

CITY of NOVI CITY COUNCIL

Agenda Item F January 24, 2011

SUBJECT: Acceptance of a Conservation Easement from Redwood-ERC Novi, LLC, for Fox Run Village located on the north side of Thirteen Mile Road, between Meadowbrook Road and M-5, in Section 1, covering 39.46 acres.

SUBMITTING DEPARTMENT: Community Development Department - Planning

CITY MANAGER APPROVAL;

BACKGROUND INFORMATION:

Fox Run Village is a multiple building retirement community with associated surface parking and drainage facilities located on the north side of Thirteen Mile Road, between Meadowbrook Road and M-5. The former property owner, Novi Campus, LLC, received Final Site Plan approval from the Planning Division on August 2, 2002, May 12, 2004 and September 20, 2005, for three phases of SP 00-66, Fox Run Village. City Council approved the Preliminary Site Plan on June 4, 2001 with the proposed conservation easements for wetland and woodland conservation.

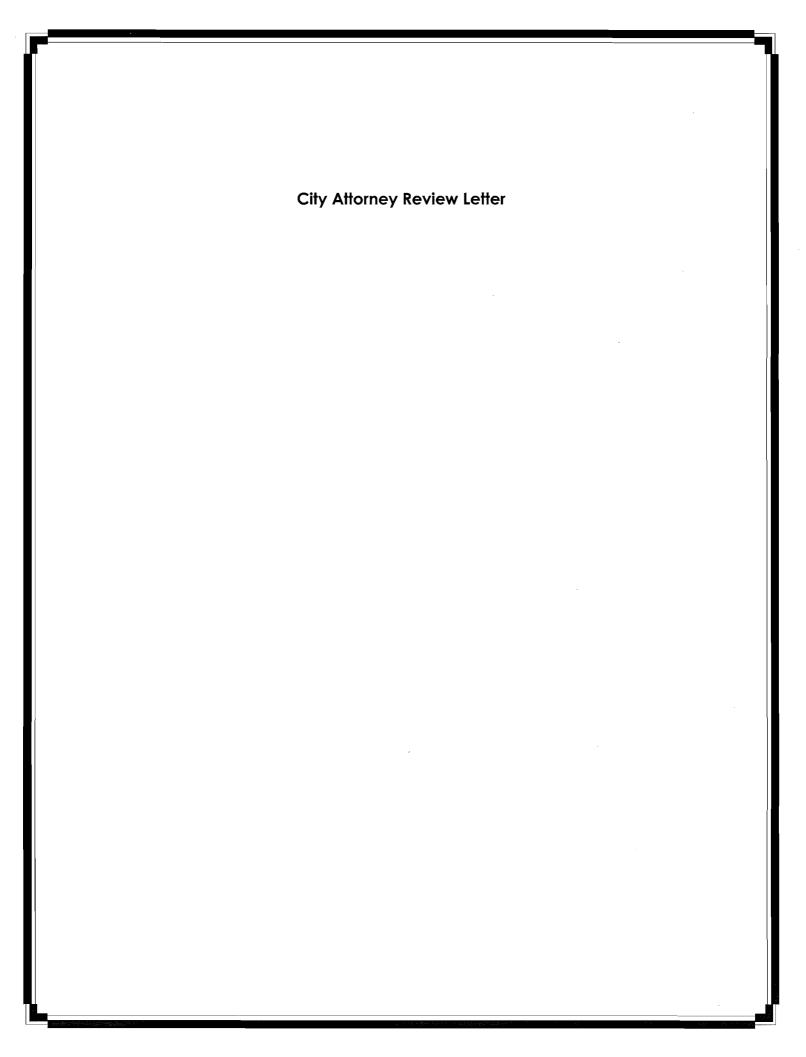
The attached Exhibit 'C' depicts the areas being preserved. The easements cover about 38% of the 102 acre site. There are a substantial amount of wetlands and woodlands that will fall within these easements.

The easements have been reviewed by the City's professional staff and consultants and are currently in a form acceptable to the City Attorney's office for approval by the City Council.

RECOMMENDED ACTION: Acceptance of a Conservation Easement from Redwood-ERC Novi, LLC, for Fox Run Village located on the north side of Thirteen Mile Road, between Meadowbrook Road and M-5, in Section 1, covering 39.46 acres.

	1	2	Y	N
Mayor Landry			12	20 O -
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

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





December 21, 2010

30903 Northwestern Flighway P.O. Box 3040 Farmington Hills, MI 48333-3040 Tel: 248-851-9500 Fax: 248-851-2158 www.secrestwardle.com

> Elizabeth M. Kudla Direct: 248-539-2816 bkudla@secrestwardle.com

Barb McBeth, Deputy Community Development Director City of Novi 45175 West Ten Mile Road Novi, Michigan 48375-3024

Re: Fox Run

Conservation Easement Our File No: 72236, NOV

Dear Ms. McBeth:

We have reviewed and approved the enclosed Conservation Easement pertaining to the Fox Run Property. The Conservation Easement provides for the protection, in perpetuity of wetlands, wooded wetlands, woodlands and wetland mitigation areas on the subject property. The exhibits describing and depicting the protected areas have been approved by Community Development.

Once approved by City Council and executed by the City, the original should be recorded with the Oakland County Register of Deeds.

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

Very truly yours,

BLYZABEZH M. KUDLA

EMK

Enclosure

C: Maryanne Cornelius, Clerk (w/original Enclosure)

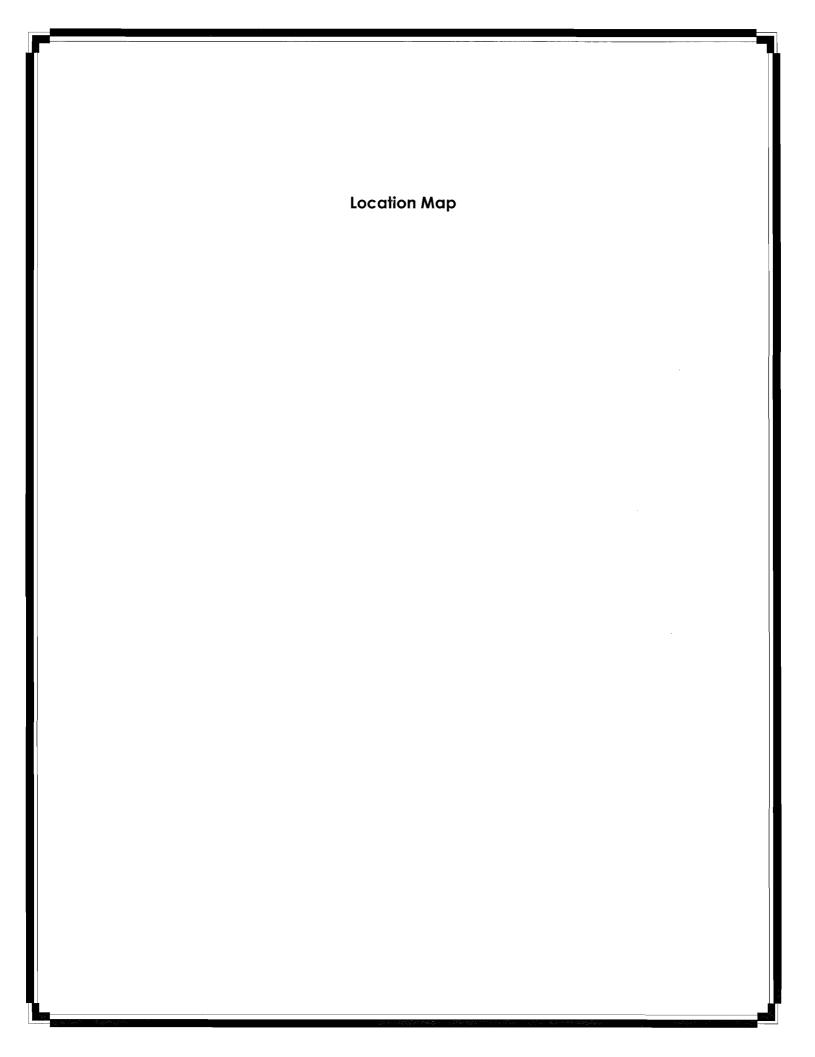
Mark Spencer, Planner (w/Enclosure)

Julian Wargo, Jr., Ziemet-Wozniak (w/Enclosure)

Steven Montgomery, Erickson Retirement Communities (w/Enclosure)

Thomas R. Schultz, Esquire (w/Enclosure)

1546228_1.doc





Map Author: Mark Spencer Date: 1/19/11 Project: Fox Run Version #: 2.0

MAP INTERPRETATION NOTICE

MAP IN INPUTEIL ALTON NO TICE, MAP IN INPUTEIL ALTON NO TICE, which indicated the project of substitute for any official or primary discree. This map was intended to meet. National Map Accuracy Standards and use the most recent, accurate sources available to the people of the Orf of Novi. Boundary measurements and area calculations are approximate and should not be constitued as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as armadic. Pleased contact the Cing (SM Manager to confirm source and accuracy information related to this map.



Tax Parcels



Fox Run



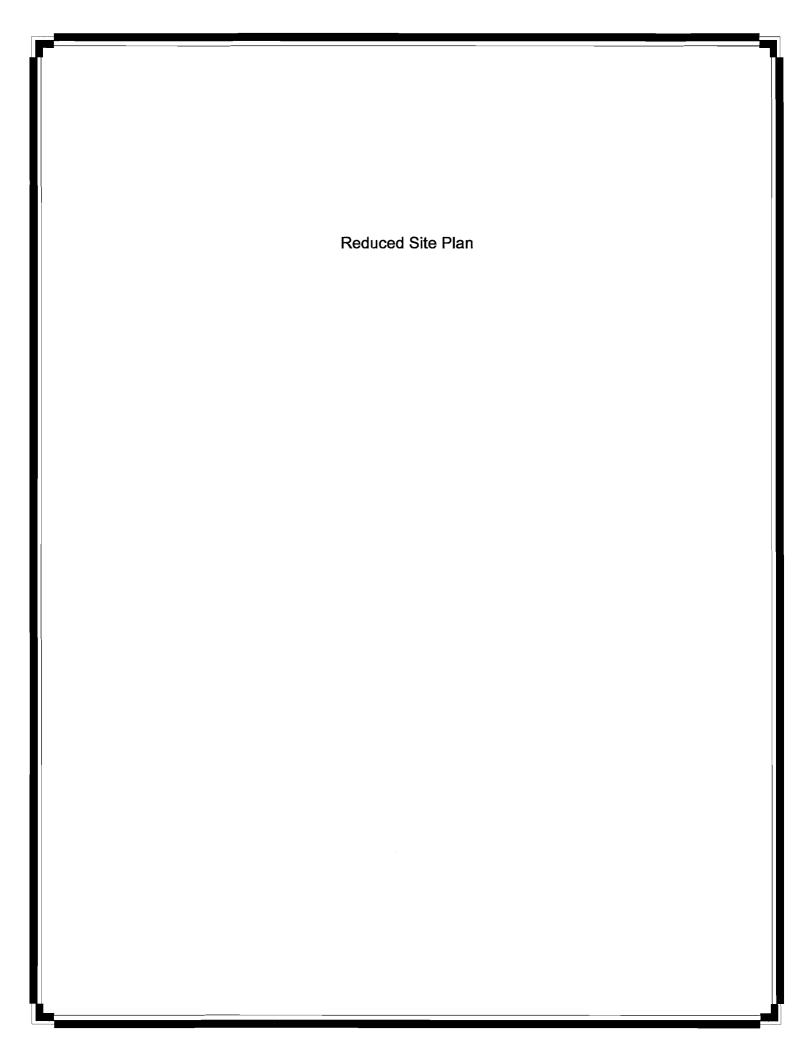
Proposed Conservation Easement

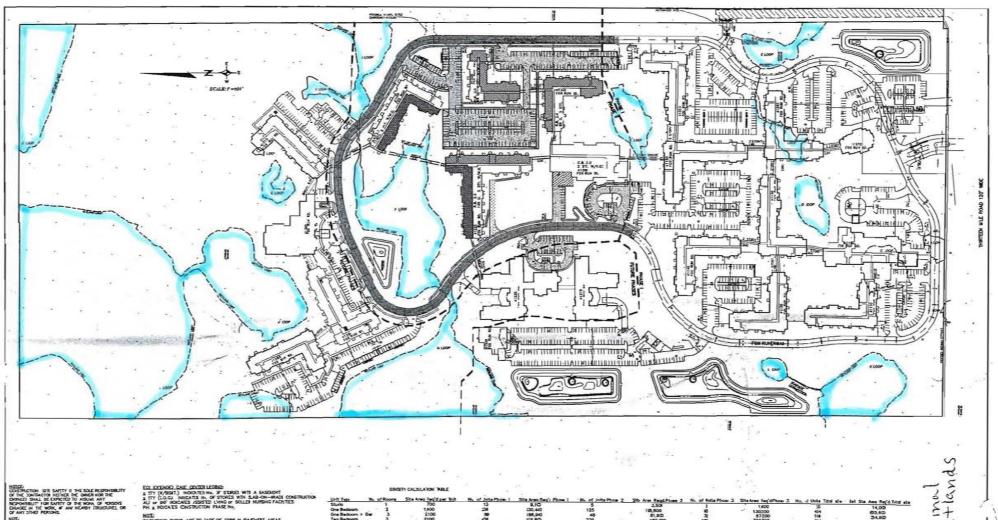


City of Novi

Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org







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NOTE:
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PRISCIPATION EARLINESS.

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MUSINUM BULDING LENGTH	MOFT.	364 FT.	PH. : RB23)
FRONT YARD SETSION	50 T.	120 FT.	
SIE YARD STRACK	75 77,	95 FT.	
RIAR WAS ETBACK	75 T.	710 FT	
OIDH PACE AREA	317,000 St. FT	19,600 + 52 FT	
GIOSS GROUND FLOOR JREA		54,74 SF	
MYSMIN FO. COASIVOI	25 PERCENT	150 PERCENT	
PLYDADIT AREA		840,00k S.F	

Unit Type	No. of Rooms	Site knep legid per hijt	No. of Joile Phone I	Site Area Regis Phase I	'No. of John Phos 2	57b Ares Read Phase 2	Nr. of folta Phose 3	Site Area (ac'dPhose 3	No. of Only Total also	Tel Sta Area Reg'd Total sta
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Total Required	1,501 Spc.es

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STANDARD SPICTORS

SUPPLIES A LAND SPICTORS

SUPPLIES AND SPICTORS

Totals

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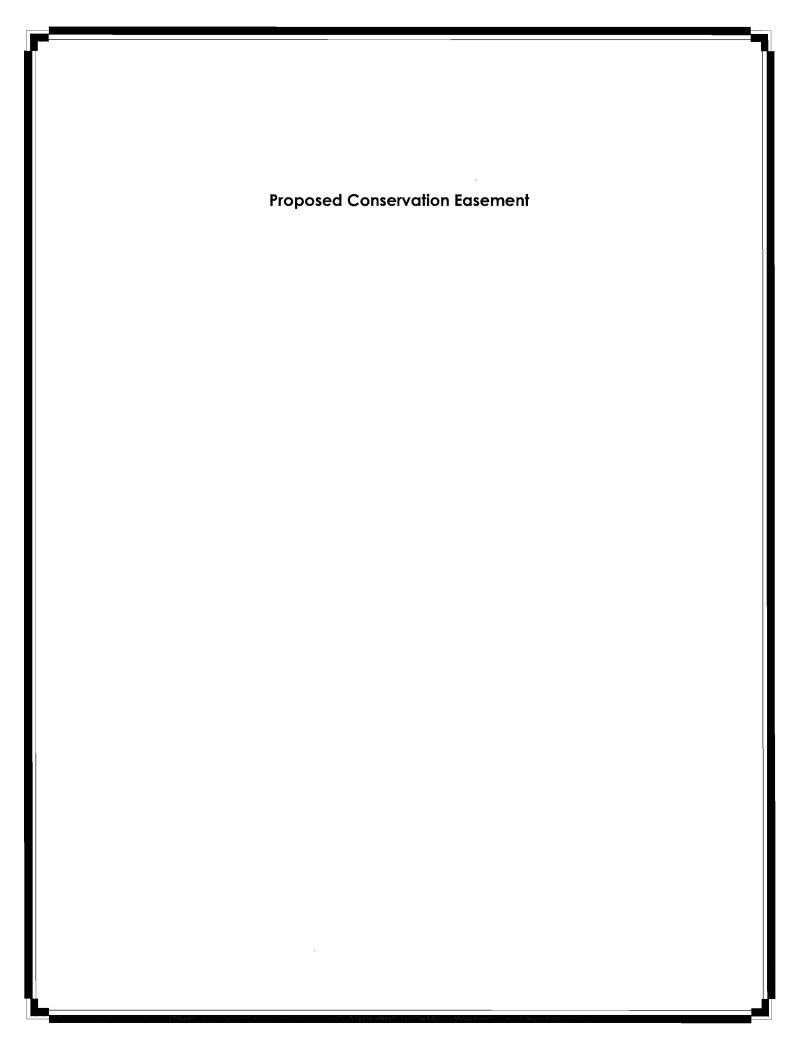
(RICKSON RETIFEMENT COMMUNITIES

103 MADEN CHOICE LANE

BALTIAGRE MANYLAID 27228

BAVID DESTINO 410-242-2888

OVERALL SITE PLAN FOX RUN VLLAGE-PHASE 2



CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this ____ day of October, 2010, by and between Redwood – ERC Novi, LLC whose address is 701 Maiden Choice Lane, Baltimore, Maryland 21228 (hereinafter the "Grantor"), and the City of Novi, and its successors or assigns, whose address is 45175 W. Ten Mile Road, Novi, Michigan 48375 (hereinafter the "Grantee").

RECITATIONS:

- A. Grantor owns a certain parcel of land situated in Section 1 of 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 construction of Fox Run Village development on the Property, subject to provision of an appropriate easement to permanently protect the woodland and wetland areas located thereon from destruction or disturbance. Grantor desires to grant such an easement in order to protect the area.
- B. The Conservation Easement Areas (the "Easement Areas") situated on the Property are more particularly described on Exhibits B and C, attached hereto and made a part hereof, the second page of which contains a 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 Conservation 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 Conservation 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 Conservation Easement is to protect the woodlands, wooded wetlands, wetlands, and wetland mitigation areas as shown on the attached and incorporated Exhibit B. The subject areas shall be perpetually preserved and maintained, in their natural and undeveloped condition, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environmental Quality and the appropriate federal agency.
- 2. Except for and subject to the activities which have been expressly authorized by permit, there shall be no disturbance of the woodlands, wooded wetlands, wetlands, and wetland mitigation areas and/or vegetation within 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 in the Easement Area.

- 3. No grass or other vegetation shall be planted in the Easement Areas after the date of this Conservation Easement with the exception of plantings approved, in advance, by the City in accordance with all applicable laws and ordinances.
- 4. This Conservation Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Grantor, Grantee and its authorized employees and agents (collectively, "Grantee'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 the Conservation Easement.
- In the event that the Grantor shall at any time fail to carry out the responsibilities 5. specified within this Document, and/or in the event of a failure to preserve and/or maintain the wetland areas and/or protected woodlands in reasonable order and condition, 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 property, or cause its agents or contractors to enter upon the property 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 lots on the property. 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 lot, 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. Within 90 days after the Conservation Easement shall have been recorded, Grantor at its sole expense, shall place such signs, defining the boundaries of the Easement Area and, describing its protected purpose, as indicated herein.
- 7. This Conservation Easement has been made and given for a consideration of a value less that One Hundred (\$ 100.00) Dollars, and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MSA 7.456(26)(2) and (ii) exempt from the County Transfer Tax, pursuant to MSA 7.456(5)(a).
- 8. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement on legal instruments used to convey an interest in the property.

Easement as of the day and year first above set forth.	
WITNESS:	(Grantor) REDWOOD-ERC/NOVI, LLC
Lucia Oliveia	
	By: Gerald F Doherty Its: Executive Vice President

IN WITNESS WHEREOF, Grantor and Grantee have executed the Conservation

STATE OF MARYLAND)

COUNTY OF Baltmore.

The foregoing instrument was acknowledged before me this $\frac{(')^{\prime}}{}$ day of October, 2010, by Gerald F. Doherty, as the Executive Vice President of Redwood-ERC Novi, LLC, a Maryland limited liability company.

Notary Public

My Commission Expires:____



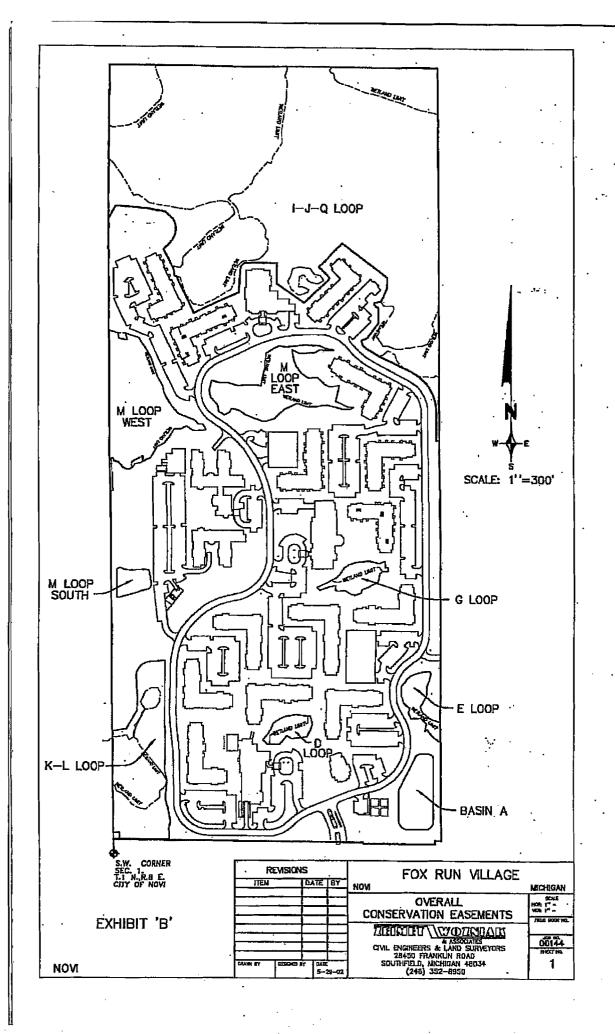
CATHY M. THOMPSON Notary Public, State of Maryland Queen Anne's County My Commission Expires December 25, 2011

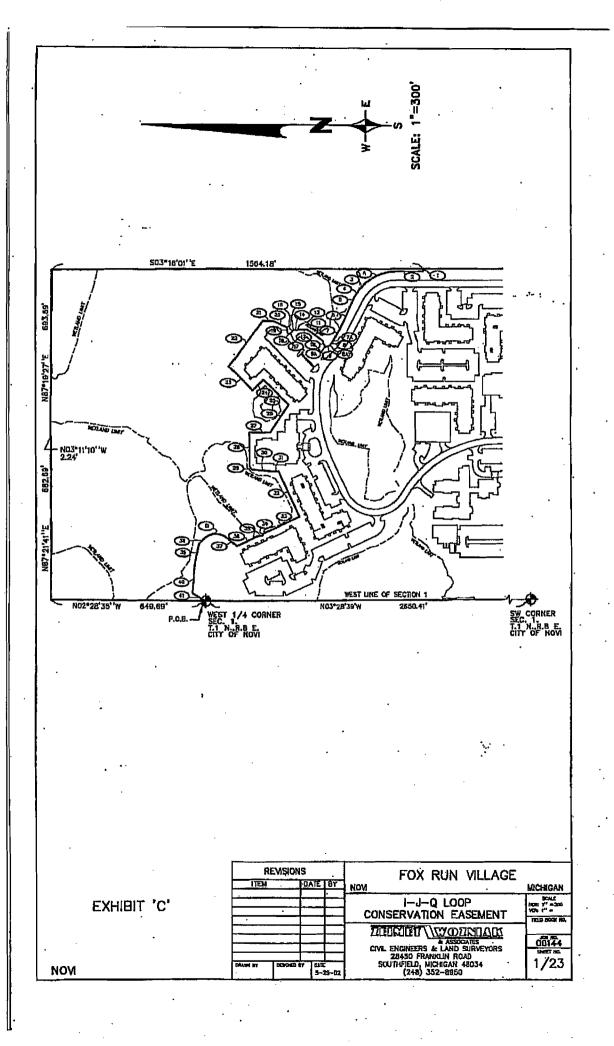
WITNESS:	(Grantee) CITY OF NOVI A Municipal Corporation
·	By: Its:
STATE OF MICHIGAN)) ss COUNTY OF OAKLAND)	
	s acknowledged before me on thisday of,, on behalf of the City of Novi, a Municipal
	Notary Public Oakland County, Michigan My Commission Expires:
Drafted by:	
Julian Wargo Zeimet Wozniak and Associates, Inc. 55800 Grand River, Suite 100 New Hudson, MI 4816	
After recording, return to:	
Elizabeth M. Kudla 30903 Northwestern Highway P.O. Box 3040 Farmington Hills, MI 48333-3040	

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EXHIBIT A

Part of the West ½ of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the Southwest Corner of Section 1, Town 1 North, Range 8 East; thence along the West Line of Section 1, North 03'28'39" West 60.01 feet to the POINT OF BEGINNING; thence continuing along the West Line of Section 1, North 03'28'39" West 2590.40 feet to the West ¼ Corner of Section 1, Town 1 North, Range 8 East; thence along the West Line of Section 1 and along the boundary of "The Maples of Novi, Maple Hills", Oakland County Condominium Plat No. 627, North 02'28'35" West 649.69 feet; thence continuing along the boundary of "The Maples of Novi, Maple Hills" the following two (2) courses: one (1) North 87'21'41" East 682.69 feet and two (2) North 03'11'10" West 2.24 feet; thence along the south boundary of "Haverhill Forms", Oakland County Condominium Plat No. 912, North 87'19'27" East 693.69 feet; thence South 03'15'01" East 3236.69 feet to a point 70.00 feet North of the South Line of Section 1, thence along the North Line of Thirteen Mile Road the following five (5) courses: one (1) South 87'31'40" West 25.33 feet, two (2) South 02'28'20" East 15.00 feet, three (3) South 87'31'40" West 300.00 feet, four (4) North 02'28'20" West 5.00 feet, and five (5) South 87'31'40" West 1050.40 feet to the POINT OF BEGINNING. Contains 102.817 Acres.





	1-J-Q	TABLE
UNE	LENGTH	BEARING
1	11.12	N86°43'59' 'E
2	118.19	N03*16'01''W
3	16,86	N47°25'37"W
4	35.00	N58*59'57"W
5	- 35,08	N68"47'04''W
6	113.73	N67*52'18' W
· 7	49.00	N63'09'45''W
7A	· · ·15.04	N60°00'41' 'W
8	12.66	S57*26'55''E
BA	3.54	N52"19'25' 'W
. 9	21.34	N20"35'04''W -
AP.	2.59	N40"29'27' E
10	25,04	N65"D4'17' 'E
. 11	79.20	N32°48'45' E
12	30.89	N00°29'16' E
13	16.62	N14*01'38''W
14	11.12	N07°09'25"E
15	8,39	N20"45'24"'W
16	4.21	S86°21'42''W
17	17.63	N49"39'40''W
18	8.08	N24"25'24' E
19	25.19	N78°22'04''E
20	63.38	N21"03'16"'E
21	42,66	3' '2E'01"00M
22	238,04	N56°16'22''W
23	139.89	542°19'09' <i>'</i> W
24	64.79	S47*40'57''E
25	148.78	S42°18'46''W
26	141.15	N58"51'53' 'W
27	84.62	N03"00'00' 'W
28	140.45	S87°00'00' 'W
29	18.68	\$45°19'50' 'W
30	88.91	S01°54'18' 'W
31	19.74	\$03*20'00''E
32	208.06	. \$62*00'00' W_
33	168.46	528"00'00' 'E
. 34	8.53	N76°40'26' 'W
35	21.56	N10"42'35" W
36	97,60	N28°00'00' W
37	51.51	N37"24'01''E
38	· 26,72	N48"38'10' 'W
39	80.24	N82°00'01''W
40	128.23	N88*01'50' W
- 41	63,90	S27°32'46' W

' I-J-Q CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD		
A	158.02	188.00	48°09'33''	N27*20'48''W	153,41		
. 8	109.07	69.75	89*35'39''	N07*23'49''W	98.29		

REMISIONS FOX RUN VILLAGE

ITEM DATE BY
NOW MICHIGAN

I—J—Q LOOP
CONSERVATION EASEMENT

THE MICHIGAN

I—J—Q LOOP
CONSERVATION EASEMENT

THE MICHIGAN

AASSOLATE
CIVIL ENGINEERS & LAND SURVEYORS
28450 FRANKLIN ROAD
SOUTHFIELD, MICHIGAN 48004
2/23

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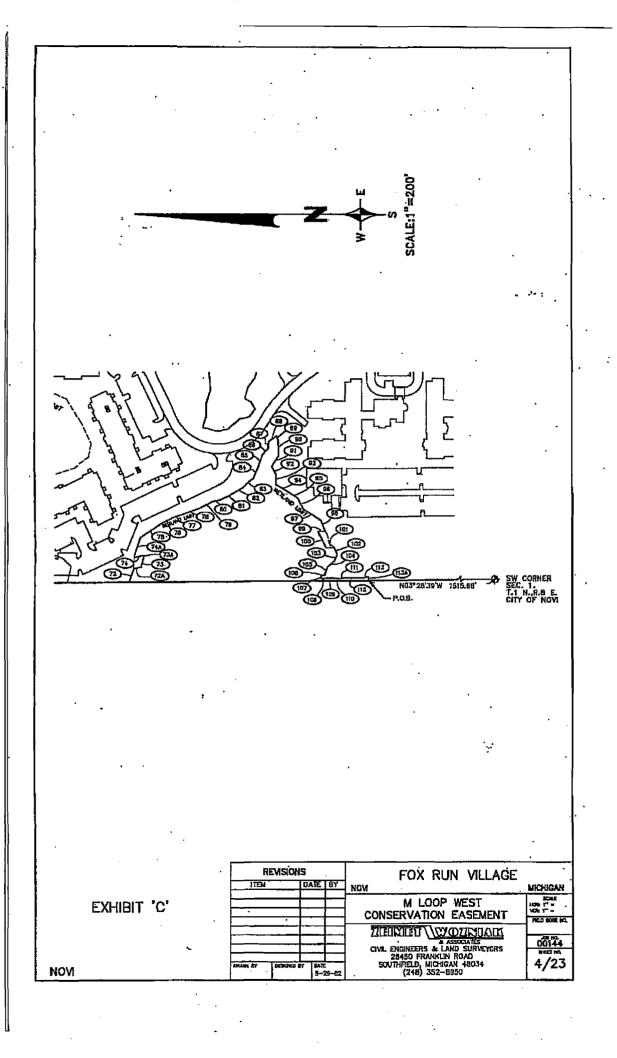
FOX RUN VILLAGE LEGAL DESCRIPTION I-J-Q CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOW, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1, TOWN 1 NORTH, RANGE 8 EAST; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39" W. 2650.41 FEET TO THE POINT OF BEGINNING ALSO BEING THE WEST 1/4 CORNER OF SECTION 1 T. 1 N., R. 8 E. THENCE CONTINUING ALONG THE WEST LINE OF SECTION 1 AND THE EAST LINE OF "THE " MAPLES OF NOV, MAPLE HILLS," OARLAND COUNTY CONDOMINIUM PLAT NO. 627, N. 02°28'35' W. 649.69 FEET: THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID "MAPLES OF NOV!, MAPLE HILLS" N. 87"21'41" E. 682.69 FEET AND N. 03°11'10" W. 2.24 FEET; THENCE N. 87°19'27" E. 693.69 FEET ALONG THE SOUTH LINE OF "HAVERHILL FARMS" OAKLAND COUNTY CONDOMINIUM PLAT NO. 912, THENCE S. 03º16'01' E. 1564.18 FEET; THENCE N. 86°43'59" E. 11.12 FEET; THENCE N. 03°16'01" W. 118.19 FEET;
THENCE 158.02 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, RADIUS OF 188.00
FEET, A CENTRAL ANGLE OF 48°09'33", A CHORD LENGTH 153.41 FEET, AND A CHORD BEARING OF N. 27°20'48" W.; THENCE N. 47°25'37" W. 16.86 FEET; THENCE N. 58°59'57" W. 35.00 FEET; THENCE N. 68°47'04" W. 35.08 FEET; THENCE N. 63°09'45" W. 49.00 FEET; THENCE N. 60°00'41" W. 15.04 FEET; THENCE S. 57°26'55" E. 12.66 FEET; THENCE N. 52°19'25" W. 3.54 FEET; THENCE N. 20°35'04" W. 21.34 FEET; THENCE N. 40°29'27" E. 2.69 FEET; THENCE N. 65°04'17" E. 25.04 FEET; THENCE N. 32°48'45" E. 79.20 FEET; THENCE N. 00°29'16" E. 30.89 FEET; THENCE N. 32-48-45 E. 79.20 FEET; THENCE N. 07-09'25' E. 11.12 FEET; THENCE N. 20-45'24" W. 8.39 FEET; THENCE N. 86-21'42" W. 4.21 FEET; THENCE N. 49-39'40" W. 17.63 FEET; THENCE N. 24-25'24" E. 8.08 FEET; THENCE N. 78°22'04" E. 25.19 FEET; THENCE N. 21°03'16" E. 63.38 FEET; THENCE N. 00°10'39" E. 42.66 FEET; THENCE N. 56°16'22" W. .238.04 FEET; THENCE S. 42°19'09' W. 139.89 FEET; THENCE S. 47°40'57'' E. 64.79 FEET; THENCE S. 42°18'46' W. 148.78 FEET; THENCE N. 58-51'53' W. 141.15 FEET; THENCE N. 03°00'00' W. 84.62 FEET; THENCE S. 87°00'00' W. 140.45 FEET; THENCE S. 45°19'50' W. 18.68 FEET; THENCE S. 03°00'00' E. 19.74 FEET; THENCE S. 03°00'00' E. 19.74 FEET; THENCE S. 62°00'00" W. 208.06 FEET; THENCE N. 28°00'00" W. 168.46 FEET: THENCE N. 76°40'26" W. 8.53 FEET: THENCE N. 10°42'36" W. 21.56 FEET: THENCE N. 28°00'00" E. 97.60 FEET: THENCE N. 37°24'01" E. 51.51 FEET; THENCE 108.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 65.75 FEET, A CENTRAL ANGLE 89°35'39", A CHORD LENGTH 98.29 FEET, AND A CHORD BEARING OF N. 67°23'49" W.; THENCE N. 48°38'10" W. 26.72 FEET; THENCE N. 82°00'01" W. 80.24 FEET; THENCE N. 88°01'50" W. 128.23 FEET; THENCE S. 27"32"48" W. 63.90 FEET TO THE POINT OF BEGINNING CONTAINING 29.05 ACRES.

EXHIBIT 'C'

| CONSERVATION EASEMENT | CONSERVATION EA

NOV



	M LOOP	WEST
LINE	LENGTH	BEARING
72	39.63	S74°47'15''E
72A	22.27	S16"33'29' 'E
73	29.34	
73A	3,86	N61"50'22' E
74	25.55	N16"33'29' 'W
74A	58.92	S74°53'52''E
75	59.26	536°41'00' 'E
. 76	32.72	S31° 42'58' 'E
77	28.62	S21°18'59' 'E
78	53.32	S22°59'21''E
. 79	39.94	. S30° 47'33' 'E
80	25.18	S15°21'15' 'E
81	32:12	S29°19'56' 'E
82	35.78	S32° 42'26' 'E
83	41.66	S44° 35' 37' 'E ·
84	33.29	· · S69°02'17''E
85	33.75	S73°05'42''E
. 86	27.05	S51°09'51''E
87	18.52	N89°02'07' 'E
88	25.71	S37"56'34' 'E
89	10,81	S62°55'07' 'W
90	44.30	S84°18'30' W
91	35.23	N59°31'31!'W
92	25.66	558°13'24' 'W
93	. 27,68	S86°58'04' 'W
94	39.78	S28°27'13' W
95	30.54	S32°07'13' 'W
96	33.08	S60°12'29' 'W
97	57.00	\$29°02'18' 'W
98	33.56	
. 100	20.14 51.49	N02°39'18' 'W 560°42'20' 'W
101	24.37	502°39'18' 'E
102	18.45	S62*25'27''W
103	20.21	
104	27.03	
105	23.22	N74° 47'26' 'W
106	10.64	
107	8,62	
, 108	11.16	· S15°39'28' 'E
109	26.25	S02°40'52''E
110	14.03	
111	14.06	
112	48.80	
113	18.09	
113A	11.57	580°49'45' 'W
		· <u></u>

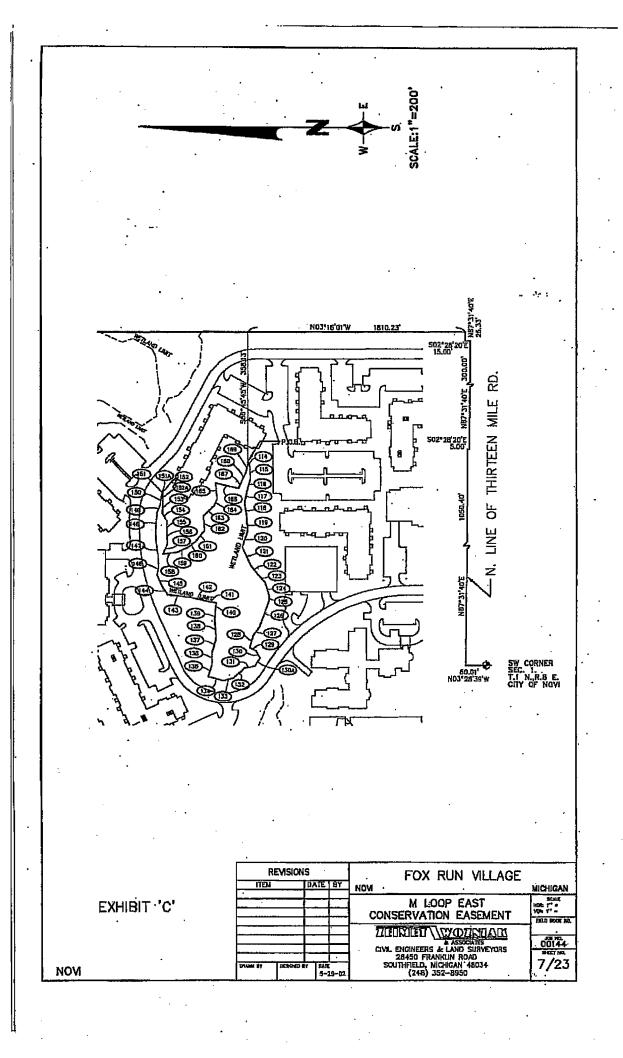
NOV

FOX RUN VILLAGE LEGAL DESCRIPTION WEST CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOW, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1, T. 1 N., R. 8 EAST; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39' W. 1515.68 FEET TO THE POINT OF BEGINNING THENCE CONTINUING ALONG SAID LINE N. 03°28'39" W. 668.06 FEET; THENCE S. 74°47'15" E. 39.63 FEET; THENCE S. 16°33'29" E. 22.27 FEET; THENCE S. 79°51'58" E. 29.34 FEET; THENCE N. 61°50'22" E. 3.86 FEET; THENCE N. 16"33'29" W. 26.55 FEET; THENCE S. 74"53"52" E. 58.92 FEET; THENCE 36°41'00'' E. 69.26 FEET; THENCE S. 31°42'58' E. 32.72 FEET; THENCE 21°18'59' E. 28.62 FEET; THENCE S. 22°59'21'' E. 53.32 FEET; THENCE 30°47'33" E. 39.94 FEET; THENCE S. 15°21'15" E. 25.18 FEET; THENCE 29°19'56' E. 32.12 FEET; THENCE S. 32°42'26' E. 35.78 FEET; THENCE 44°35'37' E. 41.66 FEET; THENCE S. 69°02'17' E. 33.29 FEET; THENCE 44"35'37" 73°05'42" E. 33.75 FEET; THENCE S. 51°09'51" E. 27.05 FEET; THENCE 89°02'07'' E. 18.52 FEET; THENCE S. 37°56'34" E. 25.71 FEET; THENCE 62°55'07" W. 10.81 FEET; THENCE S. 84°18'30" W. 44.30 FEET; THENCE N. 59°31'31" W. 35.23 FEET; THENCE S. 58°13'24" W. 25.66 FEET; THENCE 86°58'04" W. 27.68 FEET; THENCE S. 28°17'13" W. 39.78 FEET; THENCE 32°07'13" W. 30,54 FEET; THENCE S. 60°12'29" W. 33.08 FEET; THENCE THENCE S. 66*48'37" W. 33.56 FEET; THENCE 29°02'18" W. 57.00 FEET; N. 02°39'18" W. 20.14 FEET; THENCE S. 60°42'20" W. 51.49 FEET; THENCE S. 02°39'18" E. 24.37 FEET; THENCE S. 62°25'27" W. 18.45 FEET; THENCE N. 70°25'55" W. 20.21 FEET; THENCE N. 43°21'52" W. 27.03 FEET; THENCE N. 74°47'26" W. 23.22 FEET; THENCE N. 17°26'56" W. 10.64 FEET; THENCE 68°39'32" W. 8.62 FEET; THENCE S. 15°39'28" E. 11.16 FEET; THENCE S. 02°40'52'' E. 26.25 FEET; THENCE S. 03°27'24'' W. 14.03 FEET; THENCE S. 15°19'14'' E. 14.06 FEET; THENCE S. 02°11'33'' E. 48.80 FEET; THENCE S. 16°02'58'' E. 18.09 FEET; THENCE S. 80°50'30'' W. 11.57 FEET TO THE POINT OF BEGINNING CONTAINING 2.72 ACRES.

FOX RUN VILLAGE DATE BY NOVE MICHIGAN 30X2 = "1 40H = "1 50V M LOOP WEST EXHIBIT 'C' CONSERVATION EASEMENT FIELE BOOK IX DEUMED / MODEDOR CIVA: EHIGNEERS & LAND SURVEYORS
28450 FRANKUN ROAD
SOUTHFIELD, MICHIGAN 48034
(248) 352-8950 00144 6/23

NOVI



	M LOOP	EAST
ŢİNE	LENGTH	BEARING
114	14.16	\$68"05'20" W
115	35.08	S84°41'26''W
116	29.43	N77"06'04"'W
117	38.75	N80°54'30' 'W
118	44.07	S78°52'06' 'W
119	37,18	S85°39'29' 'W
120	44.21	N75*12'09' 'W ·
121 122	55.42	\$82*18*36**W
123	30.76	S48°32'53' W S42°53'39' W
124	38.79	S69°37'05''W
125	15.77	S89*24'27' 'W
126	75.85	N72*53'56''W
127	31.55	N57°20'49''W
128	32.65	N77*09'48''W
129	19.66	S26*54'42''W
130	23.33	S55°32'21''W
130A	27.23	N57*36'10''W
131 132	27.76	N15*12*19**W
133	41.90 29.76	N44*57'45''W N16*41'50''W
134	43,41	N10"58'54"E
135	33.49	\$77°38'41''E
138	37.01	N88137'52'E
137	40.24	S77' 49'27'E
138	42.48	N81 "40'33" 'E
139	35,28	N89*09'08''E
140	19.72	\$84"25'21"'E
141	29.75	N07"53'48' 'E
142 143	48,54 60,43	N10°08'28''E
- 144	25.28	N03°13'35' 'E N51°26'44' 'E
145	· 36.00	N62*59'57'E
. 146	32.00	\$86°00'02''E
147	81,49	N80°27'57'E
148	59,94	588*50'12' 'E
149	23.80	S68"46'22''E
150	34.27	583"59'44''E
151	2.49	N74°45'52' 'E
151A	2.90	S20°35'04' 'E
152 152A	1.60	S76°22'26' 'W S88°06'11' 'W
152A	28.84	S89*55'50' 'E
154	25.67	S56°46'36''W
155	31.15	S86°48'53''W
156	30.74	S84°06'03''W
157	32.74	N67°11'51''W
1 158	· 41.00	\$11°00'04''E
159	29,00	525°59'55''E
160	32.82	\$39°41'53''E
161	38.23 38.60	\$54°59'55' 'E N81°56'32' 'E
164	21.00	S86"59'56''E
165	44.53	N81"11'50' 'E
166	67.13	S09"50'04' 'W
167	22.56	568°24'56' 'E
168	27.21	S65"17'07''E
169	30.46	S83°12'04' 'E

EXHIBIT 'C'

R	EVISIONS			FOX RUN VILLAGE	• •
ITEM	0/	ITE B	Ÿ	NOVI	MICHIGAN
		#		M LOOP EAST CONSERVATION EASEMENT	HORE TO SE
.:					FIELD BOOK ME.
		_		ZEUMEU \WOUNDAM ASSOCIATE CYL, ENGINEERS & LAND SURVEYORS	. 00144
DELAWAY BY	DESCRIED BY	5-29-	8	28450 Franklin Road Southfield, Michigan 48034 (248) 352—8980	8/23

NOVI

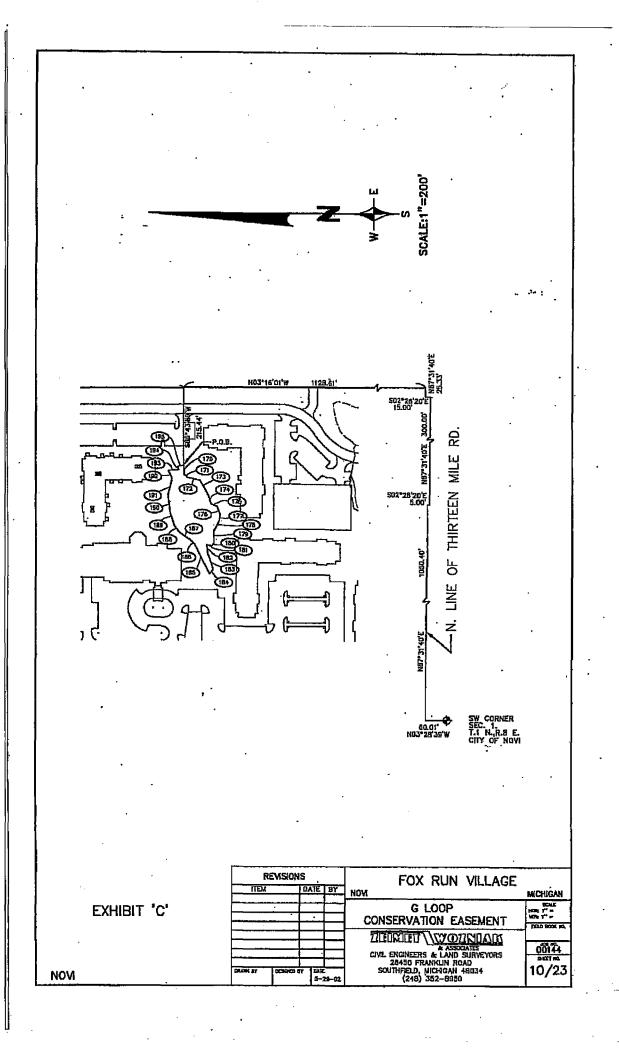
FOX RUN VILLAGE LEGAL DESCRIPTION M LOOP EAST CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, T. 1 N., R. B E.; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39' W. 60.01 FEET THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTH LINE OF THIRTEEN MILE ROAD N. 87*31'40' E. 1050.40 FEET AND S. 02*28'20' E. 5.00 FEET AND N. 87*31'40' E. 300.00 FEET AND N. 02°28'20" W. 15.00 FEET AND N. 87°31'40" E. 25.33 FEET; THENCE N. 03°16'01" W. 1810.23 FEET; THENCE S. 88°45'45" W. 358.13 FEET TO THE POINT OF BEGINNING THENCE S. 68°05'20" W. 14.16 FEET; THENCE S. 84°41'26" W. 35.08 FEET; THENCE N. 77°06'04" W. 29.43 FEET; THENCE N. 80°54'30" W. 38.75 FEET; THENCE S. 78°52'06" W. 44.07 FEET; THENCE S. 85°39'29" W. 37.18 FEET; THENCE N. 75°12'09" W. 44.21 FEET; THENCE S. 62°18'36" W. 55.42 FEET; THENCE S. 48°32'53" W. 30.78 FEET; THENCE S. 42°53'39" W. 31.00 FEET; THENCE S. 69°37'05" W. 38.79 FEET; THENCE S. 89°24'27" W. 15.77 FEET; THENCE N. 72°53'56" W. 75.85 FEET; THENCE N. 57°20'49" W. 31.55 FEET; THENCE N. 77°09'48" W. 32.65 FEET; THENCE S. 26°54'42" W. 19.66 FEET; THENCE S. 55°32'21" W. 23.33 FEET; THENCE N. 57°36'10" W. 27.23 FEET; THENCE N. 15"12'19" W. 27.76 FEET; THENCE N. 44°57'45" W. 41.90 FEET; THENCE N. 16°41'50" W. 29.76 FEET; THENCE N. 10"58"54" E. 43.41 FEET; THENCE S. 77"38"41" E. 33.49 FEET; THENCE N. 88°37'52' E. 37.01 FEET; THENCE S. 77°49'27" E. 40.24 FEET; THENCE N. 81°40'33" E. 42.48 FEET; THENCE N. 89°09'08" E. 35.38 FEET; THENCE S. 84*26'21" E. 19.72 FEET; THENCE N. 07*53'48" E. 29.75 FEET; THENCE N. 10°08'28" E. 46.54 FEET: THENCE N. 03°13'35" E. 60.43 FEET: THENCE N. 51°26'44" E. 28.28 FEET; THENCE N. 62°59'57" E. 36.00 FEET; THENCE S. 86°00'02' E. 32.00 FEET; THENCE N. 80°27'57" E. 81.49 FEET; THENCE S. 88°50'12" E. 59.94 FEET; THENCE S. 68°46'22" E. 23.80 FEET; THENCE S. 83°59'44" E. 34.27 FEET; THENCE N. 74°45'52" E. 2.49 FEET; THENCE S. 20"35"04" E. 2.90 FEET; THENCE S. 76"22'26" W. 1.60 FEET; THENCE S. 88"06'11" W. 29.96 FEET; THENCE S. 89"55"50" E. 28.84 FEET; THENCE S. 56°46'36" W. 25.67 FEET; THENCE S. 86°48'53" W. 31.15 FEET; THENCE S. 84"06'03" W. 30.74 FEET; THENCE N. 67"11'51" W. 32.74 FEET; THENCE S. 11°00'04" E. 41.00 FEET; THENCE S. 25°59'55" E. 29.00 FEET; THENCE S. 39°41'53" E. 32.82 FEET; THENCE S. 54°59'55" E. 38.23 FEET; THENCE N. 81°56'32' E. 38.60 FEET; THENCE S. 48°17'41" E. 41.61 FEET; THENCE S. 66°59'56" E. 21.00 FEET; THENCE N. 81°11'50" E. 44.53 FEET; THENCE S. 09°50'04" W. 67.13 FEET; THENCE S. 68°24'56" E. 22.56 FEET; THENCE S. 66"17'07" E. 27.21 FEET; THENCE S. 83"10"51" E. 30.36 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES.

	REVI	SIONS		FOX RUN VILLAGE	
	ITEM	DATI	BY	NON	MICHEGAN
EXHIBIT 'C'				M LOOP EAST CONSERVATION EASEMENT	9042 907: 1" = 109: (" =
				DEDMIED \ WOURDAM	LIETO MOOK NOT
NOM ·	DRAIM BY DO		ATE -29-02	CIVIL ENGINEERS & ASSOCIATES 28450 FRANKLIN ROAD SOUTHFELD, MICHIGAN 48034 (248) 352-2850	00144 3427 MA 9/23

FOX RUN VILLAGE LEGAL DESCRIPTION M LOOP EAST CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. B E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, T. 1 N., R. 8 E.; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39" W. 60.01 FEET THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTH LINE OF THIRTEEN MILE ROAD N. 87°31'40" E. 1050.40 FEET AND S. 02"28'20" E. 5.00 FEET AND N. 87"31'40" E. 300.00 FEET AND N. 02°28'20" W. 15.00 FEET AND N. 87°31'40" E. 25.33 FEET; THENCE N. 03°16'01" W. 1810.23 FEET; THENCE S. 88°45'45" W. 358.13 FEET TO THE POINT OF BEGINNING THENCE S. 68°05'20" W. 14.16 FEET: THENCE S. 84°41'26' W. 35.08 FEET; THENCE N. 77°08'04' W. 29.43 FEET; THENCE N. 80°54'30' W. 38.75 FEET; THENCE S. 78°52'06' W. 44.07 FEET; THENCE S. 85°39'29' W. 37.18 FEET; THENCE N. 75°12'09' W. 44.21 FEET; THENCE S. 62°18'36" W. 55.42 FEET; THENCE S. 48°32'53" W. 30.76 FEET; THENCE S. 42"53'39" W. 31.00 FEET; THENCE S. 69"37'05" W. 38.79 FEET; THENCE S. 89°24'27" W. 15.77 FEET; THENCE N. 72°53'56" THENCE N. 57'20'49" W. 31.55 FEET; THENCE N. 77'09'48" W. 32.65 FEET; THENCE S. 26°54'42" W. 19.66 FEET; THENCE S. 55°32'21" W. 23.33 FEET; THENCE N. 57°36'10' W. 27.23 FEET; THENCE N. 15°12'19" W. 27.76 FEET: THENCE N. 44"57"45" W. 41.90 FEET; THENCE N. 16"41"50" W. 29.76 FEET; THENCE N. 10°58'54" E. 43.41 FEET; THENCE S. 77°38'41" E. 33.49 FEET; THENCE N. 88'37'52" E. 37.01 FEET; THENCE S. 77°49'27" E. 40.24 FEET: THENCE N. 80°3/32' E. 42.48 FEET; THENCE N. 89"09'08" E. 35.38 FEET; THENCE S. 84"26'21" E. 19.72 FEET; THENCE N. 07"53'48" E. 29.75 FEET; THENCE N. 10°08'28" E. 46.54 FEET; THENCE N. 03°13'35" E. 60.43 FEET; THENCE N. 51°26'44" E. 26.28 FEET; THENCE N. 62°59'57" E. 36,00 FEET; THENCE S. 86°00'02" E. 32.00 FEET; THENCE N. 80°27'57" E. 81.49 FEET; THENCE S. 88°50'12" E. 59.94 FEET; THENCE S. 68°46'22" E. 23.80 FEET; THENCE S. 83°59'44" E. 34.27 FEET; THENCE N. 74"45'52" E. 2.49 FEET; THENCE S. 20"35'04" E. 2.90 FEET; THENCE S. 76"22'26" W. 1.60 FEET; THENCE S. 88°08'11" W. 29.96 FEET: THENCE S. 89°55'50" E. 28.84 FEET; THENCE S. 56°46'36" W. 25.67 FEET; THENCE S. 86°48'53" W. 31.15 FEET; THENCE S. 84"06'03" W. 30.74 FEET; THENCE N. 67"11'51" W. 32.74 FEET; THENCE S. 11"00'04" E. 41.00 FEET; THENCE S. 25"59'55" E. 29.00 FEET; THENCE S. 39°41'53" E. 32.82 FEET; THENCE S. 54°59'55" E. 38.23 FEET; THENCE N. 81°56'32" E. 38.60 FEET; THENCE S. 48°17'41" E. 41.61 FEET; THENCE S. 66°59'56" E. 21.00 FEET; THENCE N. 81°11'50" E. 44.53 FEET; THENCE S. 09'50'04" W. 87.13 FEET; THENCE S. 68"24"56" E. 22.56 FEET; THENCE S. 66°17'07" E. 27.21 FEET; THENCE S. 83°10'51" E. 30.36 FEET TO THE POINT OF BEGINNING CONTAINING 2.00 ACRES.



G LOOP						
LINE	LENGTH	BEARING				
170	26.36	S84°14'31''W				
171	14.43	\$39°33'39' 'W				
172	33.92	S08°38'05' 'W				
173	48.27	S57°20'15' 'W				
174	24.64	S67°36'39''W				
175	17.54	S19°04'21''W				
176	25.01	S64°58'58' 'W				
177	17.48	M, ,90,00,08N				
178	33.29	N65°30'09' 'W				
179	30.81	. SB4°24'52''W				
180	10.98	. N56°32'46''W				
. 181	14.83	N08°08'41''E				
183	45.11	S66°47'41''W				
184	17.00	N54°00'02' 'W				
185	90.00	N59°59'59' 'E				
186	15,94	N45°51'22''E				
187	38.33	N32°29'40' E				
188	23,48	N49°26'56''E				
189	35.52	.N69°19'01''E				
190	53.44	N80°51'33''E				
· 191	44.72	S79°56'38''E				
192	23.98	N63°49'30''E				
193	27.08	S08°41'16' 'E				
194	8.35	N75°06'00''E				
195	_16.65	S19°18'01''E				

EXHIBIT 'C'

REVISIONS .			FOX RUN VILLAGE	
. LIEM	07	TE BY	NOVI	MICHIGAN
			G LOOP	SCAZ HOS 7" = HOS 7" =
		┷╂╍╎	CONSERVATION EASEMENT	FIELD SOOK NO.
Carami Ry	DESIGNED ST	5AK 5-29-62	CIVIL ENGINEERS & ASSOCIASS CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 332-8950	00144 11/23

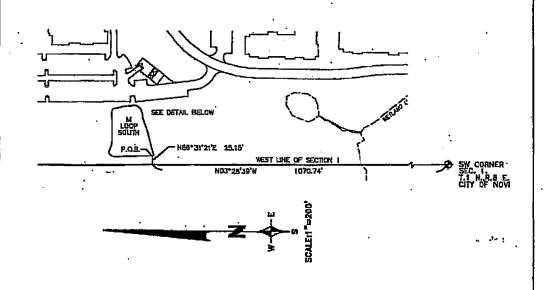
FOX RUN VILLAGE LEGAL DESCRIPTION G LOOP CONSERVATION EASEMENT

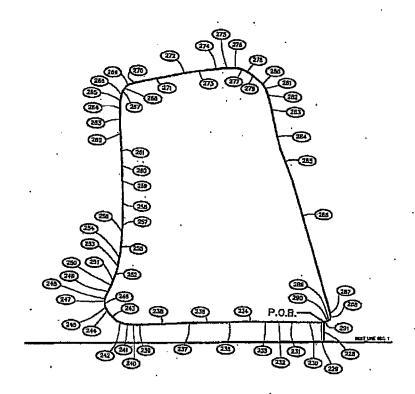
PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1, T. 1 N., R. 8 E.; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39' W. 60.01 FEET THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTH LINE OF THIRTEEN MILE ROAD N. 87°31'40' E. 1050.40 FEET AND S. 02°28'20' E. 5.00 FEET AND N. 87°31'40' E. 300.00 FEET AND N. 02°28'20' W. 15.00 FEET AND N. 87°31'40' E. 25.33 FEET; THENCE N. 03°16'01' W. 1128.61 FEET; THENCE S. 86°43'59' W. 215.44 FEET TO THE POINT OF BEGINNING THENCE S. 84°14'31' W. 26.36 FEET; THENCE S. 39°33'39' W. 14.43 FEET; THENCE S. 08°38'05' W. 33.92 FEET; THENCE S. 59°20'15'. W. 48.27 FEET; THENCE S. 64°58'58' W. 25.01 FEET; THENCE S. 19°04'21' W. 17.54 FEET; THENCE S. 64°58'58' W. 25.01 FEET; THENCE N. 80°30'06' W. 17.48 FEET; THENCE N. 65°30'09' W. 33.29 FEET; THENCE S. 84°24'52' W. 30.81 FEET; THENCE N. 56°32'46' W. 10.98 FEET; THENCE S. 66°47'41' W. 45.11 FEET; THENCE N. 56°32'46' W. 10.98 FEET; THENCE N. 58°59'59' E. 90.00 FEET; THENCE N. 48°51'13' W. 24.53 FEET; THENCE N. 58°59'59' E. 90.00 FEET; THENCE N. 48°26'56' E. 23.48 FEET; THENCE N. 59°19'01' E. 35.52 FEET; THENCE N. 48°26'56' E. 23.48 FEET; THENCE S. 79°56'38' E. 44.72 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 08°41'16' E. 27.08 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 53°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 53°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 53°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET; THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET THENCE N. 63°49'30' E. 23.98 FEET; THENCE S. 19°15'46' E. 27.08 FEET THENC

EXHIBIT 'C'

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NOVI





DETAIL OF WETLAND EASEMENT M LOOP SOUTH NOT TO SCALE

	ITEM	VISIONS	EV.	FOX RUN VILLAGE	M)CHIGAN
EXHIBIT 'C'				M LOOP SOUTH CONSERVATION EASEMENT	MORE 6" # MORE 1" # FIELD BOOK HIL
	CHANNE SA	203040 6	TX	CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 352-8630	13/23

	M LOOP	SOUTH
LINE	LENGTH	BEARING
228	25.15	S86*31'21''W
229	2.44	N10"55'22' 'W
230	12.71	NO2º11'11'W
231	5,12	NO2°29'05' 'W
232	9,44	NO2*55'46''W
233	7.49	NO3" 22'04' W
234	8,48	NO3"43'15' W
235	14.48	NO4*08'55''W
236	10.97	NO4*22'53' W
237	8.77	NO4*05'0B' 'W
238	21.21	NO5°40'35' 'W
239	4.19	NO4"34'23''W
240	3.25	MO1*51'59''W
241	3.57	N04°21'31''E
242	4.76	N15°31'17'E
243	6.08	N42"34'01"E
244 245	3.43	N55431'17' E
245	1.58 1.52	N68"00'48' 'E N78"56'51' 'E
247	1.71	S88*20'12''E
248	1.90	578*03'47'E
249	6.03	567*13'59' 'E
250	1.81	568"36"49"E
251	3,54	\$70°08'17' E
252	4.11	573*58'18' E
253	4.78	S78"18'34' E
254	5,56	582"45'08' E
255	6,40	586°46'58''E
256	7.0B	589*36'30''E
257	7.54	N88°26'37''E
258	15.49	N86'31'34"E
259	7.47	N85*14'58''E
-250	6.98	N84"42'48"E
261	11.47	NB4"20'38"E
262	8.00	N84*19'19' E
263	7.44	N85"11'26''E
264	4.78	N69°08'18' E
265	4.07	S84*20'10'.'E
266	2.34	·S76°43'41' E
267	2.03	\$67°52'29' E
268	2.57	S51*48'53'E
269	2.52	S31*29'16' E
270	5.1B	\$17"28'41"'E
271	21.23	S14*17'24''E
272	9.02	S13*23'54' 'E
273	8.28	\$10"45'06" E
274 275	8.13	508*10'59''E
275	5.53 3.82	505*21'4]''E 500*49'28''W
277	3.05	S12*25'45' W
278	4.01	S27*54'26''W
279	8.21	S36"42'14' W
280	2.24	S48*17'02' W
281	2.60	S59*08'16''W
. 282	6.87	\$71°30'48''W
283	15.76	\$75'53'42''W
284	10.87	
. 285	17.74	S65°22'00' W
286	76.69	\$70'58'28"'W
287	2.51	S75*35'03' 'W
288	1.42	N89°02'38''W
. 289	. 0.55	N68"30'33" W
290	1.70	N39°45'56' 'W
291	1.99	N18°57'31' 'W

	REVISION		FOX RUN VILLAGE	1
	ITEM	DATE BY	NOW	MICHIGAN
EXHIBIT 'C'			M LOOP SOUTH CONSERVATION EASEMENT	Age 1, w Half 2, w Half 2, w
•			TIGINIEU WOUNDANG ASSOCIATE CIVIL ENGINEERS & LIND SURVEYORS 28450 FRANKLIN ROAD	00144 8657 FG.
NOVI	DAYN NA. DERVICE I	14 DATE 5-29-02	SOUTHFIELD, MICHIGAN 48034 .(248) 352-8950	14/23

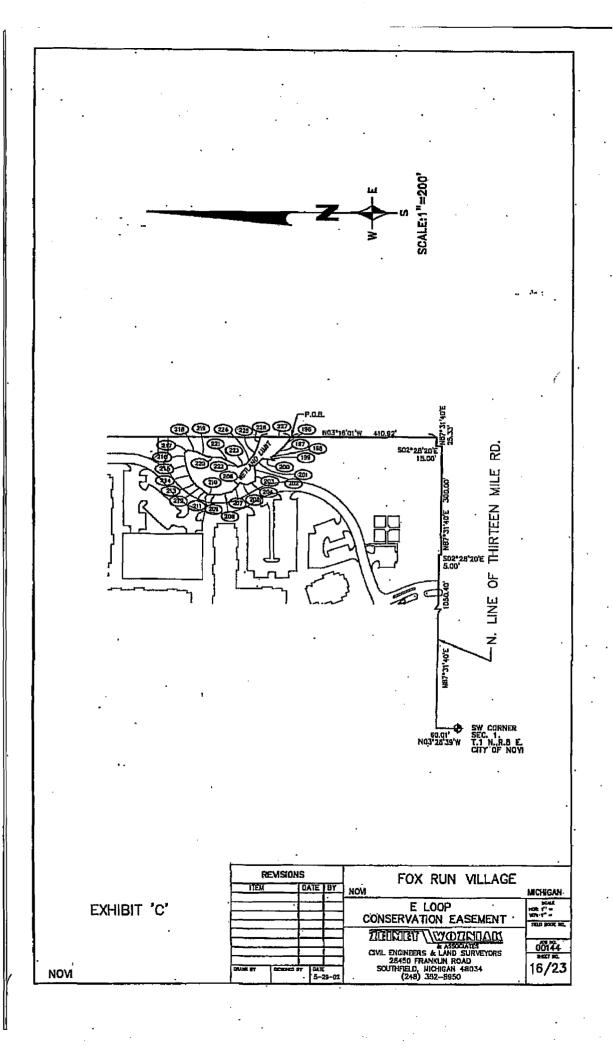
FOX RUN VILLAGE LEGAL DESCRIPTION M LOOP SOUTH CONSERVATION EASEMENT

...

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1; THENCE ALONG THE WEST LINE OF SECTION OF 1 N. 03°28'39" W. 1070.74 FEET; THENCE N. B6"31'21" E. 25.15 FEET TO THE POINT OF BEGINNING THENCE N. 10°55'22'' W. 2.44 FEET; THENCE N. 02°11'11'' W. 12.71 FEET; THENCE N. 02°29'05'' W. 5.12 FEET; THENCE N. 02°55'46'' W. 9.44 FEET; THENCE N. 03°22'04'' W. 7.49 FEET; THENCE N. 03"43'15" W. 8.48 FEET; THENCE N. 04"08'55" W. 14.48 FEET; THENCE N. 04°22'53" W. 10.97 FEET; THENCE N. 04°05'08" W. 8.77 FEET; THENCE N. 05°40'35" W. 21.21 FEET; THENCE N. 04°34'23" W. 4.18 FEET; THENCE N. 04°21'31" E. 3.67 FEET; THENCE N. 04°21'31" E. 3.67 FEET; THENCE N. 15°31'17' E. 4.76 FEET; THENCE N. 42°34'01' E. 6.08 FEET; THENCE N. 55°31'17' E. 3.43 FEET; THENCE N. 68°00'48' E. 1.58 FEET; THENCE N. 78°58'51' E. 1.62 FEET; THENCE S. 88°20'12' E. 1.71 FEET; THENCE S. 76°03'47" E. 1.90 FEET; THENCE S. 67°13'59" E. 6.03 FEET; THENCE S. 88°36'49" E. 1.81 FEET; THENCE S. 70°08'17" E. 3.54 FEET; THENCE S. 73°58'18" E. 4.11 FEET; THENCE S. 78°18'34" E. 4.78 FEET; THENCE S. 82°45'08" E. 5.56 FEET; THENCE S. 86°46'58" E. 6.40 FEET; 89°36'30" E. 7.08 FEET; THENCE N. 88°26'37" E. 7.54 FEET; THENCE N. 86°31'34" E. 15.49 FEET; THENCE N. 85°14'58" E. 7.47 FEET; THENCE N. 84°42'48" E. 6.96 FEET: THENCE N. 84°20'38" E. 11.47 FEET: THENCE N. 84°19'19" E. 8.00 FEET; THENCE N. 85°11'26" E. 7.44 FEET; THENCE N. 89°08'18" E. 4.78 FEET; THENCE S. 84°20'10" E. 4.07 FEET; THENCE S. 76°43'41" E. 2.34 FEET; THENCE S. 67°52'29" E. 2.03 FEET; THENCE S. 51"48"53" E. 2.57 FEET; THENCE S. 31"29"16" E. 2.52 FEET; THENCE S. 17°28'41" E. 5.18 FEET; THENCE S. 14°17'24" E. 21.23 FEET; THENCE S. 13°23'54" E. 9.02 FEET; THENCE S. 10°45'06" E. 8.28 FEET; TEHNCE S. 08°10'59" E. 8.13 FEET; THENCE S. 05°21'41" E. 6.53 FEET; THENCE S. 00°49'28" W. 3.62 FEET; THENCE S. 12°25'45" W. 3.05 FEET; THENCE S. 27°54'26" W. 4.01 FEET; TEHNCE S. 36°42'14" W. 8.21 FEET; THENCE S. 48°17'02' W. 2.24 FEET; THENCE S. 59°08'16" W. 2.60 FEET; THENCE S. 71°30'48'' W. 6.87 FEET; THENCE S. 75°53'42'' W. 15.76 FEET; THENCE S. 72°11'16'' W. 10.87 FEET; THENCE S. 65°22'00'' W. 17.74 FEET; THENCE S. 70°58'28'' W. 76.69 FEET; THENCE S. 75°35'03'' W. 2.51 FEET; THENCE N. 89°02'38" W. 1.42 FEET; TEHNCE N. 68°30'33" W. 0.55 FEET; THENCE N. 39°45'56" W. 1.70 FEET; THENCE N. 18°57'31" W. 1.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.32 ACRES.

REVISIONS FOX RUN VILLAGE NOV HICHIGAN SCAE HOR 17 a M LOOP SOUTH EXHIBIT 'C' CONSERVATION EASEMENT FELD BOOK M 00144 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034 (248) 352-8860 15/23

NOV



·	E LOOP						
LINE	LENGTH	BEARING					
196	32.24	N57*57'52''W					
197	35.14	N45"47'30' 'W					
198	11.80	N37°27'08' W					
199	11,88	531*58'08' 'W					
200	31.82	S05°13'48''W					
2D1	33.06	N44*53'45''W					
202	19.25	\$78*45'55" W					
203	22,39	N89"38'30!'W					
204	25.46	N27°20'39''W					
205	21.19	N10°00'09'E					
206	12,50	N59°38'34''W					
207	21.75	N46"11"50" W					
208	34.42	N17°41'36''W					
209	26.03	N03*00'15' 'W					
210	8.84	N04°24'13' E					
211	21.38	N38°28'00' 'E					
212	14.91	N27°44'05' E					
213	23.30	· N46°44'00' E					
214	. 29.61	N65°04'58' F					
215	27.64	N73°09'53' E					
216	21.88	N83°35'51' E					
217	11.82	\$37°10'27'E					
218		S09°06'07''W					
219		518°33'07''W					
220	39,34	S00°29'32*'W					
221	37.71	S22"51'22''W					
222	15.69	S32°28'40' 'W					
223	27.54	S24°21'17''E					
224	-33.03	S53' 43'31' E					
225	20.26	S65°58'24' 'E					
226	31.62	S76°55'22''E					
227	83.76	S03°16'01''E					

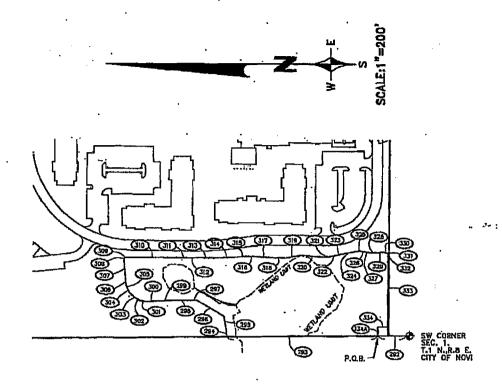
,t- ;

FOX RUN VILLAGE LEGAL DESCRIPTION E LOOP CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOW, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1, T. 1 N, R. 8 E; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39" W. 60.01 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE NORTH LINE OF THIRTEEN MILE ROAD N. 87°31'40" E. 1050.40 FEET AND S. 02°28'20" E. 5.00 FEET AND N. 87°31'40" E. 300.00 FEET AND N. 02°28'20" W. 15.00 FEET AND N. 87°31'40" E. 25.33 FEET; THENCE N. 03°16'01" W. 410.92 FEET TO THE POINT OF BEGINNING THENCE N. 57°57'52" W. 32.24 FEET; THENCE N. 45°47'30" W. 36.14 FEET; THENCE N. 37°27'08" W. 11.80 FEET; THENCE S. 31°86'08" W. 11.88 FEET; THENCE N. 05°13'48" E. 31.82 FEET; THENCE N. 44°53'45" W. 33.06 FEET; THENCE S. 78'45'55" W. 19.25 FEET; THENCE N. 89°38'30" W. 22.39 FEET; THENCE N. 27°20'39" W. 25.46 FEET; THENCE N. 10°00'09" E. 21.19 FEET; THENCE N. 59°38'34" W. 12.50 FEET; THENCE N. 46°11'50" W. 21.76 FEET; THENCE N. 17°41'36" W. 34.42 FEET; THENCE N. 03°00'15" W. 26.03 FEET; THENCE N. 27°44'05" E. 8.84 FEET; THENCE N. 38°28'00" E. 21.38 FEET; THENCE N. 27°44'05" E. 29.61 FEET; THENCE N. 38°28'00" E. 23.30 FEET; THENCE N. 65°04'58" E. 29.61 FEET; THENCE N. 73°09'53" E. 27.64 FEET; THENCE S. 00°06'07" W. 23.76 FEET; THENCE S. 37°10'27" E. 11.82 FEET; THENCE S. 00°06'07" W. 23.76 FEET; THENCE S. 22°51'22" W. 37.71 FEET; THENCE S. 32°28'40" W. 31.69 FEET; THENCE S. 22°51'22" W. 37.71 FEET; THENCE S. 53°43'31" E. 33.03 FEET; THENCE S. 65°58'24" E. 20.26 FEET; THENCE S. 76°55'22" E. 31.62 FEET; THENCE S. 03°16'01" E. 83.78 FEET THENCE S. 76°55'22" E. 31.62 FEET; THENCE S. 03°16'01" E. 83.78 FEET TO THE POINT OF BEGINNING CONTAINING 0.47 ACRES.

EXHIBIT 'C'

Γ	REVISIONS				FOX RUN VILLAGE			
- -	ITEM	- :	DAT	E BY	NOVI	MICHIGAN		
E					E LOOP	STALE 1906: T		
-			 		CONSERVATION EASEMENT	VIPL 1" +-		
	riting of	Tacasa		MIE	ZIEIMIEU VYORSUARS 2 ASSOATS CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034	00144 8807 MA 17/23		
"	1	and a		3-29-02	(248) 352-B950	11720		



FOX RUN VILLAGE LEGAL DESCRIPTION K-L LOOP CONSERVATION EASEMENT.

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOW, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1; THENCE ALONG THE WEST LINE OF SECTION OF 1 N., 03°28'39" W. 88.17 FEET TO THE POINT OF BEGINNING THENCE CONTINUING ALONG SAID LINE N. 03°28'39" W. 424.26 FEET; THENCE N. 82°30'19" E. 15.91 FEET; THENCE N. 70°03'51" E. 43.26 FEET; THENCE N. 27°46'10" E. 87.59 FEET; THENCE N. 01°23'37" W. 15.19 FEET; THENCE N. 03°52'30" W. 55.10 FEET; THENCE N. 04°48'45" W. 44.38 FEET; THENCE N. 06°31'38" W. 31.77 FEET; THENCE N. 05°15'07" E. 16.61 FEET; THENCE N. 06°31'38" E. 14.87 FEET; THENCE N. 05°15'07" E. 16.61 FEET; THENCE N. 28°06'57" E. 14.87 FEET; THENCE N. 66°39'36" E. 7.63 FEET; THENCE N. 78°25'24" E. 19.56 FEET; THENCE N. 82°43'58" E. 53.13 FEET; THENCE N. 78°25'24" E. 19.56 FEET; THENCE S. 03°51'2" E. 6.43 FEET; THENCE S. 77°35'06" E. 3.58 FEET; THENCE S. 03°51'2" E. 28.66 FEET; THENCE S. 02°41'44" E. 15.28 FEET; THENCE S. 03°51'2" E. 28.66 FEET; THENCE S. 02°41'44" E. 15.76 FEET; THENCE S. 01°33'19" E. 29.48 FEET; THENCE S. 01°36'21" E. 43.49 FEET; THENCE S. 01°53'19" E. 29.48 FEET; THENCE S. 00°37'23" W. 40.34 FEET; THENCE S. 01°53'19" E. 29.48 FEET; THENCE S. 01°37'23" W. 40.34 FEET; THENCE S. 01°53'19" E. 40.83 FEET; THENCE S. 01°37'23" W. 40.34 FEET; THENCE S. 01°53'19" E. 40.83 FEET; THENCE S. 01°37'23" W. 40.34 FEET; THENCE S. 01°53'19" E. 18.16 FEET; THENCE S. 13°36'41" E. 15.98 FEET; THENCE S. 15°36'41" E. 16.59 FEET; THENCE S. 13°36'41" E. 15.99 FEET; THENCE S. 05°38'13" E. 7.60 FEET; THENCE S. 13°36'41" E. 15.99 FEET; THENCE S. 05°38'13" E. 7.60 FEET; THENCE S. 13°36'41" E. 15.99 FEET; THENCE S. 05°47'55" E. 28.73 FEET; THENCE S. 14°18'36" W. 4.78 FEET; THENCE S. 05°47'55" E. 28.73 FEET; THENCE S. 14°18'36" W. 4.78 FEET; THENCE S. 05°47'45" W. 3.65 FEET; THENCE S. 14°18'36" W. 4.78 FEET; THENCE S. 65°47'45" W. 3.65 FEET; THENCE S. 87°47'45" W. 3.65 FEET; THENCE S. 65°47'45" W. 3.65 FEET; THENCE S. 87°47'45" W. 3.65 FEET; THENCE S. 64°40'14" W. 25.03 FEET T

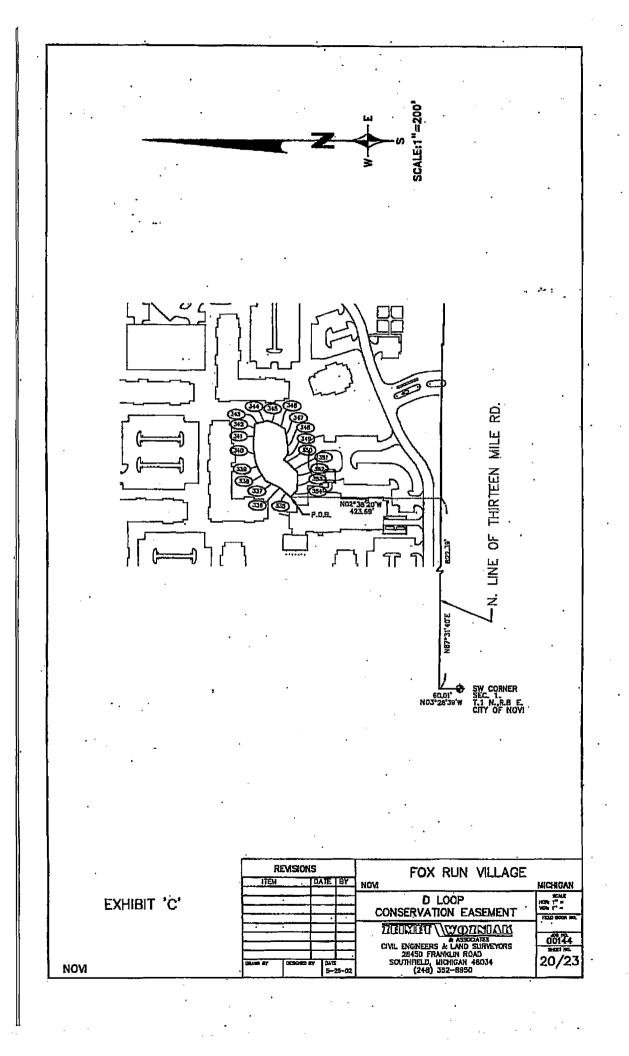
	RE	EVISIONS		FOX RUN VILLAGE	
	ITEM	D/	IE BY	NOVI	MICHIGAN
EXHIBIT 'C'				K-L LOOP	SCALE HERE S" =
EXHIBIT				CONSERVATION EASEMENT	VOL 1" →
•				THUMBI / MOTINDAM	
			- 	CIVIL ENGINEERS & LAND SURVEYORS	00144
				28450 FRANKLIN ROAD	18/23
NOVI	DANNI MY	CCSGEE BY	5-29-02	Southfield, Michigan 48034 (248) 352-8950	10/23

	K-L L	OOP .
LINE	LENGTH	BEARING
292	88.17	N03°28'39' 'W
293	.424.26	NO3°28'39''W
294	15.91	N82"30"19"E
295	43.26	N77°03'51' 'E
296	. 87.59	N27°46'10''E
297	15.19	NOI "23'37" W
298	55,10	. NO3°52'30''W
. 299	44.38	NG4"48'45''W
300	31.77	N06°31'38''W
301	16.61	N05"15'07"E
302	14.87	N28*06'57'E
303	20.87	N37*20'20'E
304	15.45	N56°00'48''E
. 305	7.63	N66°39'36'E
306	19.58	N78"25'24' E
307	53.13	. N82°43'58'E
308	3,58	\$77°35'06''E
309	6.43	·S20°56'12''E
	151.28	502°41'44'E
310		S03°51'27' E
311	28.66	
312	19.76	S04*09'39''E
313	43,49	501*36'21'E
314	78.22	S05°30'13' E
315	17.76	507°14'56' E
316	29,48	S01*53'19' 'E
. 317	40.34	\$00°37'23''W
318	40.63	S00*23'27'.'E
319	45.20	S14*07'26' 'E
320	64.28	S01°53'55''W
321	18.64	S06*57'39' 'E
322	18.16	S15*51'53''E
323		517*47'47'E
324	46.37	S13"36'41''E
325		505"38'13''E
325		S07*32'40''W
327	12.15	S04*22'06' W
328		S01"54'11'E
329		S05*47'55''E
330	4.78	S14°18'36' W
331		S43°48'01''W
332		S81*08'35''W
333		S87*17'45''W
334	26.62	· NO4°22'17''W
334A	25.03	S86°40'14"W

EXHIBIT 'C'

E	REVISIONS			FOX RUN VILLAGE	
ITEM	0	ATE	BY	NOVI .	HICHIGAN
				K-L LOOP CONSERVATION EASEMENT	NEW 1" = NEW 1" = NEW 2" =
				THE RELIVER OF THE PROPERTY OF	HILD BOOK IN.
			<u></u>	≥ ASSOCIATES CIVIL ENGINEERS ≥ LAND SURVEYORS 28450 FRANKLIN ROAD	00144 9681 MG
Of Use BY	DC39400 BY	DATE 5-2	9-02	SOUTHFIELD, MICHIGAN 48034 . (248) 352-8950	19/23

NOVI



	D LOOP	TABLE
LINE	LENGTH	BEARING
335	32.19	N38°33'14''E
336	18.16	N28°07'34''E
337	31.30	N21*21'01'E
338	32.24	N54°03'14' 'E
339	26.56	N65°00'06''E
340	46.51	N77°25'46''E
341	41.79	\$87°12'33' 'E
342	18.82	S89*13'15' 'E
. 343	12.91	S21°07'57'E
344	23.14	\$16°39'06''E
. 345	25.74	S15°46'41''W
346	29.40	_ \$26°47'45''W
347	30.74	\$79°29'47''W
348	36.29	S80°45'20''W
349	22.20	N61*06'32''W
350	20.11	S36°26'04' 'W
351	30.16	\$41°36'55''W
. 352	22,00	\$85°11'22' 'W
353	28.87	N88'09'29''W
354	25.36	N48°18'26' 'W

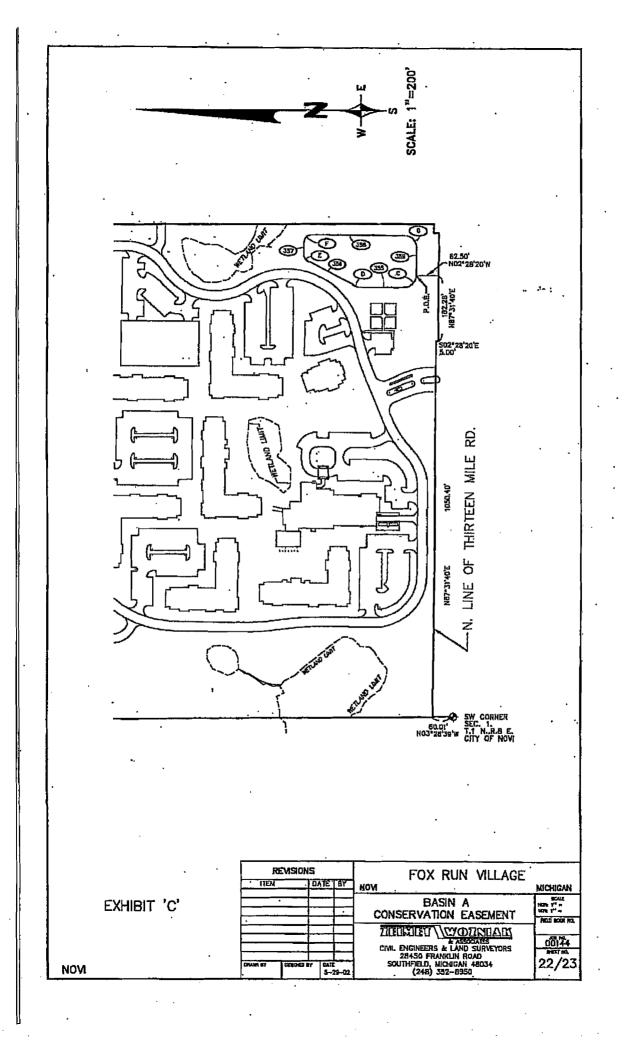
FOX RUN VILLAGE LEGAL DESCRIPTION D LOOP CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOV.,
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST
CORNER SECTION 1; THENCE ALONG THE WEST LINE OF SECTION 1 N., 03°28'39'
W. 60.01 FEET; THENCE N. 87°31'40' E. 622.39 FEET ALONG THE NORTH EINE
OF THIRTEEN MILE ROAD THENCE N. 02°38'20' W. 423.69 FEET TO THE POINT
OF BEGINNING THENCE N. 38°33'14' E. 32.19 FEET; THENCE N. 28°07'34'
E. 18.16 FEET; THENCE N. 21°21'01' E. 31.30 FEET; THENCE N. 54°03'14'
E. 32.24 FEET; THENCE N. 65°00'06' E. 26.56 FEET; THENCE N. 77°25'46'
E. 46.51 FEET; THENCE S. 87°12'33' E. 41.79 FEET; THENCE S. 89°13'15'
E. 18.82 FEET; THENCE S. 21°07'57' E. 12.91 FEET; THENCE S. 16°39'08'
E. 23.14 FEET; THENCE S. 15°46'41' W. 25.74 FEET; THENCE S. 26°47'45'
W. 29.40 FEET; THENCE S. 79°29'47' W. 30.74 FEET; THENCE S. 80°46'20'
W. 36.29 FEET; THENCE S. 41°36'55' W. 30.76 FEET; THENCE S. 86°11'22'
W. 20.11 FEET; THENCE S. 41°36'55' W. 30.16 FEET; THENCE S. 86°11'22'
W. 22.00 FEET; THENCE N. 88°09'29' W. 28.87 FEET; THENCE N. 48°18'26'
W. 25.36 FEET; TO THE POINT OF BEGINNING CONTAINING 0.38 ACRES.

EXHIBIT 'C'

| CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EASEMENT | CONSERVATION EA

NOV



BASIN A CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	
C	51.28	33,00	89"01'33''	N47*57'33' 'W	45.27	
D	26.62	. 33.00	46*13'16"	N19°39'51''E	25.91	
E	33.12	23.00	82"31'06"	N46°03'54''E	30,34	
F	36.13	23.00	90°00'00''	S47° 40'33''E	32.53	
G	. 51.95	33.00	90°12′13′′	S42°25'33''W	46.75	

٠B	ASIN A T	ABLĘ
LINE	LENGTH	BEARING
355	122.66	NO3°26'47''W
356	130.68	N23"47'25' 'E
357	30,84	S87°19'27''W
. 358	260.43	NO2"40'33' 'W
359	77.09	S87*31'40''W

FOX RUN VILLAGE LEGAL DESCRIPTION BASIN A CONSERVATION EASEMENT

PART OF THE WEST 1/2 OF SECTION 1, T. 1 N., R. 8 E., CITY OF NOW, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER SECTION 1, T. 1 N., R. 8 E; THENCE ALONG THE WEST LINE OF SECTION 1, N. 03°28'39" W. 60.01 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH LINE OF THIRTEEN MILE ROAD N. 87°31'40" E. 1050.40 FEET AND S. 02°28'20" E. 5.00 FEET AND N. 87°31'40" E. 182.28 FEET; THENCE N. 02°28'20" W. 62.50 FEET TO THE POINT OF BEGINNING; THENCE 51.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 33.00 FEET, A CENTRAL ANGLE 89°01'33", A CHORD LENGTH 46.27 FEET A CHORD BEARING OF N. 47°57'33" W.; THENCE N. 03°26'47" W. 122.66 FEET; THENCE 26.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 33.00 FEET, A CENTRAL ANGLE 46°13'16", A CHORD LENGTH 25.91 FEET, A CHORD BEARING N. 19°39'51" E.; THENCE 133.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 200.85 FEET, A CENTRAL ANGLE 37°58'08", A CHORD LENGTH 130.68 FEET, A CHORD BEARING N. 23°47'25" E.; THENCE 33.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 23.00 FEET, A CENTRAL 82°31'06", A CHORD BEARING N. 46°03'54" E.; THENCE N. 87°19'27" E. 30.84 FEET; THENCE 36.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 23.00, A CENTRAL ANGLE 90°00'00", A CHORD LENGTH 32.53; A CHORD BEARING S. 47°40'33" E.; THENCE S. 02°40'33" E. 260.43 FEET; THENCE 51.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 23.00, A CENTRAL ANGLE 90°00'00", A CHORD LENGTH 32.53; A CHORD BEARING S. 47°40'33" E.; THENCE S. 02°40'33" E. 260.43 FEET; THENCE 51.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 33.00 FEET, A CENTRAL ANGLE 90°12'13", A CHORD LENGTH 46.75, A CHORD BEARING S. 42°25'33' W.; THENCE S. 87°31'40" W. 77.09 FEET TO THE POINT OF BEGINNING CONTAINING 0.87 ACRES.

	RE	EVISIONS		FOX RUN VILLAGE	
	ITEM	0	ATE BY		MICHIGAN
EXHIBIT 'C'				BASIN A CONSERVATION EASEMENT	904£ HOR: 1" = VOR: 1" = RELD BOOK NO.
	Double By	OCCUPANTS BY	DAE	CIVIL ENGINEERS & LAND SURVEYORS 28450 FRANKLIN ROAD SOUTHFIELD, MICHIGAN 48034	60144 3621 % 23/23
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NOV

City Council Minutes June 4, 2001

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI MONDAY, JUNE 4, 2001

Excerpts

NOVI CIVIC CENTER - COUNCIL CHAMBERS - 45175 W. TEN MILE ROAD

ROLL CALL: Mayor Clark, Council Members Bononi-absent/excused, Cassis, Csordas, DeRoche, Kramer, Lorenzo

3. Request for approval from Erickson Retirement Communities of a development agreement for rezoning property in Section 1, north of Thirteen Mile and northeast of Meadowbrook from RA to RM-1, preliminary site plan with a PD-1 option and wetland permit.

Joe Galvin, represented Erickson Retirement Communities, and asked Council to make the necessary approvals to permit the construction of Fox Run Village. The proposition is simple and the need immediate. The developer. Erickson, is both capable and experienced in providing the form of housing and services needed for the City and the aging population. In addition to the need, the quality of the product and the developer form the fundamental basis for Council's approval of the rezoning, the PD-1 option, site plan and entryway waiver together with the development agreement. Erickson is prepared to sign the agreement tonight. There is a definite economic benefit for approval both to the City in terms of a surplus over what services the project would demand as well as taxes for the school district paid by a project that does not produce any school age children. There would be about a million dollars per year going to the school system. The final reason, it is one of the more sensitive woodland and wildlife corridors in the City and the site plan proposed would preserve more of this area than any single family development using any of the options available under the ordinance. He suggested Council focus on the need to provide high quality housing and services for senior citizens. Danny O' Brien, Operations Vice President in charge of Erickson's operations would also speak tonight. Mary Jukary would address all of the requests they were making of Council.

Danny O'Brien said their company has been around 18 years, have 8 communities with 6,500 units, and serve almost 8,000 middle income seniors and they can also serve lower income seniors with Federal assistance. This year the National Association of Home Builders gave them their Icon of the Industry Award for serviced enriched housing and had been nationally recognized for their benefit programs for employees. Also, they have been nationally recognized for being a senior care provider. They serve a quality development that is not a housing

development. It is a life care community and residents sign up for a life commitment. It will have independent living, assisted living and nursing care all on an integrated campus so when people move in they will know the facilities and services they need for the rest of their life are available. When people move in they don't buy or rent a unit. It is not a real estate transaction. They enter into a life care contract and put down an entrance deposit that is 100% refundable with very affordable monthly fees. In exchange for that they make a pledge to them to take care of them for the rest of their life even if they run out of money somewhere down the road.

This project would have about 1,500 independent living units, 192 assisted living units that would include Alzheimers and 198 skilled nursing units. Everyone would get one meal a day included in the fee, health club, indoor pool, wood shop, beauty and barber shop, etc. In case of a health care crisis, every apartment is equipped with a pull cord and help is immediately on the way. There is 24-hour security and they are all trained as First Responders. There are six full time physicians on staff who's only practice is on campus at Fox Run, a pharmacist is on staff and prescriptions are delivered to the senior's apartment. The biggest health care issue is isolation and depression but at Fox Run their quality of life improves with the sense of community and the services offered. They also have access to shuttles for ball games, etc.

Mary Jukary, Smith Group JJR, was present to request rezoning, preliminary site plan approval and approval of a preliminary wetland permit to allow development of full service continuing care retirement campus on a 102 acre site at the corner of 13 Mile and Meadowbrook. They are asking to rezone from RA to RM-1 with the PD-1 option.

Ms. Jukary said currently seniors make up about 10% of Novi's population, are the fastest growing population segment and have grown at a rate of 38% over the last 10 years. In the next 10 to 20 years Novi will see about 25% of its population become seniors. Kathy Crawford, Special Recreation Coordinator for Novi's seniors, stated that Novi was not ready to handle the needs of such a senior population. There are 854 senior housing units existing or proposed for the City at its build out compared to 18,500 seniors. The Fox Run Village proposal would be a big step to improve that picture. The site is in an area of mixed uses and with the PD-1 option they could do more compact development to preserve more open space. The site plan preserved over 40% of the woodlands and wildlife on the site within that total it would preserve almost 80% of the highest quality woodlands on the north part of the site. The site is fully served by public infrastructure and would add less than 6% to future traffic on 13 Mile Road. A senior housing unit is not a typical unit as it has less population than a single family home or multi family apartment and therefore would generate less traffic. There would be fewer vehicles per unit and therefore

lower vehicle trips per household. The on site and off site shuttle services also lowered traffic. Additional positive community benefits would be no additional school costs generated yet the tax revenue would go to support the school district. They estimated \$1.8 million annual property tax revenues for City, county and school district. There would also be \$4 million for sewer and water tap fees and there would be shopping trips to area businesses that could generate over \$300,000 a year in annual sales taxes. This will be a gated community and being such would lessen the demand for police services and the on site personnel are trained to handle emergency first response. Fox Run Village would also create a number of high quality jobs and a range of job opportunities from professional level jobs such as doctors and skilled nursing down to after school part-time jobs in the dining area and other high school employment opportunities.

There are 1,497 units proposed 390 skilled nursing and assisted living beds with an array of services and amenities. The density is well within the permitted density for a PD-1 District and they meet and exceeded all setbacks. The main entrance would be on Thirteen Mile for best sight distance and they are proposing improvements to Thirteen Mile. The architectural design meets the façade requirements and there is significant open space preservation and minimal wetland impact with the mitigation proposed on the site.

There are 14 residential buildings grouped into three neighborhoods. Each has its own community building with an array of services and amenities for that neighborhood. Each community building would also have a one of a kind facility such as the indoor pool, conference center, etc. Renaissance Gardens is the extended care center that has the assisted living/skilled care units. There is a private drive that creates a ring road to give access to all residential and community buildings. The proposed community buildings will be 2 story and all will be linked with enclosed climate controlled walkways and bridges. They are located so that no apartment is farther than 750 feet away from the community building services. Residential buildings are five story and of brick construction. There are upper story balconies, terrace and ground level patios and enclosed or covered individual entrances for each of the residential buildings.

The buildings have been oriented toward open space and natural features and landscaped courtyards. They have worked with Linda Lemke and Aimee Kay to continually minimize disruptions into the high quality northern woods. They took out one building footprint, further rearranged uses on the site, and further reduced the footprint in the northeast corner. This has earned them approval of their preliminary woodland permit from Ms. Lemke. They would further control the grading and use retaining walls. They felt they could meet the conditions to gain approval of the PD-1 District and that they were in accordance with the Master Plan goals to

provide senior housing. The site is appropriate and compatible for the proposed land use and they believed they had met the criteria for site plan review. The extended care center is a land use that would require a special land use approval as part of the development. Both the stated goals and now the Master Plan Map Amendment for the City of Novi support this project in many ways. It is a fiscally responsible project and provides a greater housing choice for the residents of Novi.

Member Csordas noted he toured the Henry Ford center in Dearborn with the Mayor and Member Kramer. It would be an understatement to say it was an impressive facility. They have woodworking shops, post office, etc. and he felt that everything presented tonight was factually correct. It was a benefit to Dearborn and would be a benefit to this community. The Brightmoor Church, next to this development, was very interested because the youth group would like to put together an outreach program to the residents of this development. Mr. Arroyo stated in his report that if the Erickson Fox Run Project or a similar project did not go forward the Master Plan density would revert back to some lower density classification. He felt that was honorable and he was glad to see that in there. He asked about the need and impact on the fire department and EMS runs.

Joe Galvin stated they had contacted both fire and the EMS service provider to discuss with them how to integrate the Fox Run and City services.

Mr. O'Brien noted the response is lower because many of the seniors are not raking leaves and doing tasks that cause incidents and with the medical facility on site, this would lessen the impact on EMS services.

Member Csordas thought that the positive effect on the taxation of this project would be a tremendous benefit to the City. He asked for an explanation of the variance required for the gateway.

Mr. Galvin stated they need the variance for the entryway, as it is too large.

CM-01-06-138 Moved by Csordas, seconded by Kramer; CARRIED UNANIMOUSLY: To approve the request from Fox Run Village for the development agreement for rezoning property in Section 1, north of Thirteen Mile and northeast of Meadowbrook from RA to RM-1, preliminary site plan with a PD-1 option and wetland permit for Erickson Retirement Communities.

DISCUSSION

Member DeRoche stated he would support the motion to approve as he agreed that it met the needs of seniors and everything else is a bonus to this community. A quality private sector solution that was not a burden to taxpayers would be great. He felt this was one of the best-worked pieces presented to this Council by consultants and administration.

Member Kramer commented he would support the motion. It fit well as a transitional use, buffered well to the north and east. He wanted a clarifying statement from the engineer that the infrastructure was sufficient to support the scale and scope of the project with enough margins to provide for development in the area. Mr. Potter responded it is sufficient and there is an existing agreement between the City and Commerce Township to service that area. The area would be served by discharges to the Commerce Township sewage treatment plant. There is sufficient design capacity and a buffer for future infiltration into the system. There is an existing 16-inch water main on Thirteen Mile Road and future connection to Detroit at 14 Mile, which would improve pressures in the area. Water, sewer, and storm drainage are all within appropriate controls. Member Kramer indicated Council would hold them to the demonstrated architectural, site and quality of life promise for citizens in Novi.

Member Cassis said the high quality and design of buildings and the high quality of architecture went beyond the surrounding areas. It is very attractive, has beautiful landscaping, and would preserve the woodlands. He noted they would be caring for people through the end of their years. He felt this was a win-win situation and would support this project.

Mayor Pro Tem Lorenzo noted the concept had a lot of merit. Her concern was the major deviation from the previous Master Plan, underlying zoning and proposed density. She was also concerned about adding 1.375 additional dwelling units over and above the projected capacity of the entire planning area and felt that when people were added, so were City services. Every study showed the ratio of police to citizens was low at 1.8 per 1.000 and fire response and EMS was not consistent with what it should be. Traffic is a concern. She asked if it was an immediate need? She did not think so because she was not comfortable with the way City services were delivered to citizens now. She wouldn't want this type of density with 6 story buildings next to where she lived and felt it was unreasonable with regard to density, building height, and additional dwelling units. Mr. Arroyo's letter said "compared with the current land use and density designation for the property the proposed designation and development of this site, development as a retirement community would have a greater impact and demand on the existing roadway capacity, public utilities and EMS." She said Novi did not have consistent EMS right now. Preliminary reviews by JCK indicated it might require an additional 1.000 equivalent tap units for sewer service and water service. It would generate more a.m. and p.m. peak hours than if the site were developed according to current or planned zoning. It would also add institutional and commercial uses that had not been previously planned in this area. She thought it would increase the traffic density of the site by over 20 fold from the current density. Mayor Pro Tem Lorenzo would not support this proposal.

Mayor Clark noted he had never seen a facility with as many services on site as he did at Ford Village in Dearborn. The residents themselves annually raised money for scholarships for the high school students that work there and had already raised \$75,000 for that year. Most seniors bring their cars with them but ultimately sell them because they are not needed. During the tour the traffic he saw, which was on a weekend was miniscule. As far as police services if it was as guiet in Novi as it is in Ford Village our police wouldn't have much to do. They have their own on-site security and it is a gated community. During winter the seniors can go to any other part of the development without going outside. Every conceivable service is provided. He talked with the seniors who lived there and they consistently indicated how happy they were to be there and what a wise choice it was when they came to the Erickson retirement community. This is nothing but a plus for this community. There's no added burden on the schools and there is a substantial increase in the tax base.

Mayor Clark commented if anyone thought that Novi was immune to the economic challenges that are facing the Country they are wrong. In the last week and a half he received a notice that Wisne Automotive on Ten Mile would be shutting down permanently in August, which would eliminate over 100 jobs in the city. Tonight, he received a letter from Roche Laboratories. Inc. that informed him they would be doing a mass layoff. This will affect our tax base and we have substantial tax burdens and potential liabilities hanging over our head. We always need to look at the economic realities we are faced with. This is a plus-plus situation for our community. As Mayor Pro Tem Lorenzo pointed out it is a need and he felt it was an immediate need, as you shouldn't wait for a crisis to be on the doorstep to deal with it. Hospitals have been forced to close beds year after year and before long all these seniors will reach the age where they need critical medical care and the beds won't be there. This is good, smart planning as it recognized problems and dealt with them before there was a crisis. He would support the motion.

Mr. Fisher noted the development agreement needed to be signed on behalf of Erickson and asked Mr. Galvin if he was able to represent that all parties would sign the agreement as it is now? Mr. Galvin replied they would sign.

Roll call vote on CM-01-06-138 Yeas: Csordas, DeRoche, Kramer, Clark,

Cassis

Nays: Lorenzo

Absent: Bononi