



CITY OF NOVI CITY COUNCIL
AUGUST 9, 2021

SUBJECT: Approval to accept the residential street as part of Chamberlin Crossings and adoption of Act 51 New Street Resolution accepting Chamberlin Court as public, adding 0.26 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Park Place South of Novi, LLC has requested the dedication and acceptance of Chamberlin Court as a public asset. The Chamberlin Crossings development is comprised of 12 single family home sites established as part of a site condominium. The project is located east of Napier Road and south of Nine Mile Road. The right-of-way width for the proposed street is sixty (60) feet wide.

According to the City's consulting engineer, the street meets city design and construction standards (Spalding DeDecker, December 2, 2020). The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form so as to permit acceptance by City Council (Spalding DeDecker, January 18, 2021, and Beth Saarela, November 12, 2020, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.26 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential street as part of Chamberlin Crossings and adoption of Act 51 New Street Resolution accepting Chamberlin Court as public, adding 0.26 miles of roadway to the City's public street system.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**CHAMBERLIN CROSSINGS
CHAMBERLIN 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 August 9, 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 Chamberlin Court and,

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

WHEREAS; that Chamberlin Court were open to the public since December 2020.

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

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

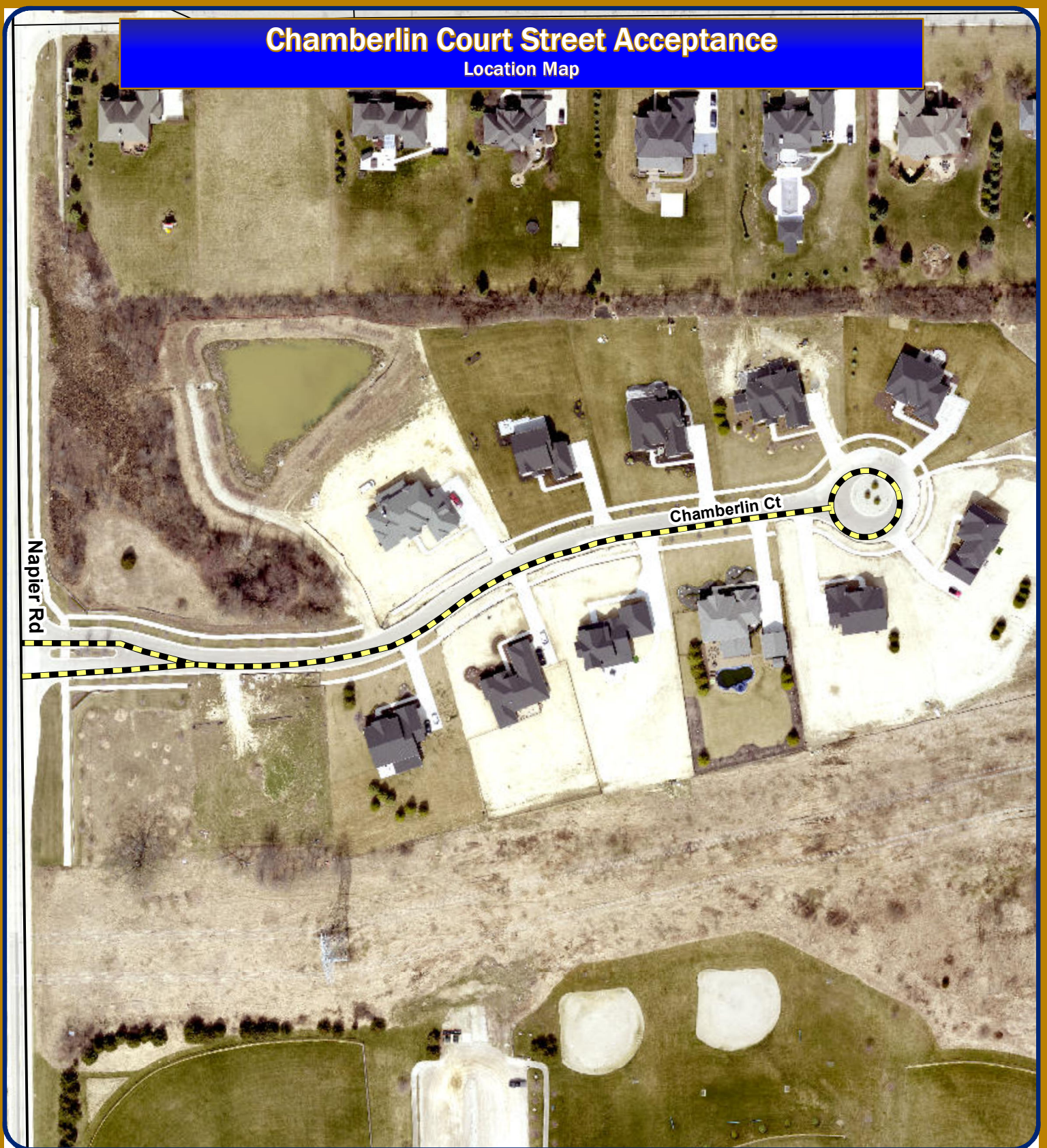
CERTIFICATION

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 9th day of August, 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

Chamberlin Court Street Acceptance

Location Map






Map Author: Kate Purpura
Date: 07/28/2021
Project: Chamberlin Crossings
Version: 1.0

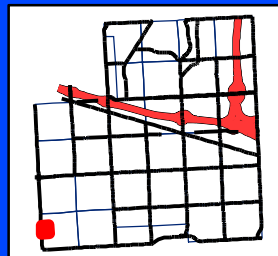
Amended By:
Date:
Department:

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.

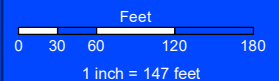
Legend

-  Proposed Accepted Streets
-  Major Roads
-  Minor Roads



City of Novi

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



CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**CHAMBERLIN CROSSINGS
CHAMBERLIN COURT**

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Cortney Hanson, City Clerk
City of Novi

December 2, 2020

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

**Re: Chamberlin Crossings
Site Work Final Approval**
Novi SP No.: JSP14-0082
SDA Job No.: NV15-239

Dear Ms. Richardson:

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



Ted Meadows
Vice President

TMM

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)
Jim Galbraith, Lautrec (email)
SDA Job File

January 18, 2021

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

Re: Chamberlain Crossing - Acceptance Documents Review
Novi # JSP14-0082
SDA Job No. NV15-239
DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on November 4, 2020 against the Final Site Plan (Stamping Set) approved on September 16, 2015. We offer the following comments:

Final Acceptance Documents

Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, 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 Road Right-of-Way
(executed 10/27/2020, unrecorded, dated 10/22/20)
Exhibits Approved
2. Bills of Sale: 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 June 5, 2015 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, EIT
Engineer

Cc (via Email): Victor Boron, City of Novi
 Taylor Reynolds, 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, Rosati, Schultz, Joppich, Amtsbuechler
 Angie Sosnowski, 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

November 12, 2020

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

**RE: Chamberlin Crossings JSP 14-0082
Right-of-Way Acceptance Documents – Interior Roads**

Dear Mr. Herczeg:

We have received and reviewed the following **original** documents for Chamberlin Crossings, 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 Bill of Sale for paving conveys the paving to the City and is also acceptable as provided. Subject to review and approval of the exhibits by the City's Consulting Engineer, 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
November 12, 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/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Kopko Daniels, 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)
Rebecca Runkel, Staff Engineer (w/Enclosures)
Victor Boron, Civil Engineer (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
James M. Galbraith, President Lautrec Ltd (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED
(Internal Roads)

KNOW ALL PERSONS BY THESE PRESENTS: That PARK PLACE SOUTH OF NOVI LLC, a Michigan limited liability company, whose address is 31550 Northwestern Highway, Suite 200, Farmington Hills, Michigan 48334 (the "Grantor"), conveys and warrants to CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (the "Grantee"), the following described real property situated in the City of Novi, County of Oakland, State of Michigan,:

See Exhibits A and B attached hereto and made a part hereof.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto, for the sum of One and 00/100 Dollars (\$1.00), subject easements, covenants, and matters of record, if any. Exempt from state and county transfer taxes pursuant to MCL 207.505(a) and 207.526(a).

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

The Property may be located within the vicinity of a 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.

Dated this 27th day of October, 2020.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

GRANTOR:

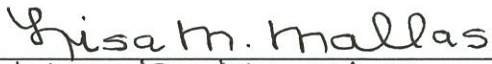
PARK PLACE SOUTH OF NOVI LLC,
a Michigan limited liability company

By: 
Frank J. Roth, Authorized Agent

STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 27th day of October, 2020,
by Frank J. Roth, an Authorized Agent of Park Place South of Novi LLC, a Michigan limited liability
company.

LISA M. MALLAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 1, 2025
ACTING IN COUNTY OF
Oakland


LISA M. MALLAS, Notary Public
State of Michigan, County of Oakland
My Commission Expires May 1, 2025
Acting in the County of Oakland

Drafted by:	Send Subsequent Tax Bills To:	When Recorded Return to:
Wayne S. Segal, Esq. Dawda, Mann, Mulcahy & Sadler, PLC Dawda Mann Building 39533 Woodward Avenue, Suite 200 Bloomfield Hills, Michigan 48034	City of Novi 45175 Ten Mile Road Novi, Michigan 48375	City of Novi 45175 Ten Mile Road Novi, Michigan 48375

EXHIBIT A
(Legal Description)

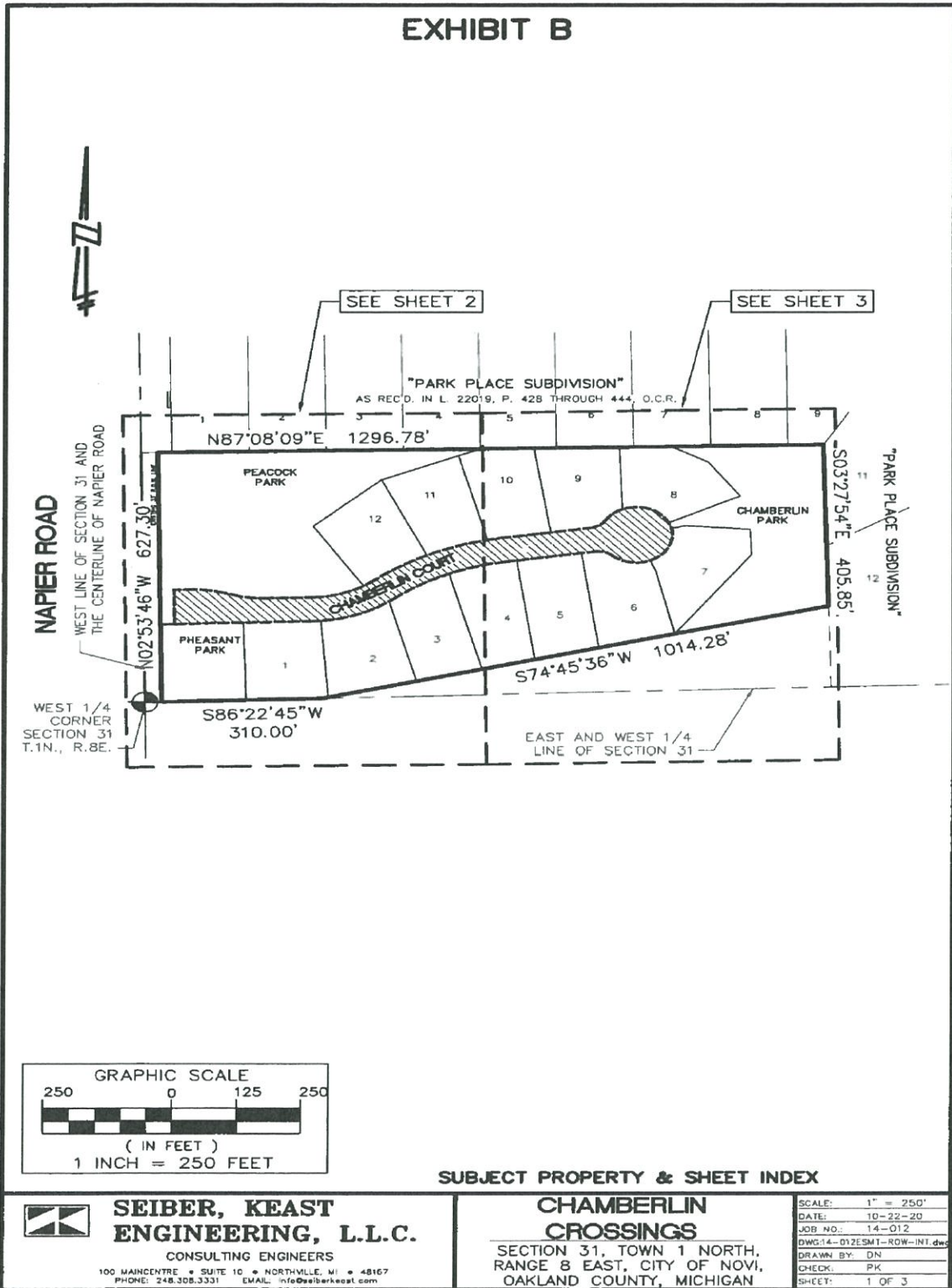
“CHAMBERLIN CROSSINGS”

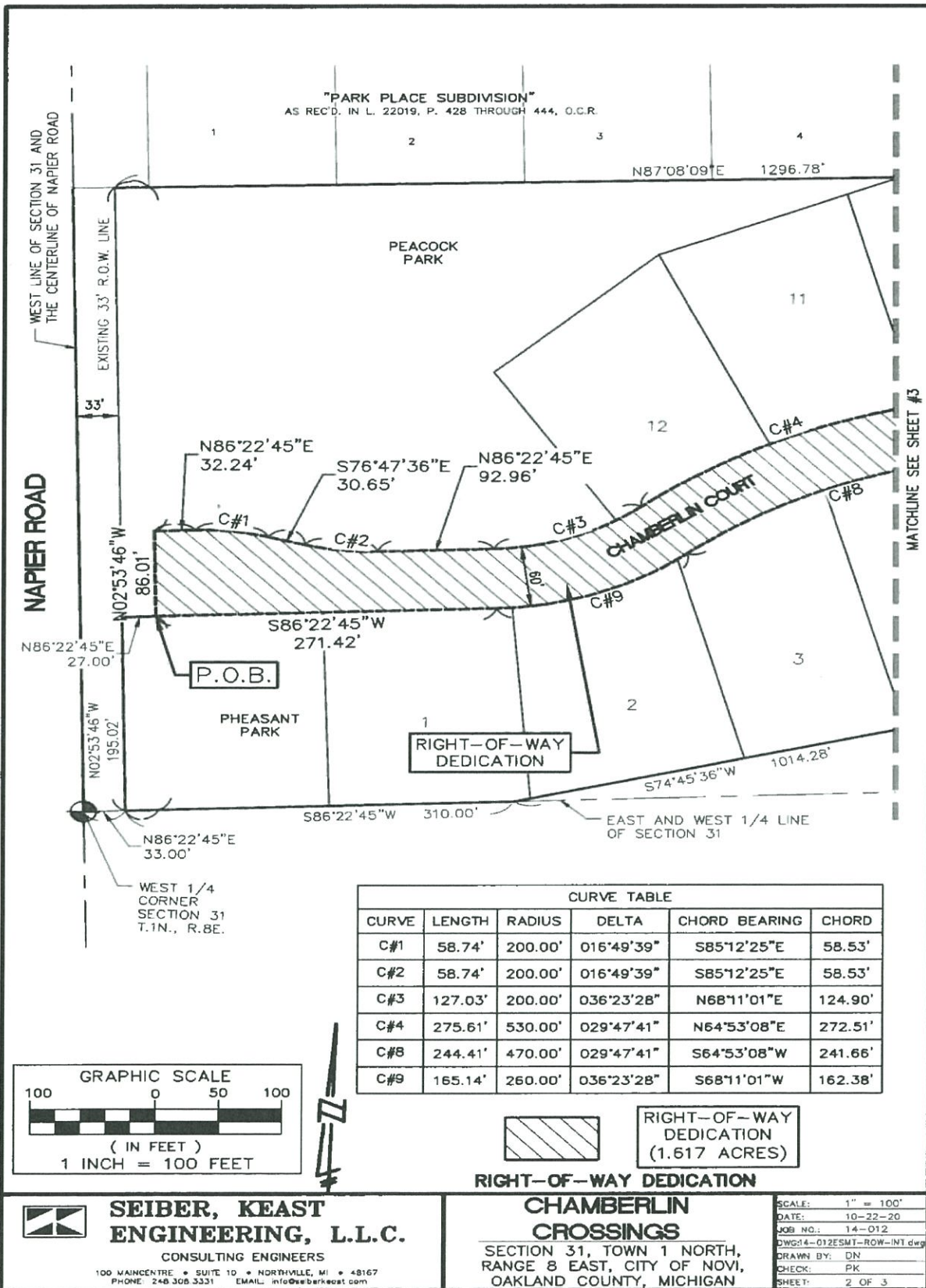
RIGHT-OF-WAY DEDICATION

A Right-of-Way Dedication Internal located in the Northwest 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the West 1/4 Corner of said Section 31; thence North 86°22'45" East, 33.00 feet, along the East and West 1/4 line of said Section 31, to a point on the easterly right-of-way line of Napier Road, thence North 02°53'46" West, 195.02 feet, along the easterly right-of-way line of said Napier Road; thence North 86°22'45" East, 27.00 feet, **for a POINT OF BEGINNING**; thence North 02°53'46" West, 86.01 feet; thence North 86°22'45" East, 32.24 feet; thence 58.74 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of 16°49'39" and a chord bearing and distance of South 85°12'25" East, 58.53 feet; thence South 76°47'36" East, 30.65 feet; thence 58.74 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 16°49'39" and a chord bearing and distance of South 85°12'25" East, 58.53 feet; thence North 86°22'45" East, 92.96 feet; thence 127.03 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 36°23'28" and a chord bearing and distance of North 68°11'01" East, 124.90 feet; thence 275.61 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of 29°47'41" and a chord bearing and distance of North 64°53'08" East, 272.51 feet; thence North 79°46'58" East, 174.23 feet; thence 36.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of North 54°47'09" East, 35.50 feet; thence 342.07 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 279°59'24" and a chord bearing and distance of South 10°13'02" East, 90.00 feet; thence 36.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 49°59'42" and a chord bearing and distance of North 75°13'11" West, 35.50 feet; thence South 79°46'58" West, 174.23 feet; thence 244.41 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of 29°47'41" and a chord bearing and distance of South 64°53'08" West, 241.66 feet; thence 165.14 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 36°23'28" and a chord bearing and distance of South 68°11'01" West, 162.38 feet; thence South 86°22'45" West, 271.42 feet, **to the Point of Beginning**. All of the above containing 1.617 Acres.

EXHIBIT B

EXHIBIT B





"PARK PLACE SUBDIVISION"
AS REC'D. IN L. 22019, P. 428 THROUGH 444, O.C.R.

WEST LINE OF SECTION 31 AND
THE CENTERLINE OF NAPIER ROAD

NAPIER ROAD

PEACOCK
PARK

PHEASANT
PARK

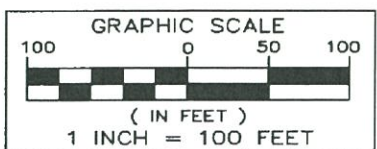
CHAMBERLIN COURT

RIGHT-OF-WAY
DEDICATION

EAST AND WEST 1/4 LINE
OF SECTION 31

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	58.74'	200.00'	016°49'39"	S85°12'25"E	58.53'
C#2	58.74'	200.00'	016°49'39"	S85°12'25"E	58.53'
C#3	127.03'	200.00'	036°23'28"	N68°11'01"E	124.90'
C#4	275.61'	530.00'	029°47'41"	N64°53'08"E	272.51'
C#8	244.41'	470.00'	029°47'41"	S64°53'08"W	241.66'
C#9	165.14'	260.00'	036°23'28"	S68°11'01"W	162.38'



RIGHT-OF-WAY
DEDICATION
(1.617 ACRES)

RIGHT-OF-WAY DEDICATION



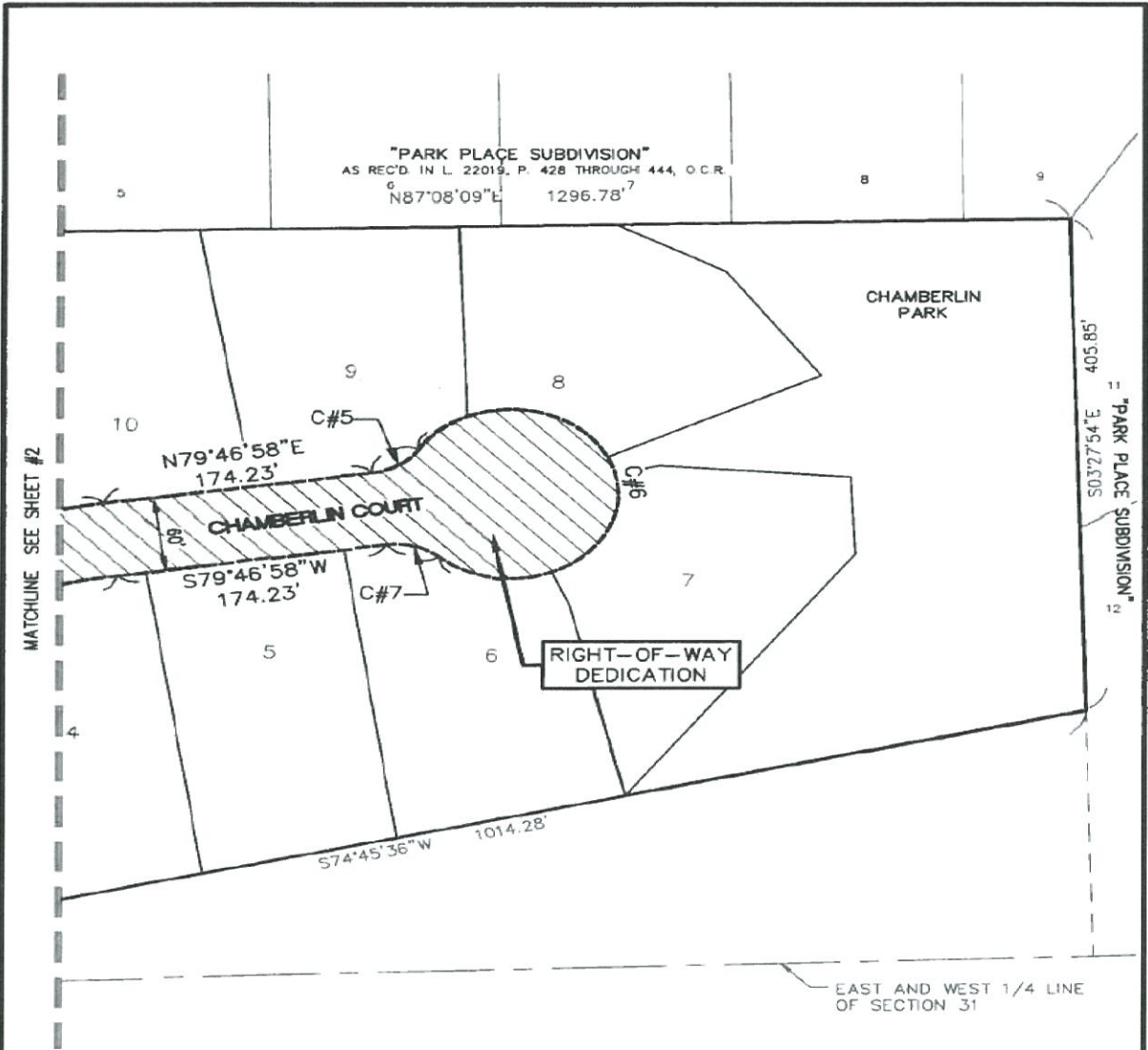
**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

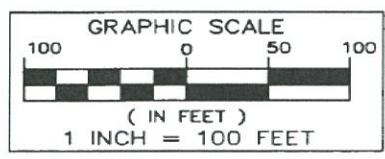
**CHAMBERLIN
CROSSINGS**

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	10-22-20
JOB NO.:	14-012
DWG#:	012ESMT-ROW-INT.dwg
DRAWN BY:	DN
CHECK:	PK
SHEET:	2 OF 3



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#5	36.65'	42.00'	049°59'41"	N54°47'09"E	35.50'
C#6	342.07'	70.00'	279°59'24"	S10°13'02"E	90.00'
C#7	36.65'	42.00'	049°59'42"	N75°13'11"W	35.50'



RIGHT-OF-WAY DEDICATION

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

CHAMBERLIN CROSSINGS
 SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	10-22-20
JOB NO.:	14-012
DWG-14-012ESMT-ROW-INT.dwg	
DRAWN BY:	DN
CHECK:	PK
SHEET:	3 OF 3

BILL OF SALE

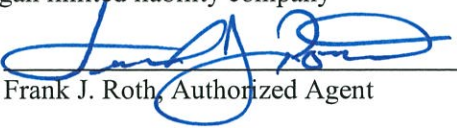
KNOW ALL MEN BY THESE PRESENTS, that PARK PLACE SOUTH OF NOVI LLC, a Michigan limited liability company, whose address is 31550 Northwestern Highway, Suite 200, Farmington Hills, Michigan 48334 ("Grantor"), for the sum of One and 00/100 Dollars (\$1.00), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, whose address is 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:

See Exhibits A and B attached hereto and made a part hereof.

In witness whereof, the undersigned has executed these presents this 27th day of October, 2020.

GRANTOR:

PARK PLACE SOUTH OF NOVI LLC,
a Michigan limited liability company

By: 
Frank J. Roth, Authorized Agent

STATE OF MICHIGAN)
) SS.
COUNTY OF October)

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LISA M. MALLAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 1, 2025
ACTING IN COUNTY OF
Oakland

Lisa M. Mallas
LISA M. MALLAS Notary Public
State of Michigan, County of Oakland
My Commission Expires May 1, 2025
Acting in the County of Oakland

Drafted by:

Wayne S. Segal, Esq.
Dawda, Mann, Mulcahy & Sadler, PLC
Dawda Mann Building
39533 Woodward Avenue, Suite 200
Bloomfield Hills, Michigan 48034

When Recorded Return to:

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

EXHIBIT A
(Legal Description)

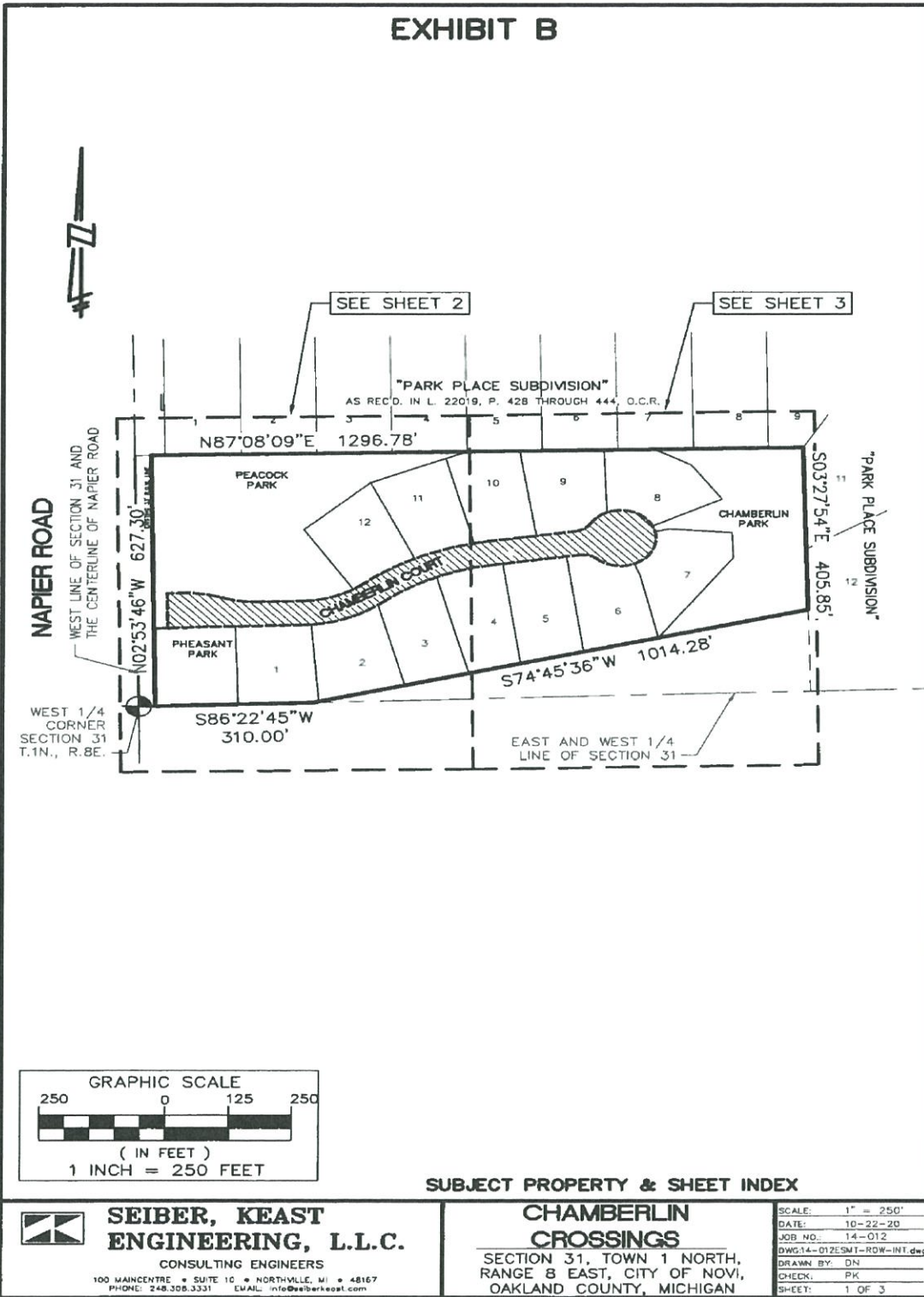
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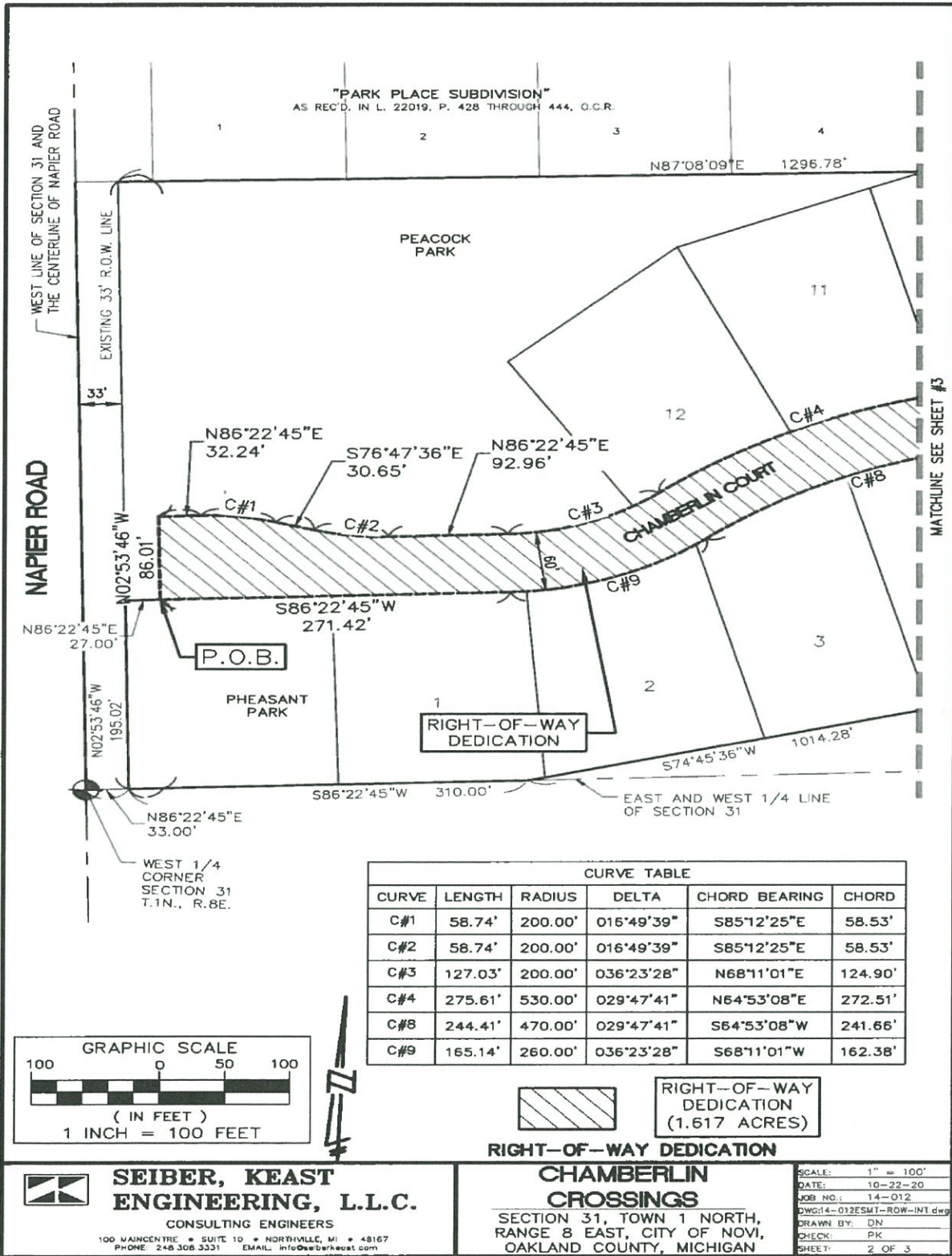
RIGHT-OF-WAY DEDICATION

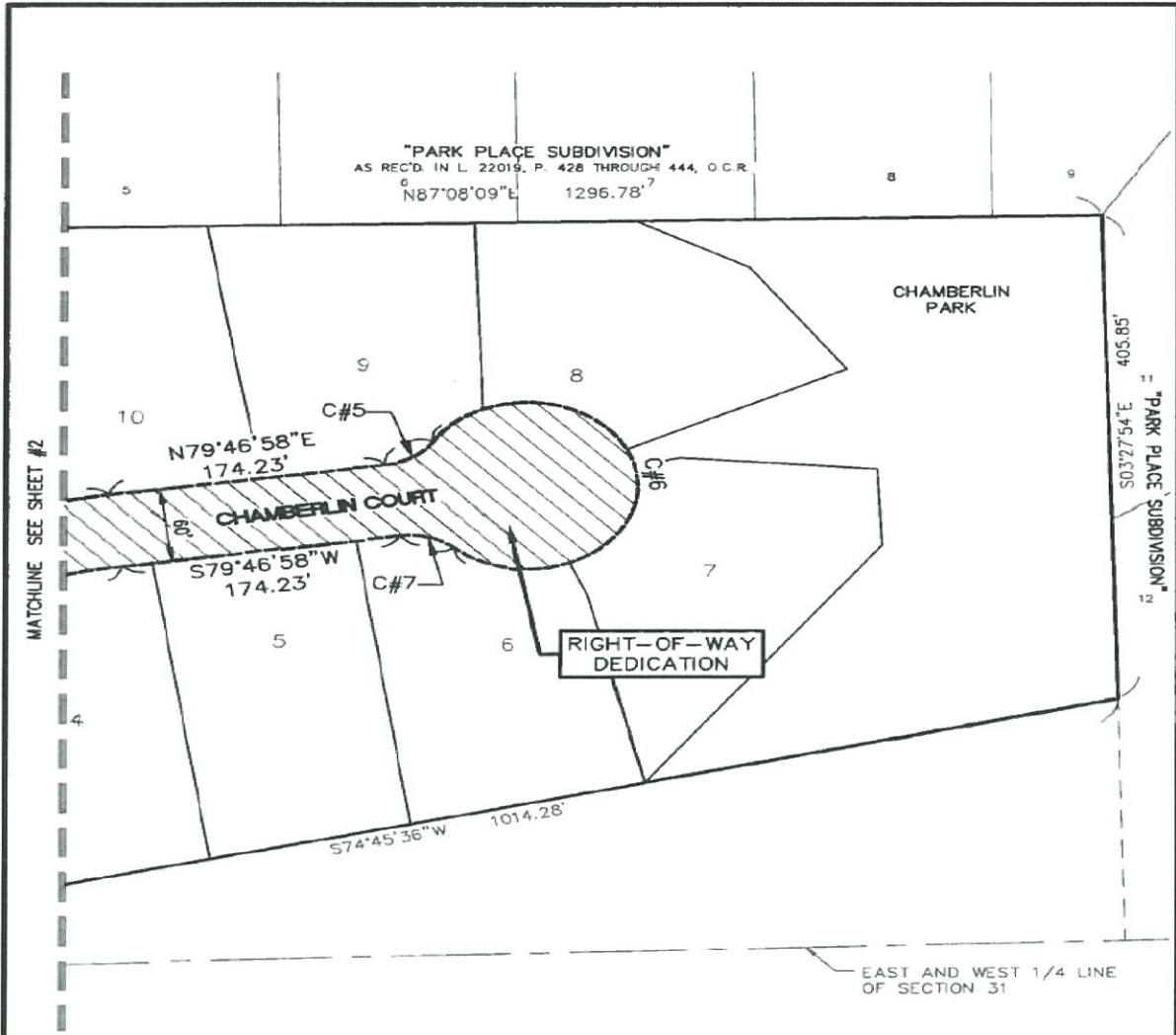
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EXHIBIT B

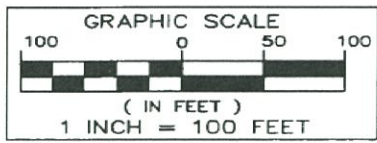
EXHIBIT B







CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#5	36.65'	42.00'	049°59'41"	N54°47'09"E	35.50'
C#6	342.07'	70.00'	279°59'24"	S10°13'02"E	90.00'
C#7	36.65'	42.00'	049°59'42"	N75°13'11"W	35.50'



RIGHT-OF-WAY DEDICATION

**SEIBER, KEAST
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**CHAMBERLIN
CROSSINGS**
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	10-22-20
JOB NO.:	14-012
DWG NO.:	012ESMT-ROW-INT.dwg
DRAWN BY:	DN
CHECK:	PK
SHEET:	3 OF 3