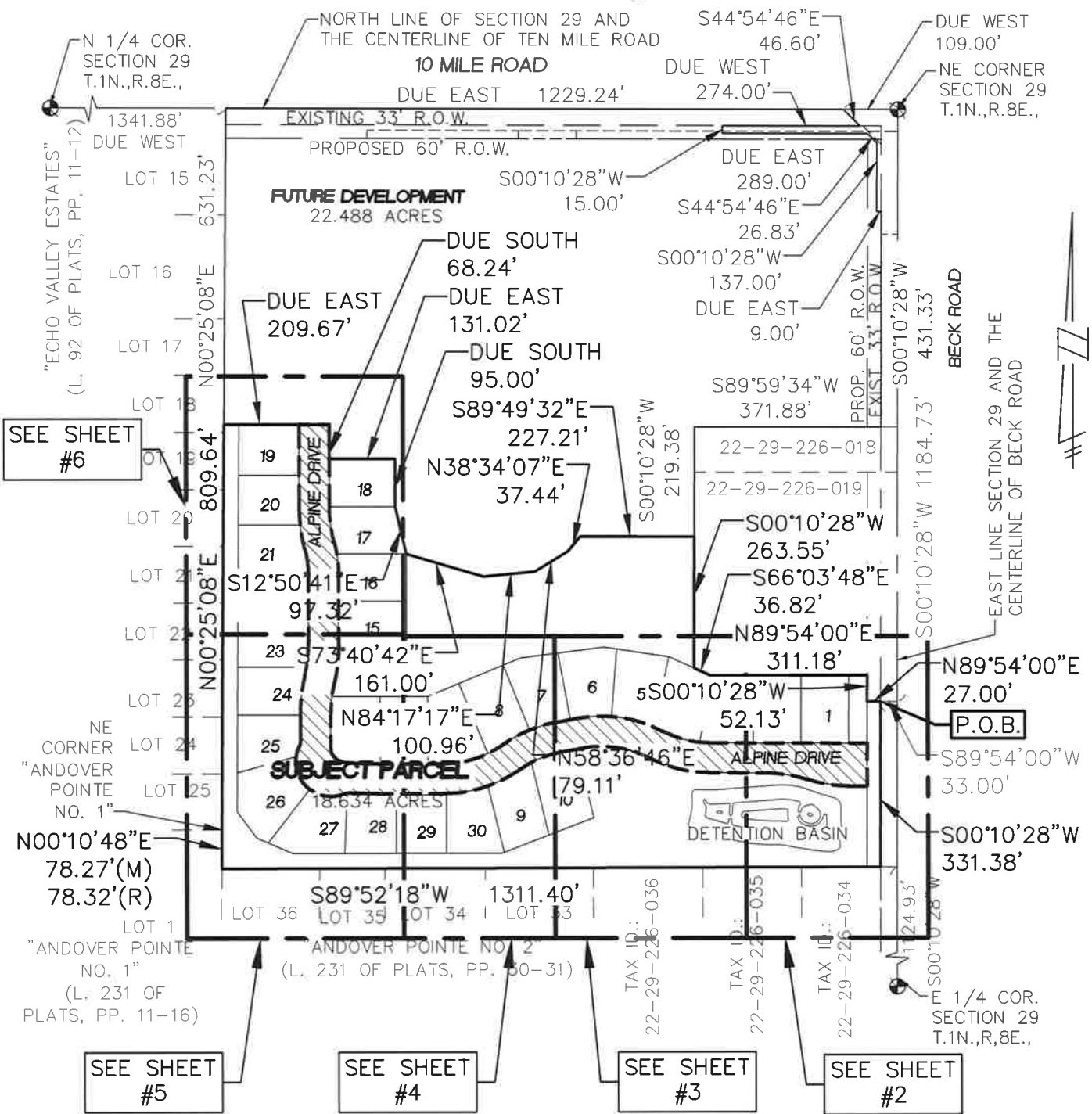
A Road Right-of-Way Dedication, located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 1267.89 feet along the East Line of said Section 29 and centerline of Beck Road; thence North 89°49'32" West, 60.00 feet, for a POINT OF BEGINNING; thence South 00°10'28" West, 86.00 feet; thence North 89°49'32" West, 38.21 feet; thence 82.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 18°11'42" and a chord bearing and distance of North 80°43'41" West, 82.22 feet; thence 82.57 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 18°11'42" and a chord bearing and distance of North 80°43'41" West, 82.22 feet; thence North 89°49'32" West, 113.99 feet; thence 126.13 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 27°47'40" and a chord bearing and distance of North 75°55'42" West, 124.89 feet; thence 134.61 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 38°33'45" and a chord bearing and distance of North 81°18'45" West, 132.08 feet; thence South 79°24'23" West, 46.42 feet; thence 87.76 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 25°08'29" and a chord bearing and distance of South 66°50'08" West, 87.06 feet; thence 161.58 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 35°36'24" and a chord bearing and distance of South 72°04'06" West, 158.99 feet; thence South 89°52'18" West, 130.05 feet; thence 43.63 feet along a curve to the right, said curve having a radius of 630.00 feet, a central angle of 03°58'05" and a chord bearing and distance of North 88°09'04" West, 43.62 feet; thence North 86°10'02" West, 10.66 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of South 81°10'01" West, 14.91 feet; thence 167.17 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 136°49'50" and a chord bearing and distance of North 43°05'01" West, 130.18 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of 25°19'54" and a chord bearing and distance of North 12°39'57" East, 14.91 feet; thence Due North, 49.15 feet; thence 77.35 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 13°25'46" and a chord bearing and distance of North 06°42'53" East, 77.17 feet; thence 63.28 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 13°25'46" and a chord bearing and distance of North 06°42'53" East, 63.14 feet; thence Due North, 137.97 feet; thence 51.77 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 14°49'49" and a chord bearing and distance of North 07°24'55" West, 51.62 feet; thence 85.42 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 14°49'49" and a chord bearing and distance of North 07°24'55" West, 85.18 feet; thence Due North, 165.65 feet; thence Due East, 60.00 feet; thence Due South, 165.65 feet; thence 69.89 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 14°49'49" and a chord bearing and distance of South 07°24'55" East, 69.69 feet; thence 67.30 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 14°49'49" and a chord bearing and distance of South 07°24'55" East, 67.11 feet; thence Due South, 137.97 feet; thence 77.35 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 13°25'46" and a chord bearing and distance of South 06°42'53" West, 77.17 feet; thence 63.28 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 13°25'46" and a chord bearing and distance of South 06°42'53" West, 63.14 feet; thence Due South, 65.59 feet; thence 45.12 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of 86°10'02" and a chord bearing and distance of South 43°05'01" East, 40.98 feet; thence South 86°10'02" East, 27.10 feet; thence 39.48 feet along a curve to the left, said curve having a radius of 570.00 feet, a central angle of 03°58'06" and a chord bearing and distance of South 88°09'05" East, 39.47 feet; thence North 89°52'18" East, 130.05 feet; thence 124.29 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 35°36'24" and a chord bearing and distance of North 72°04'06" East, 122.30 feet; thence 114.09 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 25°08'29" and a chord bearing and distance of North 66°50'08" East, 113.17 feet; thence North 79°24'23" East, 46.42 feet; thence 174.99 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 38°33'45" and a chord bearing and distance of South 81°18'45" East, 171.71 feet; thence 97.02 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 27°47'40" and a chord bearing a distance of South 75°55'42" East, 96.07 feet; thence South 89°49'32" East, 314.57 feet, to the Point of Beginning. All of the above containing 2.613 Acres.

EXHIBIT B.

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002, Valencia Estates South, Phases I & II, Road ROW Sketch; 6 Sheet)

EXHIBIT B



ROAD RIGHT-OF-WAY DEDICATION
(2.613 ACRES)

SUBJECT PROPERTY AND SHEET INDEX

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 1 & 2
SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 6

EXHIBIT B

TEN MILE ROAD

NORTH LINE SECTION 29 AND THE CENTERLINE OF TEN MILE ROAD

NE. COR. SECTION 29 T.1N.,R.8E.,

TAX ID.: 22-29-226-019

N89°54'00"E 311.18'

S00°10'28"W 1267.89'

ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

P.O.B.

S89°49'32"E 314.57'

S00°10'28"W 52.13'

8"E

3

2

1

10'
D27°47'40"
55°42"E
6.07'

MATCH LINE - SEE SHEET #3



ALPINE DRIVE

N89°49'32"W 113.99'

L=82.57'
R=260.00'
DELTA=018°11'42"
CH=N80°43'41"W
DIST.=82.22'

L=82.57'
R=260.00'
DELTA=018°11'42"
CH=N80°43'41"W
DIST.=82.22'



DETENTION BASIN

PROPOSED 60' R.O.W.

EXISTING 33' R.O.W.

S00°10'28"W 86.00'

N89°49'32"W 60.00'

BECK ROAD
EAST LINE SECTION 29 AND THE CENTERLINE OF BECK ROAD

S89°52'18"W 1311.40'

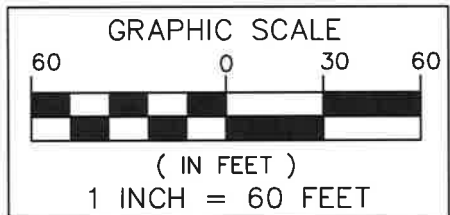
TAX ID.: 22-29-226-035

TAX ID.: 22-29-226-034

S00°10'28"W 1124.93'

E 1/4 COR. SECTION 29 T.1N.,R.8E.,

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°49'32"W	38.21'



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

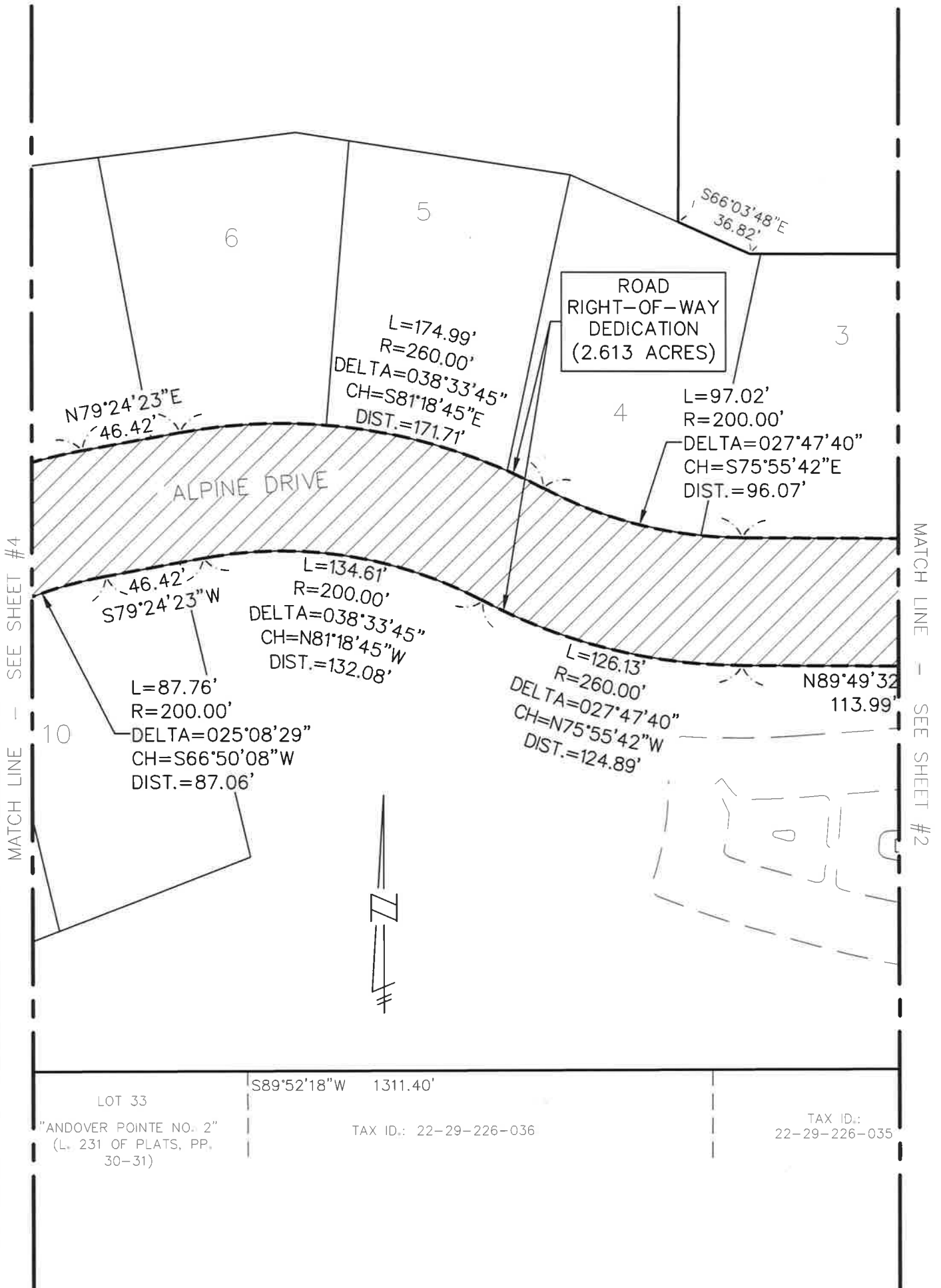
INTERIOR ROAD RIGHT-OF-WAY DEDICATION

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VALENCIA SOUTH ESTATES PHASE 1 & 2
SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

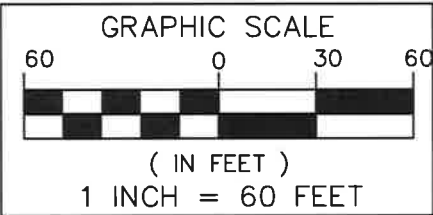
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JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 6

EXHIBIT B



LOT 33 S89°52'18"W 1311.40'

"ANDOVER POINTE NO. 2" (L. 231 OF PLATS, PP. 30-31) TAX ID.: 22-29-226-036 TAX ID.: 22-29-226-035



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

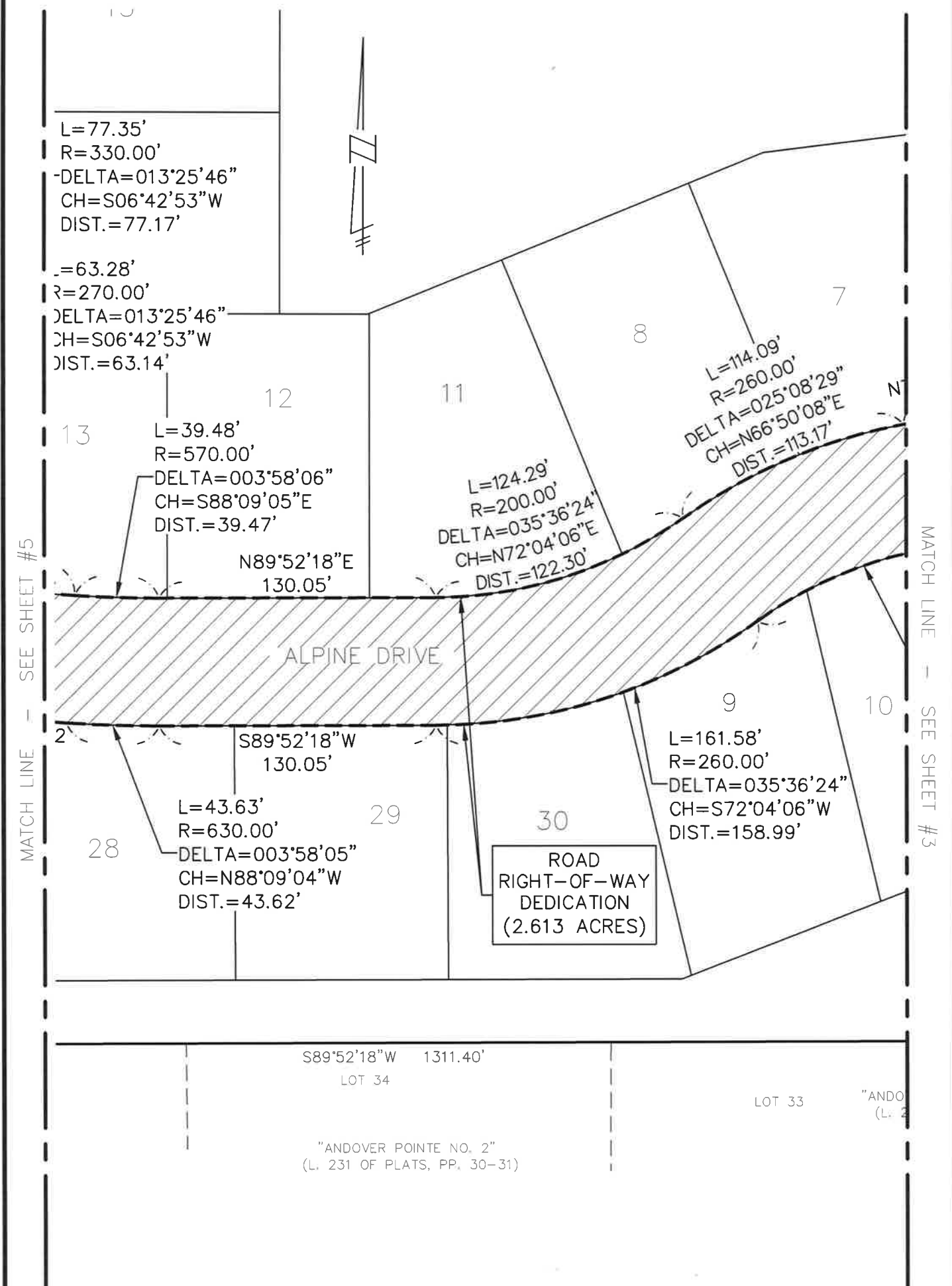
INTERIOR ROAD RIGHT-OF-WAY DEDICATION

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VALENCIA SOUTH ESTATES PHASE 1 & 2
SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

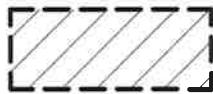
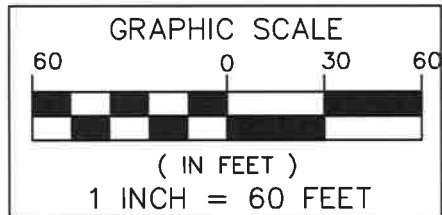
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DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	3 OF 6

EXHIBIT B




MATCH LINE - SEE SHEET #5

MATCH LINE - SEE SHEET #3



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION

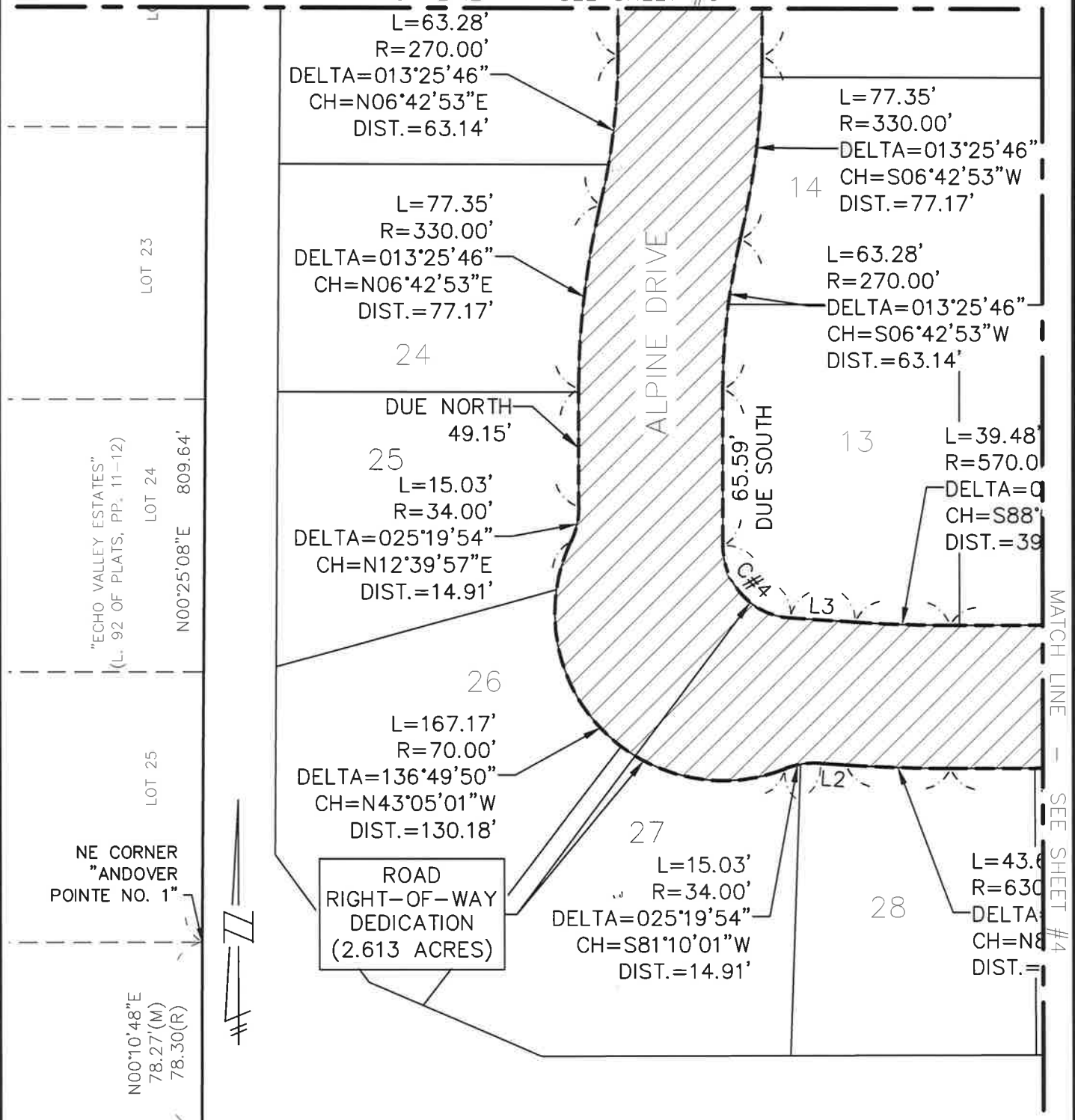

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VALENCIA SOUTH ESTATES
PHASE 1 & 2
 SECTION 29, TOWN 1 NORTH,
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DWG FILE:	14-002ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 6

EXHIBIT B

MATCH LINE - SEE SHEET #6

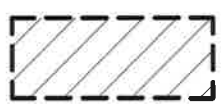
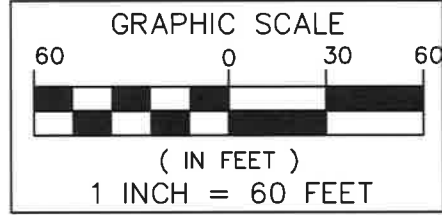


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#4	45.12'	30.00'	086°10'02"	S43°05'01"E	40.98'

LINE TABLE

LINE #	DIRECTION	LENGTH
L2	N86°10'02"W	10.66'
L3	S86°10'02"E	27.10'



ROAD RIGHT-OF-WAY DEDICATION (2.613 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

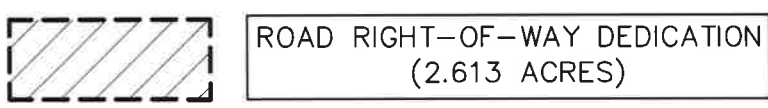
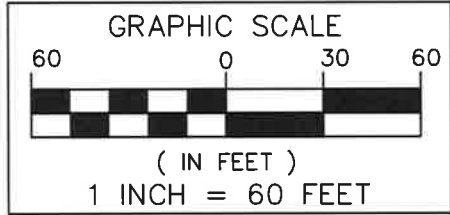
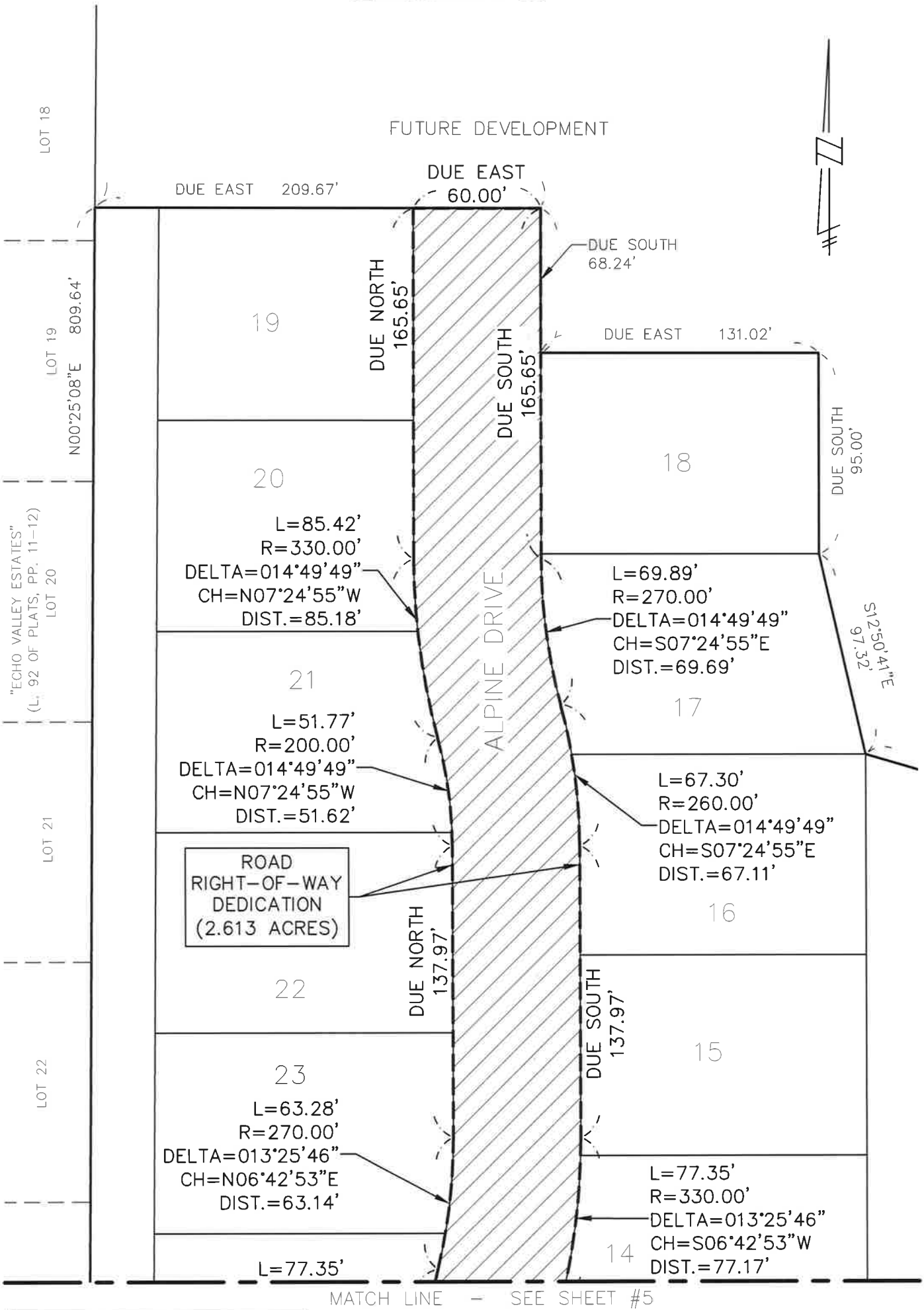
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VALENCIA SOUTH ESTATES PHASE 1 & 2

SECTION 29, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-22-16
JOB NO.:	14-002
DWG FILE:	14-Q02ROW-INTER
DRAWN BY:	DFR
CHECK:	PK
SHEET:	5 OF 6

EXHIBIT B



INTERIOR ROAD RIGHT-OF-WAY DEDICATION



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**VALENCIA SOUTH ESTATES
PHASE 1 & 2**
SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

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CHECK:	PK
SHEET:	6 OF 6

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 16, 2021

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: Valencia Estates South Phase 3 (JSP 16-005)
Interior Right-of-Way Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following **original** documents for Valencia Estates South Phase 3 residential development, a copy of which are enclosed:

1. Warranty Deed for Interior Roads (**Approved**)
2. Bill of Sale for Street Paving (**Approved**)
3. Title Search

Warranty Deed

The Warranty Deed for interior roads for the Valencia Estates South Phase 3 conveys the interior roads to the City for public use and maintenance. The Warranty Deed is consistent with the title search provided and has been executed in accordance with the requirements of the Master Deed for the Development for the conveyance of roads. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. The Bill of Sale for paving is acceptable as provided. The original Warranty Deed and Bill of Sale should be held in the City's file until the streets are ready for acceptance.

Once accepted, the Warranty Deed should be recorded by the City Clerk's Office in the usual manner.

Please feel free to contact me with any questions or concerns in regard to this matter.

Jeffrey Herczeg, Director of Public Works
City of Novi
December 16, 2021
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

- C: Cortney Hanson, Clerk (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Kopko, Planner (w/Enclosures)
Ben Peacock, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Ben Croy, City Engineer (w/Enclosures)
Kate Purpura, Project Engineer (w/Enclosures)
Victor Boron, Project Engineer (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Melissa Morris, Administrative Assistant (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Brandon Guest, M/I Homes of Michigan (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF MICHIGAN, LLC, a Delaware limited liability company, whose address is 40950 Woodward, Ste. 203, Bloomfield Hills, Michigan 48304, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for **right-of-way purposes**, to wit:

{Described in Exhibit A. and Represented in Exhibit B.}

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and 00/100 (\$1.00) Dollars.

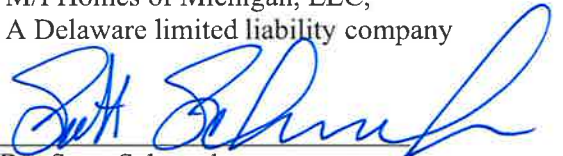
THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

The Grantor grants to Grantee the rights to make no divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

In witness whereof, the undersigned has executed these presents this 1st day of November, 2021.

Signed by

M/I Homes of Michigan, LLC,
A Delaware limited liability company



By: Scott Schwanke
Its: Area President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of November, 2021, by Scott Schwanke, the Area President, of M/I Homes of Michigan, LLC, a Delaware limited liability company on behalf of said corporation.



Brandon C.S. Guest
Notary Public, State of Michigan
Macomb County, Michigan
My Commission Expires: January 20, 2028

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela, Esq. Johnson, Rosati, Schultz & JoppEh 27555 W. Twelve Mile, Suite 250 Farmington Hills, MI 48331
--	---	---

Part of Tax Parcel No.
Job No. _____

Recording Fee _____ Transfer Tax _____

EXHIBIT A.

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002, Valencia Estates South, Phases III, Road ROW Description; 2 Sheet)

EXHIBIT A

“VALENCIA SOUTH ESTATES”

LEGAL DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION – INTERIOR

A Road Right-of-Way Dedication, located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 29; thence Due West, 623.00 feet, along the North line of said Section 29 and centerline of Ten Mile Road; thence Due South, 60.00 feet, for a POINT OF BEGINNING; thence continuing Due South, 61.82 feet; thence 111.11 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 24°29'06" and a chord bearing and distance of South 12°14'33" West, 110.27 feet; thence South 58°53'21" East, 21.69 feet; thence 55.59 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of 06°00'34" and a chord bearing and distance of South 55°53'04" East, 55.56 feet; thence South 52°52'48" East, 145.01 feet; thence 81.27 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 23°17'00" and a chord bearing and distance of South 64°31'17" East, 80.72 feet; thence 45.53 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 59°23'10" and a chord bearing and distance of North 74°08'38" East, 41.61 feet; thence 341.17 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 279°15'20" and a chord bearing and distance of South 04°04'43" West, 90.69 feet; thence 32.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 44°32'25" and a chord bearing and distance of North 58°33'50" West, 31.83 feet; thence 126.85 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 27°57'15" and a chord bearing and distance of North 66°51'25" West, 125.60 feet; thence North 52°52'48" West, 145.01 feet; thence 49.29 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of 06°00'34" and a chord bearing and distance of North 55°53'04" West, 49.27 feet; thence North 58°53'21" West, 21.69 feet; thence 43.37 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 09°33'29" and a chord bearing and distance of South 42°30'56" West, 43.32 feet; thence 183.85 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 52°40'07" and a chord bearing and distance of South 20°57'37" West, 177.44 feet; thence 97.70 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 21°31'46" and a chord bearing and distance of South 05°23'26" West, 97.12 feet; thence 57.15 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 16°22'25" and a chord bearing and distance of South 07°58'07" West, 56.96 feet; thence 44.68 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 60°56'44" and a chord bearing and distance of South 30°41'27" East, 42.60 feet; thence 340.83 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 278°58'30" and a chord bearing and distance of South 78°19'26" West, 90.95 feet; thence 31.90 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 43°31'19" and a chord bearing and distance of North 16°03'01" East, 31.14 feet; thence 99.23 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 21°51'58" and a chord bearing and distance of North 05°13'20" East, 98.62 feet; thence 75.15 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 21°31'46" and a chord bearing and distance of North 05°23'26" East, 74.71 feet; thence 103.54 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 22°48'59" and a chord bearing and distance of North 06°02'03" East, 102.86 feet; thence 99.04 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 28°22'22" and a chord bearing and distance of North 85°31'32" West, 98.03 feet; thence 44.07 feet along a curve to the right, said curve having a radius of 260.00 feet,

EXHIBIT A

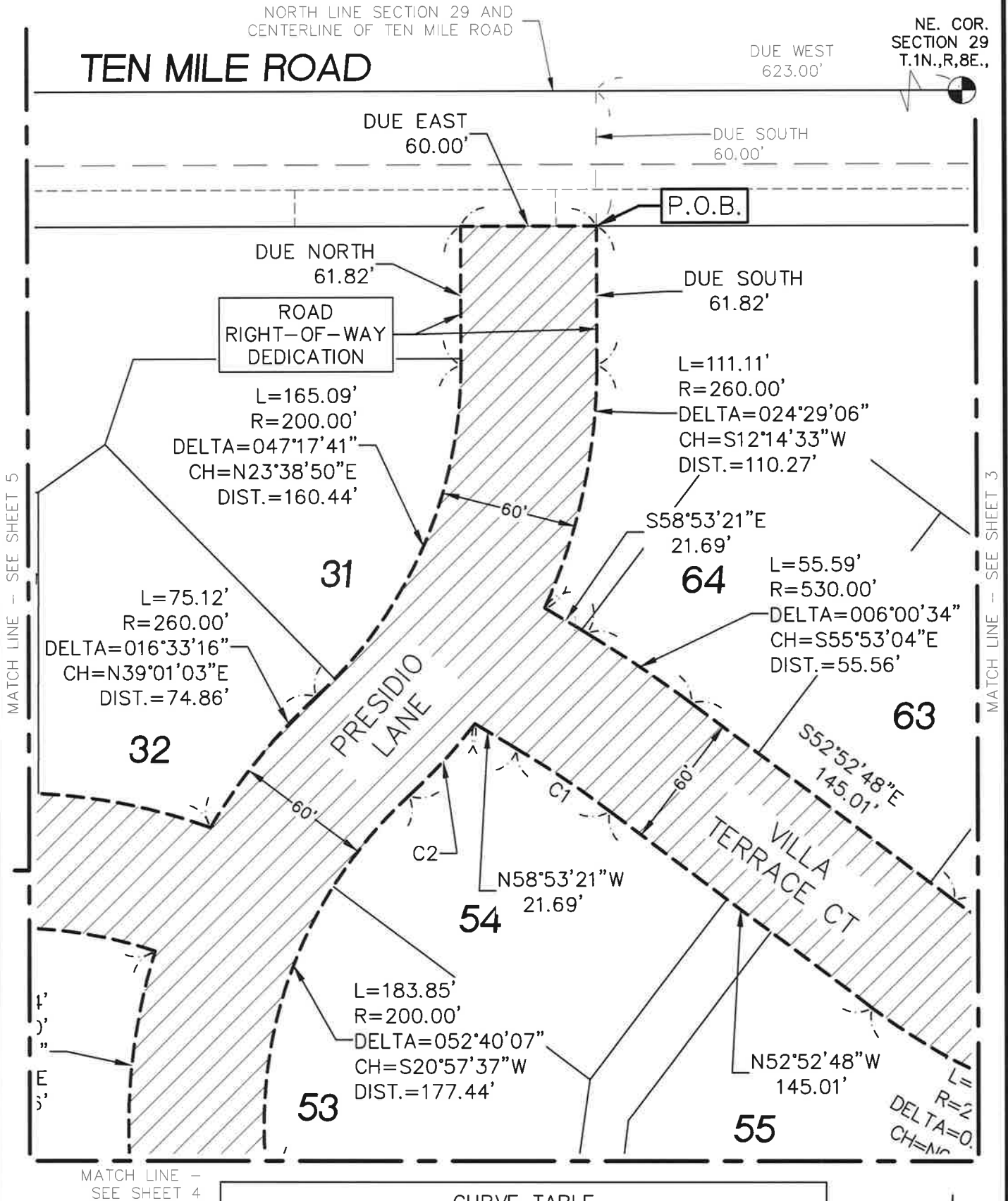
a central angle of $09^{\circ}42'43''$ and a chord bearing and distance of South $85^{\circ}08'38''$ West, 44.02 feet; thence Due West, 133.99 feet; thence 47.12 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of $90^{\circ}00'00''$ and a chord bearing and distance of South $45^{\circ}00'00''$ West, 42.43 feet; thence Due South, 36.72 feet; thence 50.18 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of South $05^{\circ}31'43''$ West, 50.10 feet; thence 38.60 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of South $05^{\circ}31'43''$ West, 38.54 feet; thence Due South, 98.28 feet; thence Due West, 60.00 feet; thence Due North, 98.28 feet; thence 50.18 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of North $05^{\circ}31'43''$ East, 50.10 feet; thence 38.60 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of North $05^{\circ}31'43''$ East, 38.54 feet; thence Due North, 22.22 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of $25^{\circ}19'54''$ and a chord bearing and distance of North $12^{\circ}39'57''$ West, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of $140^{\circ}39'48''$ and a chord bearing and distance of North $45^{\circ}00'00''$ East, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of $25^{\circ}19'54''$ and a chord bearing and distance of South $77^{\circ}20'03''$ East, 14.91 feet; thence Due East, 119.49 feet; thence 33.90 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $09^{\circ}42'43''$ and a chord bearing and distance of North $85^{\circ}08'38''$ East, 33.86 feet; thence 134.45 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $29^{\circ}37'42''$ and a chord bearing and distance of South $84^{\circ}53'52''$ East, 132.96 feet; thence 75.12 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $16^{\circ}33'16''$ and a chord bearing and distance of North $39^{\circ}01'03''$ East, 74.86 feet; thence 165.09 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $47^{\circ}17'41''$ and a chord bearing and distance of North $23^{\circ}38'50''$ East, 160.44 feet; thence Due North, 61.82 feet; thence Due East, 60.00 feet, to the POINT OF BEGINNING. All of the above containing 2.968 acres.

EXHIBIT B.

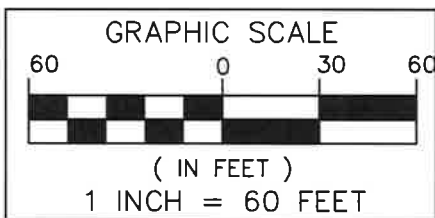
(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002, Valencia Estates South, Phases III, Road ROW Sketch; 6 Sheet)

EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	49.29'	470.00'	006°00'34"	N55°53'04"W	49.27'
C2	43.37'	260.00'	009°33'29"	S42°30'56"W	43.32'



ROAD RIGHT-OF-WAY DEDICATION
(2.968 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

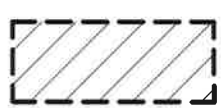
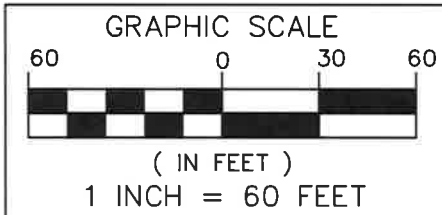
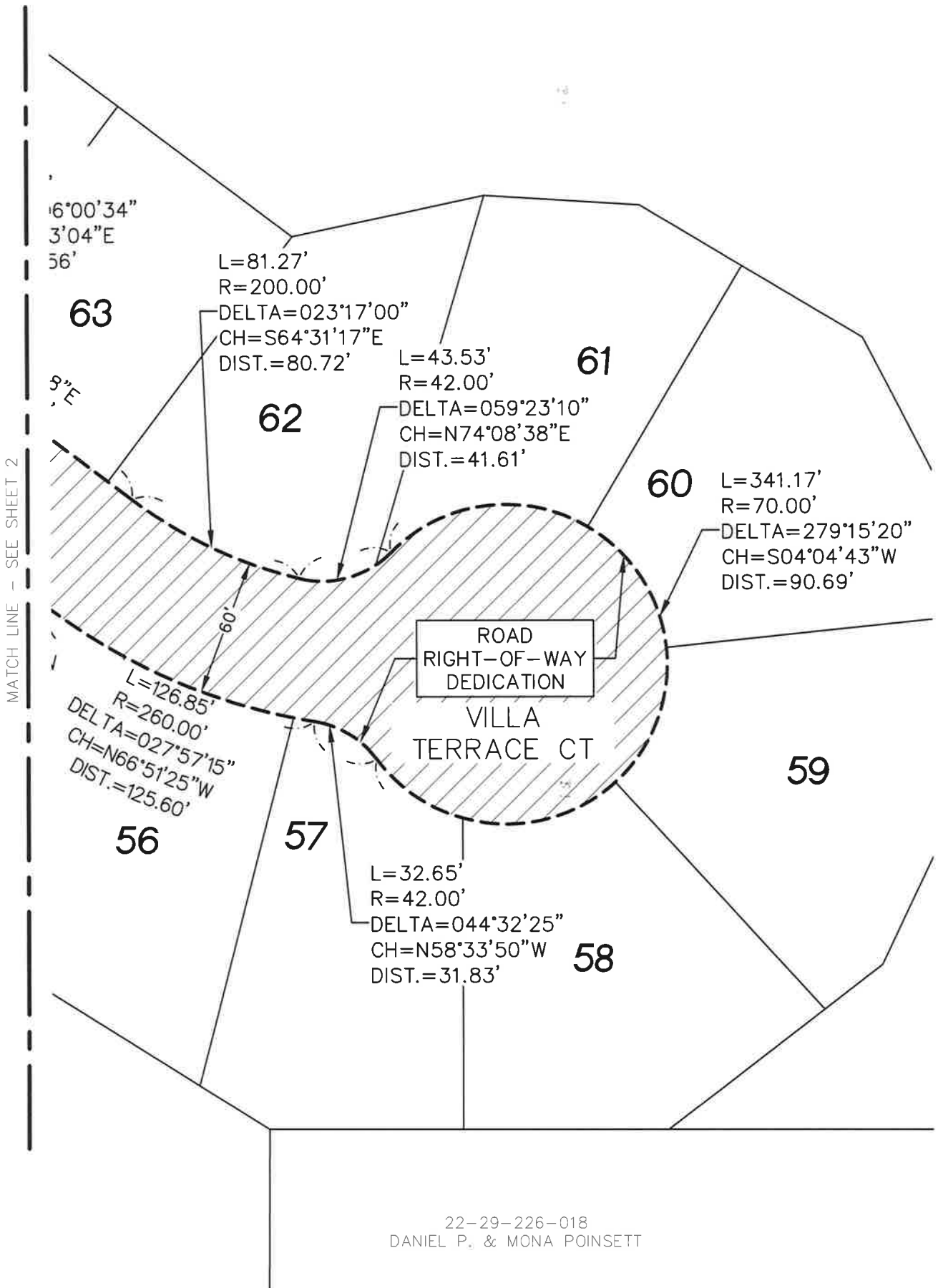
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

**VALENCIA SOUTH ESTATES
PHASE 3**

SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 01-06-2017
JOB NO.: 14-002
DWG FILE: 14-002ROW-PH3
DRAWN BY: AT, DFR
CHECK: PK
SHEET: 2 OF 6

EXHIBIT B



ROAD RIGHT-OF-WAY DEDICATION
 (2.968 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION

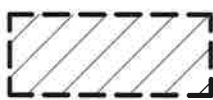
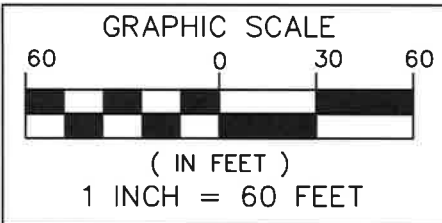
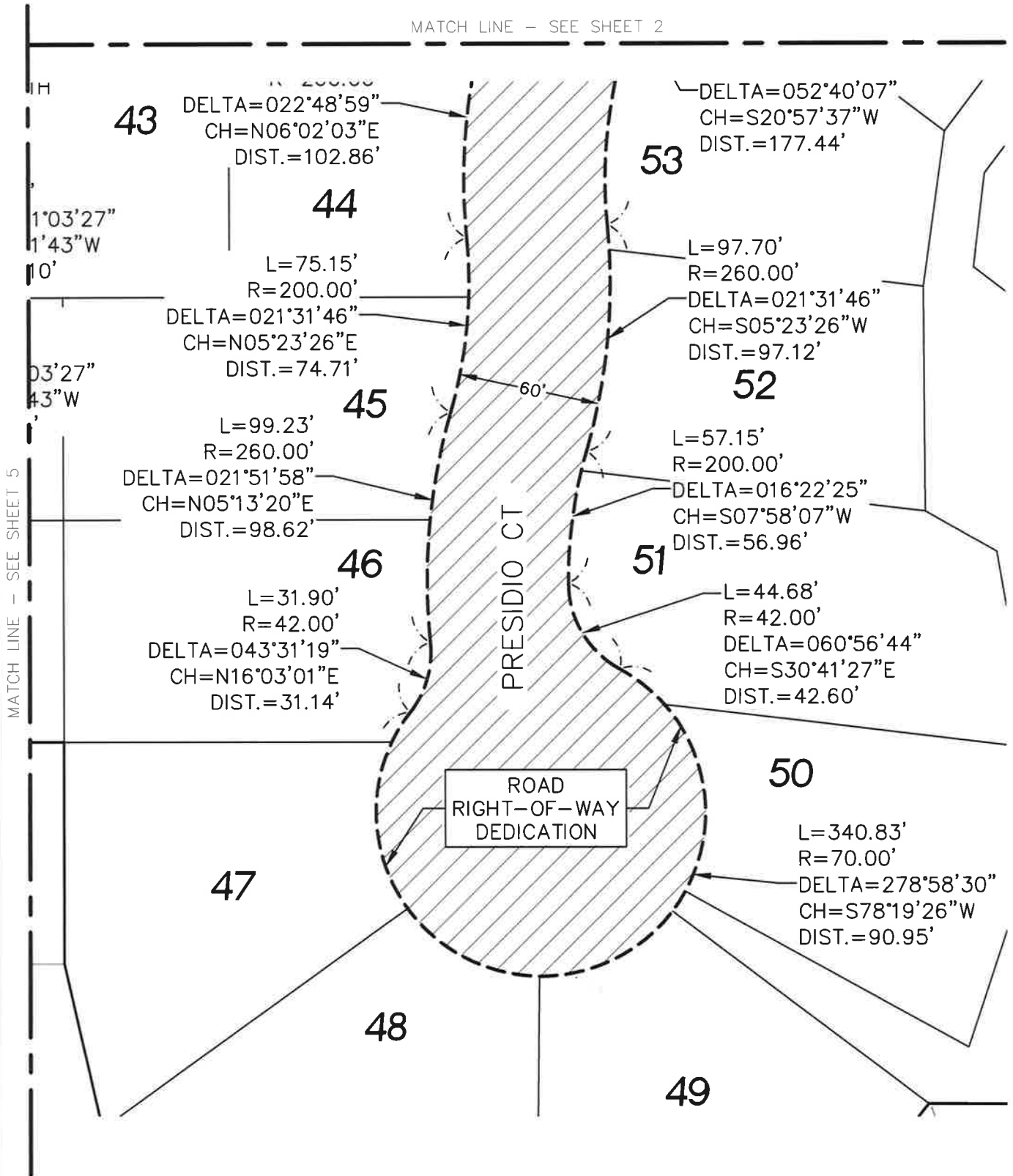
 **SEIBER, KEAST ENGINEERING, L.L.C.**
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 3
 SECTION 29, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	01-06-2017
JOB NO.:	14-002
DWG FILE:	14-002ROW-PH3
DRAWN BY:	AT, DFR
CHECK:	PK
SHEET:	3 OF 6

EXHIBIT B

MATCH LINE - SEE SHEET 2



ROAD RIGHT-OF-WAY DEDICATION
(2.968 ACRES)



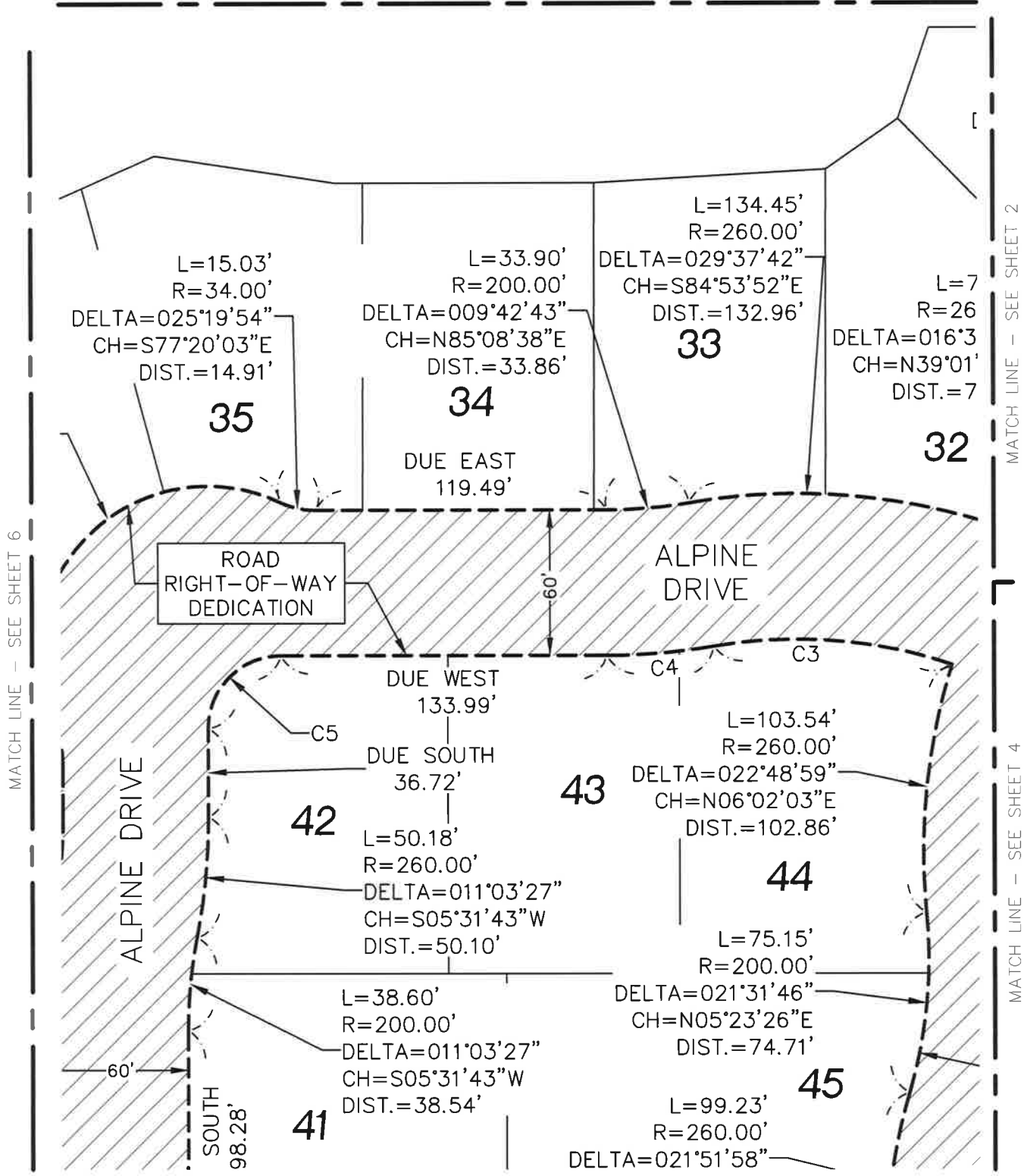
INTERIOR ROAD RIGHT-OF-WAY DEDICATION

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CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
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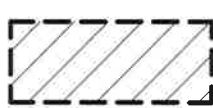
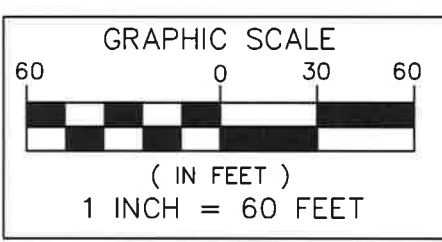
VALENCIA SOUTH ESTATES PHASE 3
SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	01-06-2017
JOB NO.:	14-002
DWG FILE:	14-002ROW-PH3
DRAWN BY:	AT, DFR
CHECK:	PK
SHEET:	4 OF 6

EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	99.04'	200.00'	028°22'22"	N85°31'32"W	98.03'
C4	44.07'	260.00'	009°42'43"	S85°08'38"W	44.02'
C5	47.12'	30.00'	090°00'00"	S45°00'00"W	42.43'



ROAD RIGHT-OF-WAY DEDICATION
(2.968 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 3
SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	01-06-2017
JOB NO.:	14-002
DWG FILE:	14-002ROW-PH3
DRAWN BY:	AT, DFR
CHECK:	PK
SHEET:	5 OF 6

BILL OF SALE

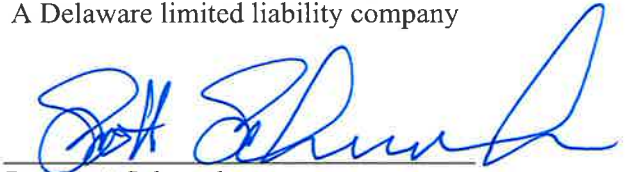
KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF MICHIGAN, LLC, whose address is 40950 Woodward, Ste. 203, Bloomfield Hills, Michigan 48304, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the street paving according to the public rights-of-way therefore established described as follows:

{Described in Exhibit A. and Represented in Exhibit B.}

In witness whereof, the undersigned has executed these presents this 11th day of November, 2021.

Signed by

M/I Homes of Michigan, LLC,
A Delaware limited liability company



By: Scott Schwanke
Its: Area President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 11th day of November, 2021, by Scott Schwanke, the Area President, of M/I Homes of Michigan, LLC, a Delaware limited liability company on behalf of said corporation.

Brandon C.S. Guest
Brandon C.S. Guest
Notary Public, State of Michigan
Oakland County, Michigan
My Commission Expires: January 20, 2028

Drafted by: Return To:
Elizabeth M. Kudla Cortney Hanson, Clerk
30903 Northwestern Highway City of Novi
Farmington Hills, MI 48334 45175 West Ten Mile Road
Novi, MI 48375-3024

EXHIBIT A.

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002ROW-PH3, Valencia Estates South, Phases III, ROW Legal Description; 2 Sheet)

EXHIBIT A

“VALENCIA SOUTH ESTATES”

LEGAL DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION – INTERIOR

A Road Right-of-Way Dedication, located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 29; thence Due West, 623.00 feet, along the North line of said Section 29 and centerline of Ten Mile Road; thence Due South, 60.00 feet, for a POINT OF BEGINNING; thence continuing Due South, 61.82 feet; thence 111.11 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 24°29'06" and a chord bearing and distance of South 12°14'33" West, 110.27 feet; thence South 58°53'21" East, 21.69 feet; thence 55.59 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of 06°00'34" and a chord bearing and distance of South 55°53'04" East, 55.56 feet; thence South 52°52'48" East, 145.01 feet; thence 81.27 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 23°17'00" and a chord bearing and distance of South 64°31'17" East, 80.72 feet; thence 45.53 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 59°23'10" and a chord bearing and distance of North 74°08'38" East, 41.61 feet; thence 341.17 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 279°15'20" and a chord bearing and distance of South 04°04'43" West, 90.69 feet; thence 32.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 44°32'25" and a chord bearing and distance of North 58°33'50" West, 31.83 feet; thence 126.85 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 27°57'15" and a chord bearing and distance of North 66°51'25" West, 125.60 feet; thence North 52°52'48" West, 145.01 feet; thence 49.29 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of 06°00'34" and a chord bearing and distance of North 55°53'04" West, 49.27 feet; thence North 58°53'21" West, 21.69 feet; thence 43.37 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 09°33'29" and a chord bearing and distance of South 42°30'56" West, 43.32 feet; thence 183.85 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 52°40'07" and a chord bearing and distance of South 20°57'37" West, 177.44 feet; thence 97.70 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 21°31'46" and a chord bearing and distance of South 05°23'26" West, 97.12 feet; thence 57.15 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 16°22'25" and a chord bearing and distance of South 07°58'07" West, 56.96 feet; thence 44.68 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 60°56'44" and a chord bearing and distance of South 30°41'27" East, 42.60 feet; thence 340.83 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 278°58'30" and a chord bearing and distance of South 78°19'26" West, 90.95 feet; thence 31.90 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 43°31'19" and a chord bearing and distance of North 16°03'01" East, 31.14 feet; thence 99.23 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 21°51'58" and a chord bearing and distance of North 05°13'20" East, 98.62 feet; thence 75.15 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 21°31'46" and a chord bearing and distance of North 05°23'26" East, 74.71 feet; thence 103.54 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 22°48'59" and a chord bearing and distance of North 06°02'03" East, 102.86 feet; thence 99.04 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 28°22'22" and a chord bearing and distance of North 85°31'32" West, 98.03 feet; thence 44.07 feet along a curve to the right, said curve having a radius of 260.00 feet,

EXHIBIT A

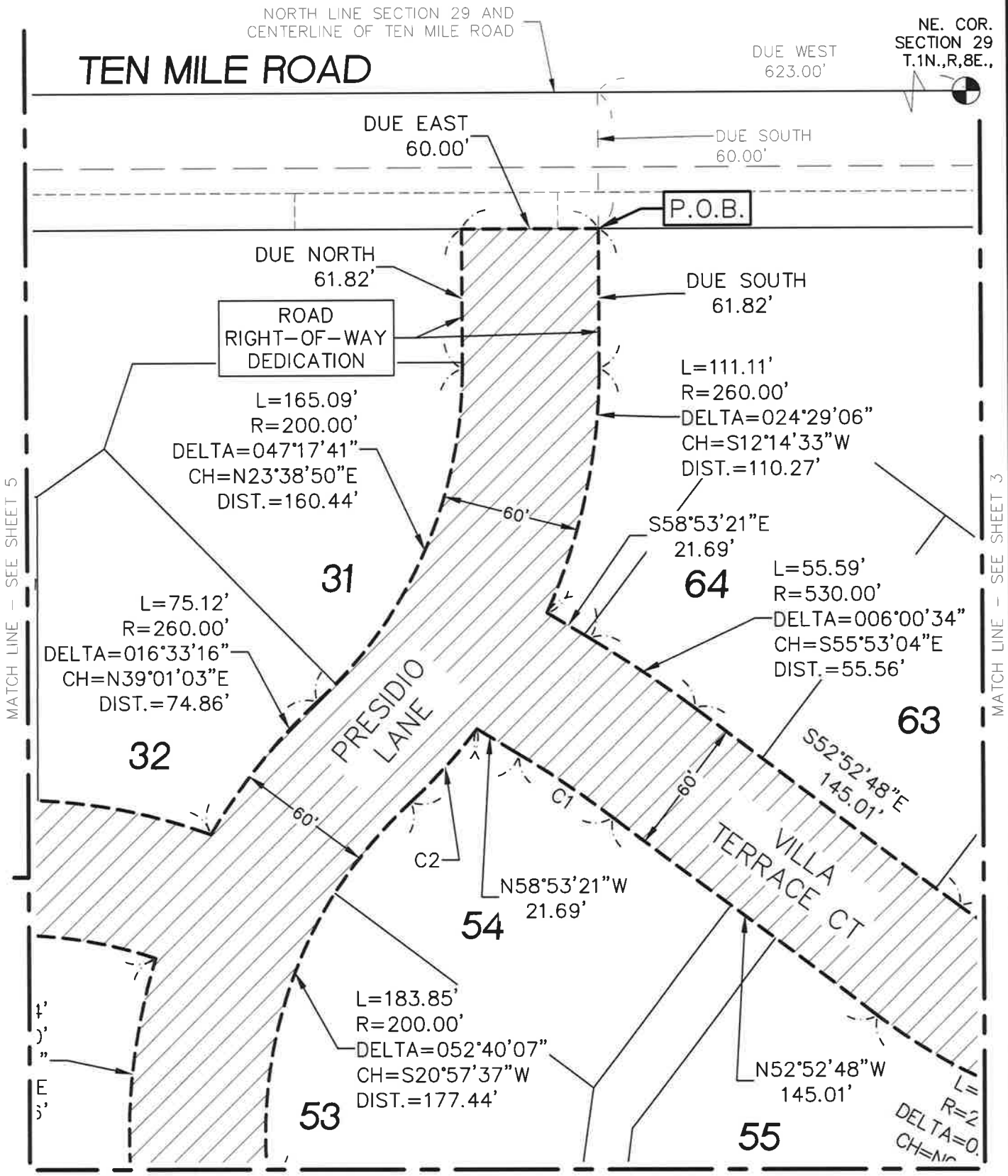
a central angle of $09^{\circ}42'43''$ and a chord bearing and distance of South $85^{\circ}08'38''$ West, 44.02 feet; thence Due West, 133.99 feet; thence 47.12 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of $90^{\circ}00'00''$ and a chord bearing and distance of South $45^{\circ}00'00''$ West, 42.43 feet; thence Due South, 36.72 feet; thence 50.18 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of South $05^{\circ}31'43''$ West, 50.10 feet; thence 38.60 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of South $05^{\circ}31'43''$ West, 38.54 feet; thence Due South, 98.28 feet; thence Due West, 60.00 feet; thence Due North, 98.28 feet; thence 50.18 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of North $05^{\circ}31'43''$ East, 50.10 feet; thence 38.60 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $11^{\circ}03'27''$ and a chord bearing and distance of North $05^{\circ}31'43''$ East, 38.54 feet; thence Due North, 22.22 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of $25^{\circ}19'54''$ and a chord bearing and distance of North $12^{\circ}39'57''$ West, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of $140^{\circ}39'48''$ and a chord bearing and distance of North $45^{\circ}00'00''$ East, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of $25^{\circ}19'54''$ and a chord bearing and distance of South $77^{\circ}20'03''$ East, 14.91 feet; thence Due East, 119.49 feet; thence 33.90 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $09^{\circ}42'43''$ and a chord bearing and distance of North $85^{\circ}08'38''$ East, 33.86 feet; thence 134.45 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $29^{\circ}37'42''$ and a chord bearing and distance of South $84^{\circ}53'52''$ East, 132.96 feet; thence 75.12 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $16^{\circ}33'16''$ and a chord bearing and distance of North $39^{\circ}01'03''$ East, 74.86 feet; thence 165.09 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $47^{\circ}17'41''$ and a chord bearing and distance of North $23^{\circ}38'50''$ East, 160.44 feet; thence Due North, 61.82 feet; thence Due East, 60.00 feet, to the POINT OF BEGINNING. All of the above containing 2.968 acres.

EXHIBIT B.

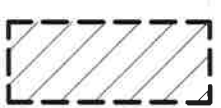
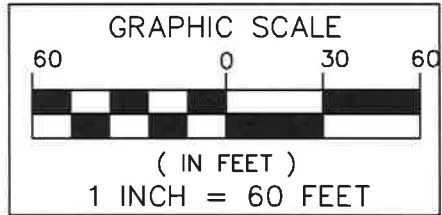
(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 14-002ROW-PH3, Valencia Estates South, Phases III, Road ROW Sketch; 6 Sheet)

EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	49.29'	470.00'	006°00'34"	N55°53'04"W	49.27'
C2	43.37'	260.00'	009°33'29"	S42°30'56"W	43.32'



ROAD RIGHT-OF-WAY DEDICATION
(2.968 ACRES)

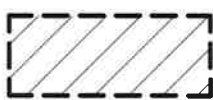
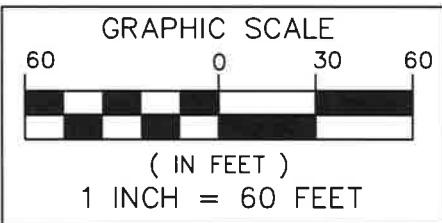
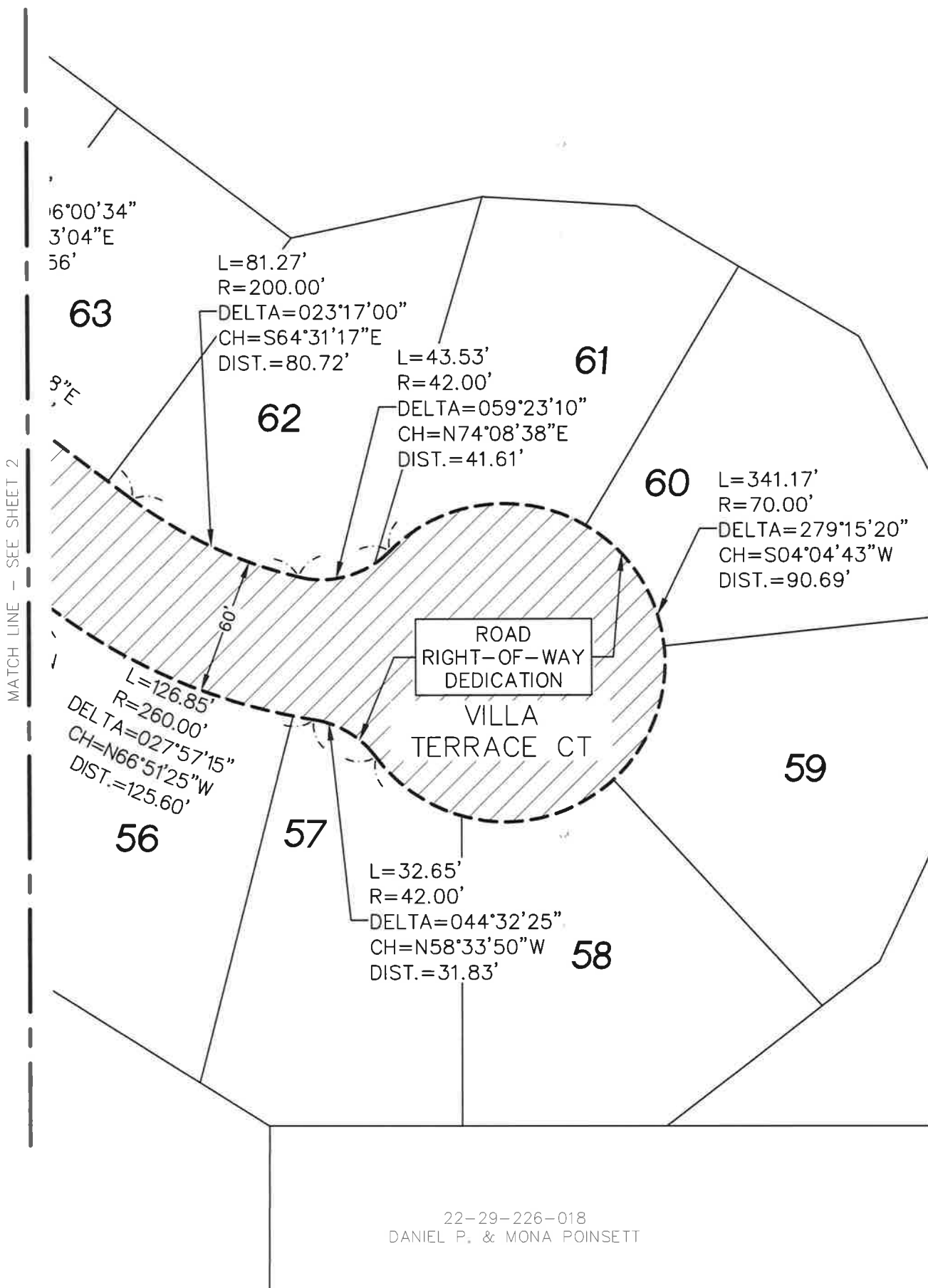
INTERIOR ROAD RIGHT-OF-WAY DEDICATION

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 3
SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	01-06-2017
JOB NO.:	14-002
DWG FILE:	14-002ROW-PH3
DRAWN BY:	AT, DFR
CHECK:	PK
SHEET:	2 OF 6

EXHIBIT B



ROAD RIGHT-OF-WAY
 DEDICATION
 (2.968 ACRES)



INTERIOR ROAD RIGHT-OF-WAY DEDICATION



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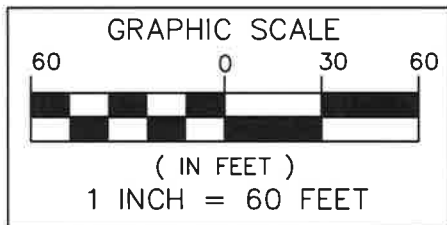
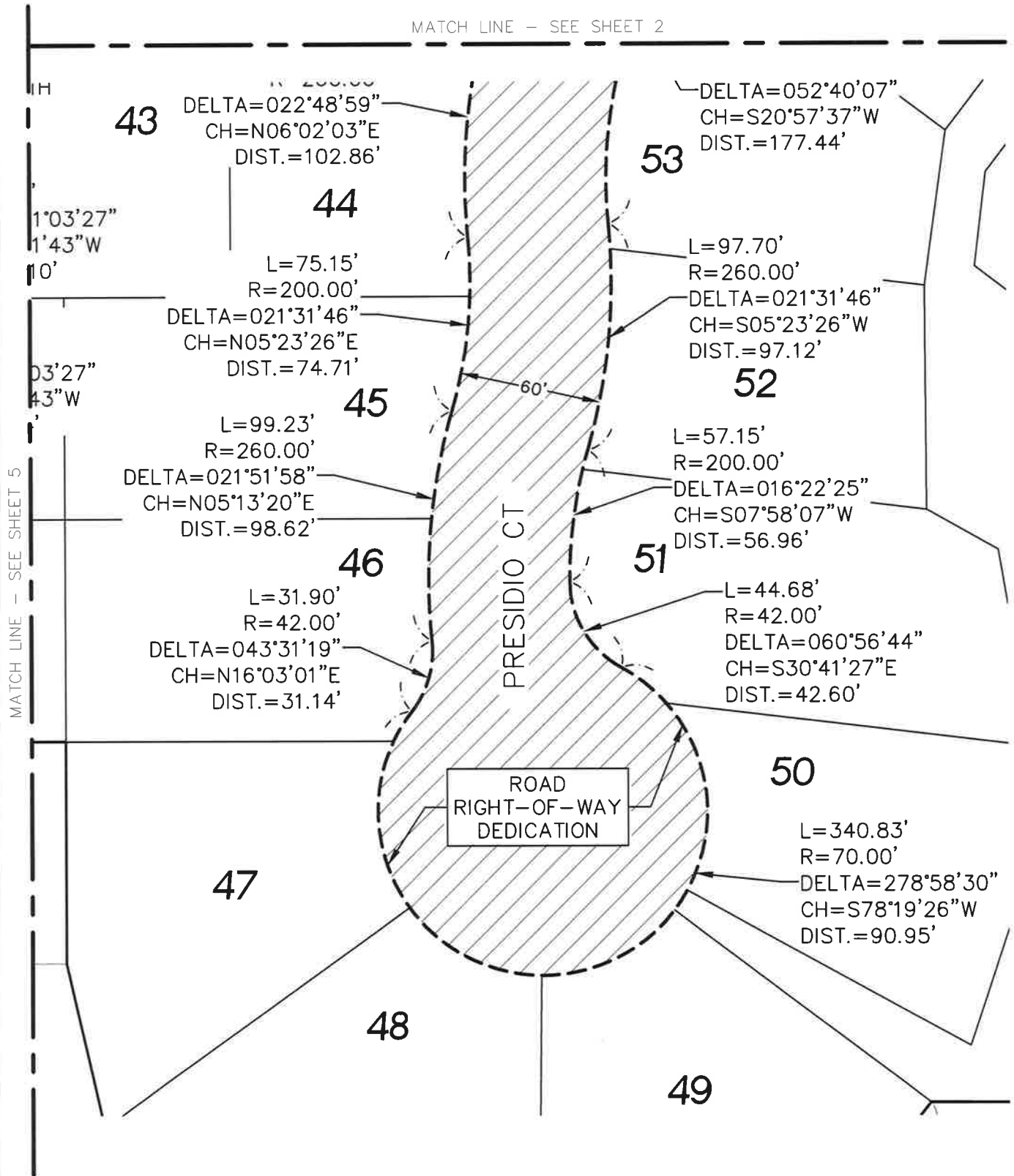
**VALENCIA SOUTH ESTATES
 PHASE 3**

SECTION 29, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
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DRAWN BY:	AT, DFR
CHECK:	PK
SHEET:	3 OF 6

EXHIBIT B

MATCH LINE - SEE SHEET 2



ROAD RIGHT-OF-WAY DEDICATION
(2.968 ACRES)



INTERIOR ROAD RIGHT-OF-WAY DEDICATION



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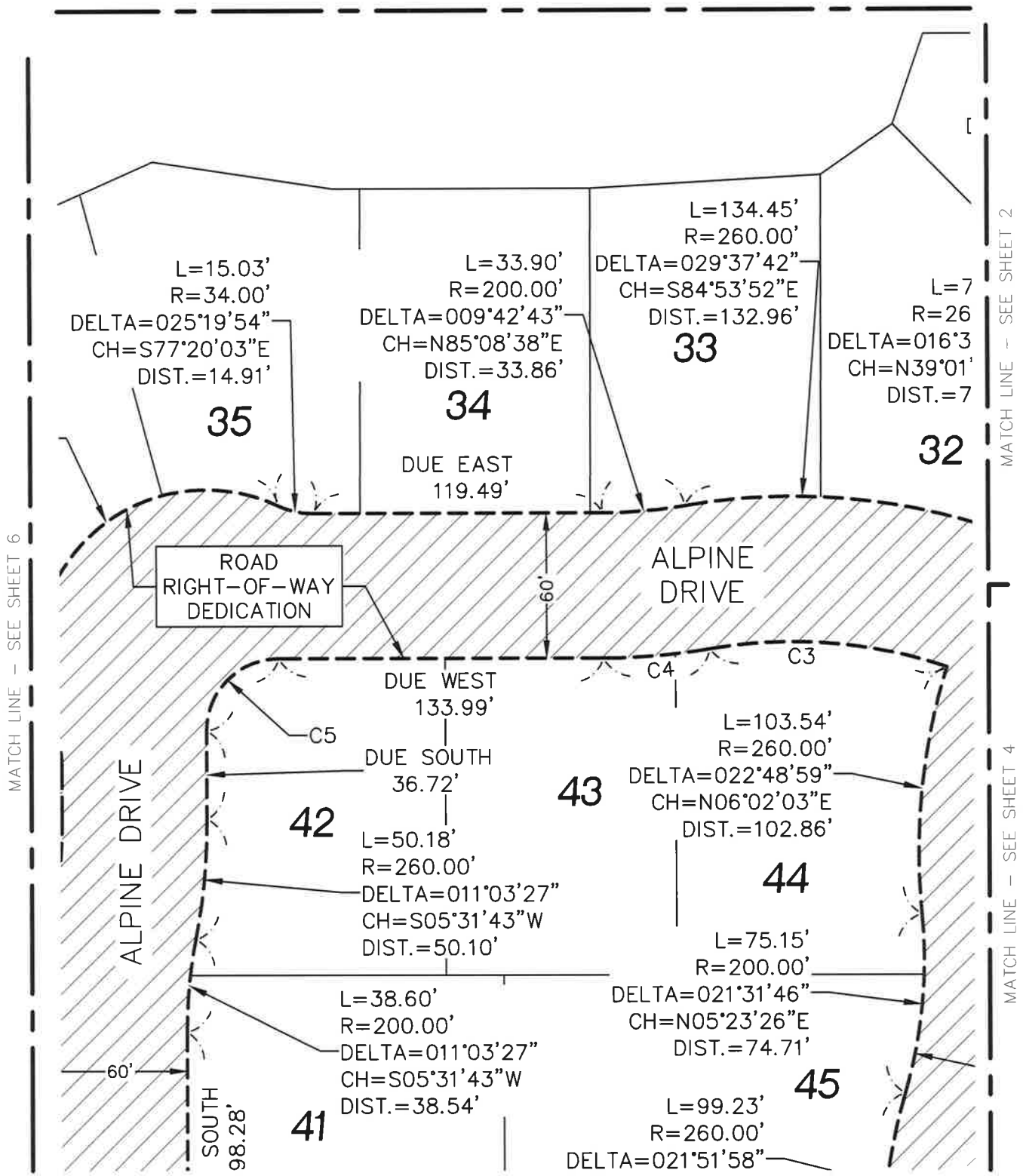
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**VALENCIA SOUTH ESTATES
PHASE 3**

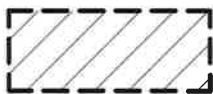
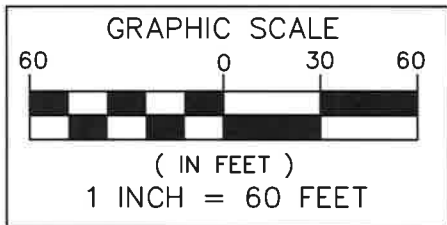
SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 01-06-2017
JOB NO.: 14-002
DWG FILE: 14-002ROW-PH3
DRAWN BY: AT, DFR
CHECK: PK
SHEET: 4 OF 6

EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	99.04'	200.00'	028°22'22"	N85°31'32"W	98.03'
C4	44.07'	260.00'	009°42'43"	S85°08'38"W	44.02'
C5	47.12'	30.00'	090°00'00"	S45°00'00"W	42.43'



ROAD RIGHT-OF-WAY
DEDICATION
(2.968 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



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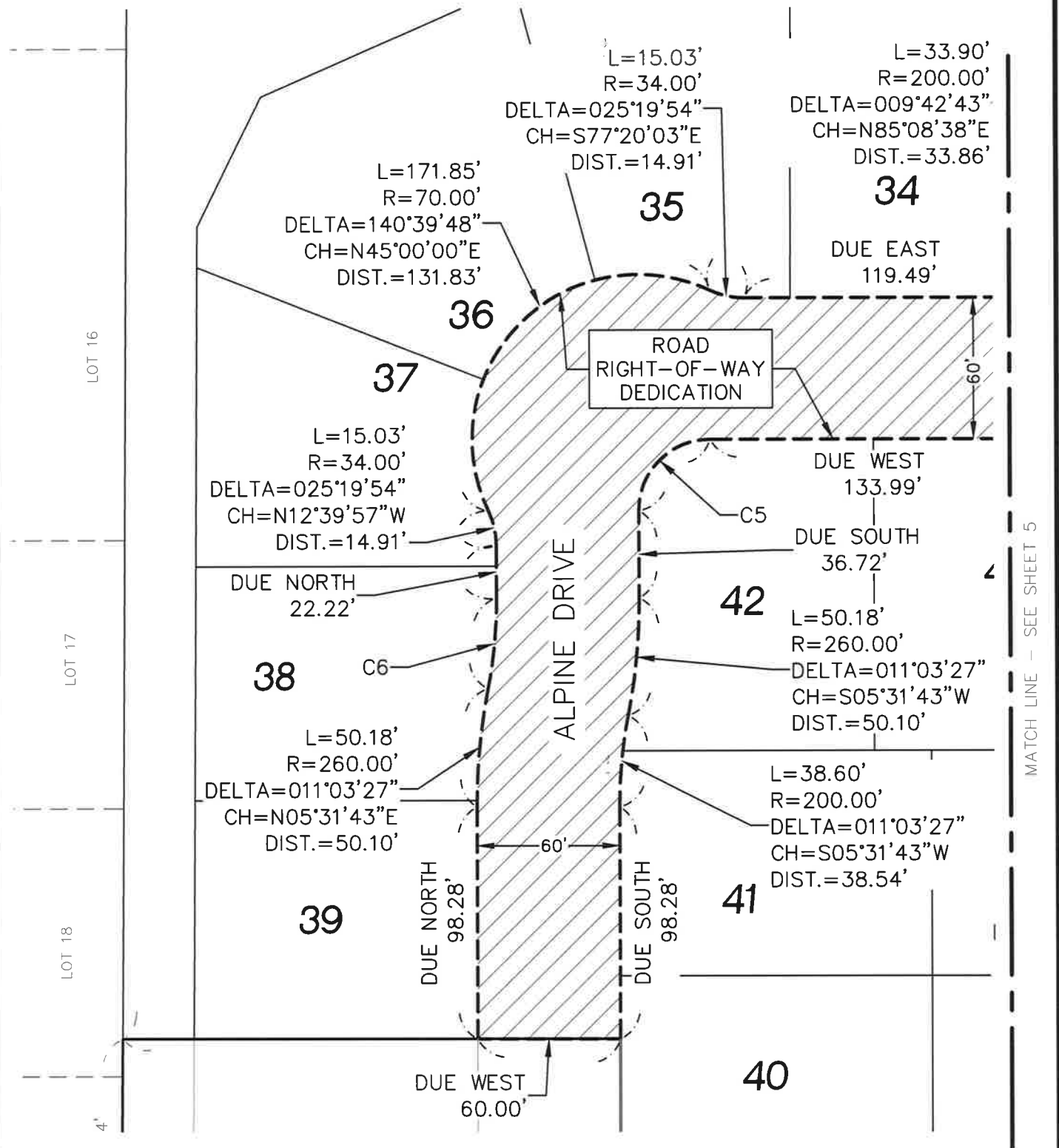
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

VALENCIA SOUTH ESTATES PHASE 3

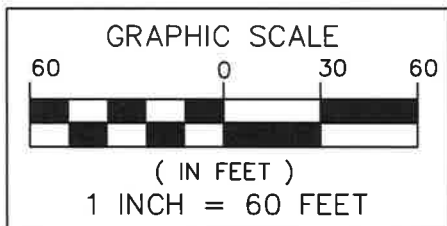
SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 01-06-2017
JOB NO.: 14-002
DWG FILE: 14-002ROW-PH3
DRAWN BY: AT, DFR
CHECK: PK
SHEET: 5 OF 6

EXHIBIT B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	47.12'	30.00'	090°00'00"	S45°00'00"W	42.43'
C6	38.60'	200.00'	011°03'27"	N05°31'43"E	38.54'



ROAD RIGHT-OF-WAY DEDICATION
(2.968 ACRES)

INTERIOR ROAD RIGHT-OF-WAY DEDICATION



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ENGINEERING, L.L.C.**

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**VALENCIA SOUTH ESTATES
PHASE 3**

SECTION 29, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 01-06-2017
JOB NO.: 14-002
DWG FILE: 14-002ROW-PH3
DRAWN BY: AT, DFR
CHECK: PK
SHEET: 6 OF 6

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**Valencia Estates South
Alpine Drive, Presidio Lane, and Villa Terrace Court**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on February 7, 2022, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS; the City's Act 51 Program Manager is requesting formal acceptance of Alpine Drive, Presidio Lane, and Villa Terrace Court, and,

WHEREAS; that said streets are located within a City right-of-way that is under the control of the City of Novi, and,

WHEREAS; that Alpine Drive, Presidio Lane, and Villa Terrace Court were open to the public since November 2021.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accept Alpine Drive, Presidio Lane, and Villa Terrace Court and direct such to be included in the City's public street system.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 7th day of February, 2022 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi