



SUBJECT: Acceptance of a water main easement from Narendra and Nishi Nagar, for construction of a water main along the frontage of 49700 Ten Mile Road (parcel 22-20-301-025) in the amount of \$12,070, conditioned upon receipt of a properly executed easement from grantor.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	\$ 12,070
AMOUNT BUDGETED	\$ 310,160
APPROPRIATION REQUIRED	\$ 0
LINE ITEM NUMBER	592-592.00-976.017

BACKGROUND INFORMATION:

The Ten Mile Water Main project involves the completion of two existing water main gaps along the north side of Ten Mile near Wixom Road. One of the locations requires a permanent easement from two property owners on Ten Mile adjacent to Wixom Road.

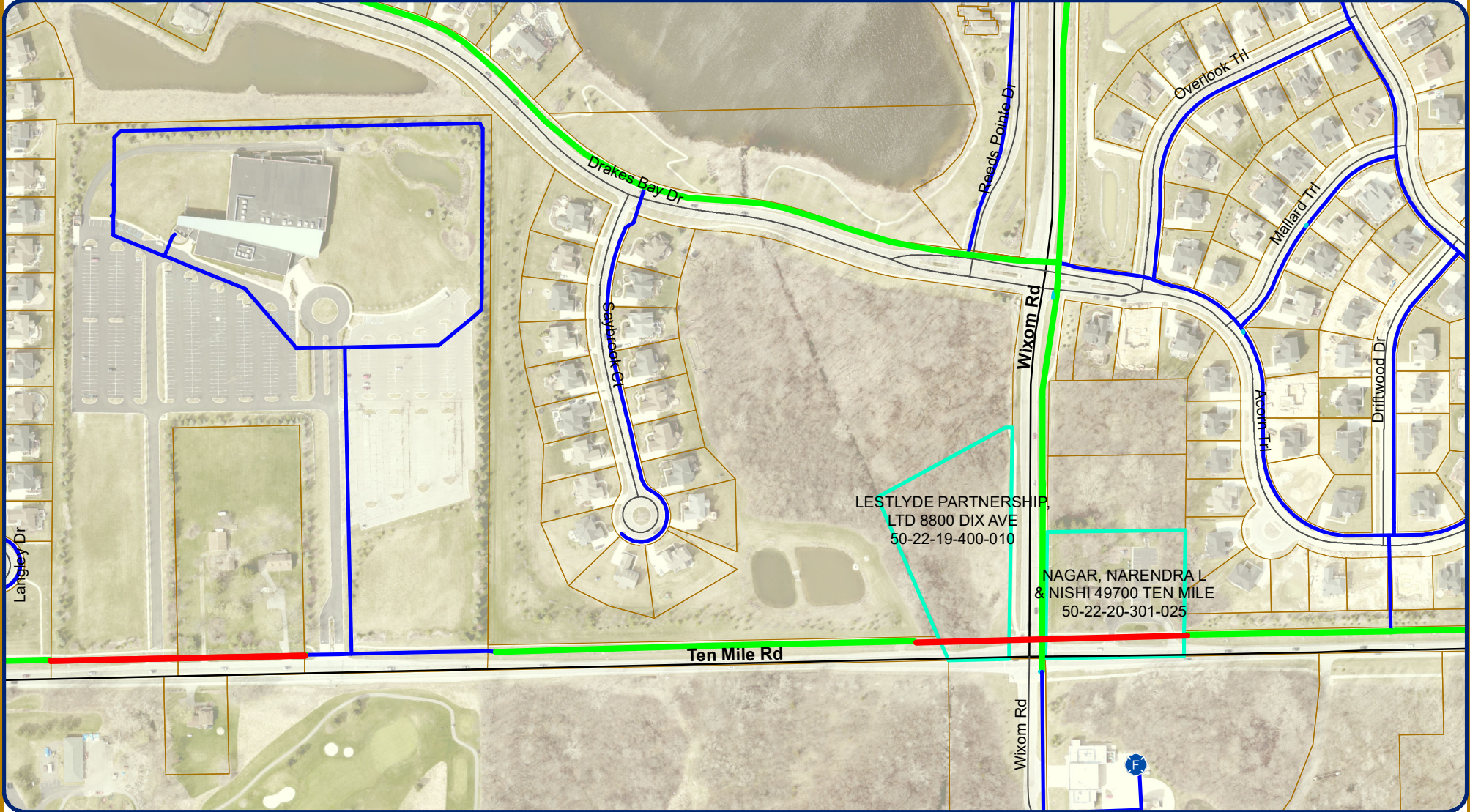
This project will provide better water pressure, flow and redundancy by creating a connection of the water main on 10 Mile Road across Wixom Road. Additionally, the project eliminates dead end (gaps) water mains on either side of the parcel(s) created by development over the last decade (see attached map). Eliminating dead ends reduces stagnant water and decreases trapped sediment in water mains, thereby improving water quality.

Narendra and Nishi Nagar, the owners of 49700 Ten Mile, have agreed to grant the water main easement for \$12,070, which is the calculated value of the easement.

RECOMMENDED ACTION: Acceptance of a water main easement from Narendra and Nishi Nagar, for construction of a water main along the frontage of 49700 Ten Mile Road (parcel 22-20-301-025) in the amount of \$12,070, conditioned upon receipt of a properly executed easement from grantor.

Ten Mile Water Main

Location Map



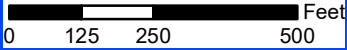
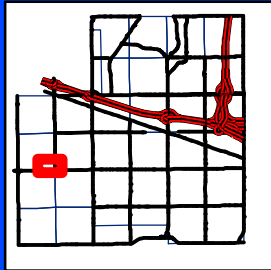
Map Author: Croy
 Date: 12/18/19
 Project: Ten Mile WM
 Version #: v1.0

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.

Map Legend

- Proposed Water Main
- Properties Requiring Easements



City of Novi

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

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Narendra L. Nagar and Nishi Nagar, Husband and Wife, whose address is 49700 Ten Mile, Novi, Michigan 48374, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[See attached and incorporated Exhibit A]

Tax Identification Number: 50-22-20-301-025

for and in consideration of Twelve Thousand and Seventy (\$12,070) Dollars, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the following described real property, to-wit:

[See attached and incorporated Exhibit A]

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.

All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the water main in the easement areas shown on the attached and incorporated Exhibit A.

CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Water System Easement, dated _____, 2020, attached hereto and incorporated as Exhibit A, whereby Narendra Nagar and Nishi Nagar, husband and wife grant and convey said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the _____ day of _____, 2020.

The Huntington National Bank

By: _____

(Print Name:

Its: _____

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this _____ day of _____, 2020, by _____, the _____ of _____, a Michigan _____.

Notary Public

Acting in _____ County, MI

My commission expires: _____

EXHIBIT A - WATER MAIN EASEMENT

PROPERTY DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF SECTION 20, T1N-R8E, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN

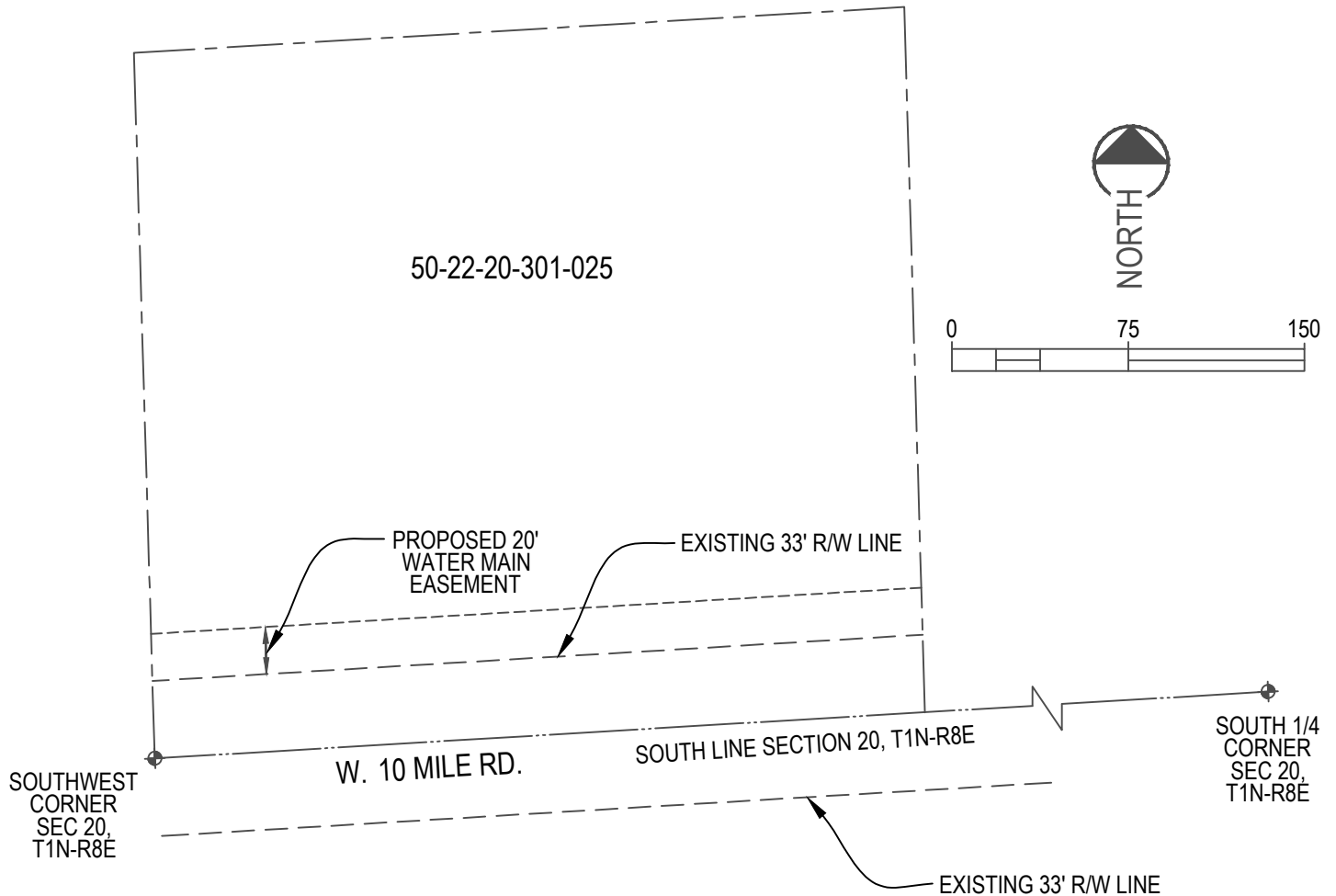
THE LAND REFERRED TO IS DESCRIBED AS FOLLOWS: CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEGINNING AT THE SOUTHWEST SECTION CORNER ; THENCE NORTH 01 DEGREE 40 MINUTES 45 SECONDS WEST 300.00 FEET ; NORTH 86 DEGREES 35 MINUTES 56 SECONDS EAST 328.00 FEET; THENCE SOUTH 01 DEGREE 40 MINUTES 45 SECONDS EAST 300.00 FEET; THENCE SOUTH 86 DEGREES 35 MINUTES 56 SECONDS WEST 328.00 FEET TO THE POINT OF BEGINNING.

WATER MAIN EASEMENT

PROPOSED 20' WIDE WATER MAIN EASEMENT DESCRIPTION:

THE NORTH 20 FEET OF THE SOUTH 53 FEET OF THE SUBJECT PARCEL.



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AECOM

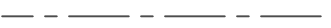
WATER MAIN
EASEMENT
NOVI, MI


SURVEY FOR:

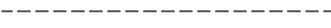
CITY OF NOVI
DATE: 06/06/2018
JOB NO. : 60547361
DRAWN: AECOM
CHECKED BY: AECOM


LEGEND

GOVERNMENT CORNER 

PARENT PARCEL 

EXISTING 33' RW LINE 

PROPOSED EASEMENT 

SECTION LINE 



VALUATION STATEMENT

Easements

Property Owner(s): Narendra L. Nagar and Nishi Nagar.

49700 Ten Mile, Novi, MI 48374.

Address: 50-22-20-301-025,

Area to be acquired: 6,560 SF (Permanent).

Price per square foot/acres x \$ 3.68.

Total \$ N/A. Fee (Permanent)

x 50% \$ 12,070. Easement (Permanent)

x 10% \$ N/A. Grading Permit (Temporary)

Just Compensation \$ 12,070.

ADDITIONAL INFORMATION:

Valuations Disclaimer

The information and material presented in the valuation statement are provided to you for informational purposes. Neither the City of Novi nor any of its affiliates makes any representation or warranty or guarantee as to the completeness, accuracy, timeliness or suitability of any information contained within any part of the statement nor that it is free from error. The City of Novi does not accept any liability for any loss or damage (including, without limitation, loss of profit), which may arise directly or indirectly from use of or reliance on such information. Whilst the information provided has been obtained from sources believed to be reliable (2017 Valuation of Land), neither the City of Novi nor any of its affiliates attests to its accuracy or completeness.