

## CITY of NOVI CITY COUNCIL

**Agenda Item J**  
**March 18, 2019**

**SUBJECT:** Approval of a Warranty Deed to dedicate 60 feet of right-of-way along the west side of Beck Road and 60 feet of right-of-way along the south side of Eleven Mile Road at the Griffin Funeral Home property (parcel 50-22-20-200-021).

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**CITY MANAGER APPROVAL:** 

**BACKGROUND INFORMATION:**

Novi Funeral Home, LLC, is requesting the acceptance of a Warranty Deed conveying 60 feet of proposed right-of-way along the west side of Beck Road, and 60 feet of right-of-way along the south side of Eleven Mile Road along the frontage of the proposed Griffin Funeral Home development (parcel 50-22-20-200-021).

The enclosed Warranty Deed was executed and considered as part of the closing for the sale of the parcel to the south (parcel 50-22-20-200-022) from Novi Funeral Home, LLC to the City of Novi and has been recorded with the Oakland County Register of Deeds. A partial discharge of mortgage was obtained and a copy of the recorded document will be provided at a later date. These documents and exhibits have been reviewed and approved by the City Attorney as part of the closing, and the City's Engineering Consultant, Spalding DeDecker (attached review letter dated April 4, 2017) and is recommended for acceptance.

**RECOMMENDED ACTION:** Approval of a Warranty Deed to dedicate 60 feet of right-of-way along the west side of Beck Road and 60 feet of right-of-way along the south side of Eleven Mile Road at the Griffin Funeral Home property (parcel 50-22-20-200-021).

# Griffin Funeral Home Beck Road and Eleven Mile Road right-of-way

## Location Map



Map Author: D. Rechten  
Date: 02/12/2019  
Project:  
Version #:

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.



**City of Novi**

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

0 105 210 420 630  
Feet

1 inch = 500 feet



e-recorded LIBER 52590 PAGE 843  
 OAKLAND COUNTY TREASURERS CERTIFICATE  
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.  
 Reviewed By: RC

0024167  
 LIBER 52590 PAGE 843  
 \$21.00 DEED - COMBINED  
 \$4.00 REMONUMENTATION  
 \$5.00 AUTOMATION  
 \$3.00 TRANSFER TX COMBINED  
 02/20/2019 07:06:37 PM RECEIPT# 17895  
 PAID RECORDED - Oakland County, MI  
 Lisa Brown, Clerk/Register of Deeds

5.00 E-FILE  
 Feb 20, 2019  
 Not Examined  
 Sec. 135, Act 206, 1893 as amended  
 ANDREW E. MEISNER, County Treasurer



**WARRANTY DEED**

②

KNOW ALL MEN BY THESE PRESENTS, that Novi Funeral Home, LLC, a Michigan Limited Liability Company, whose address is 7707 Middlebelt Rd., Westland, MI 48185 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, MI 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for road right-of-way purposes, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100-----Dollars (\$1.00).

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.

Dated this 13 day of FEBRUARY, 2019.

Signed by:

Novi Funeral Homes, L.L.C.,  
 a Michigan limited liability company

*Lawrence Griffin*  
 By: Lawrence Griffin  
 Its: Member

STATE OF MICHIGAN )  
 ) ss  
 COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2019, by Lawrence Griffin, the member of Novi Funeral Home, LLC, a Michigan limited liability company.

Jeanne L. Gillera  
 Notary Public, State of MI  
 County of Macomb  
 My Commission Expires August 18, 2024  
 Acting in county of  
OAKLAND

*Jeanne L. Gillera*  
 Notary Public Jeanne L. Gillera  
Macomb County, Michigan  
 Acting in OAKLAND County, Michigan  
 My Commission Expires: 8/18/24

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	Drafted by: Thomas R. Schultz 27555 Executive Drive, #250 Farmington Hills, MI 48331
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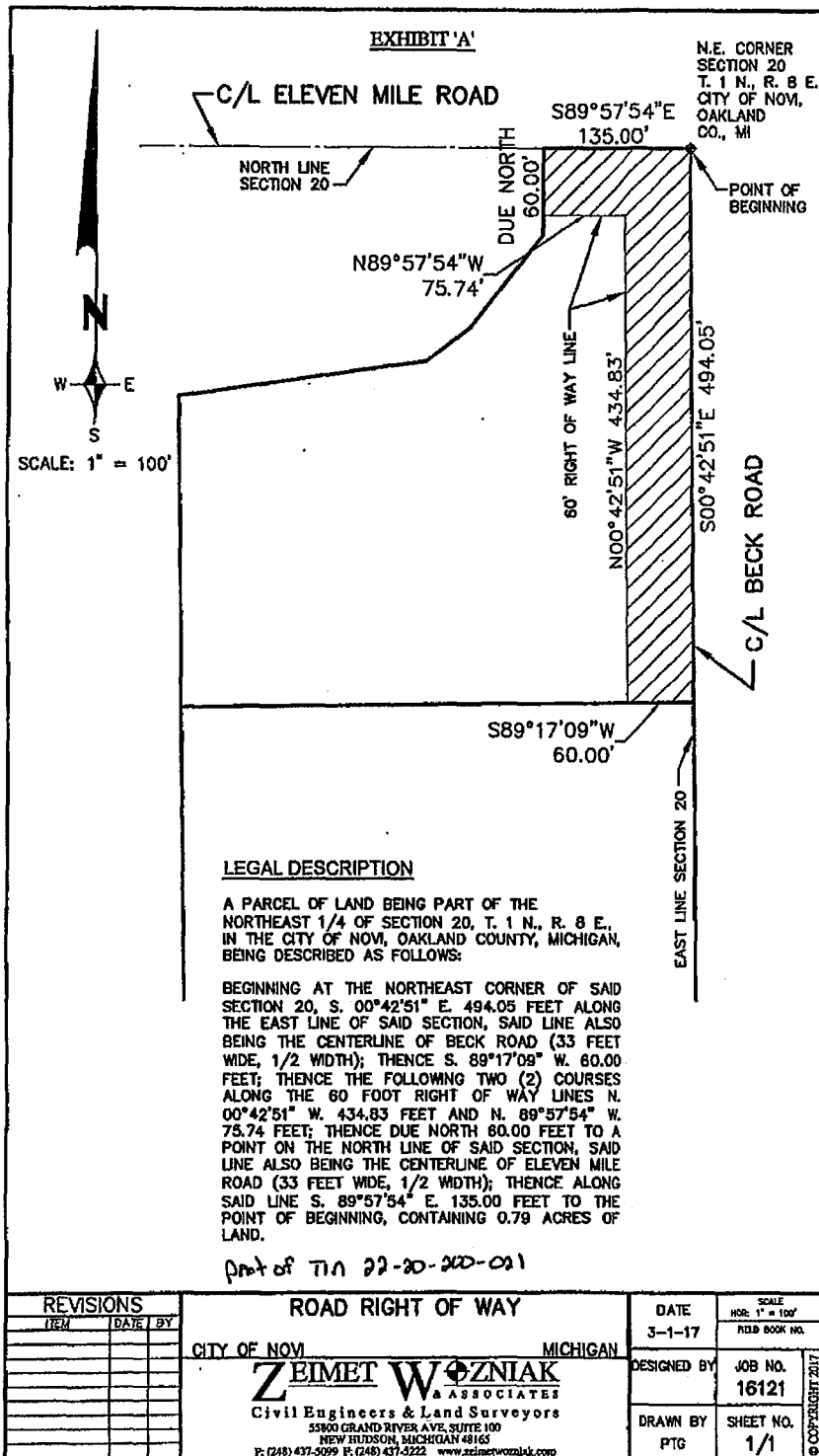
First American Title

Job No. \_\_\_\_\_ Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

*THIS DEED IS EXEMPT FROM TRANSFER TAX UNDER  
 MSA 7.456(5)(a) + 7.456(2b)(a)*

First American Title

8315DA-BH



April 4, 2017

Darcy Rechten  
City Engineering Technician  
City of Novi  
26300 Lee BeGole Drive  
Novi, Michigan 48375

Re: Griffin Funeral Home - Document Review  
Novi # JSP17-0013  
SDA Job No. NV17  
**REVISIONS REQUIRED**

Dear Ms. Rechten:

We have reviewed the following document package received by our office on March 30, 2017 against the submitted plan set. We offer the following comments:

**Submitted Documents:**

1. **Off-Site Storm Drainage Facility Maintenance Easement Agreement** – (unexecuted: exhibit dated 03/01/17) – **REVISIONS REQUIRED**. The legal description for Exhibit D does not close. Any changes made to the legal description must also be noted in the sketch.
2. Off-Site Sidewalk Easement – (unexecuted: exhibit dated 03/21/17) – Exhibits Approved.
3. **Emergency Access Easement** – (unexecuted: exhibit dated 03/01/17) – **REVISIONS REQUIRED**. There must be a property legal description included with the easement. The emergency access easement does not close. There appears to be a bearing direction of N89°17'09"E in both the sketch and legal description that appears to be causing the misclosure.
4. **Ingress/Egress Easement** – (unexecuted: exhibit dated 03/01/17) – **REVISIONS REQUIRED**. The legal description does not close. There appears to be a bearing/distance of S00°42'51"E, **140.93** feet in the legal description that does not match the sketch value of S00°42'51"E, **140.63** feet in the sketch.
5. Warranty Deed for Road ROW – (unexecuted: exhibit dated 03/01/17) Exhibits 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**



Brittany Allen, EIT  
Engineer



Cc (via Email):

George Melistas, City Engineering Senior Manager  
Cortney Hanson, City Clerk  
Beth Saarela, Johnson Rosati, Schultz, Joppich PC  
Sarah Marchioni, City Building Project Coordinator  
Ted Meadows, Spalding DeDecker  
Taylor Reynolds, Spalding DeDecker  
Theresa Bridges, City Construction Engineer  
Angie Pawlowski, City Community Development Bond Coordinator  
Sri Ravali Komaragiri, City Planner