



CITY of NOVI CITY COUNCIL

Agenda Item F
November 13, 2018

SUBJECT: Acceptance of a Wetland Conservation Easement from Novi Hospitality Investment, LLC for wetland conservation areas offered as a part of the Novi Tru Hotel development, located on the south side of Thirteen Mile Road, east of M-5, in Section 12 of the City.

SUBMITTING DEPARTMENT: Community Development - Planning *Bau*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The applicant has received Final Site Plan approval for a four-story, 98-room hotel. The overall site is approximately 3.58 acres. The Planning Commission approved Preliminary Site Plan and Stormwater Management plan on November 8, 2017. The Final Stamping Set was approved administratively on July 12, 2018.

The applicant is proposing a conservation easement along the southern and eastern boundaries of the property to preserve, protect and maintain the remaining wetlands on site. Exhibit B of the easement graphically depicts the five areas, totaling approximately 0.28 acres, being preserved.

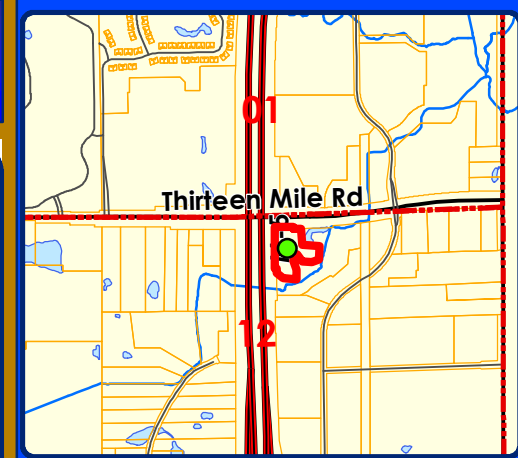
The easement has been reviewed by the City's professional staff and consultants. The easement is currently in a form acceptable to the City Attorney's office for acceptance by the City Council.

RECOMMENDED ACTION: Acceptance of a Wetland Conservation Easement from Novi Hospitality Investment, LLC for wetland conservation areas offered as a part of the Novi Tru Hotel development, located on the south side of Thirteen Mile Road, east of M-5, in Section 12 of the City.

MAP
Location
Conservation Easement Areas

HITLON TRU HOTEL JSP 17-54

Location



LEGEND

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 11/3/17
Project: HITLON TRU HOTEL JSP 17-54
Version #: 1



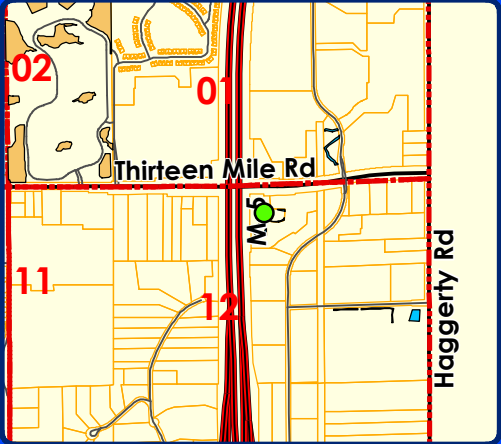
1 inch = 125 feet






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.

JSP 17-54 Novi Tru Hotel Conservation Easement



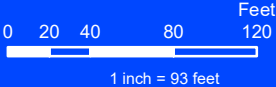
LEGEND

-  Wetlands Conservation Easement
-  Open Space Easement
-  Sections



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 11/07/18
Project: JSP 17-54 Novi Tru Hotel
Version #: 1



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ATTORNEY'S APPROVAL LETTER

Wetland Conservation Easement

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

September 24, 2018

Barb McBeth, City Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

RE: Novi TRU Hotel JSP 17-54 -- Wetland Conservation Easement

Dear Ms. McBeth:

We have received and reviewed the executed original Conservation Easement for the **Novi TRU Hotel** Development. The Conservation Easement has been provided for the purposes of protecting remaining wetlands. The Conservation Easement appears to be acceptable for the purposes provided. The attached exhibits have been approved by the City's Consulting Engineer and the Conservation Easement may be placed on City Council's next available Agenda for acceptance.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS

Enclosure

- C: Cortney Hanson, Clerk (w/Original Enclosure)
Charles Boulard, Community Development Director (w/Enclosure)
Barb McBeth, City Planner (w/Enclosure)
Sri Komaragiri, Planner (w/Enclosure)
Lindsay Bell, Planner (w/Enclosure)
Hannah Smith, Planning Assistant (w/Enclosure)
Angie Sosnowski, Community Development Bond Coordinator (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)
Andy Wakeland, Giffels Webster (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

ENGINEERING CONSULTANT'S APPROVAL LETTER

Wetland Conservation Easement



May 22, 2018

Theresa Bridges, PE
City Civil Engineer
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Novi Tru Hotel - Document Review
Novi # JSP17-0054
SDA Job No. NV18-205
EXHIBITS APPROVED

Dear Mrs. Bridges

We have reviewed the following document package received by our office on May 7, 2018 against the submitted plan set. We offer the following comments:

Submitted Documents:

1. Wetland Conservation Easement – (unexecuted: exhibit dated 4/11/18) Legal Description Approved.

Documents that require revisions should be resubmitted to the City for further review. If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER



Mike Freckelton, EIT
Engineer

Cc (via Email): Sri Komaragiri, City of Novi Planning Department
Darcy Rechtiem, City of Novi Construction Engineer

EXECUTED WETLAND CONSERVATION EASEMENT

WETLAND CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this 21st day of August, 2018, by and between Novi Hospitality Investment, LLC whose address is 1573 S. Telegraph Road, Bloomfield Hills, MI 48302 (hereinafter the "Grantor"), and the City of Novi, and its successors or assigns, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (hereinafter the "Grantee").

RECITATIONS:

A Grantor owns a certain parcel of land situated in Section _ of the City of Novi, Oakland County, Michigan, described in **Exhibit A**, attached hereto and made a part hereof (the "Property"). Grantor has received final site plan approval for construction of a Hotel development on the Property, subject to provision of an appropriate easement to permanently protect the wetland areas natural feature setback areas located thereon from destruction or disturbance. Grantor desires to grant such an easement in order to protect the area.

B The Conservation Easement Areas (the "Easement Areas") situated on the Property are more particularly described on **Exhibit B**, attached hereto and made a part hereof, the second page of which contains a drawing depicting the protected area.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), in hand paid, the receipt and adequacy of which are hereby acknowledged, Grantor hereby reserves, conveys and grants the following Conservation Easement, which shall be binding upon the Grantor, and the City, and their respective heirs, successors, assigns and/or transferees and shall be for the benefit of the City, all Grantors and purchasers of the property and their respective heirs, successors, assigns and/or transferees. This Conservation Easement is dedicated pursuant to subpart 11 of part 21 of the Natural Resources and Environmental Protection Act being MCL 324.2140, *et seq.*, upon the terms and conditions set forth herein as follows:

1. The purpose of this Conservation Easement is to protect the wetlands and wetland areas as shown on the attached and incorporated Exhibit B. The subject areas shall be perpetually preserved and maintained, in their natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environmental Quality and the appropriate federal agency.

2. Except for and subject to the activities which have been expressly authorized by permit, there shall be no disturbance of the wetlands, natural features areas and/or vegetation within the Easement Area, including altering the topography of; placing fill material in; dredging, removing or excavating soil, minerals, or trees, and from constructing or placing any structures on; draining surface water from; or plowing, tilling, cultivating, or otherwise altering or developing, and/or constructing, operating, maintaining any use or development in the Easement Area.

3. No grass or other vegetation shall be planted in the Easement Areas after the date of this Conservation Easement with the exception of plantings approved, in advance, by the City in accordance with all applicable laws and ordinances.

4. This Conservation Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Grantor, Grantee and its authorized employees and agents (collectively, "Grantee's Representatives") may enter upon and inspect the Easement Area to determine whether the Easement Area is being maintained in compliance with the terms of the Conservation Easement.

5. In the event that the Grantor shall at any time fail to carry out the responsibilities specified within this Document, and/or in the event of a failure to preserve and/or maintain the wetland areas in reasonable order and condition, the City may serve written notice upon the Grantor setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place of the hearing before the City Council, or such other Council, body or official delegated by the City Council, for the purpose of allowing the Grantor to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken. At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council, or other body or official, designated to conduct the hearing, shall determine that maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall thereupon have the power and authority, but not obligation to enter upon the property, or cause its agents or contractors to enter upon the property and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by the Grantor, and such amount shall constitute a lien on an equal pro rata basis as to all of the lots on the property. The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Grantor, all unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each lot, and shall accrue interest and penalties, and shall be collected as, and shall be deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Grantor, and, in such event, the Grantor shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.


6. Within 90 days after the Conservation Easement shall have been recorded, Grantor at its sole expense, shall place such signs, defining the boundaries of the Easement Area and, describing its protected purpose, as indicated herein.

7. This Conservation Easement has been made and given for a consideration of a value less than One Hundred (\$ 100.00) Dollars, and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).

8. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement as of the day and year first above set forth.

GRANTOR

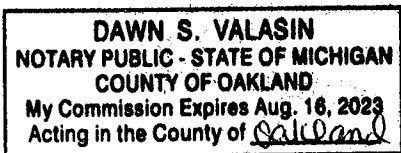
NOVI HOSPITALITY INVESTMENT, LLC
a Michigan limited liability company

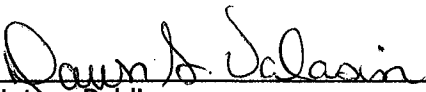
By: 
Akram Namou

Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of August, 2018, by Akram Namou, as the President of Novi Hospitality Investment, LLC a Michigan limited liability company, on its behalf.




Notary Public
Dawn Valasin
Acting in Oakland County
My Commission Expires: August 16, 2023

GRANTEE

CITY OF NOVI
A Municipal Corporation

By: _____

Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_, by _____, on behalf of the City of Novi, a Municipal Corporation.

Notary Public
Acting in Oakland County, Michigan
My Commission Expires: _____

Drafted By:
Elizabeth K. Saarela, Esquire
Johnson, Rosati, Schultz & Joppich, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

After Recording, Return to:
Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT A

PROPERTY DESCRIPTION

(PER REPLAT NO. 2, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1679, EXHIBIT "B" TO THE MASTER DEED OF HAGGERTY CORRIDOR CORPORATE PARK CONDOMINIUM PHASE 1, CITY OF NOVI, OAKLAND COUNTY MICHIGAN)

UNIT 1

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE, ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65 FEET TO THE POINT OF BEGINNING; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE 53.71 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, AND A CHORD BEARING N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 183.00 FEET; THENCE S.00°46'32"W., 135.00 FEET; THENCE S.69°23'45"W., 80.00 FEET; THENCE N.89°26'05"W., 99.00 FEET; THENCE N.36°13'57"W., 90.00 FEET; THENCE S.26°46'22"W., 78.00 FEET; THENCE S.20°25'36"E., 95.00 FEET; THENCE S.02°05'15"E., 100.00 FEET; THENCE N.87°51'51"W., 138.00 FEET; THENCE N.52°38'17"W., 81.00 FEET; THENCE N.02°25'18"W., 50.06 FEET; THENCE S.87°34'42"W., 20.00 FEET; THENCE N.02°25'18"W., 428.54 FEET TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.



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HAGGERTY CORRIDOR CORPORATE
PARK CONDOMINIUM 1679

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CONSERVATION EASEMENT



8303 26 Mile Road
Suite 100
Washington Twp, MI 48094
p (586) 781-8950
f (313) 962-5068
www.giffelswebster.com

Executive: M.P.
Manager: D.A.W.
Designer: D.A.W.
Quality Control: M.P.
Sectors: 12
T-01-N R-08-E

Developed For:

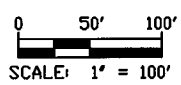
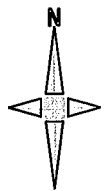
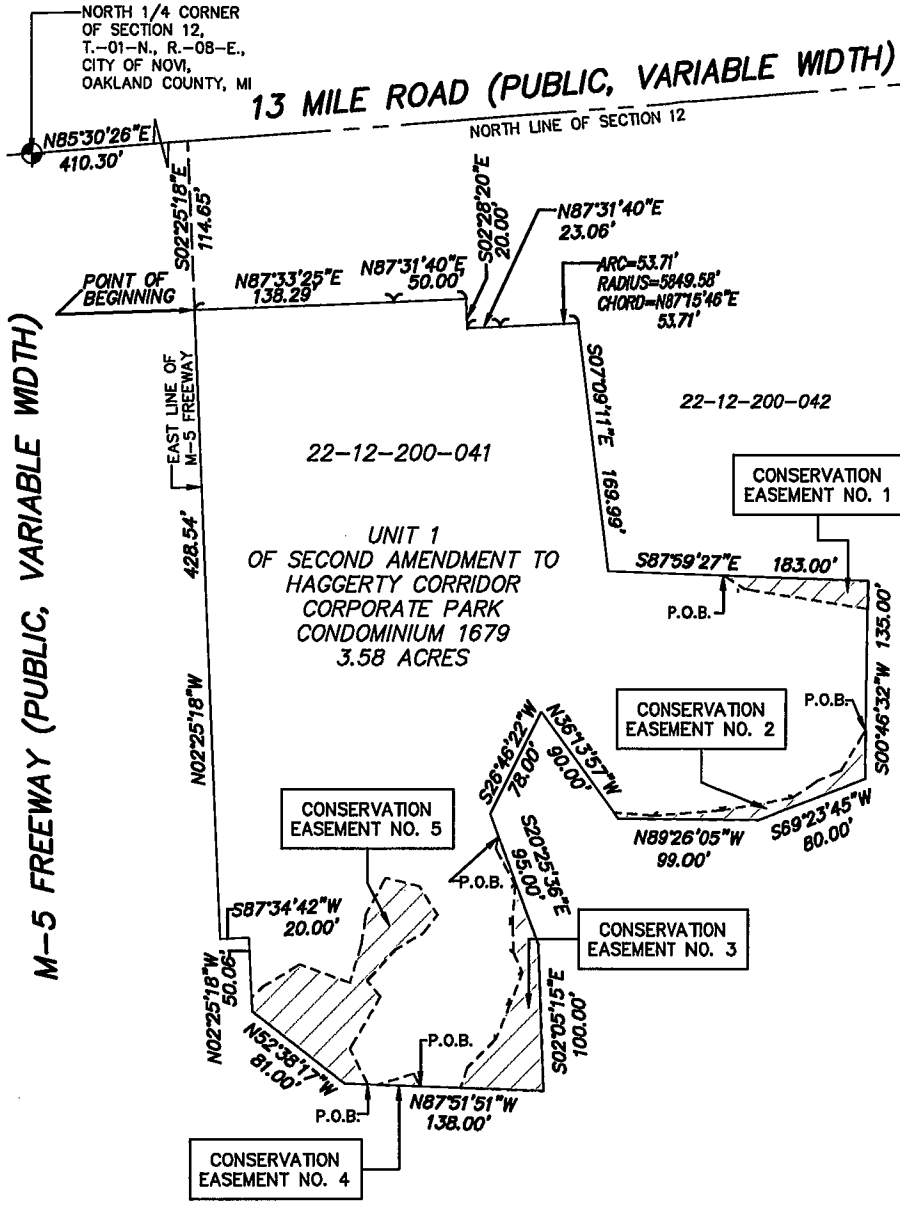
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Date	Issue		

Date: 04.11.18
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Sheet: 1 OF 1
Project: 19208.01

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EXHIBIT B
EASEMENT AREAS

EXHIBIT B



LEGEND
P.O.B. - POINT OF BEGINNING

SHEET LEGEND
SHEET 1: OVERALL SKETCH
SHEET 2: CONSERVATION EASEMENT NO. 1 & NO. 2
SHEET 3: CONSERVATION EASEMENT NO. 3
SHEET 4: CONSERVATION EASEMENT NO. 4 & NO. 5
SHEET 5: PARCEL DESCRIPTION & EASEMENT DESCRIPTIONS
SHEET 6: EASEMENT DESCRIPTIONS (CONTINUED)



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HAGGERTY CORRIDOR CORPORATE PARK CONDOMINIUM 1679 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN CONSERVATION EASEMENTS

giffels webster
Engineers Surveyors Planners
Landscape Architects

6303 26 Mile Road
Suite 100
Washington Twp, MI 48094
p (688) 781-8950
f (313) 982-6068
www.giffelswebster.com

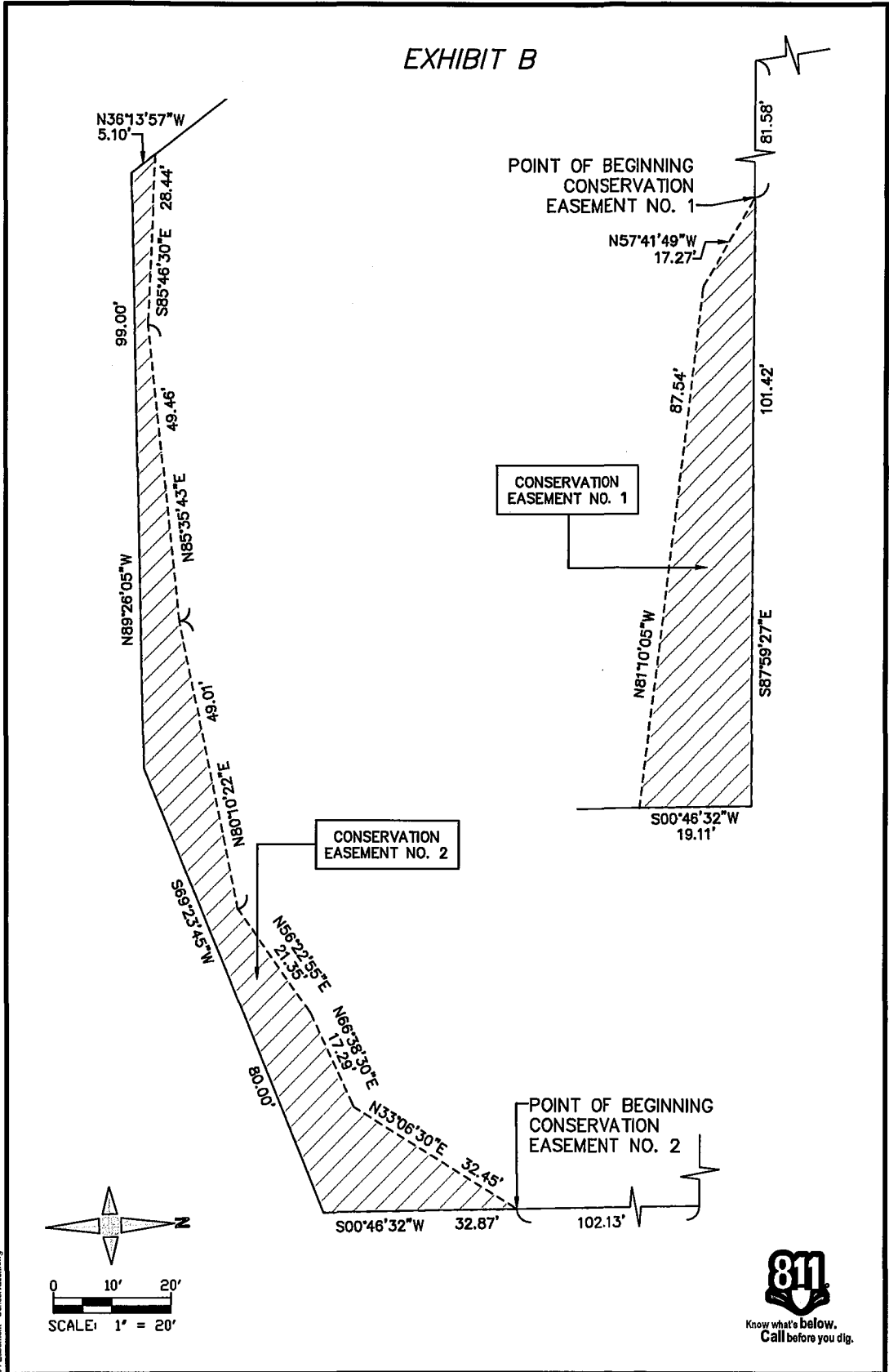
Executive:	J.N.R.
Manager:	A.L.G.
Designer:	S.L.B.
Quality Control:	L.D.A.
Section:	12
	T-01-N R-08-E

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Date	Issue

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Sheet:	1 OF 6
Project:	19208.01

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EXHIBIT B



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HAGGERTY CORRIDOR CORPORATE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN CONSERVATION EASEMENT NO. 1 & NO. 2
 PARK CONDOMINIUM 1679

giffels webster
 Engineers Surveyors Planners
 Landscape Architects

6303 28 Mile Road
 Suite 100
 Washington Twp, MI 48094
 p (586) 781-8950
 f (313) 962-6068
 www.giffelswebster.com

Executive:	J.N.R.
Manager:	A.L.G.
Designer:	S.L.B.
Quality Control:	L.D.A.
Section:	12
	T-01-N R-08-E

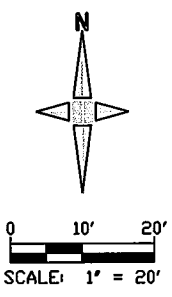
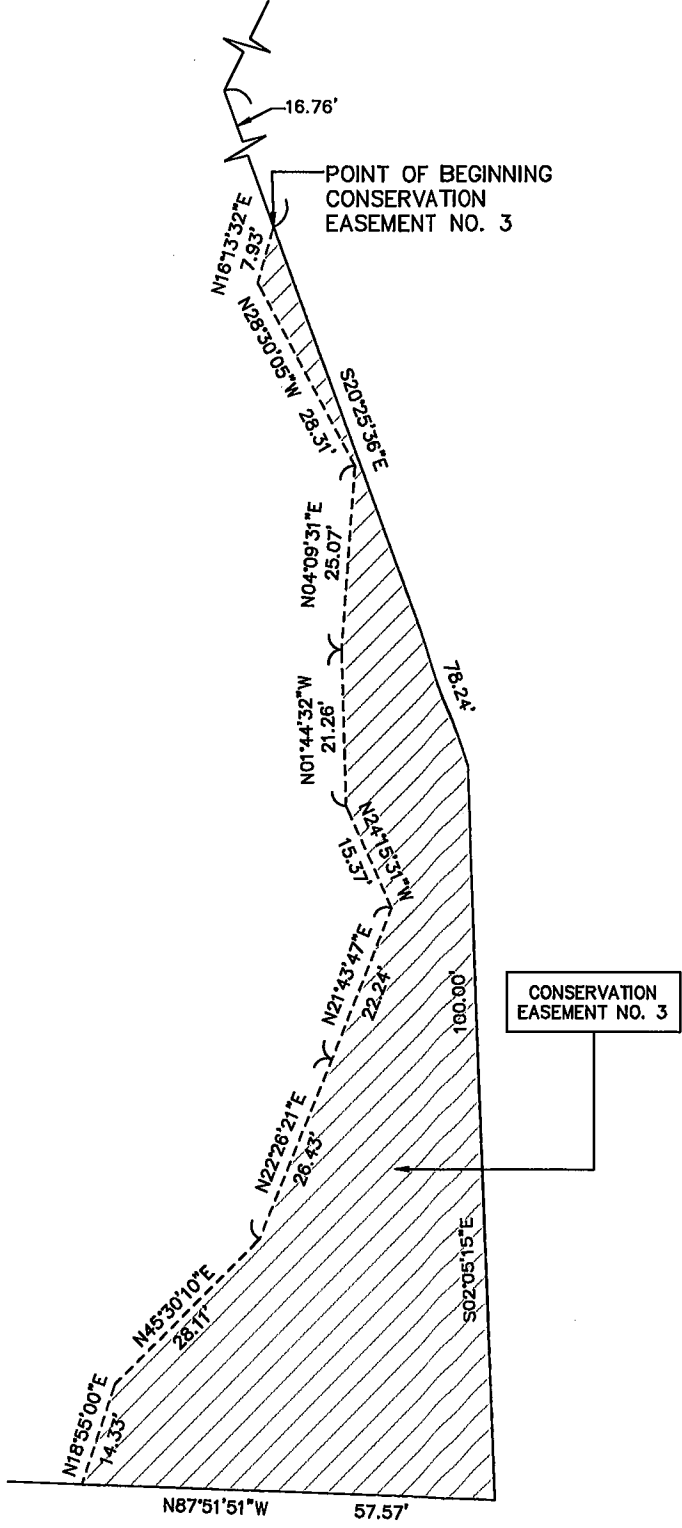
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HAGGERTY CORRIDOR CORPORATE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN CONSERVATION EASEMENT NO. 3
 PARK CONDOMINIUM 1679

giffels webster
 Engineers Surveyors Planners
 Landscape Architects

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 Washington Twp, MI 48094
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Section:	12
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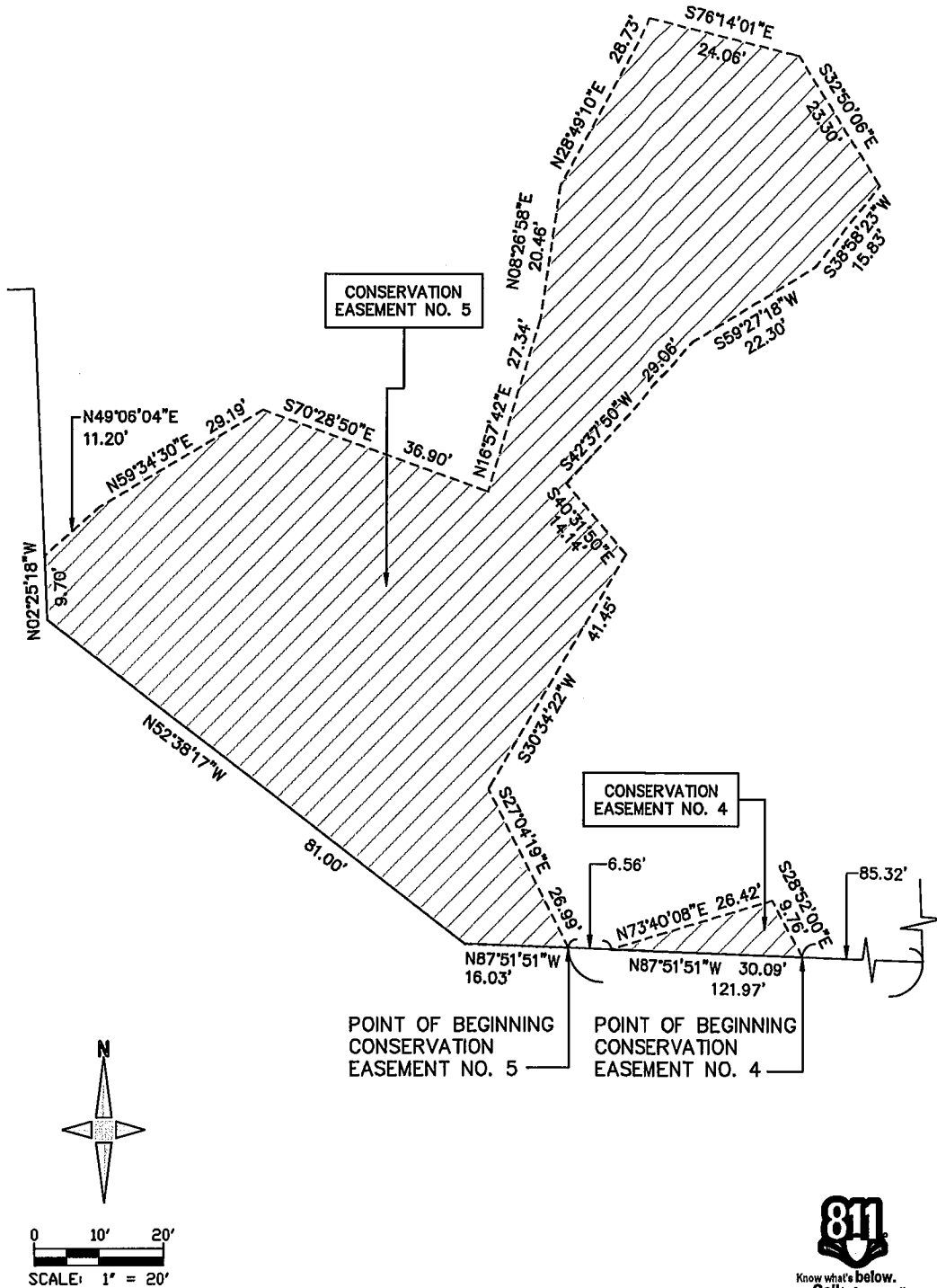
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EXHIBIT B



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HAGGERTY CORRIDOR CORPORATE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN CONSERVATION EASEMENT NO. 4 & NO. 5
 PARK CONDOMINIUM 1679

giffels webster
 Engineers Surveyors Planners
 Landscape Architects

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 Washington Twp, MI 48094
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Executive:	J.N.R.
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Quality Control:	L.D.A.
Section:	12
	T-01-N R-08-E

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DATE:		ISSUE:	
Date		Issue	

Date:	04.11.18
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Project:	19208.01

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EXHIBIT B



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PROPERTY DESCRIPTION

(PER REPLAT NO. 2, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1679, EXHIBIT "B" TO THE MASTER DEED OF HAGGERTY CORRIDOR CORPORATE PARK CONDOMINIUM PHASE 1, CITY OF NOVI, OAKLAND COUNTY MICHIGAN)

UNIT 1

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE, ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65 FEET TO THE POINT OF BEGINNING; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE 53.71 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, AND A CHORD BEARING N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 183.00 FEET; THENCE S.00°46'32"W., 135.00 FEET; THENCE S.69°23'45"W., 80.00 FEET; THENCE N.89°26'05"W., 99.00 FEET; THENCE N.36°13'57"W., 90.00 FEET; THENCE S.26°46'22"W., 78.00 FEET; THENCE S.20°25'36"E., 95.00 FEET; THENCE S.02°05'15"E., 100.00 FEET; THENCE N.87°51'51"W., 138.00 FEET; THENCE N.52°38'17"W., 81.00 FEET; THENCE N.02°25'18"W., 50.06 FEET; THENCE S.87°34'42"W., 20.00 FEET; THENCE N.02°25'18"W., 428.54 FEET TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CONSERVATION EASEMENT NO. 1

(PART OF TAX PARCEL ID. NO. 22-12-200-041)

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE OF SECTION 12, SAID LINE ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE ALONG A CURVE TO THE LEFT 53.71 FEET, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, A CENTRAL ANGLE OF 00°31'34", AND A LONG CHORD BEARING OF N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 81.58 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) S.87°59'27"E., 101.42 FEET; AND (2) S.00°46'32"W., 19.11 FEET; AND (3) N.81°10'05"W., 87.54 FEET; AND (4) N.57°41'49"W., 17.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES OR 1,270 SQUARE FEET.

CONSERVATION EASEMENT NO. 2

(PART OF TAX PARCEL ID. NO. 22-12-200-041)

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE OF SECTION 12, SAID LINE ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE ALONG A CURVE TO THE LEFT 53.71 FEET, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, A CENTRAL ANGLE OF 00°31'34", AND A LONG CHORD BEARING OF N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 183.00 FEET; THENCE S.00°46'32"W., 102.13 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TEN (10) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) S.00°46'32"W., 32.87 FEET; AND (2) S.69°23'45"W., 80.00 FEET; AND (3) N.89°26'05"W., 99.00 FEET; AND (4) N.36°13'57"W., 5.10 FEET; AND (5) S.85°46'30"E., 28.44 FEET; AND (6) N.85°35'43"E., 49.46 FEET; AND (7) N.80°10'22"E., 49.01 FEET; AND (8) N.56°22'55"E., 21.35 FEET; AND (9) N.66°38'30"E., 17.29 FEET; AND (10) N.33°06'30"E., 32.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES OR 1,453 SQUARE FEET.

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HAGGERTY CORRIDOR CORPORATE
PARK CONDOMINIUM 1679

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CONSERVATION EASEMENT



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Landscape Architects

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Executive: J.N.R.
Manager: A.L.G.
Designer: S.L.B.
Quality Control: L.D.A.
Section: 12
T-01-N R-08-E

Developed For:

DATE:	ISSUE:
Date	Issue

Date: 04.11.18
Scale: N/A
Sheet: 5 OF 6
Project: 19208.01

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EXHIBIT B

CONSERVATION EASEMENT NO. 3

(PART OF TAX PARCEL ID. NO. 22-12-200-041)

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE OF SECTION 12, SAID LINE ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE ALONG A CURVE TO THE LEFT 53.71 FEET, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, A CENTRAL ANGLE OF 00°31'34", AND A LONG CHORD BEARING OF N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 183.00 FEET; THENCE S.00°46'32"W., 135.00 FEET; THENCE S.69°23'45"W., 80.00 FEET; THENCE N.89°26'05"W., 99.00 FEET; THENCE N.36°13'57"W., 90.00 FEET; THENCE S.26°46'22"W., 78.00 FEET; THENCE S.20°25'36"E., 16.76 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING TWELVE (12) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) S.20°25'36"E., 78.24 FEET; AND (2) S.02°05'15"E., 100.00 FEET; AND (3) N.87°51'51"W., 57.57 FEET; AND (4) N.18°55'00"E., 14.33 FEET; AND (5) N.45°30'10"E., 28.11 FEET; AND (6) N.22°26'21"E., 26.43 FEET; AND (7) N.21°43'47"E., 22.24 FEET; AND (8) N.24°15'31"W., 15.37 FEET; AND (9) N.01°44'32"W., 21.26 FEET; AND (10) N.04°09'31"E., 25.07 FEET; AND (11) N.28°30'05"W., 28.31 FEET; AND (12) N.16°13'32"E., 7.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES OR 3,380 SQUARE FEET.

CONSERVATION EASEMENT NO. 4

(PART OF TAX PARCEL ID. NO. 22-12-200-041)

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE OF SECTION 12, SAID LINE ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE ALONG A CURVE TO THE LEFT 53.71 FEET, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, A CENTRAL ANGLE OF 00°31'34", AND A LONG CHORD BEARING OF N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 183.00 FEET; THENCE S.00°46'32"W., 135.00 FEET; THENCE S.69°23'45"W., 80.00 FEET; THENCE N.89°26'05"W., 99.00 FEET; THENCE N.36°13'57"W., 90.00 FEET; THENCE S.26°46'22"W., 78.00 FEET; THENCE S.20°25'36"E., 95.00 FEET; THENCE S.02°05'15"E., 100.00 FEET; THENCE N.87°51'51"W., 85.32 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) N.87°51'51"W., 30.09 FEET; AND (2) N.73°40'08"E., 26.42 FEET; AND (3) S.28°52'00"E., 9.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 126 SQUARE FEET.

CONSERVATION EASEMENT NO. 5

(PART OF TAX PARCEL ID. NO. 22-12-200-041)

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N.85°30'26"E., 410.30 FEET ALONG THE NORTH LINE OF SECTION 12, SAID LINE ALSO BEING THE CENTERLINE OF 13 MILE ROAD; THENCE S.02°25'18"E., 114.65; THENCE N.87°33'25"E., 138.29 FEET; THENCE N.87°31'40"E., 50.00 FEET; THENCE S.02°28'20"E., 20.00 FEET; THENCE N.87°31'40"E., 23.06 FEET; THENCE ALONG A CURVE TO THE LEFT 53.71 FEET, SAID CURVE HAVING A RADIUS OF 5,849.58 FEET, A CENTRAL ANGLE OF 00°31'34", AND A LONG CHORD BEARING OF N.87°15'46"E., 53.71 FEET; THENCE S.07°09'11"E., 169.99 FEET; THENCE S.87°59'27"E., 183.00 FEET; THENCE S.00°46'32"W., 135.00 FEET; THENCE S.69°23'45"W., 80.00 FEET; THENCE N.89°26'05"W., 99.00 FEET; THENCE N.36°13'57"W., 90.00 FEET; THENCE S.26°46'22"W., 78.00 FEET; THENCE S.20°25'36"E., 95.00 FEET; THENCE S.02°05'15"E., 100.00 FEET; THENCE N.87°51'51"W., 121.97 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING SEVENTEEN (17) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) N.87°51'51"W., 16.03 FEET; AND (2) N.52°38'17"W., 81.00 FEET; AND (3) N.02°25'18"W., 9.70 FEET; AND (4) N.49°06'04"E., 11.20 FEET; AND (5) N.59°34'30"E., 29.19 FEET; AND (6) S.70°28'50"E., 36.90 FEET; AND (7) N.16°57'42"E., 27.34 FEET; AND (8) N.08°26'58"E., 20.46 FEET; AND (9) N.28°49'10"E., 28.73 FEET; AND (10) S.76°14'01"E., 24.06 FEET; AND (11) S.32°50'06"E., 23.30 FEET; AND (12) S.38°58'23"W., 15.83 FEET; AND (13) S.59°27'18"W., 22.30 FEET; AND (14) S.42°37'50"W., 29.06 FEET; AND (15) S.40°31'50"E., 14.14 FEET; AND (16) S.30°34'22"W., 41.45 FEET; AND (17) S.27°04'19"E., 26.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES OR 6,236 SQUARE FEET.



Know what's below.
Call before you dig.

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Ensuite: J.N.R.
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Quality Control: L.D.A.
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JOHNSON ROSATI
SCHULTZ JOPPICH

July 24, 2018

Barb McBeth, City Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**RE: Novi TRU Hotel JSP 17-54
Wetland Conservation Easement**

Dear Ms. McBeth:

We have received and reviewed the proposed Wetland Conservation Easement for the Novi TRU Hotel Development. The proposed Conservation Easement has been provided on a standard City conservation easement form and has been modified to fit with the particular development. The proposed Conservation Easement has been prepared to protect "wetlands areas and natural feature setbacks" on the development property. The Conservation Easement appears to be consistent with the recommendation in the City Wetland Consultant's Review Letter. Subject to approval of the attached exhibits, the Wetland Conservation Easement appears to be in an approvable format and may be executed for placement on an upcoming City Council Agenda for approval.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Very truly yours,

JOHNSON ROSATI SCHULTZ JOPPICH

Elizabeth K. Saarela

EKS

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Sri Komaragiri, Planner
Lindsay Bell, Planner
Darcy Rechtien, Plan Review Engineer
Theresa Bridges, Construction Engineer
Sarah Marchioni, Building Project Coordinator
Michael Feckelton, Taylor Reynolds, & Ted Meadows, Spalding DeDecker
Pete Hill, ECT
Sue Troutman, City Clerk's Office
Thomas R. Schultz, Esquire