



CITY of NOVI CITY COUNCIL

**Agenda Item P
March 10, 2014**

SUBJECT: Acceptance of a warranty deed from J.S. Evangelista Development, LLC for the dedication of 60 feet of right-of-way along 14 Mile Road and 17 feet of right-of-way along Novi Road as part of the Maple Manor development located at 31215 Novi Road (parcel 22-02-201-001) and approval to execute a Quit Claim Deed conveying the dedicated 60 foot right-of-way of 14 Mile Road to Oakland County.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BT C*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The developer of the Maple Manor site, J.S. Evangelista Development, LLC is requesting acceptance of a Warranty Deed conveying the master planned 60 feet of right-of-way for 14 Mile Road and an additional 17 feet of right-of-way for Novi Road (for the master planned right-of-way width of 60 feet) along the frontage of the site. Maple Manor is located on the southwest corner of 14 Mile Road and Novi Road at 31215 Novi Road (parcel 22-02-201-001) as shown on the attached map.

This portion of Novi Road is under the City's jurisdiction, while 14 Mile Road is under the jurisdiction of the Road Commission for Oakland County. Upon acceptance of the right-of-way from the property owner for 14 Mile Road, the City Attorney recommends that the City execute the enclosed Quit Claim Deed to convey the 14 Mile Road right-of-way to Oakland County.

The enclosed Warranty Deed has been favorably reviewed by the City Attorney (Beth Saarela's May 21, 2013 letter, attached) and is recommended for approval. The enclosed Quit Claim Deed has been prepared by the City Attorney and is also recommended for approval.

RECOMMENDED ACTION: Acceptance of a warranty deed from J.S. Evangelista Development, LLC for the dedication of 60 feet of right-of-way along 14 Mile Road and 17 feet of right-of-way along Novi Road as part of the Maple Manor development located at 31215 Novi Road (parcel 22-02-201-001) and approval to execute a Quit Claim Deed conveying the dedicated 60 foot right-of-way of 14 Mile Road to Oakland County.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

	1	2	Y	N
Council Member Markham				
Council Member Mitchell				
Council Member Wroble				

MAPLE MANOR

RIGHT-OF-WAY WARRANTY DEED DEDICATION

Fourteen Mile Rd

60 feet of 14 Mile Road ROW
Deded to Novi, then conveyed
to the Road Commission for
Oakland County

MAPLE MANOR

17 feet of Novi Road ROW
Deded to City of Novi

31215 Novi Road
50-22-02-201-001

Novi Rd

Beachwalk Dr

Primrose Dr

Primrose Dr

Beveridge Dr

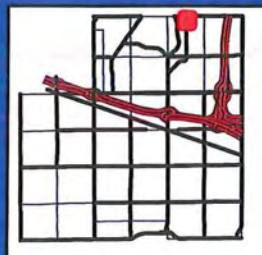
Beveridge Dr

Map Author: Aaron J. Staup
Date: February 26, 2014
Project: Maple Manor
Version #: 1

60' for 14 Mile Road to Oakland County
17' for Novi Road to City of Novi
31215 Novi Road, Parcel # 22-02-201-001

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 Services
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



1 inch = 184 feet





JOHNSON ROSATI SCHULTZ JOPPICH PC

34405 W. Twelve Mile Road, Suite 200 ~ Farmington Hills, Michigan 48331-5627
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

May 21, 2013

Rob Hayes, Public Services Director
CITY OF NOVI
Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Maple Manor – JSP 08-09D
Utilities and ROW- Review for Acceptance**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find, the following documents for the Maple Manor Rehab Center:

1. Water System Easement
2. Sanitary Sewer System Easement
3. Bill of Sale for Water System, Sanitary Sewer System Facilities
4. Commitment for Title Insurance
5. Maintenance and Guarantee Bond
6. Warranty Deed (14 Mile and Novi Road ROW)
7. Partial Discharge of Mortgage (14 Mile and Novi Road ROW)
8. License Agreement to Encroach in Public ROW

We have the following comments relating to the above-named documents:

Water and Sanitary Sewer Easements

J.S. Evangelista Development, LLC, seeks to convey the water and sanitary sewer system facilities serving the Maple Manor Rehab Center. We have reviewed and approve the format and language of the above Water System and Sanitary Sewer System Easements and corresponding Bill of Sale subject to the City consulting engineer's review and approval of the legal descriptions. The Maintenance and Guarantee Bond for water, sanitary sewer, and storm sewer is in the City's standard format for a letter of credit and is acceptable. The total amount has been approved by Engineering. Generally, the terms of a maintenance and guarantee bond require the developer to repair or replace defective water mains and/or sanitary sewer lines for two years from the time of formal acceptance of the facilities by the City.

Subject to approval of the legal descriptions, the Water and Sanitary Sewer System Easements may be accepted by Affidavit of the City Engineer.

Warranty Deed for Declaration Drive

J.S. Evangelista Development, LLC has provided a Warranty Deed for the portions of 14 Mile and Novi Roads adjacent to the Development. We have reviewed and approved the Warranty Deed in the current format, subject to approval of the legal descriptions by the City's consulting engineer. Comerica Bank has discharged the mortgage over this portion of the development.

License Agreement to Encroach in Public ROW

The Developer has proposed and the City has approved the construction of a retaining wall in connection with the Development which retaining wall encroaches into an existing City water system easement. The property owner has agree to hold the City harmless and accept responsibility for any damage or removal of the wall as required to access the water main within the existing easement. The License Agreement is the City's standard form, modified to fit the particular circumstances of this Development. Subject to approval of the attached legal descriptions, we recommend *approval, execution and recording* of the License Agreement by the City.

Upon acceptance by Affidavit of the City Engineer the Water and Sanitary Sewer System Easements should be recorded with the Oakland County Register of Deeds. The Bill of Sale, Maintenance and Guarantee Bond and Title Commitment should remain in the City's file.

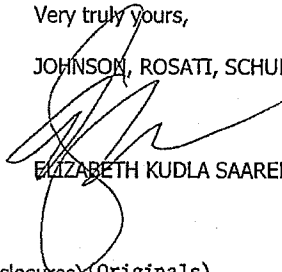
Upon acceptance by City Council of the Warranty Deed for 14 Mile and Novi Road ROW, the original deed and corresponding Partial Discharge of Mortgage should be forwarded to the County for recording.

Rob Hayes, Public Services Director
May 17, 2013
Page 3

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.



ELIZABETH KUDLA SAARELA

EMK

Enclosures

- C: Maryanne Cornelius, Clerk (w/ Enclosures) (Originals)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Sheila Weber, Treasurer's Office (w/Enclosures)
Kristin Pace, Treasurer's Office (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
David Beschke, Landscape Architect (w/Enclosures)
Crystal Sapp and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Marcus Evangelista, Esquire (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that J.S. EVANGELISTA DEVELOPMENT, LLC, a Michigan limited liability company, whose address is 7071 Orchard Lake Road, Suite 333 West Bloomfield, Michigan 48322 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 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 14th day of March, 2013.

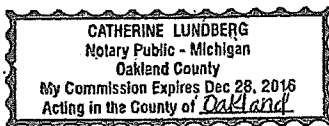
Signed by: J.S Evangelista Development LLC

Stella Evangelista
a Michigan limited liability company

By: Stella Evangelista
Its : Member

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 14th day of March, 2013, by Stella Evangelista, the Member of J.S. Evangelista Development LLC a Michigan limited liability company.



Elizabeth M. Kudla
Notary Public
Oakland County, Michigan
My Commission Expires: 12/28/2016

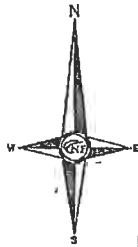
When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
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Part of Tax Parcel No. 22-02-201-001

Job No. _____ Recording Fee _____ Transfer Tax _____

Exhibit A

Right Of Way Dedication
60.00' for 14 Mile Road & 17.00' for Novi Road



N 1/4 COR. SECTION 2
T.1N.,R.8E.
S.P.C. 83

14 MILE RD.
S 88° 44' 36" E
220.19'

S 1/4 COR. SECTION 35
T.1N.,R.8E.
S.P.C. 83

P.O.B. PARCEL

60.00' R.O.W. TAKE
(RCOC)
A-1

PR. 60' R.O.W. LINE

NORTH LINE OF SEC. 2

N 00° 54' 00" E 1358.83'
N-S. 1/4 LINE OF SECTION 2

PARCEL NO. 22-02-201-001

EX. 43' R.O.W. LINE

PR. 60' R.O.W. LINE

S 00° 54' 00" W 500.27'

NOVI RD. - 86' WIDE

ARC = 304.54'
RADIUS = 775.51'
DELTA = 22° 30' 00"
CH. BRG. = S 12° 09' 00" W
CHORD = 302.59'

17.00' R.O.W. TAKE

(Novi)
A-2

PREPARED FOR:

J.S. EVANGELISTA DEVELOPMENT, LLC
7071 ORCHARD LAKE ROAD
SUITE 333
WEST BLOOMFIELD, MICHIGAN 48322
CONTACT:
MARCUS EVANGELISTA
TEL: (248) 626-1114
FAX: (248) 626-3918

S 23° 24' 00" W 249.74'

ARC = 338.31'
RADIUS = 861.51'
DELTA = 22° 30' 00"
CH. BRG. = S 12° 09' 00" W
CHORD = 336.14'



NF ENGINEERS
NOWAK & FRAUS ENGINEERS
1310 N. STEPHENSON HWY.
ROYAL OAK, MI 48067-1508
TEL (248) 399-0886
FAX (248) 399-0805

SCALE 1" = 150'
DATE 03-15-2013
DRAWN N.N.
JOB NO. F197
SHEET 1 of 13

QUIT CLAIM DEED

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, Quit Claims to **the Board of County Road Commissioners of the County of Oakland, ("Board")** State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

**SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," AND
LEGAL DESCRIPTION, ATTACHED AS EXHIBIT "B,"
BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN**

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2012.

GRANTOR:

The City of Novi

Robert J. Gatt, Mayor

Maryanne Cornelius, Clerk

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2014, Robert J. Gatt, executed the foregoing document before me and, being duly sworn, stated that he/she is the Mayor of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2014, Maryanne Cornelius, executed the foregoing document before me and, being duly sworn, stated that he/she is the Clerk of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

Drafted by:

Elizabeth K. Saarela
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

When recorded return to:

Project: _____ Project No.: _____ Parcel No.: _____
(Part of) Tax Parcel No.: _____
Recording Fee _____ Revenue Stamps _____

Exhibit A-1
Right of Way Dedication
60.00' for 14 Mile Road (Conveyed to RCOC)

LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

RIGHT OF WAY DEDICATION FOR 14 MILE ROAD DESCRIBED AS: THE NORTH 60.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE NORTHEAST ¼ OF SECTION 2, T.1N., R.8E., NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, 220.19 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (86 FEET WIDE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NOVI ROAD THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 54 MINUTES 00 SECONDS WEST, 500.27 FEET, 2) 304.54 FEET ALONG A CURVE TO THE RIGHT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 302.59 FEET, RADIUS 775.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS, 3) SOUTH 23 DEGREES 24 MINUTES 00 SECONDS WEST, 249.74 FEET, 4) 338.31 FEET ALONG A CURVE TO THE LEFT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 336.14 FEET, RADIUS 861.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS TO A POINT ON THE NORTH-SOUTH ¼ LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 2, NORTH 00 DEGREES 54 MINUTES 00 SECONDS, 1358.83 FEET TO THE POINT OF BEGINNING. CONTAINING 203,147 SQUARE FEET OR 4.664 ACRES.

LEGAL DESCRIPTION: PARCEL NO. 22-02-201-001

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 2, T.1N., R.8E., NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, 220.19 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (86 FEET WIDE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NOVI ROAD THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 54 MINUTES 00 SECONDS WEST, 500.27 FEET, 2) 304.54 FEET ALONG A CURVE TO THE RIGHT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 302.59 FEET, RADIUS 775.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS, 3) SOUTH 23 DEGREES 24 MINUTES 00 SECONDS WEST, 249.74 FEET, 4) 338.31 FEET ALONG A CURVE TO THE LEFT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 336.14 FEET, RADIUS 861.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS TO A POINT ON THE NORTH-SOUTH ¼ LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 2, NORTH 00 DEGREES 54 MINUTES 00 SECONDS, 1358.83 FEET TO THE POINT OF BEGINNING. CONTAINING 203,147 SQUARE FEET OR 4.664 ACRES, (169,229 SQUARE FEET OR 3.885 ACRES NET).

DATE
3-15-13

SHEET
2 OF 3

Exhibit A-2
Right of Way Dedication
17.00' for Novi Road (Conveyed to City of Novi)

LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

RIGHT OF WAY DEDICATION FOR NOVI ROAD DESCRIBED AS: THE EAST 17.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE NORTHEAST ¼ OF SECTION 2, T.1N., R.8E., NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, 220.19 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (86 FEET WIDE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NOVI ROAD THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 54 MINUTES 00 SECONDS WEST, 500.27 FEET, 2) 304.54 FEET ALONG A CURVE TO THE RIGHT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 302.59 FEET, RADIUS 775.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS, 3) SOUTH 23 DEGREES 24 MINUTES 00 SECONDS WEST, 249.74 FEET, 4) 338.31 FEET ALONG A CURVE TO THE LEFT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 336.14 FEET, RADIUS 861.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS TO A POINT ON THE NORTH-SOUTH ¼ LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 2, NORTH 00 DEGREES 54 MINUTES 00 SECONDS, 1358.83 FEET TO THE POINT OF BEGINNING. CONTAINING 203,147 SQUARE FEET OR 4.664 ACRES.

LEGAL DESCRIPTION: PARCEL NO. 22-02-201-001

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 2, T.1N., R.8E., NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, SOUTH 88 DEGREES 44 MINUTES 36 SECONDS EAST, 220.19 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (86 FEET WIDE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NOVI ROAD THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 54 MINUTES 00 SECONDS WEST, 500.27 FEET, 2) 304.54 FEET ALONG A CURVE TO THE RIGHT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 302.59 FEET, RADIUS 775.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS, 3) SOUTH 23 DEGREES 24 MINUTES 00 SECONDS WEST, 249.74 FEET, 4) 338.31 FEET ALONG A CURVE TO THE LEFT, CHORD BEARS SOUTH 12 DEGREES 09 MINUTES 00 SECONDS WEST, 336.14 FEET, RADIUS 861.51 FEET, CENTRAL ANGLE 22 DEGREES 30 MINUTES 00 SECONDS TO A POINT ON THE NORTH-SOUTH ¼ LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH ¼ LINE OF SECTION 2, NORTH 00 DEGREES 54 MINUTES 00 SECONDS, 1358.83 FEET TO THE POINT OF BEGINNING. CONTAINING 203,147 SQUARE FEET OR 4.664 ACRES, (169,229 SQUARE FEET OR 3.885 ACRES NET).

DATE
3-15-13

SHEET
3 OF 3

PARTIAL DISCHARGE OF MORTGAGE

The undersigned hereby certifies that a certain Continuing Collateral Mortgage, dated September 14, 2011 and recorded October 6, 2011 in liber 43442, page 534, Oakland County records, made and executed by Jose Evangelista and Stella Evangelista, husband and wife, to Comerica Bank, is discharged **ONLY AS TO THE PROPERTY DESCRIBED IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN.**

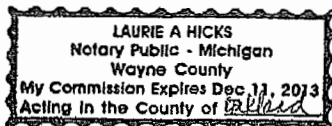
Executed on May 9, 2013.

COMERICA BANK

By: Lori H. Miller
Lori H. Miller
Its: Vice President

STATE OF Michigan)
) SS.
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me on May 9th, 2013 by Lori H. Miller, a Vice President of Comerica Bank, a Texas banking association, on behalf of said entity.



David L. Liles
Notary Public
WAYNE County, Michigan
My Commission Expires: 12-11-13

Prepared by Cynthia I. Brody P33123
When recorded return to:
COMERICA BANK
39200 Six Mile Road, MC 7578
Livonia, MI 48152

Exhibit A

Right Of Way Dedication
60.00' for 14 Mile Road & 17.00' for Novi Road

LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

RIGHT OF WAY DEDICATION FOR 14 MILE ROAD AND NOVI ROAD DESCRIBED AS: THE NORTH 60.00 FEET AND THE EAST 17.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

PART OF THE NORTHEAST 1/4 OF SECTION 2, T1N, R8E, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTH ¼ CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, S 88 degrees, 44' 36" E, 220.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (86 FEET WIDE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF NOVI ROAD THE FOLLOWING FOUR COURSES: (1) S 00 degrees 54' 00" W, 500.27 feet; (2) 304.54 FEET ALONG A CURVE TO THE RIGHT, CHORD BEARS S 12 degrees 09' 00" W 302.59 FEET, RADIUS 775.51 FEET, CENTRAL ANGLE 22 degrees 30' 00"; (3) S 23 degrees, 24' 00" W, 249.74 FEET; (4) 338.31 FEET ALONG A CURVE TO THE LEFT, CHORD BEARS S12 degrees 09' 00" W, 336.14 FEET, RADIUS 861.51 FEET, CENTRAL ANGLE 22 degrees 30' 00" TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 2, N 00 degrees 54' 00" E, 1358.83 FEET TO THE POINT OF BEGINNING. CONTAINING 203,147 SQUARE FEET OR 4.664 ACRES.