

CITY of NOVI CITY COUNCIL

Agenda Item K
March 18, 2019

SUBJECT: Approval of Warranty Deed to dedicate 43 feet of additional right-of-way along the north side of Nine Mile Road along the frontage of the proposed Terra development (parcels 50-22-30-401-026 and 50-22-29-326-040).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Cambridge of Novi, LLC, is requesting the acceptance of a Warranty Deed conveying 43 feet of proposed right-of-way along the north side of Nine Mile Road along the frontage of the proposed Terra residential development. The proposed right-of-way dedication will bring these segments of Nine Mile Road to a master planned 43-foot half width right-of-way.

The enclosed letter from City Attorney (Beth Saarela, March 4, 2019) provides the Warranty Deed that was prepared for this dedication. The property owner has obtained a partial discharge of mortgage for conveyance of the right-of-way. These documents and exhibits have been reviewed and approved by the City Attorney and City's Engineering Consultant, Spalding DeDecker (attached review letter dated February 22, 2019) and is recommended for acceptance.

RECOMMENDED ACTION: Approval of Warranty Deed to dedicate 43 feet of additional right-of-way along the north side of Nine Mile Road along the frontage of the proposed Terra development (parcels 50-22-30-401-026 and 50-22-29-326-040).

Terra Nine Mile Road Right-of-Way Location Map

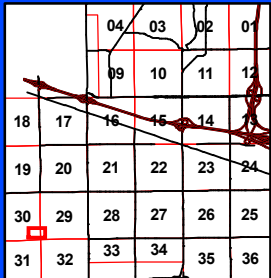


Nine Mile Road
Forty-three foot right-of-way

Map Author: Rebecca Runkel
Date: 3/6/19
Project: Terra Right-of-Way
Version #: 1

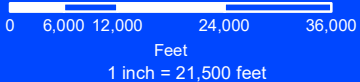
MAP INTERPRETATION NOTICE

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



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

March 4, 2019

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

**RE: Terra, formerly, Villa D'Este JSP17-0052
Right-of-Way Acceptance Documents – Nine Mile**

Dear Mr. Herczeg:

We have received and reviewed the following documents for the Terra residential development:

1. Warranty Deed for 43' Nine Mile ROW (**Approved**)
2. Partial Discharge of Mortgage 43' Nine Mile ROW (**Approved**)
3. Title Search

Warranty Deed

The Warranty Deed provided conveys two 43' wide strips of Nine Mile Road to the City. The Warranty Deed is consistent with the title search provided and appears to be acceptable. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. The property owner has obtained a discharge of the mortgage over the portions of right-of-way being conveyed to the City. The Warranty Deed should be placed on an upcoming City Council for acceptance.

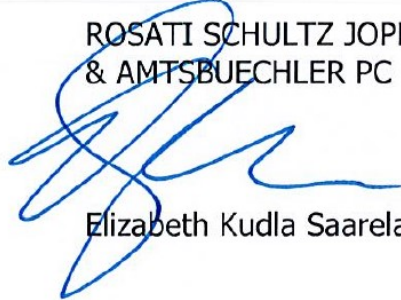
Once accepted, the Warranty Deed should be recorded by the City Clerk's Office in the usual manner.

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
March 4, 2019
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

- C: Cortney Hanson, Clerk (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Hannah Smith, Planning Assistant (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
George Melistas, Senior Engineering Manager (w/Enclosures)
Darcy Rehtien, Construction Engineer (w/Enclosures)
Rebecca Runkel, Engineering Technician (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

Drafted by:

Peter Joelson, Title Solutions Agency, LLC, 41486 Wilcox Road Suite 2, Plymouth, MI 48170

When recorded return to:

Title Solutions Agency, LLC, 41486 Wilcox Road Suite 2 Plymouth, MI 48170

THE GRANTOR, Cambridge of Novi, LLC, a Michigan Limited Liability Company, By Its Authorized Signer: Rick Corrent

Whose address is: 47765 Bellagio Drive Northville, MI 48167

Conveys and Warrants to **City of Novi**

Whose address is: 45175 Ten Mile Road Novi MI 48375

The following described premises situated in the City of Novi, County of **Oakland**, and State of **Michigan**, and particularly described as follows:

DESCRIPTION OF 43 FOOT WIDE RIGHT-OF-WAY

PART OF THE SW ¼ OF SECTION 29, T 1 N., R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 29 AND THE CENTERLINE OF NINE MILE ROAD BEING N 02 DEGREES 55 MINUTES 33 SECONDS WEST 857.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29 THENCE N 02 DEGREES 55 MINUTES 33 SECONDS WEST, 43.91 FEET ALONG SAID WEST LINE; THENCE NORTH 75 DEGREES 23 MINUTES 04 SECONDS EAST 396.15 FEET; THENCE CONTINUING NORTH 75 DEGREES 23 MINUTES 04 SECONDS EAST 90.40 FEET; THENCE SOUTH 03 DEGREES 49 MINUTES 56 SECONDS EAST 43.77 FEET TO THE CENTERLINE OF NINE MILE ROAD; THENCE SOUTH 75 DEGREES 23 MINUTES 04 SECONDS WEST 487.26 FEET LONG SAID CENTERLINE TO THE POINT OF BEGINNING.

DESCRIPTION OF 43 FOOT WIDE RIGHT OF WAY

PART OF THE SE ¼ OF SECTION 30 T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF NINE MILE ROAD SAID POINT BEING NORTH 84 DEGREES 59 MINUTES 12 SECONDS EAST 768.86 FEET ALONG THE CENTERLINE OF NINE MILE ROAD AND NORTH 54 DEGREES 40 MINUTES 45 SECONDS EAST 637.01 FEET ALONG SAID CENTERLINE AND NORTH 48 DEGREES 01 MINUTES 41 SECONDS EAST 66.00 FEET ALONG SAID CENTERLINE AND NORTH 53 DEGREES 30 MINUTES 11 EAST 95.52 FEET ALONG SAID CENTERLINE FROM THE SOUTH ¼ CORNER OF SAID SECTION 30; THENCE NORTH 02 DEGREES 57 MINUTES 55 SECONDS WEST 51.57 FEET THENCE NORTH 53

261.16 *ES*

DEGREES 31 MINTUES 53 SECONDS ~~261.16~~ FEET; THENCE NORTH 57 DEGREES 34 MINTUES 11 SECONDS EAST 207.81 FEET THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST 49.46 FEET TO THE CENTERLINE OF NINE MILE ROAD THENCE SOUTH 57 DEGREES 34 MINUTES 11 SECONDS WEST 181.85 FEET ALONG SAID CENTERLINE THENCE SOUTH 53 DEGREES 31 MINUTES 53 SECONDS WEST 288.11 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES, ALSO BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 30 AND THE CENTERLINE OF NINE MILE ROAD SAID POINT BEGINNING NORTH 84 DEGREES 59 MINUTES 12 SECONDS EAST 2632.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE SOUTHEAST CORNER OF SAID SECTION 30 AND NORTH 02 DEGREES 55 MINTUES 33 SECONDS WEST 856.10 FEET ALONG THE WEST LINE OF SAID SECTION 30 FROM THE SOUTH ¼ CORNER OF SAID SECTION 30 THENCE SOUTH 72 DEGREES 10 MINUTES 25 SECONDS WEST 225.47 FEET ALONG THE CENTERLINE OF NINE MILE ROAD; THENCE NORTH 03 DEGREES 29 MINUTES 24 SECONDS WEST 44.38 FEET THENCE NORTH 72 DEGREES 10 MINUTES 25 SECONDS EAST 225.92 FEET TO EAST LINE OF SAID SECTION 30 THENCE SOUTH 02 DEGREES 55 MINTUES 33 SECONDS EAST 44.50 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

For the sum of ONE AND NO/100 Dollars (\$1.00)

MCLA 207.505 (a) MCLA 207.526 (a)

The Grantor grants to the Grantee the right to make (ALL) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or 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."

Subject to easements, reservations and restrictions of record.

Dated: MARCH 4, 2019

Signed and Sealed:

Cambridge of Novi, LLC, a Michigan Limited Liability Company

By: *[Signature]*
Rick Corrent, Authorized Signer

STATE OF Michigan } ss
COUNTY OF Oakland }

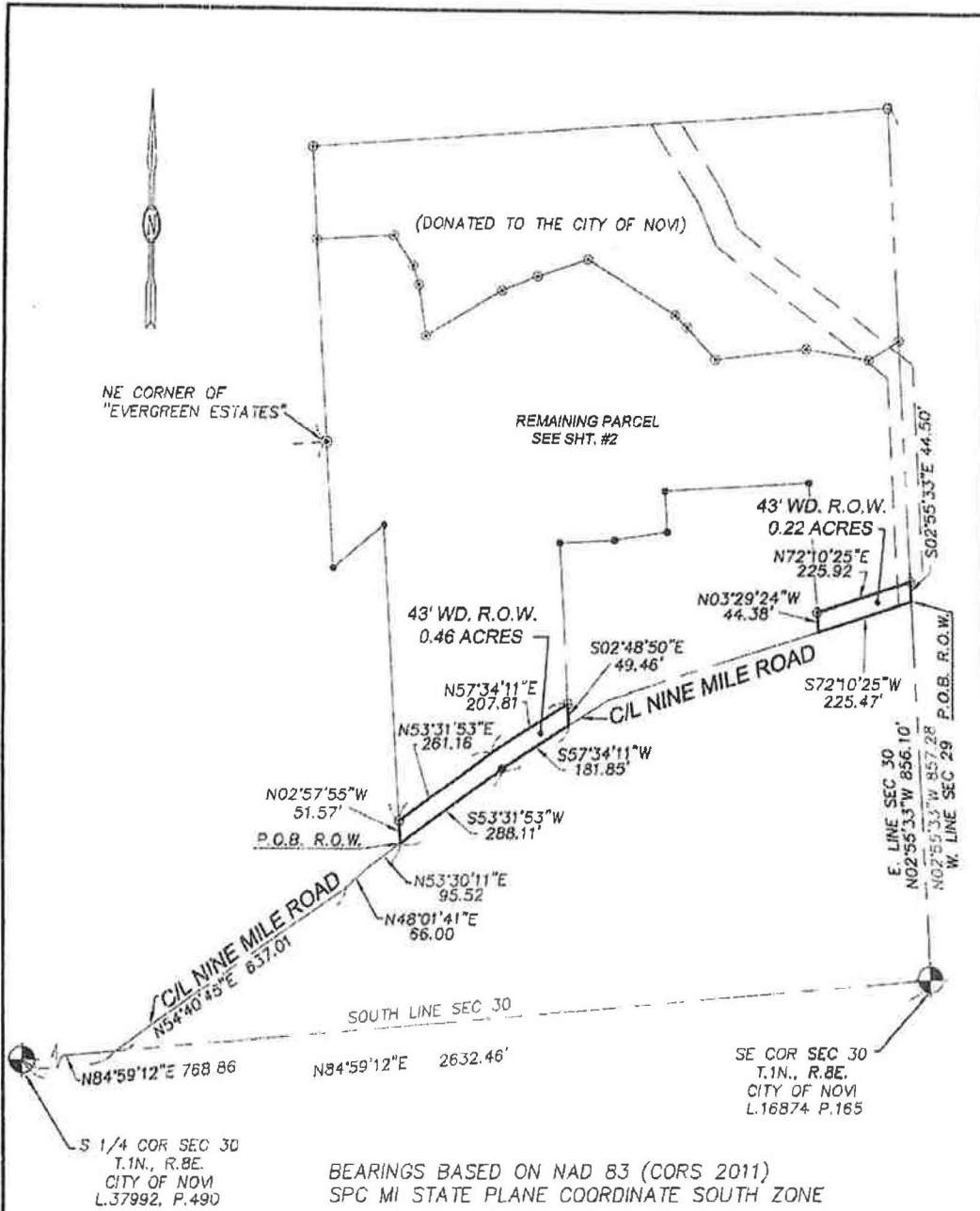
On this 3/4/2019, before me personally appeared Cambridge of Novi, LLC, a Michigan Limited Liability Company, By Its Authorized Signer: Rick Corrent to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

PATRICIA DEERING
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 5, 2025
ACTING IN COUNTY OF Oakland

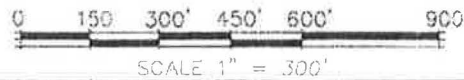
[Signature], Notary Public
Wayne County, Michigan
My Commission Expires: 4/5/2025
Acting in: Oakland

EXHIBIT A

PART OF THE SE $\frac{1}{4}$ OF SECTION 30, T.1N, R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED IN THE C/L OF NINE MILE ROAD, SAID POINT BEING N84°59'12"E 768.86 FEET ALONG THE C/L OF NINE MILE ROAD AND N54°40'45"E 637.01 FEET ALONG SAID C/L AND N48°01'41"E 86.00 FEET ALONG SAID C/L AND N53°30'11"E 95.52 FEET ALONG SAID C/L FROM THE SOUTH $\frac{1}{4}$ CORNER OF SECTION 30; THENCE N02°57'55"W 718.50 FEET; THENCE S50°15'11"W 152.36 FEET; THENCE N02°57'42"W 745.60 FEET; THENCE N86°41'28"E 176.20 FEET; THENCE S33°11'36"E 81.72 FEET; THENCE S16°46'02"E 45.23 FEET; THENCE S08°13'21"E 118.62 FEET; THENCE N58°32'05"E 202.27 FEET; THENCE N68°13'15"E 87.67 FEET; THENCE N71°06'06"E 123.21 FEET; THENCE S57°53'47"E 239.85 FEET; THENCE S43°25'30"E 38.92 FEET; THENCE S41°02'26"E 96.62 FEET; THENCE N82°48'56"E 204.95 FEET; THENCE S79°57'38"E 144.89 FEET; THENCE N57°23'27"E 82.21 FEET TO THE EAST LINE OF SECTION 30; THENCE ALONG THE EAST LINE OF SECTION 30 S02°55'33"E 592.08 FEET TO THE C/L OF NINE MILE ROAD; THENCE ALONG THE C/L S72°10'25"W 225.47 FEET; THENCE N03°29'24"W 338.57 FEET; THENCE S86°30'35"W 324.26 FEET; THENCE S03°29'25"E 94.19 FEET; THENCE S81°07'19"W 123.77 FEET; THENCE S87°09'55"W 126.82 FEET; THENCE S02°48'50"E 410.12 FEET TO THE C/L OF NINE MILE ROAD; THENCE ALONG THE C/L S57°34'11"W 181.85 FEET; THENCE ALONG SAID C/L S53°31'53"W 288.11 FEET TO THE POINT OF BEGINNING. CONTAINING 21.12 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC IN NINE MILE ROAD.



Survey for: CAMBRIDGE HOMES INC.



I HEREBY CERTIFY that I, a duly registered Professional Land Surveyor under the laws of the State of Michigan, have surveyed and mapped the land described above, and all the requirements of P.A. 132 as amended on September 18, 2012 have been complied with.

By: *Joseph C. Kapelczak*
 JOSEPH C. KAPELCZAK R.L.S. #24598

JCK GROUP, INC.
 8615 RICHARDSON RD
 COMMERCE 1WP, MICHIGAN 48390
 248-363-2550

- LEGEND**
- R = RECORDED
 - M = MEASURED
 - D = DEEDED
 - C = CALCULATED
 - ⊕ = SET 1/2" IRON BAR
 - = FOUND IRON
 - ⊙ = FOUND "1" IRON
 - ⊗ = CONC MONUMENT
 - = FOUND IRON PIPE
 - ⊠ = LATH ON LINE
 - X = CHISELED "X"
 - ⋄ = SET NAIL / SPIKE

Drawn By: JCK

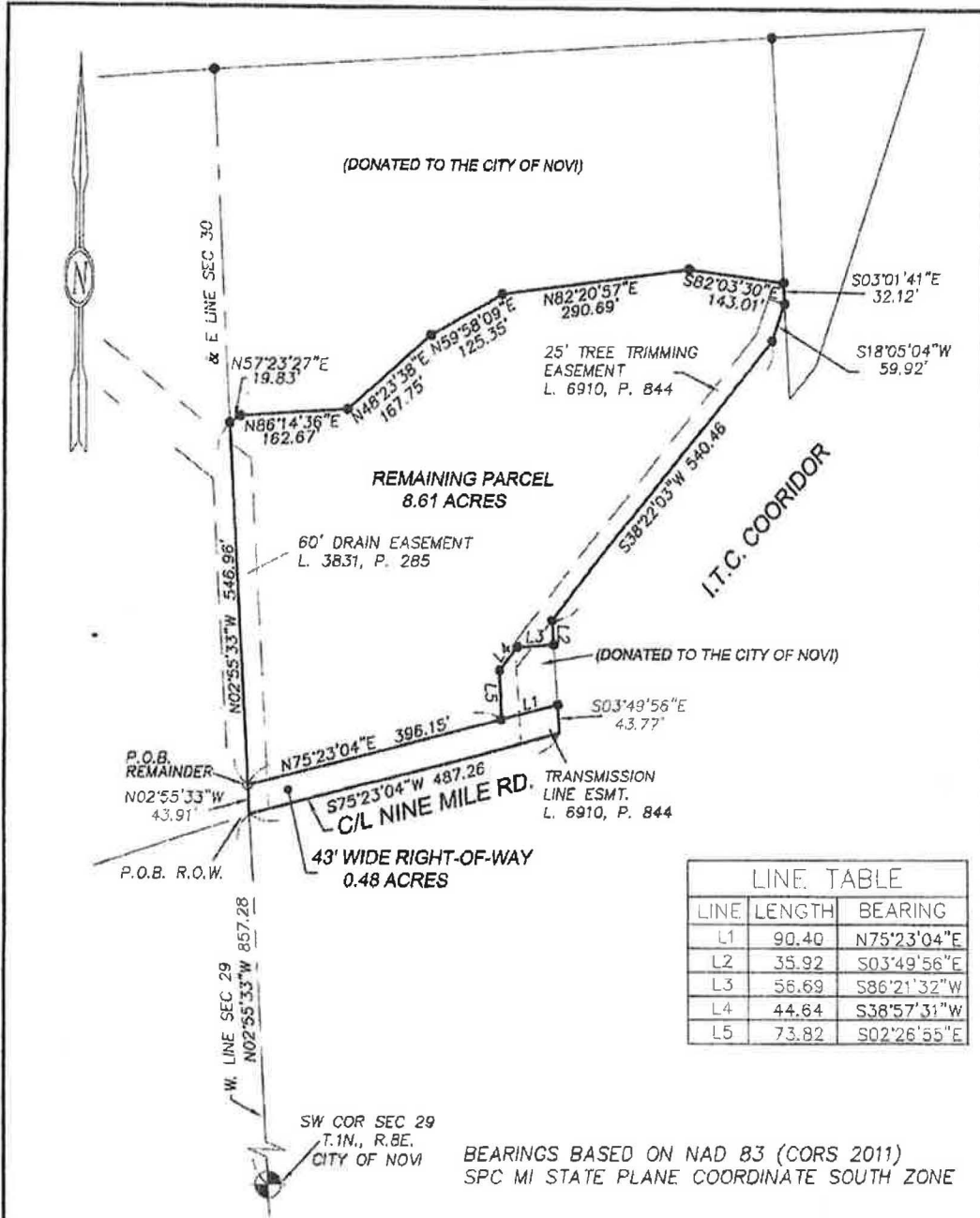
Date: 1/16/19

Job Number: 10522

Scale: 1:300

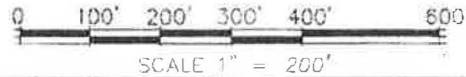
EXHIBIT B

PART OF THE SW $\frac{1}{4}$ OF SECTION 29, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 29 AND THE C/L OF NINE MILE ROAD BEING N 02°55'33"W, 857.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID WEST LINE N 02°56'33" W, 590.87 FEET; THENCE N 57°23'27" E, 19.83 FEET; THENCE N 86°14'36" E, 162.67 FEET; THENCE N 48°23'38" E, 167.75 FEET; THENCE N 59°58'09" E, 125.35 FEET; THENCE N 82°20'57" E, 290.69 FEET; THENCE S 82°03'30" E, 143.01 FEET; THENCE S 03°01'41" E, 32.12 FEET; THENCE S 18°05'04" W, 59.92 FEET; THENCE S 38°22'03" W, 540.46 FEET; THENCE S 03°49'56" E, 35.92 FEET; THENCE S 86°21'32" W, 56.69 FEET; THENCE S 38°57'31" W, 44.64 FEET; THENCE S 02°26'55" E, 73.82 FEET; THENCE N 75°23'04" E, 90.40 FEET; THENCE S 03°49'56" E, 43.77 FEET TO THE C/L OF NINE MILE ROAD; THENCE S 75°23'04" W, 487.26 FEET ALONG SAID C/L TO THE POINT OF BEGINNING. CONTAINING 9.09 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OF RECORD.



LINE TABLE		
LINE	LENGTH	BEARING
L1	90.40	N75°23'04"E
L2	35.92	S03°49'56"E
L3	56.69	S86°21'32"W
L4	44.64	S38°57'31"W
L5	73.82	S02°26'55"E

Survey for: CAMBRIDGE HOMES INC.



I HEREBY CERTIFY that I, a duly registered Professional Land Surveyor under the laws of the State of Michigan, have surveyed and mapped the land described above, and all the requirements of P.A. 132 as amended on September 18, 2018 have been complied with.

By: *Joseph C. Kapelczak*
 JOSEPH C. KAPELCZAK RLS #24598

JCK GROUP, INC.
 8615 RICHARDSON RD
 COMMERCE TWP., MICHIGAN 48390
 248-363-2550

- LEGEND**
- R. = RECORDED
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 - C. = CALCULATED
 - ⊕ = SET 1/2" IRON BAR
 - = FOUND IRON
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 - ⊗ = CONC MONUMENT
 - = FOUND IRON PIPE
 - ⊠ = LATH ON LINE
 - X = CHISELED "X"
 - ⊙ = SET NAIL / SPIKE

Drawn By: LAS Date: 1/16/19 Job Number: 10522 Scale: 1:200

DESCRIPTION OF 43 FOOT WIDE RIGHT-OF-WAY

PART OF THE SW ¼ OF SECTION 29, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 29 AND THE CENTERLINE OF NINE MILE ROAD BEING N 02°55'33" W, 857.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 02°55'33" W, 43.91 FEET ALONG SAID WEST LINE; THENCE N 75°23'04" E, 398.15 FEET; THENCE CONTINUING N 75°23'04" E, 90.40 FEET; THENCE S 03°49'56" E, 43.77 FEET TO THE CENTERLINE OF NINE MILE ROAD; THENCE S 75°23'04" W, 487.26 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 0.48 ACRES.

DESCRIPTION OF REMAINING PARCEL

PART OF THE SW ¼ OF SECTION 29, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 29 SAID POINT BEING N 02°55'33" W, 901.19 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE CONTINUING ALONG SAID WEST LINE N 02°55'33" W, 546.96 FEET; THENCE N 57°23'27" E, 19.83 FEET; THENCE N 86°14'36" E, 162.67 FEET; THENCE N 48°23'38" E, 167.75 FEET; THENCE N 59°58'09" E, 125.35 FEET; THENCE N 82°20'57" E, 290.69 FEET; THENCE S 82°03'30" E, 143.01 FEET; THENCE S 03°01'41" E, 32.12 FEET; THENCE S 18°05'04" W, 59.92 FEET; THENCE S 38°22'03" W, 540.46 FEET; THENCE S 03°49'56" E, 35.92 FEET; THENCE S 86°21'32" W, 56.69 FEET; THENCE S 38°57'31" W, 44.84 FEET; THENCE S 02°26'55" E, 73.82 FEET; THENCE S 75°23'04" W, 398.15 FEET TO THE POINT OF BEGINNING. CONTAINING 8.61 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Survey for: CAMBRIDGE HOMES INC.

	I HEREBY CERTIFY that I, a duly registered Professional Land Surveyor under the laws of the State of Michigan, have surveyed and mapped the land described above, and all the requirements of P.A. 132 as amended on September 18, 2018 have been complied with.	LEGEND R. = RECORDED M. = MEASURED D. = DEEDED C. = CALCULATED ⊕ = SET ½" IRON BAR ● = FOUND IRON ⊕ = FOUND "T" IRON ⊙ = CONC MONUMENT ○ = FOUND IRON PIPE ⊗ = LATH ON LINE X = CHISELED "X" ⦿ = SET NAIL / SPIKE	
	By: <i>Joseph C. Kapelczak</i> JOSEPH C. KAPELCZAK RLS #24598		JCK GROUP, INC. 8615 RICHARDSON RD COMMERCE TWP., MICHIGAN 48390 248-363-2550
Drawn By: LAS	Date: 1/16/19	Job Number: 10522	Scale: NO_SCALE

Title Solutions Agency, LLC
41486 Wilcox Rd. Suite 2
Plymouth, MI 48170
Phone: (734) 259-7130 / Fax: (734) 259-7131

**RECORD TITLE SEARCH
IMPORTANT NOTICE**

REFERENCE NO: Cambridge of Novi, LLC

THIS SEARCH IS NOT AN ABSTRACT OF TITLE OR OPINION OF TITLE, NOR DOES IT PROVIDE ANY TITLE INSURANCE COVERAGE. THE SEARCH IS FURNISHED TO THE APPLICANT FOR REFERENCE PURPOSES FOR THE APPLICANT'S USE ONLY. IT MAY NOT BE RELIED UPON AS EVIDENCE OF TITLE OR USED FOR DUE DILIGENCE INQUIRY UNDER ANY FEDERAL OR STATE ENVIRONMENTAL LEGISLATION. IF TITLE INSURANCE COVERAGE IS DESIRED, THE APPLICANT SHOULD REQUEST A COMMITMENT FOR A POLICY OF TITLE INSURANCE; IF INFORMATION IS NEEDED FOR DUE DILIGENCE INQUIRY, THE APPLICANT SHOULD REQUEST A RECORDED DOCUMENT GUARANTEE. BY REQUESTING AND ACCEPTING THIS SEARCH, WHICH IS FURNISHED AT A REDUCED RATE, THE APPLICANT AGREES THAT THE LIABILITY OF THE COMPANY FOR ERRORS AND/OR OMISSIONS HEREIN SHALL BE LIMITED TO THE AMOUNT PAID FOR THE SEARCH.

APPLICANT / Title Held in: FEE SIMPLE: Cambridge of Novi, LLC

Subject to the limitations stated herein, this search consists only of entries recorded in the real estate records in the Office of the Register of Deeds for Oakland County, State of Michigan, affecting land situated in the City of Novi, described as follows:

SEE ATTACHED EXHIBIT A -for Parcel 50-22-30-401-026
SEE ATTACHED EXHIBIT B- for Parcel 50-22-29-326-040

From January 18, 2019 to the certification date set forth below. The following conveyances, undischarged mortgages and Federal or State of Michigan Tax Liens against any party with a record interest in the land during the period covered by this search and recorded prior to such party's interest appearing to have been terminated of record, were found.

Mortgage executed by Cambridge of Novi, LLC to JNC Cambridge LLC in the amount of \$4,000,000.00, recorded on January 15, 2019 in Liber 52510, page 57.

NO LIABILITY is assumed for any matters not specifically set forth herein.

Title Solutions Agency, LLC



By: Authorized Signature

PARTIAL DISCHARGE OF MORTGAGE

Drafted by:

Peter Joelson, Title Solutions Agency, LLC 41486 Wilcox Rd. Suite 2 Suite 210, Plymouth, MI 48170

When recorded return to:

Title Solutions Agency, LLC, 41486 Wilcox Rd. Suite 2 Suite 210, Plymouth, MI 48170

KNOW ALL MEN BY THESE PRESENTS, That JNC Cambridge LLC by Nicolo S. Schultz, its member, whose address is 50367 Fellows Hill Dr. Plymouth MI 48170, do(es) hereby certify, that a certain Mortgage recorded January 15, 2019, made and executed by Cambridge of Novi, LLC, of the first part, to JNC Cambridge LLC, of the second part, and recorded in the Register of Deeds Office for the County of Oakland, State of Michigan, in Liber 52510, Page 38, and executed Mark F. Guidobono and Elizabeth Guidobono, of the first part, to JNC Cambridge LLC, of the second part, and recorded in the Register of Deeds Office for the County of Oakland, State of Michigan, in Liber 52510, Page 57 covering land situated in the City of Novi, in Oakland County, Michigan, described as:

DESCRIPTION OF 43 FOOT WIDE RIGHT-OF-WAY

PART OF THE SW ¼ OF SECTION 29, T 1 N., R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 29 AND THE CENTERLINE OF NINE MILE ROAD BEING N 02 DEGREES 55 MINUTES 33 SECONDS WEST 857.28 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29 THENCE N 02 DEGREES 55 MINUTES 33 SECONDS WEST, 43.91 FEET ALONG SAID WEST LINE; THENCE NORTH 75 DEGREES 23 MINUTES 04 SECONDS EAST 396.15 FEET; THENCE CONTINUING NORTH 75 DEGREES 23 MINUTES 04 SECONDS EAST 90.40 FEET; THENCE SOUTH 03 DEGREES 49 MINUTES 56 SECONDS EAST 43.77 FEET TO THE CENTERLINE OF NINE MILE ROAD; THENCE SOUTH 75 DEGREES 23 MINUTES 04 SECONDS WEST 487.26 FEET LONG SAID CENTERLINE TO THE POINT OF BEGINNING.

DESCRIPTION OF 43 FOOT WIDE RIGHT OF WAY

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BEGINNING NORTH 84 DEGREES 59 MINUTES 12 SECONDS EAST 2632.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 30 TO THE SOUTHEAST CORNER OF SAID SECTION 30 AND NORTH 02 DEGREES 55 MINTUES 33 SECONDS WEST 856.10 FEET ALONG THE WEST LINE OF SAID SECTION 30 FROM THE SOUTH ¼ CORNER OF SAID SECTION 30 THENCE SOUTH 72 DEGREES 10 MINUTES 25 SECONDS WEST 225.47 FEET ALONG THE CENTERLINE OF NINE MILE ROAD; THENCE NORTH 03 DEGREES 29 MINUTES 24 SECONDS WEST 44.38 FEET THENCE NORTH 72 DEGREES 10 MINUTES 25 SECONDS EAST 225.92 FEET TO EAST LINE OF SAID SECTION 30 THENCE SOUTH 02 DEGREES 55 MINTUES 33 SECONDS EAST 44.50 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

having been settled, is hereby released and discharged.

Dated: 3-1-19

Signed and Sealed:

JNC Cambridge LLC by Nicolo S. Schultz, its member

STATE OF **Michigan** } ss
COUNTY OF **Oakland** }

On this, March 1 2019, before me personally appeared JNC Cambridge LLC by Nicolo S. Schultz, its member to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____
Acting in: _____



February 22, 2019

Darcy Rechten, Construction Engineer
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Terra - Document Review
Novi # JSP17-0052
SDA Job No. NV19-203
EXHIBITS APPROVED

Dear Ms. Rechten

We have reviewed the following document package received by our office on February 15, 2019 against the submitted plan set. We offer the following comments:

Submitted Documents:

1. Warranty Deed for Road ROW – (unexecuted: exhibit dated 1/16/19) – Legal Description Approved.
2. Land Donation Warranty Deed – (unexecuted: exhibit dated 1/16/19) – Legal Description 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



Mike Freckelton, EIT
Engineer

Cc (via Email): Lindsay Bell, City of Novi Planning Department
Sri Komaragiri, City of Novi Planning Department