



**CITY OF NOVI CITY COUNCIL
DECEMBER 20, 2021**

SUBJECT: Approval to accept the residential streets as part of Heritage Woods development and adoption of Act 51 New Street Resolution accepting Preserve Court and a portion of Danyas Way, adding 0.17 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Pulte Homes of Michigan, LLC has requested the dedication and acceptance of Preserve Court and a portion of Danyas Way as a public asset. The Heritage Woods development is comprised of 17 single family home lots. The project is located east of Taft Road and south of Eleven 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 street meets city design and construction standards (Spalding DeDecker, October 12, 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, October 7, 2021, and Beth Saarela, February 6, 2020, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.17 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential streets as part of Heritage Woods development and adoption of Act 51 New Street Resolution accepting Preserve Court and a portion of Danyas Way, adding 0.17 miles of roadway to the City's public street system.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**Heritage Woods
Preserve Court and a portion of Danyas Way**

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 December 20, 2021, 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 Preserve Court and a portion of Danyas Way,

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 Preserve Court and a portion of Danyas Way were open to the public since October 2021.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accept Preserve Court and a portion of Danyas Way 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 20th day of December, 2021 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

Heritage Woods Street Acceptance

Location Map



Map Author: Kate Purpura
Date: 12/06/2021
Project: Heritage Woods
Version: 1.0

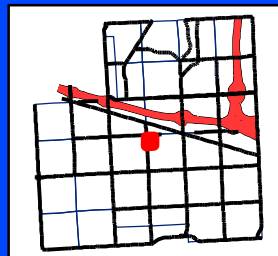
Amended By:
Date:
Department:

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.

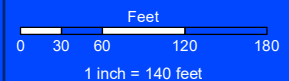
Legend

- Major Roads
- Minor Roads
- Proposed Public Streets



City of Novi

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



October 12, 2021

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

**Re: Heritage Woods
Site Work Final Approval**
Novi SP No.: JSP19-0009
SDA Job No.: NV19-223

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)
John Carson, Pulte Homes (email)
SDA Job File

February 25, 2020

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

Re: Heritage Woods (fka Munro's Preserve) - Acceptance Documents Review
Novi # JSP19-0009
SDA Job No. NV19-223
EXHIBITS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on February 25, 2020 against the Final Site Plan (Stamping Set) approved on October 4, 2019 and our as built field records. 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 black ink as the County will reject them otherwise.

1. On-Site Water System Easement
Executed January 28, 2020
Exhibit Approved
2. On-Site Sanitary Sewer Easement
Executed January 28, 2020
Exhibit Approved
3. Off-Site Sanitary Sewer Easement
Parcel 22-22-100-030
Executed January 28, 2020
Exhibit Approved
4. Off-Site Sanitary Sewer Easement
Parcel 22-22-100-031
Executed January 27, 2020
Exhibit Approved
5. On Site Storm Sewer Easement for Off Site Drainage
Executed January 28, 2020
Exhibit Approved

6. Storm Drainage Facility / Maintenance Easement Agreement
Executed January 28, 2020
Exhibits A, B, C, D Approved
7. Off-Site Emergency Access Easement
Parcel 22-22-100-031
Executed January 27, 2020
Exhibit Approved
8. Off-Site Emergency Access Easement
Parcel 22-22-100-030
Executed January 28, 2020
Exhibit Approved
9. Off-Site Emergency for Storm Water and Surface Drainage
Parcel 22-22-100-031
Executed January 27, 2020
Exhibit Approved
10. Warranty Deed for Road Right-of-Way – Off Site Danyas Way
Recorded October 9, 2019
Exhibits Approved
11. Warranty Deed for Road Right-of-Way – Internal
Executed January 28, 2020
Exhibits Approved
12. Bills of Sale: Sanitary Sewer System and Water Supply System
Executed January 28, 2020
Exhibits Approved
13. Bills of Sale: Roads
Executed January 28, 2020
Exhibits Approved
14. Full Unconditional Waivers of Lien from contractors installing public utilities
Executed various dates
Approved
15. Sworn Statement signed by Developer
(executed January 31, 2020)
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.

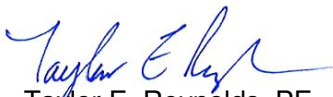
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

It should be noted that the Plan Review Center Report dated September 6, 2019 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



Taylor E. Reynolds, PE
Senior Project Engineer

Cc (via Email):

Victor Boron, City of Novi
Michael Freckelton, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Kopko, City of Novi
Sarah Marchioni, City of Novi
Ted Meadows, Spalding DeDecker
Kate Richardson, City of Novi
Beth Saarela, Johnson, Rosati, Schultz, Joppich
Angie Sosnowski, City of Novi

October 7, 2021

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

Re: Heritage Woods - Acceptance Documents Review
Novi # JSP19-0009
SDA Job No. NV19-223
DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on October 6, 2021 against the Final Site Plan (Stamping Set) approved on October 4, 2019. 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. Full Unconditional Waivers of Lien from Contractors Installing Interior Roads
SUPPLIED – APPROVED.
2. 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 September 6, 2019 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
- 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

2755 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

February 6, 2020

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

**RE: Heritage Woods (Munro's Preserve) JSP 19-09
Right-of-Way Acceptance Documents – Interior Roads**

Dear Mr. Herczeg:

We have received and reviewed the following original documents for Heritage Woods, enclosed:

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

Warranty Deed

The Warranty Deed provided conveys the Condominium Interior Roads to the City. The Warranty Deed is consistent with the title search provided. 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 conveys the paving and is acceptable as provided. Once the required buildout is reached, and the roads are inspected and approved, the Warranty Deed may be placed on an upcoming City Council Agenda for acceptance. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner. The original Bill of Sale should be retained in the City's file.

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
February 6, 2020
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk (w/ Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosure)
Barb McBeth, City Planner (w/Enclosure)
Sri Komaragiri, Planner (w/Enclosure)
Lindsay Bell, Planner (w/Enclosure)
Madeleine Kopko, Planning Assistant (w/Enclosure)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosure)
Ben Croy, City Engineer (w/Enclosure)
Rebecca Runkel, Staff Engineer (w/Enclosure)
Victor Boron, Civil Engineer (w/Enclosure)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosure)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosure)
Sue Troutman, City Clerk's Office (w/Enclosure)
Dan LeClair, GreenTech Engineering (w/Enclosures)
Greg Gamalski, Esq. and Alexandra Dieck, Esq. (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED
(Heritage Woods-Interior Roads)

KNOW ALL BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is: 100 Bloomfield Hills Parkway, Suite 150, Bloomfield Hills, Michigan 48034, conveys and warrants to the 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:

See attached Exhibit A made a part hereof (the "Preserve Court ROW").

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00), subject to easements, restrictions, and other matters of record, existing utilities, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, highway or drainage purposes, if any, zoning ordinances, and the lien of real estate taxes not yet due and payable.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, MCL 560.108, as amended.

This property may be located within the vicinity of farmland 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.

This Property is being conveyed for, and is restricted to, use as a public road only and related improvements, and for public and private utilities.

This Deed is exempt from State and Local transfer taxes pursuant to MCL 207.505(a) and MCL 207.526(a).

[signatures on next page]

EXHIBIT B

RIGHT OF WAY DEDICATION DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF TAFT ROAD, 120 FEET WIDE, BEING DISTANT S01°07'00"W 1023.13 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S88°53'00"E 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE CONTINUING, S88°53'00"E 124.56 FEET; THENCE 12.96 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 1°24'03" AND A CHORD BEARING S88°10'59"E 12.96 FEET; THENCE S87°28'57"E 212.62 FEET; THENCE 155.67 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 44°35'44" AND A CHORD BEARING N70°13'11"E 151.77 FEET; THENCE 42.90 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 42.00 FEET, A DELTA ANGLE OF 58°31'09" AND A CHORD BEARING N18°39'44"E 41.06 FEET; THENCE 342.20 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 280°05'33" AND A CHORD BEARING S50°33'04"E 89.90 FEET; THENCE 40.07 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 91°49'50" AND A CHORD BEARING S43°34'47"W 35.92 FEET; THENCE 147.47 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 120°42'25" AND A CHORD BEARING S58°01'05"W 121.67 FEET; THENCE 30.43 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 42.00 FEET, A DELTA ANGLE OF 41°30'51" AND A CHORD BEARING N82°23'08"W 29.77 FEET; THENCE 71.06 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 15°39'36" AND A CHORD BEARING S84°41'15"W 70.84 FEET; THENCE N87°28'57"W 212.62 FEET; THENCE 11.49 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 1°24'03" AND A CHORD BEARING N88°10'59"W 11.49 FEET; THENCE N88°53'00"W 124.56 FEET TO THE SAID EAST LINE OF SAID TAFT ROAD; THENCE ALONG SAID EAST LINE, N01°07'00"E 60.00 FEET TO THE **POINT OF BEGINNING**.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°53'00"E	124.56'
L2	S87°28'57"E	212.62'
L3	N87°28'57"W	212.62'
L4	N88°53'00"W	124.56'
L5	N01°07'00"E	60.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	12.96'	530.00'	1°24'03"	S88°10'59"E 12.96'
C2	155.67'	200.00'	44°35'44"	N70°13'11"E 151.77'
C3	42.90'	42.00'	58°31'09"	N18°39'44"E 41.06'
C4	342.20'	70.00'	280°05'33"	S50°33'04"E 89.90'
C5	40.07'	25.00'	91°49'50"	S43°34'47"W 35.92'
C6	147.47'	70.00'	120°42'25"	S58°01'05"W 121.67'
C7	30.43'	42.00'	41°30'51"	N82°23'08"W 29.77'
C8	71.06'	260.00'	15°39'36"	S84°41'15"W 70.84'
C9	11.49'	470.00'	1°24'03"	N88°10'59"W 11.49'



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:	DATE: 8-22-2019
	DRAWN BY: PWK
	CHECKED BY: DJL
	0
	FBK: 2/2
	CHF:
	SCALE HOR 1"= FT. VER 1"= FT.
	18-206

RIGHT OF WAY DEDICATION

PARCEL NO. 22-22-100-029
HERITAGE WOODS
SECTION: 22 TOWNSHIP: 01N. RANGE: 08E.
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

169546
LIBER 53370 PAGE 585
\$26.00 DEED - COMBINED
\$4.00 REMONUMENTATION
10/14/2019 01:50:59 P.M. RECEIPT# 122680
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

OCT 09 2019

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

002544

WARRANTY DEED
(Danyas Way)

KNOW ALL BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is: 100 Bloomfield Hills Parkway, Suite 150, Bloomfield Hills, Michigan 48034, conveys and warrants to the 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:

See attached Exhibit A made a part hereof (the "Danyas Way ROW").

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00), subject to easements, restrictions, and other matters of record, existing utilities, rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, highway or drainage purposes, if any, zoning ordinances, and the lien of real estate taxes not yet due and payable.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, MCL 560.108, as amended.

This property may be located within the vicinity of farmland 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.

This Property is being conveyed for, and is restricted to, use as a public road only and related improvements, and for public and private utilities.

This Deed is exempt from State and Local transfer taxes pursuant to MCL 207.505(a) and MCL 207.526(a).

[signatures on next page]

CK - AB

3P
E
✓

CHECKING COMPLETED
OCT - 9 2019
OAKLAND COUNTY REGISTER OF DEEDS

CHECKING COMPLETED
OCT - 9 2019
OAKLAND COUNTY REGISTER OF DEEDS

First American Title

801847-BH

855955-BH

Detroit_16286131_1

Road dedication

2019 OCT 9 PM 1:45

RECEIVED
OAKLAND COUNTY REGISTER OF DEEDS

Dated this 10 day of October, 2019.

GRANTOR:
Pulte Homes of Michigan LLC,
a Michigan limited liability company

By: 
Chris Plumb
Its: Authorized Representative

STATE OF MICHIGAN)
) ss,
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8 day of October, 2019, by Chris Plumb, an Authorized Representative of Pulte Homes of Michigan LLC, a Michigan limited liability company, known to me to be the person who executed the within instrument and who acknowledged the same to be their free act and deed on behalf of said company.

DEBORAH ALTMAN
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jul. 03, 2023
Acting in the County of Oakland


Notary Public Deborah Altman
Oakland County, Michigan
Acting in Oakland County, Michigan

<u>When Recorded Return to:</u> Courtney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	<u>Send Subsequent Tax Bills to:</u> City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	<u>Drafted by:</u> Alexandra E. Dieck Bodman PLC 201 South Division, Suite 400 Ann Arbor, Michigan 48084
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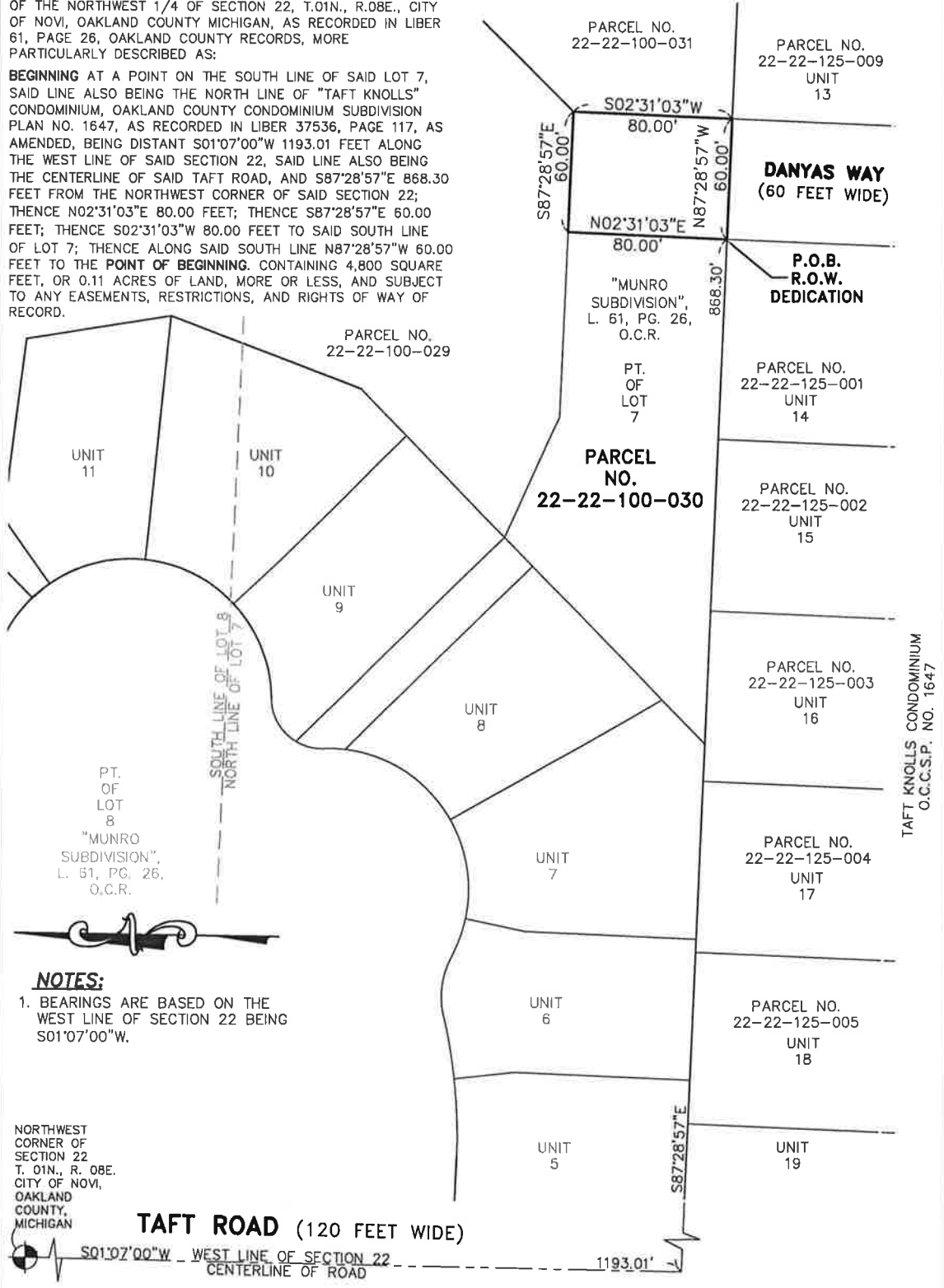
LEGAL DESCRIPTION:

EXHIBIT A

PROPOSED RIGHT OF WAY DEDICATION:

PART OF LOT 7 OF "MUNRO SUBDIVISION" OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, AS RECORDED IN LIBER 61, PAGE 26, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF "TAFT KNOLLS" CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1647, AS RECORDED IN LIBER 37536, PAGE 117, AS AMENDED, BEING DISTANT S01°07'00"W 1193.01 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S87°28'57"E 868.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE N02°31'03"E 80.00 FEET; THENCE S87°28'57"E 60.00 FEET; THENCE S02°31'03"W 80.00 FEET TO SAID SOUTH LINE OF LOT 7; THENCE ALONG SAID SOUTH LINE N87°28'57"W 60.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 4,800 SQUARE FEET, OR 0.11 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.



NOTES:

- 1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22 BEING S01°07'00"W.

NORTHWEST CORNER OF SECTION 22
T. 01N., R. 08E.
CITY OF NOVI,
OAKLAND COUNTY,
MICHIGAN

TAFT ROAD (120 FEET WIDE)

S01°07'00"W - WEST LINE OF SECTION 22 CENTERLINE OF ROAD 1193.01'

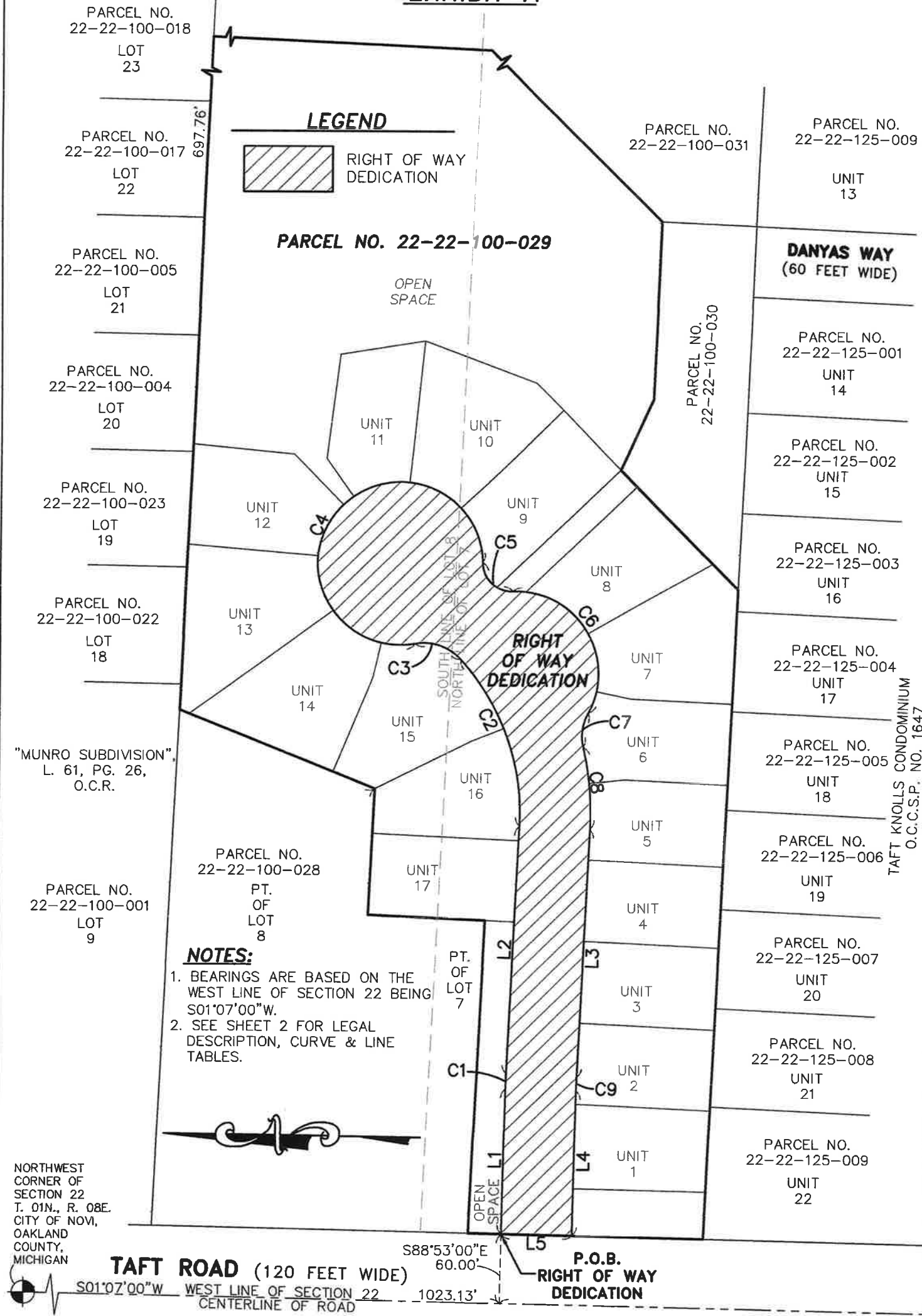
GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:	DATE: 8-22-2019
	DRAWN BY: PWK
	CHECKED BY: DJL
R.O.W. DEDICATION	
PARCEL NO. 22-22-100-030 PARCEL "C"	
SECTION: 22	TOWNSHIP: 01N. RANGE: 08E.
CITY OF NOVI OAKLAND COUNTY MICHIGAN	
0 30 60	
FBK: --	1/1
CHF: --	
SCALE HOR 1"=60 FT. VER 1"=--- FT.	

TAFT KNOLLS CONDOMINIUM
O.C.C.S.P. NO. 1647

18-206

EXHIBIT A



- NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22 BEING S01°07'00"W.
 2. SEE SHEET 2 FOR LEGAL DESCRIPTION, CURVE & LINE TABLES.

NORTHWEST CORNER OF SECTION 22 T. 01N., R. 08E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TAFT ROAD (120 FEET WIDE)
 S01°07'00"W WEST LINE OF SECTION 22 CENTERLINE OF ROAD
 1023.13'

P.O.B. RIGHT OF WAY DEDICATION

CLIENT:	DATE: 9-10-2019
RIGHT OF WAY DEDICATION	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 22-22-100-029 HERITAGE WOODS SECTION: 22 TOWNSHIP: 01N. RANGE: 08E. CITY OF NOVI OAKLAND COUNTY MICHIGAN	 FBK: --- CHF: --- SCALE HOR 1"=100 FT. VER 1"=--- FT.
	18-206

GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
 Fax: (248) 668-0701

EXHIBIT B

RIGHT OF WAY DEDICATION DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 22, T.01N., R.08E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF TAFT ROAD, 120 FEET WIDE, BEING DISTANT S01°07'00"W 1023.13 FEET ALONG THE WEST LINE OF SAID SECTION 22, SAID LINE ALSO BEING THE CENTERLINE OF SAID TAFT ROAD, AND S88°53'00"E 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22; THENCE CONTINUING, S88°53'00"E 124.56 FEET; THENCE 12.96 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 1°24'03" AND A CHORD BEARING S88°10'59"E 12.96 FEET; THENCE S87°28'57"E 212.62 FEET; THENCE 155.67 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 44°35'44" AND A CHORD BEARING N70°13'11"E 151.77 FEET; THENCE 42.90 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 42.00 FEET, A DELTA ANGLE OF 58°31'09" AND A CHORD BEARING N18°39'44"E 41.06 FEET; THENCE 342.20 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 280°05'33" AND A CHORD BEARING S50°33'04"E 89.90 FEET; THENCE 40.07 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 91°49'50" AND A CHORD BEARING S43°34'47"W 35.92 FEET; THENCE 147.47 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 120°42'25" AND A CHORD BEARING S58°01'05"W 121.67 FEET; THENCE 30.43 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 42.00 FEET, A DELTA ANGLE OF 41°30'51" AND A CHORD BEARING N82°23'08"W 29.77 FEET; THENCE 71.06 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 15°39'36" AND A CHORD BEARING S84°41'15"W 70.84 FEET; THENCE N87°28'57"W 212.62 FEET; THENCE 11.49 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 1°24'03" AND A CHORD BEARING N88°10'59"W 11.49 FEET; THENCE N88°53'00"W 124.56 FEET TO THE SAID EAST LINE OF SAID TAFT ROAD; THENCE ALONG SAID EAST LINE, N01°07'00"E 60.00 FEET TO THE **POINT OF BEGINNING**.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°53'00"E	124.56'
L2	S87°28'57"E	212.62'
L3	N87°28'57"W	212.62'
L4	N88°53'00"W	124.56'
L5	N01°07'00"E	60.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	12.96'	530.00'	1°24'03"	S88°10'59"E 12.96'
C2	155.67'	200.00'	44°35'44"	N70°13'11"E 151.77'
C3	42.90'	42.00'	58°31'09"	N18°39'44"E 41.06'
C4	342.20'	70.00'	280°05'33"	S50°33'04"E 89.90'
C5	40.07'	25.00'	91°49'50"	S43°34'47"W 35.92'
C6	147.47'	70.00'	120°42'25"	S58°01'05"W 121.67'
C7	30.43'	42.00'	41°30'51"	N82°23'08"W 29.77'
C8	71.06'	260.00'	15°39'36"	S84°41'15"W 70.84'
C9	11.49'	470.00'	1°24'03"	N88°10'59"W 11.49'

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CLIENT:	DATE: 8-22-2019
RIGHT OF WAY DEDICATION	DRAWN BY: PWK
PARCEL NO. 22-22-100-029 HERITAGE WOODS	CHECKED BY: DJL
SECTION: 22 TOWNSHIP: 01N. RANGE: 08E. CITY OF NOVI OAKLAND COUNTY MICHIGAN	 0
	FBK: 2/2 CHF:
	SCALE HOR 1"= FT. VER 1"= FT.