



**CITY OF NOVI CITY COUNCIL**  
**SEPTEMBER 25, 2023**

**SUBJECT:** Acceptance of an Open Space Preservation Easement from Toll Brothers being offered as a part of JSP 21-47 Parc Vista RUD, for property in Section 31, west of Garfield Road and north of Eight Mile Road.

**SUBMITTING DEPARTMENT:** Community Development, Planning

**BACKGROUND INFORMATION:**

The applicant received site plan approval of a 54.3-acre, 44-unit single-family residential development west of Garfield Road and north of Eight Mile Road. The City Council approved the Residential Unit Development agreement and Concept Plan on August 8, 2022. The Planning Commission approved the Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan on September 28, 2022. Final approval was granted administratively on August 21, 2023.

The applicant is offering an Open Space Preservation Easement for the purpose of protecting and preserving Open Space, as well as wetland and woodland areas. The easement permits the mowing of certain general common elements of the condominium. The proposed preservation area is approximately ± 23.8 acres.

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

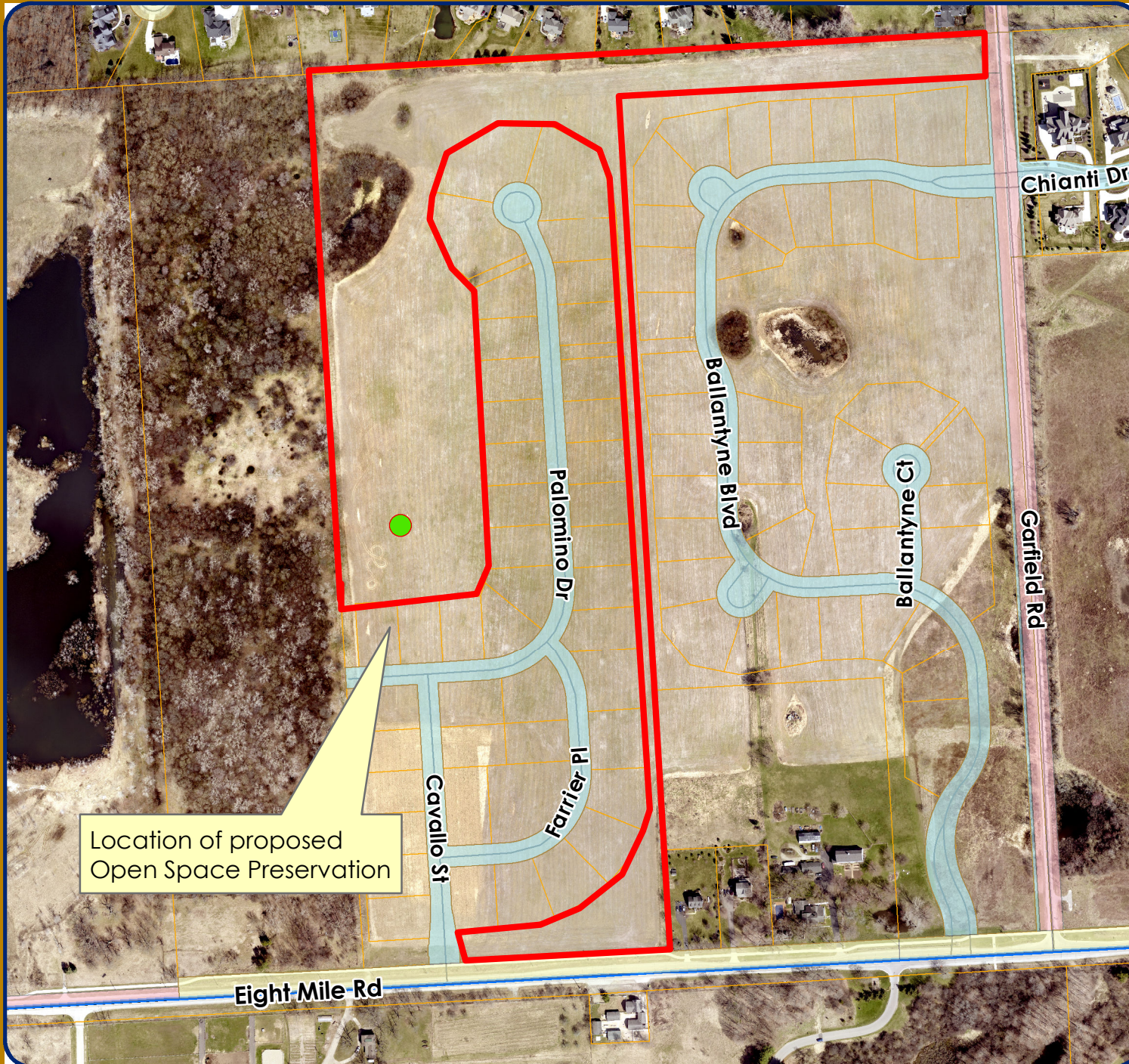
**RECOMMENDED ACTION:** Acceptance of an Open Space Preservation Easement from Toll Brothers being offered as a part of JSP 21-47 Parc Vista RUD, for property in Section 31, west of Garfield Road and north of Eight Mile Road.

**MAP**  
**Location Map with  
Conservation Easement Areas**

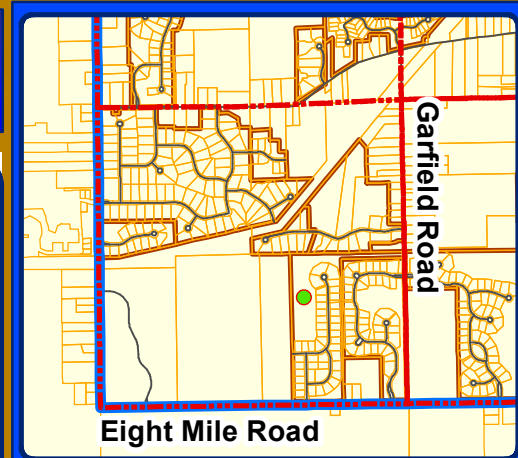


# Parc Vista Open Space Preservation Easement

## LOCATION






Location of proposed  
Open Space Preservation



**LEGEND**

 Easement Area

**Right of Way**

-  Dedicated
-  Highway Easement
-  Prescriptive
-  Private

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

Map Author: Heather Zeigler  
Date: 9/11/2023  
Project: PARC VISTA OPEN SPACE PRESERVATION EASEMENT  
Version #: 1

0 90 180 360 540 Feet  
1 inch = 417 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.



**EXECUTED CONSERVATION EASEMENT**

## OPEN SPACE PRESERVATION EASEMENT

THIS OPEN SPACE PRESERVATION EASEMENT made this 1 day of August, 2023 by Toll Northeast V, Corp., a Delaware corporation, whose address is 26200 Town Center Drive, Suite 200, Novi, MI 48375 (hereinafter the "Grantor"), and the City of Novi, a Michigan municipal corporation, and its successors or assigns, whose address is 45175 Ten Mile Road, Novi, MI 48375, (hereinafter the "City").

### RECITATIONS:

A. Grantor owns a certain parcel of land situated in 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 establishment and development of a residential condominium development on the Property which will be known as Parc Vista (the "Condominium"), subject to provision of an appropriate easement to permanently protect the remaining woodlands and wetlands, replacement trees, landscaped open space and parks, if any, thereon from destruction or disturbance. Grantor desires to grant such an easement in order to protect the area.

B. The open space preservation easement areas (the "Easement Areas") situated on the Property are more particularly described on Exhibit B, attached hereto and made a part hereof, which contains a legal description and 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 easement (the "Open Space Preservation 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 Open Space Preservation 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 Open Space Preservation Easement is to preserve the remaining woodlands, woodland replacement trees, remaining wetlands, wetland mitigation areas, landscaped open space, and parks, if any. The Easement Area shall be perpetually preserved and maintained, in its natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes, and Energy and the appropriate federal agency.

2. Except for and subject to the activities which have been expressly authorized by permit or approved by City, which have been approved in accordance with the RUD Agreement and Plan for the Project, which RUD Agreement is dated August 1, 2022, and is recorded at Liber 58317, Page 65 thru 95, Oakland County Records, and all applicable laws and ordinances, including construction, installation and maintenance of certain storm water drainage areas, utilities, improvements and grading as shown on the approved final site plan for the Condominium, and installation and maintenance of all approved parks, park improvements, and landscaping, including pathways and access for such purposes, there shall be no disturbance of 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. Grantor and its successors or assigns reserve the right to amend the Final Site Plan to add certain improvements to the Easement Area upon review and approval by the City. Grantor and its successors or assigns reserve the right to mow certain areas of the Easement Area as identified in Exhibit C.

3. All areas identified on Exhibit B as Easement Area shall be forever preserved and maintained, in the condition specifically approved by the City in accordance with the approved final site plan for a Residential Unit Development with respect to the Development.

4. This Open Space Preservation Easement does not grant or convey to City, or any member of the general public, any right of ownership, possession or use of the Easement Areas, except that, upon reasonable written notice to Grantor, City and its authorized employees and agents (collectively, "City'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 this Open Space Preservation Easement.

5. In the event that the Grantor shall at any time fail to carry out the responsibilities specified within this Open Space Preservation Easement, and/or in the event of a failure to preserve the Easement Areas in accordance with this Open Space Preservation Easement, 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 Easement Area, or cause its agents or contractors to enter upon the Easement Area 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 units in the Condominium. 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 unit, 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. This Open Space Preservation 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 MCL 207.526(a), and (ii) exempt from the County Transfer Tax, pursuant to MCL 207.505(a).

7. Grantor shall state, acknowledge and/or disclose the existence of this Open Space Preservation Easement on legal instruments used to convey any interests in the Property.

8. This instrument shall run with the Property and shall be binding upon and inure to the benefit of the Grantor, City, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, Grantor and City have executed the Open Space Preservation Easement as of the day and year first above set forth.

*(signatures on following page)*

GRANTOR

Toll Northeast V Corp., a Delaware corporation

By: Keith W. Patton

Name: KEITH W. PATTON

Its: DIRECTOR OF PRODUCTION

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 1 day of August, 2023, by Keith Patton, the Director of Production of Toll Northeast V Corp., a Delaware corporation.

MARJORIE J. GOOCH  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF GENESEE  
My Commission Expires 3/8/2026  
Acting in the County of Oakland

Marjorie J. Gooch  
Marjorie J. Gooch  
Notary Public  
Genesee County, Michigan  
My Commission Expires: 3/8/2026

(signatures continue on following page)

CITY

City of Novi,  
a Municipal Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, on behalf of the City of Novi, a Municipal Corporation.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT DRAFTED BY:**

Elizabeth K. Saarela, Esquire  
Rosati, Schultz, Joppich & Amtsbuechler, P.C.  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331

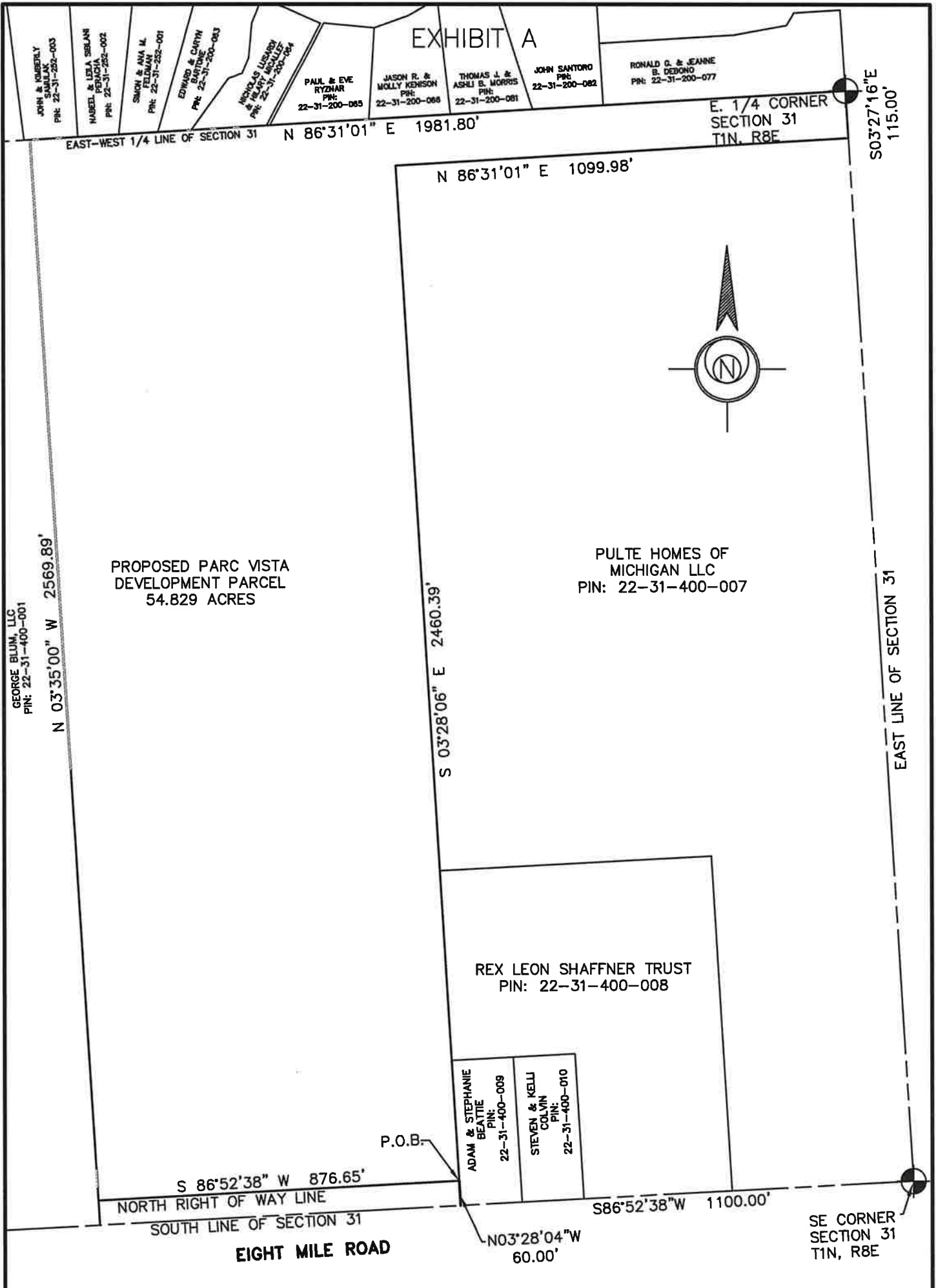
**WHEN RECORDED RETURN TO:**

Courtney Hanson  
Clerk-City of Novi  
45175 Ten Mile Rd.  
Novi, Michigan 48375



**EXHIBIT A**  
*Legal Description of Property*

EXHIBIT A



JOHN & KIMBERLY  
SABULAK  
PIN: 22-31-282-003

MUSIEL & LELA SELANI  
PERACHA  
PIN: 22-31-252-002

SIMON & ANA M.  
FELDMAN  
PIN: 22-31-252-001

EDWARD & CARYN  
MARTONE  
PIN: 22-31-200-083

NICHOLAS LUCARDY  
& MARY MICHALES  
PIN: 22-31-200-084

PAUL & EVE  
RYZMAR  
PIN: 22-31-200-085

JASON R. &  
MOLLY KENSON  
PIN: 22-31-200-088

THOMAS J. &  
ASHLI B. MORRIS  
PIN: 22-31-200-081

JOHN SANTORO  
PIN: 22-31-200-082

RONALD G. & JEANNE  
B. DEBONO  
PIN: 22-31-200-077

GEORGE BLUM, LLC  
PIN: 22-31-400-001

PROPOSED PARC VISTA  
DEVELOPMENT PARCEL  
54.829 ACRES

PULTE HOMES OF  
MICHIGAN LLC  
PIN: 22-31-400-007

REX LEON SHAFFNER TRUST  
PIN: 22-31-400-008

ADAM & STEPHANIE  
BEATTIE  
PIN: 22-31-400-009

STEVEN & KELLI  
COLVIN  
PIN: 22-31-400-010

## PARC VISTA OVERALL SITE EXHIBIT

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8  
EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

	Land Planning Engineering Land Surveying	26200 Town Center Court Suite 200 Novi, Michigan 48375 TEL: (248) 305-4013 FAX: (248) 305-4001
	CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS	
DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 300'	DATE: 09 MAR 2023	DWG. 8341-EXHIBITS

EXHIBIT A

LEGAL DESCRIPTION OVERALL PARCEL (BY OTHERS)

DESCRIPTION OF A 54.829 ACRE PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S86°52'38"W (RECORDED AS N89°46'33"W AND N89°55'04"W) 1100.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31, LYING IN EIGHT MILE ROAD (60 FOOT HALF WIDTH); THENCE N03°28'04"W (RECORDED AS N00°15'46"W) 60.00 FEET FOR A PLACE OF BEGINNING; THENCE S86°52'38"W (RECORDED AS N89°55'04"W) 876.65 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; THENCE N03°35'00"W (RECORDED AS N00°22'42"W AND N00°14'04"W) 2569.89 FEET; THENCE N86°31'01"E (RECORDED AS N89°43'21"E AND N89°51'00"E) 1981.80 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 31, ALSO BEING THE SOUTHERLY LINE OF DEER RUN OF NOVI CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1303, AS RECORDED IN LIBER 21978, PAGE 266, OAKLAND COUNTY RECORDS, AND ITS EASTERLY EXTENSION THEREOF; THENCE S03°27'16"E (RECORDED AS S00°07'08"E AND S00°15'06"E) 115.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, LYING IN GARFIELD ROAD (33 FOOT HALF WIDTH); THENCE S86°31'01"W (RECORDED AS S89°51'00"W AND S89°43'21"W) 1099.98 FEET; THENCE S03°28'06"E (RECORDED AS S00°15'46"E AND S00°07'08"E) 2460.39 FEET (RECORDED AS 2460.38 FEET) TO THE PLACE OF BEGINNING, CONTAINING 54.829 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EAST 33 FEET THEREOF AS OCCUPIED BY SAID GARFIELD ROAD, ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

**PARC VISTA  
OVERALL PARCEL  
EXHIBIT**

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



26200 Town Center Court  
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TEL: (248) 305-4013  
FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE:	DATE: 09 MAR 2023	DWG. 8341-EXHIBITS

**EXHIBIT B**  
*Legal Description of Easement Area*

EXHIBIT B

JOHN & MARGERY  
S.M. & M.L.  
PIN: 22-31-252-003

MARCEL & LELA SEBASTIAN  
M.S. & L.S.  
PIN: 22-31-252-002

SMITH & ANA M.  
FELDMAN  
PIN: 22-31-252-001

EDWARD & CATHY  
BARTO  
PIN: 22-31-250-003

NICHOLAS LUGARDO  
&  
SARAH MCELROY  
PIN: 22-31-200-084

PAUL & EVE  
RYZMAR  
PIN: 22-31-200-085

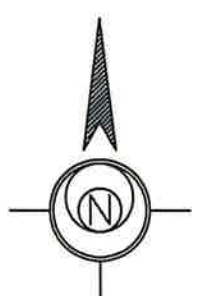
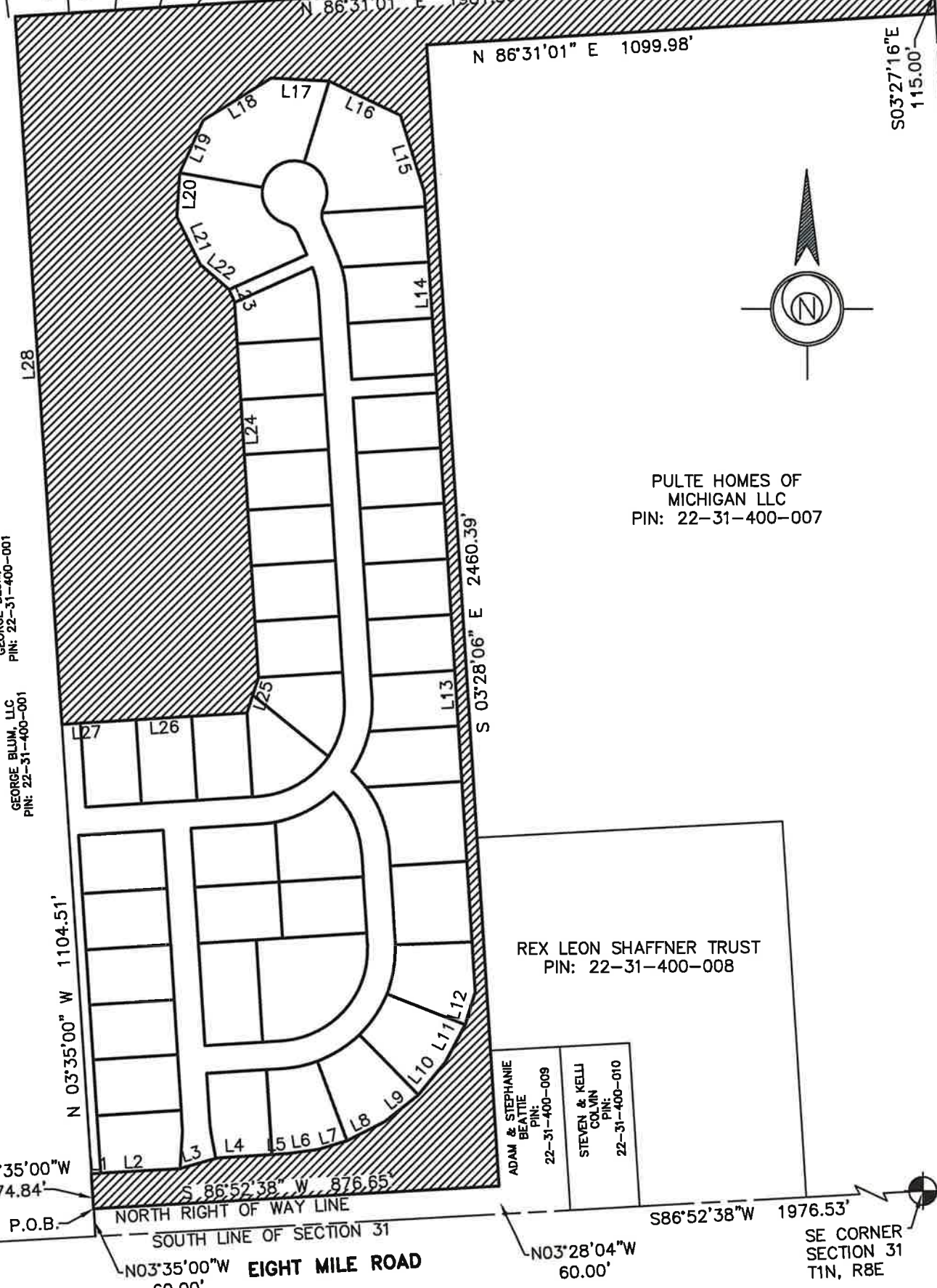
JASON R. &  
MOLLY KERSON  
PIN: 22-31-200-088

THOMAS J. &  
ASHLI B. MORRIS  
PIN: 22-31-200-081

JOHN SANTORO  
PIN: 22-31-200-082

RONALD G. & JEANNE  
B. DEBONO  
PIN: 22-31-200-077

E. 1/4 CORNER  
SECTION 31  
T1N, R8E



PULTE HOMES OF  
MICHIGAN LLC  
PIN: 22-31-400-007

REX LEON SHAFFNER TRUST  
PIN: 22-31-400-008

ADAM & STEPHANIE  
BEATTIE  
PIN: 22-31-400-009

STEVEN & KELLI  
COLVIN  
PIN: 22-31-400-010

N03°35'00"W  
74.84'

P.O.B.

N03°35'00"W 1104.51'

S 86°52'38" W, 876.65'

NORTH RIGHT OF WAY LINE

SOUTH LINE OF SECTION 31

N03°35'00"W 60.00'

EIGHT MILE ROAD

S 03°28'06" E 2460.39'

S03°27'16"E  
115.00'

S86°52'38"W 1976.53'

N03°28'04"W  
60.00'

SE CORNER  
SECTION 31  
T1N, R8E

# PARC VISTA OPEN SPACE EXHIBIT

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



26200 Town Center Court  
Suite 200  
Novi, Michigan 48375  
TEL: (248) 305-4013  
FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 300'	DATE: 09 MAR 2023	DWG. 8341-EXHIBITS



EXHIBIT B

LEGAL DESCRIPTION (OPEN SPACE)

PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTH EAST 1/4 CORNER OF SAID SECTION 31; THENCE ALONG SAID SECTION LINE S86°52'38"W 1976.53 FEET; THENCE N03°35'00"W 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EIGHT MILE ROAD AND THE EASTERLY LINE OF GEORGE BLUM, LLC PIN: 22-31-400-001 AND THE POINT OF BEGINNING; THENCE ALONG SAID LINE N03°35'00"W 74.84 FEET; THENCE N86°25'00"E 20.00 FEET; THENCE N86°52'52"E 170.38 FEET; THENCE N74°12'51"E 82.84 FEET; THENCE N86°32'26"E 120.00 FEET; THENCE N86°32'26"E 34.62 FEET; THENCE N82°17'41"E 65.45 FEET; THENCE N73°48'10"E 65.45 FEET; THENCE N63°35'12"E 91.95 FEET; THENCE N51°38'46"E 91.95 FEET; THENCE N39°42'20"E 91.95 FEET; THENCE N27°45'54"E 91.95 FEET; THENCE N16°56'52"E 74.69 FEET; THENCE N03°28'06"W 1333.51 FEET; THENCE N03°27'29"W 391.57 FEET; THENCE N17°05'19"W 173.99 FEET; THENCE N64°45'26"W 170.34 FEET; THENCE N87°04'27"W 125.00 FEET; THENCE S58°54'32"W 171.74 FEET; THENCE S24°06'38"W 125.00 FEET; THENCE S03°44'12"W 95.83 FEET; THENCE S25°58'50"E 114.55 FEET; THENCE S49°07'01"E 82.12 FEET; THENCE S22°53'34"E 30.00 FEET; THENCE S03°28'06"E 808.26 FEET; THENCE S17°57'11"W 80.49 FEET; THENCE S86°31'56"W 360.00 FEET; THENCE S86°25'00"W 40.34 FEET; THENCE N03°35'00"W 1525.38 FEET TO THE EAST-WEST LINE OF SECTION 31; THENCE ALONG SAID LINE N86°31'01"E 1981.80 FEET TO THE EAST 1/4 CORNER OF SECTION 31; THENCE S03°27'16"E 115.00 FEET TO THE NORTHERLY LINE OF PULTE HOMES OF MICHIGAN, LLC PIN: 22-31-400-007; THENCE ALONG SAID LINE S86°31'01"W 1099.98 FEET TO THE WESTERLY LINE OF PULTE HOMES OF MICHIGAN; THENCE ALONG SAID LINE S03°28'06"E 2460.39 FEET; THENCE S86°52'38"W 876.65 FEET TO THE POINT OF BEGINNING.

**PARC VISTA  
OPEN SPACE  
EXHIBIT**

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



26200 Town Center Court  
Suite 200  
Novi, Michigan 48375  
TEL: (248) 305-4013  
FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE:	DATE: 09 MAR 2023	DWG. 8341-EXHIBITS

**EXHIBIT C**  
*Legal Description of Mowed Area*

EXHIBIT C

JOHN & KIMBERLY  
SAMUELSON  
PIN: 22-31-200-003

NABEEL & LEILA SIBLANI  
PERKINS  
PIN: 22-31-200-002

SMITH & ANA M.  
FOLLMER  
PIN: 22-31-200-001

EDWARD & CATHY  
BAUTNER  
PIN: 22-31-200-003

MICHAEL LUSKOPF  
& ALAN W. WOLLEY  
PIN: 22-31-200-004

PAUL & EVE  
RYZNAR  
PIN: 22-31-200-085

JASON R. &  
MOLLY KENISON  
PIN: 22-31-200-086

THOMAS J. &  
ASHLI B. MORRIS  
PIN: 22-31-200-081

JOHN SANTORO  
PIN: 22-31-200-082

RONALD G. & JEANNE  
S. DEBONO  
PIN: 22-31-200-077



PULTE HOMES OF  
MICHIGAN LLC  
PIN: 22-31-400-007

GEORGE BLUM, LLC  
PIN: 22-31-400-001

GEORGE BLUM, LLC  
PIN: 22-31-400-001

REX LEON SHAFFNER TRUST  
PIN: 22-31-400-008

ADAM & STEPHANIE  
BEATTIE  
PIN: 22-31-400-009

STEVEN & KELLI  
COLVIN  
PIN: 22-31-400-010

P.O.B.

N03°35'00"W  
74.84'

S 86°52'38" W 876.65'  
NORTH RIGHT OF WAY LINE

SOUTH LINE OF SECTION 31

EIGHT MILE ROAD

N03°28'04"W  
60.00'

S86°52'38"W 1100.00'

SE CORNER  
SECTION 31  
T1N, R8E

# PARC VISTA OPEN SPACE EXHIBIT

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8  
EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



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CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE: 1" = 300'	DATE: 09 MAR 2023	DWG. 8341-EXHIBITS

EXHIBIT C

LEGAL DESCRIPTION (OPEN SPACE)

PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTH EAST 1/4 CORNER OF SAID SECTION 31; THENCE ALONG SAID SECTION LINE S86°52'38"W 1100.00 FEET TO THE WESTERLY LINE OF ADAM & STEPHANIE BEATTIE PIN: 22-31-400-009; THENCE ALONG SAID LINE N03°28'04"W 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF EIGHT MILE ROAD AND THE POINT OF BEGINNING: THENCE ALONG SAID RIGHT OF WAY LINE S86°52'38"W 876.65 FEET; THENCE N03°35'00"W 74.84 FEET; THENCE N86°25'00"E 20.00 FEET; THENCE N86°52'52"E 170.38 FEET; THENCE N74°12'51"E 82.84 FEET; THENCE N86°32'26"E 120.00 FEET; THENCE N86°32'26"E 34.62 FEET; THENCE N82°17'41"E 65.45 FEET; THENCE N73°48'10"E 65.45 FEET; THENCE N63°35'12"E 91.95 FEET; THENCE N51°38'46"E 91.95 FEET; THENCE N39°42'20"E 91.95 FEET; THENCE N27°45'54"E 91.95 FEET; THENCE N86°31'54"E 51.05 FEET TO THE WESTERLY LINE OF ADAM & STEPHANIE BEATTIE PIN: 22-31-400-009; THENCE ALONG SAID LINE S03°28'06"E 350.14 FEET TO THE POINT OF BEGINNING.

**PARC VISTA  
OPEN SPACE  
EXHIBIT**

SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



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Novi, Michigan 48375  
TEL: (248) 305-4013  
FAX: (248) 305-4001

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: SRB	CHECKED: JIF
SCALE:	DATE: 09 MAR 2023	DWG. 8341-EXHIBITS

**ATTORNEYS APPROVAL LETTER**



ELIZABETH KUDLA SAARELA  
esaarela@rsjalaw.com

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



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

August 17, 2023

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

**RE: Parc Vista Condominium JSP 21-47  
*Open Space Preservation Easement***

Dear Ms. McBeth:

We have received and reviewed the final executed Open Space Preservation Easement for the Parc Vista Condominium. The Open Space Preservation Easement is for the purpose of preservation of wetland and woodland areas within the Parc Vista Condominium. It allows for the mowing of certain general common elements of the Condominium as described in Exhibit C to the Open Space Preservation Easement consistent with the final approved site plan. Subject to approval of all exhibits by the City Planner and Consulting Engineer, the Open Space Preservation Easement may be placed on an upcoming City Council Agenda for acceptance.

**This review is subject to additional comments by City Engineering Division and Planner.**

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

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over a horizontal line. The signature is stylized and somewhat abstract.

Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk  
Charles Boulard, Community Development Director  
Lindsay Bell, Planner

Barb McBeth, City Planner  
City of Novi  
August 17, 2023  
Page 2

Diana Shanahan, Planning Assistant  
Angie Sosnowski, Bond Coordinator  
Sarah Marchioni, Community Development Building Project Coordinator  
Ben Croy, City Engineer  
Rebecca Runkel, Project Engineer  
Adam Yako, Project Engineer  
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker  
Jan Ziozios, Deputy Assessor  
Alyssa Craigie, Administrative Assistant  
Scott Hansen, Toll Brothers  
Thomas R. Schultz, Esquire

**ENGINEERING CONSULTANT'S APPROVAL LETTER**

August 7, 2023

Barb McBeth, City Planner  
City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

Re: Parc Vista - Planning Document Review  
Novi # JSP21-0047  
SDA Job No. NV23-201  
**EXHIBITS APPROVED**

Dear Ms. McBeth,

We have reviewed the following document(s) received by our office on August 3, 2023 against the current submitted plan set. We offer the following comments:

**Submitted Documents:**

1. Master Deed Exhibit B – (exhibit dated 03/13/2023)  
Exhibits Approved.
2. Open Space Preservation Easement – (executed 08/01/2023; exhibit dated 03/09/2023)  
Exhibits Approved.

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

Sincerely,

**SPALDING DEDECKER**



Mike Freckelton, PE  
Project Engineer

Cc (via Email): Lindsay Bell, City of Novi  
Diana Shanahan, City of Novi  
Sarah Marchioni, City of Novi  
Adam Yako, City of Novi  
Taylor Reynolds, Spalding DeDecker  
Ted Meadows, Spalding DeDecker  
Humna Anjum, City of Novi  
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler