



cityofnovi.org

CITY of NOVI CITY COUNCIL

**Agenda Item 3
November 29, 2010**

SUBJECT: Consideration to accept vacant land donation of .26 of an acre, Parcel No. 50-22-25-301-026 located on Meadowbrook Road east of Nine Mile Road from Nathaniel and Jennifer Shepardson.

SUBMITTING DEPARTMENT: City Manager's Office

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

In 2006 the City Council discussed the opportunity to submit a Michigan Natural Resources Trust Fund (NRTF) Land Acquisition Grant application for vacant resident property (50-22-25-301-026 owned by Julie and Nate Shepardson). Receipt of the grant would have allowed the City to purchase the property. The property is adjacent to a parcel (50-22-25-301-027) acquired by the City through a 2005 MNRTF grant application. At that time the City decided not to proceed with the grant application. Earlier this month Mr. Shepardson offered to donate the vacant property on Meadowbrook Rd. free of charge as a donation. The property transfer needs to transpire prior to January 1st in order for the City not to be held liable for 2011 taxes.

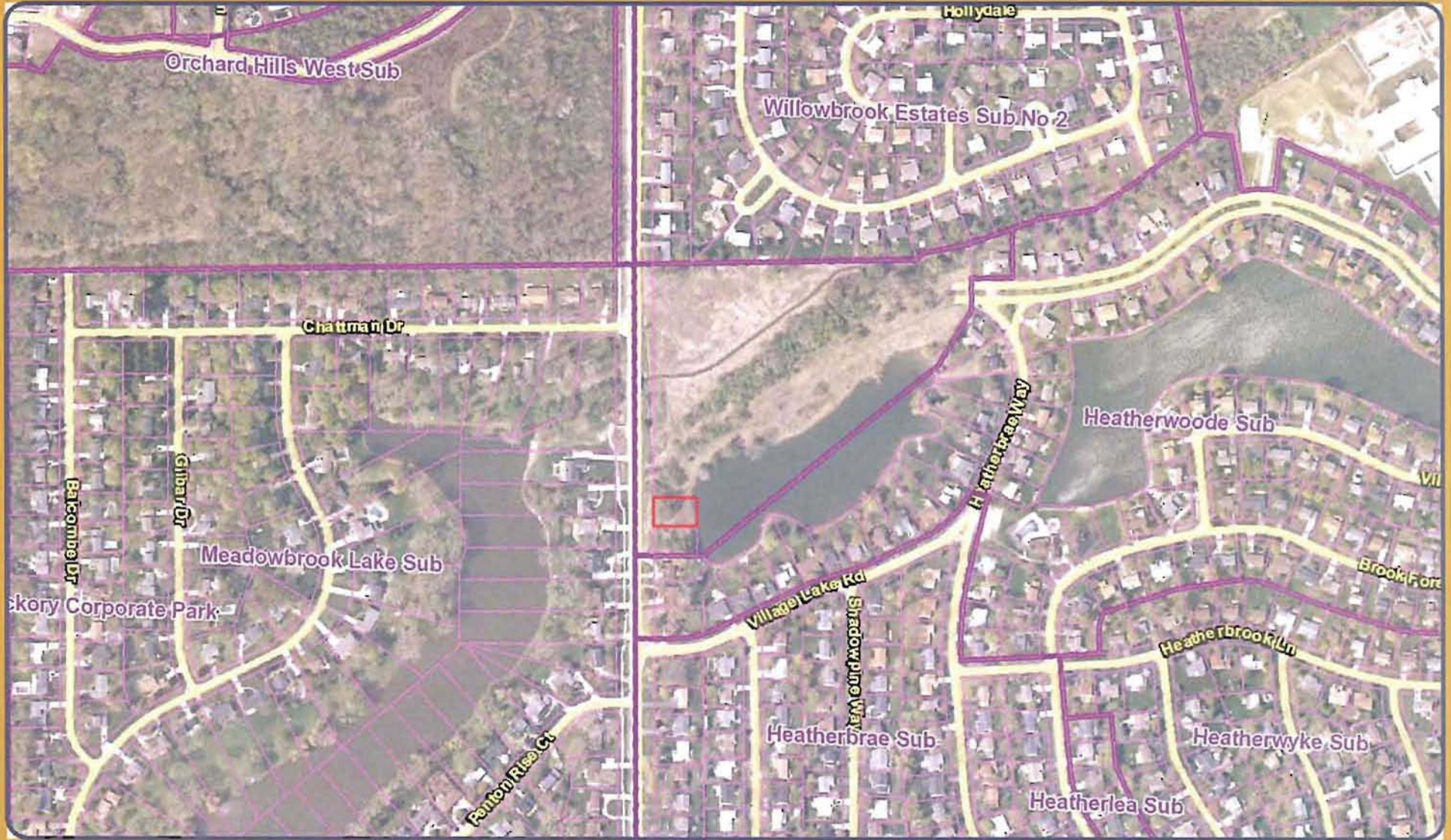
The Shepardson property is adjacent to City property and would add to future City park land. Accompany information is an aerial map of the parcel, offer letter from the Shepardsons, and title documentation.

RECOMMENDED ACTION: Consideration to accept vacant land donation of .26 of an acre, Parcel No. 50-22-25-301-026 located on Meadowbrook Road east of Nine Mile Road from Nathaniel and Jennifer Shepardson

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

Property Donation Shepardson Property



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



0 225 450 900
Feet
1 inch = 433 feet



Author: Victor Cardenas

Date: 11/12/2010

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. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

The City of Novi
Attn: Victor Cardenas, Assistant City Manager
45175 West 10 Mile Road
Novi, MI 45175

November 21, 2010

Re: Vacant Parcel on Meadowbrook Road
Parcel Id: 50-22-25-301-026

Dear Mr. Cardenas:

Per your direction, this letter is to document my offer to donate to the City of Novi the above referenced parcel of vacant land located on the east side of Meadowbrook Rd adjacent to the newly created Village Wood Lake Park. This offer is contingent on The City of Novi taking possession of the property before December 31st and providing me with documentation for federal income tax purposes. Prior to this transaction all outstanding property taxes on this parcel will be paid in full.

Sincerely,

Nathaniel Shepardson


Jennifer L. Shepardson





Encl.

SCHEDULE A

Great Lakes Title #: 36-6626

Policy No.: O-3502-135079

Date of Policy: July 20, 2000 at 8:00 a.m.

Amount of Insurance: \$ 6,000.00

1. Name of Insured:
NATHANIEL W. SHEPARDSON AND JENNIFER L. THIELE
2. The estate or interest in the land which is covered by this policy is:
FEE SIMPLE
3. Title to the estate or interest in the land is vested in:
INSURED
4. The land referred to in this policy is described as follows: COUNTY OF OAKLAND
CITY OF NOVI, STATE OF MICHIGAN

PART OF THE SOUTHWEST ONE QUARTER OF SECTION 25, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 25, 735.14 FEET FROM THE WEST ONE QUARTER CORNER OF SAID SECTION 25 PROCEEDING THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, 195.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, 90.00 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, 195.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25, 90.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 60.00 FEET CONVEYED TO THE CITY OF NOVI.

OAKLAND COUNTY TREASURER'S 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

026902

JUL 17 2000

C. HUGH DOHANY, County Treasurer

1.00 SLR Sec. 135, Act 208, 1893 as amended

183832
LIBER 21614 PAGE 426
\$7.00 DEED - COMBINED
\$2.00 REMONUMENTATION
\$51.60 TRANSFER TX COMBINED
07/19/2000 03:29:04 P.M. RECEIPT# SR122
PAID RECORDED - OAKLAND COUNTY
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

WARRANTY DEED Statutory form for Corporation 36-6626 GLT

KNOW ALL MEN BY THESE PRESENTS: That The Federal National Mortgage Association, whose address is; 13455 Noel Rd. Dallas, TX 75240 Acting as Attorney in Fact for NBD BANK, FSB whose address is 611 Woodward Detroit, MI 48213

Convey(s) and Warrant(s) to **NATHANIEL W. SHEPARDSON and JENNIFER L. THIELE**

whose address is [REDACTED]
the following described premises situated in the CITY of **NOVI**

County of **OAKLAND** and State of **MICHIGAN**, to-wit:
PART OF THE **SOUTHWEST ONE QUARTER OF SECTION 25, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 25, 735.14 FEET FROM THE WEST ONE QUARTER CORNER OF SAID SECTION 25 PROCEEDING THENCE NORTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, 195.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 50 SECONDS EAST, 90.00 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS WEST, 195 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25, 90.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 60.00 FEET CONVEYED TO THE CITY OF NOVI.**

AKA: **VACANT MEADOWBROOK**



for the full consideration of **SIX THOUSAND (\$ 6,000.00) DOLLARS**

subject to any and all easements or restrictions of record, if any. AND SECTION 109 (4) "This property may be located within the vicinity of farmland or a farmland operation Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated condition may be used and are protected by the Michigan Right to Farm Act."

Dated this **28TH** day of **JUNE** 20 00 **NBD BANK, FSB** ATTORNEY IN FACT FOR

Witness: **Tony Forner** (Signature)

Patricia Manson (Signature)

Signed and Sealed: **Randy L. Conatser** (Signature)

by **Randy L. Conatser** Vice President

its **Donna Chassem** (Signature)
DONNA CHASSEM ASSISTANT SECRETARY

STATE OF TEXAS }
COUNTY OF DALLAS }

The foregoing instrument was acknowledged before me this **28TH** day of **JUNE** 20 00 (1) by *** RANDY L. CONATSER VICE PRESIDENT AND DONNA CHASSEM ASSISTANT SECRETARY FOR FEDERAL NATIONAL MORTGAGE ASSOCIATION AS ATTORNEY IN** Corporation on behalf of said Corporation.

(1) name(s) of officer(s) (2) title (3) name of corporation (4) state of incorporation
FACT FOR NBD BANK FSB.

Notary Public, _____ County, _____



Drafted by: **TOM BONK** Business Address: **20020 KELLY HARPER WOODS, MI 48225**

County Treasurer's Certificate City Treasurer's Certificate **O.K. - KB**

When Recorded Return To: **Nathaniel Shepardson** GRANTEE Send subsequent tax bills to: GRANTEE

Tax ID # **22-25-301-026** Recording Fee **\$10.00** Revenue Stamps **\$51.60**

General Property Information

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 50-22-25-301-026 Data Current As Of: 11/10/2010 4:29:15 PM

Property Address	[collapse]

Owner Information	[collapse]
SHEPARDSON,NATHANIEL& JENNIFER ████████████████████ ████████████████████	Unit: 22

Taxpayer Information	[collapse]
SHEPARDSON, NATHANIEL & JENNIFER ████████████████████ ████████████████████	

General Information for Tax Year 2010	[collapse]														
Property Class: 402	Assessed Value: \$30,750	School District: 180 - Novi	Taxable Value: \$30,750												
State Equalized Value: \$30,750	Map #: 0	Date of Last Name Chg: 05/12/2008	Notes: N/A												
USE: 0															
Date Filed: 2011	Principal Residence Exemption May 1st 0.0000 %	Final -													
2010	0.0000 %	0.0000 %													
<table border="1" style="width:100%"> <thead> <tr> <th style="width:25%">Previous Year Info</th> <th style="width:25%">MBOR Assessed</th> <th style="width:25%">Final S.E.V.</th> <th style="width:25%">Final Taxable</th> </tr> </thead> <tbody> <tr> <td>2009</td> <td>\$34,300</td> <td>\$34,300</td> <td>\$34,300</td> </tr> <tr> <td>2008</td> <td>\$34,300</td> <td>\$34,300</td> <td>\$34,300</td> </tr> </tbody> </table>				Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable	2009	\$34,300	\$34,300	\$34,300	2008	\$34,300	\$34,300	\$34,300
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2009	\$34,300	\$34,300	\$34,300												
2008	\$34,300	\$34,300	\$34,300												

Land Information	[collapse]										
<table style="width:100%"> <tr> <td style="width:50%">Frontage</td> <td style="width:50%">Depth</td> </tr> <tr> <td>Lot 1: 90.00 Ft.</td> <td>195.00 Ft.</td> </tr> <tr> <td>Lot 2: 0.00 Ft.</td> <td>0.00 Ft.</td> </tr> <tr> <td>Lot 3: 0.00 Ft.</td> <td>0.00 Ft.</td> </tr> <tr> <td>Total Frontage: 90.00 Ft.</td> <td>Average Depth: 195.00 Ft.</td> </tr> </table>	Frontage	Depth	Lot 1: 90.00 Ft.	195.00 Ft.	Lot 2: 0.00 Ft.	0.00 Ft.	Lot 3: 0.00 Ft.	0.00 Ft.	Total Frontage: 90.00 Ft.	Average Depth: 195.00 Ft.	
Frontage	Depth										
Lot 1: 90.00 Ft.	195.00 Ft.										
Lot 2: 0.00 Ft.	0.00 Ft.										
Lot 3: 0.00 Ft.	0.00 Ft.										
Total Frontage: 90.00 Ft.	Average Depth: 195.00 Ft.										
Acreage: 0.40											
Zoning Code: R-4											
Land Value: \$61,500	Mortgage Code: 00000										
Land Improvements: \$0	Lot Dimensions/Comments:										
Renaissance Zone: NO											
Renaissance Zone Expiration Date:											

ECF Neighborhood Code: R2508 - HTHRWD/HTHRWK/HTHRBR

Legal Information for 50-22-25-301-026

[collapse]

T1N, R8E, SEC 25 PART OF SW 1/4 BEG AT PT DIST S 00-20-50 E 735.14 FT FROM W 1/4 COR, TH N 89-39-10 E 195 FT, TH S 00-20-50 E 90 FT, TH S 89-39-10 W 195 FT, TH N 00-20-50 W 90 FT TO BEG, EXC W 60 FT TAKEN FOR RD 0.26 A2-11-91 FR 002

Sales Information

2 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
06/28/2000	\$6,000.00	WD	SVENSSON, JAN	NATHANIEL SHEPARDSON	ARMS-LENGTH	21614-426
08/13/1996	\$72,500.00	WD	VILLAGWOOD INC	JAN E SVENSSON	ARMS-LENGTH	16546-832

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memo

To: Clay Pearson, City Manager

From: Randy Auler, Director, Parks, Recreation and Forestry

Date: July 19, 2006 ✱

RE: Land Acquisition Opportunity (Shepardson Property)

On March 6, 2006, City Council discussed an opportunity to submit a Michigan Natural Resources Trust Fund (MNRTF) Land Acquisition Grant application for a vacant residential land lot (.26 acres – Shepardson property) adjacent to the 2005 MNRTF grant property (Roskelly). City Council requested that staff and the Parks, Recreation and Forestry Commission review the opportunity specifically and provide a recommendation to City Council.

Staff and the Parks, Recreation and Forestry Commission's Strategic Planning Committee met and established the following guidelines for the Commission and staff to utilize when considering a parcel of land for acquisition:

- Each land opportunity will be considered on a case by case basis
- The land should enable the City to fulfill a community park and recreation need, or
- Preserve environmentally significant property, and
- Provide benefit to the community

Staff and the Parks, Recreation and Forestry Commission's Strategic Planning Committee reviewed the property and provided a negative recommendation to the Parks, Recreation and Forestry Commission. The committee came to this conclusion because the parcel is not an environmentally significant parcel, and would provide no park and recreation benefit to the community.

On June 8, 2006, the Parks Recreation and Forestry Commission approved a motion to not prepare and submit an acquisition for a grant application for this parcel. Staff notified the property owner of the Parks, Recreation and Forestry Commission's recommendation. The property owner indicated that he would maintain ownership of the parcel or attempt to sell the property in the future.