



CITY OF NOVI CITY COUNCIL
FEBRUARY 8, 2021

SUBJECT: Acceptance of a Warranty Deed to dedicate 60 feet of half-width right-of-way along the west side of Wixom Road as part of Detroit Catholic Central High School frontage improvements (parcel 50-22-18-200-027), and approval of a cost share with Catholic Central High School of Detroit, Inc for sidewalk construction in the amount of \$23,510.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	\$ 23,510.00
AMOUNT BUDGETED	\$ 1,132,315.00
APPROPRIATION REQUIRED	\$ 0
LINE ITEM NUMBER	204-204.00-974.478

BACKGROUND INFORMATION: Catholic Central High School of Detroit, Inc. is requesting the acceptance of a Warranty Deed conveying 60 feet of proposed half-width right-of-way along the west side of the Wixom Road that abuts Catholic Central High School. The proposed right-of-way dedication will bring this segment of Wixom Road to its full master planned right-of-way width.

The enclosed letter from City Attorney (Beth Saarela, December 15, 2020) provides the Warranty Deed prepared for this dedication. This document has been reviewed and approved by the City Attorney and City's Engineering Consultant, Spalding DeDecker (November 23, 2020) and is recommended for acceptance.

The City budgeted to complete a portion of sidewalk (segment 43) in this area in with the 2020 pathways projects. City staff estimate it would have cost \$23,510 to build the missing sidewalk, which Detroit Catholic Central High School has already constructed and received final site work approval.

RECOMMENDED ACTION: Acceptance of a Warranty Deed to dedicate 60 feet of half-width right-of-way along the west side of Wixom Road as part of Catholic Central High School frontage improvements (parcel 50-22-18-200-027), and approval of a cost share with Catholic Central High School of Detroit, Inc for sidewalk construction in the amount of \$23,510.

Catholic Central High School ROW Acceptance

Location Map



Catholic Central High School
50-22-18-200-027

Wixom Road

Proposed 60' Half-Width ROW

Map Author: Kate Richardson
Date: 01/27/2021
Project: Catholic Central High School ROW Acceptance
Version: 1.0

Amended By:
Date:
Department:

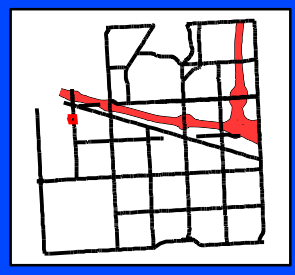
MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi.
Boundary measurements and 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.

Map Legend

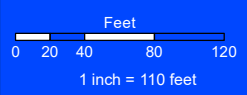
- Major Roads
- Minor Roads
- Subject Parcel

Right of Way

- Dedicated
- Prescriptive
- Private



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



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

December 15, 2020

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

**RE: Catholic Central Frontage JSP 19-0048.Revised Warranty Deed
*Acceptance Documents***

Dear Mr. Herczeg:

We have received and reviewed the following documents, for the Catholic Central Frontage Project and have the following comments:

- Warranty Deed for Wixom Road ROW (***Approved***)
- Title Search

Warranty Deed for Wixom Road ROW

We have reviewed an updated Warranty Deed for the Wixom Road Right-of-Way. The Warranty Deed has been revised to acquire the right-of-way in connection with the sidewalk construction associated with the frontage improvement plan. The cost of the acquisition is \$23,510.00, which is consistent with the project costs for the City's portion of the construction. The Warranty Deed is in the City's standard format for public right-of-way and is consistent with the title search provided. The City's Consulting Engineer has reviewed and approved the attached Exhibits. 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.

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
December 15, 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)
Andy Wozniak, Zeimet Wozniak & Associates, Inc. (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation, whose address is 27225 Wixom Rd., Novi, Michigan 48374 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, 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 Twenty Three Thousand Five Hundred Ten no/100---Dollars (\$23,510.00).

Dated this 16TH day of NOVEMBER, 2020.

Signed by:

Catholic Central High School, a
Michigan non-profit corporation



By: Michael Wilson

Its Treasurer

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16TH day of NOVEMBER, 2020, by Michael Wilson, the Treasurer of Catholic Central High School, a Michigan non-profit corporation.

MONIQUE TODD
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jan 11, 2021
ACTING IN COUNTY OF



Notary Public
Oakland County, Michigan
My Commission Expires:

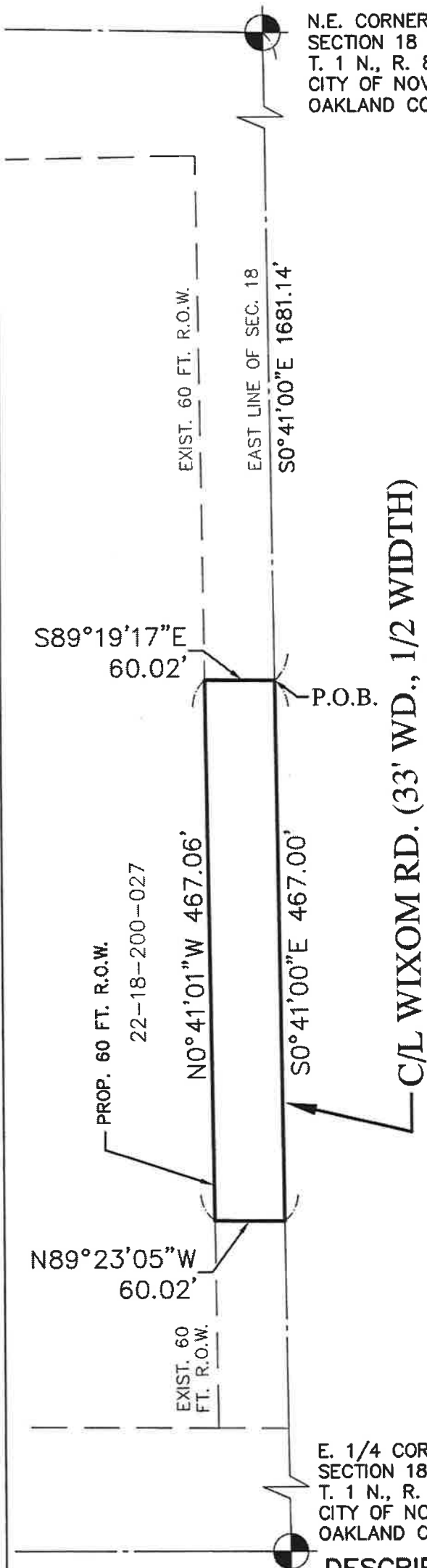
When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
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Part of Tax Parcel No. 22-18-200-027

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A

N.E. CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND COUNTY, MI.



WIXOM ROAD DEDICATION

A STRIP OF LAND LOCATED IN PART OF THE N.E. 1/4 OF SECTION 18, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE N.E. CORNER OF SECTION 18 AND PROCEEDING ALONG THE EAST LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF WIXOM ROAD (33 FEET WIDE, 1/2 WIDTH) S. 00°41'00" E. 1681.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 18 AND WIXOM ROAD CENTERLINE S. 00°41'00" E. 467.00 FEET; THENCE N. 89°23'05" W. 60.02 FEET TO THE PROPOSED WEST 60 FOOT RIGHT-OF-WAY LINE OF SAID WIXOM ROAD; THENCE ALONG SAID PROPOSED WEST 60 FOOT RIGHT-OF-WAY LINE N. 00°41'01" W. 467.06 FEET; THENCE S. 89°19'17" E. 60.02 FEET TO THE POINT OF BEGINNING.

STRIP OF LAND CONTAINING 0.643 ACRES, MORE OR LESS.



SCALE: 1" = 120'

P.O.B.= POINT OF BEGINNING

DESCRIPTION AND DRAWING

REVISIONS		
ITEM	DATE	BY

**CATHOLIC CENTRAL HIGH SCHOOL
WIXOM ROAD DEDICATION
NOVI MICHIGAN**

ZEIMET WOZNIAK
& ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE HOR: 1" = 120'
1-22-20	FIELD BOOK NO.
DESIGNED BY	JOB NO. 19120
DRAWN BY JGO	SHEET NO. 1/1

© COPYRIGHT 2020

November 23, 2020

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

Re: Catholic Central High School - Acceptance Documents Review
Novi # JSP19-0048
SDA Job No. NV20-207
Exhibit Approved

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on June 8, 2020 against the Final Site Plan (Stamping Set) approved on May 29, 2020. We offer the following comments:

Final Acceptance Documents

Upon completion of construction, the below 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 black ink as the County will reject them otherwise.

1. Warranty Deed for Road Right-of-Way
(executed 11/16/20: dated 1/22/20)
Exhibits 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.

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 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

November 23, 2020

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

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Novi # JSP19-0048
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