



CITY of NOVI CITY COUNCIL

Agenda Item E
January 21, 2014

SUBJECT: Acceptance of an Open Space Preservation Easement from Pinnacle – Novi 12, LLC for permanent preservation of the park areas on the Andelina Ridge site, located south of Twelve Mile Road and east of Napier Road in Section 18 of the City.

SUBMITTING DEPARTMENT: Department of Community Development, Planning Division *Baris*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The property totals 64 acres and the current zoning is R-4, One-Family Residential. The applicant has received approval of and begun construction on a 146 unit single-family residential development utilizing the Open Space Preservation Option.

The Open Space Preservation Option is intended "...to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas." The site has a substantial amount of regulated woodlands and wetlands and meets the general eligibility requirements outlined in the ordinance detailing the Open Space Preservation Option.

The Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan were approved by the Planning Commission on April 24, 2013. The Phase 1 site plan was stamped approved by the Planning Division on August 15, 2013.

A condition of the approval and the Open Space Preservation Option is that the applicant permanently preserve the areas identified on the plan as open space. The applicant has submitted the required Open Space Preservation Easement which covers approximately 17.312 acres (27% of the 64 acre development site). Exhibit B graphically depicts the areas being preserved.

The easement has been reviewed by the City's professional staff and consultants. The easement is currently in a form acceptable to the City Attorney's office for acceptance by the City Council.

RECOMMENDED ACTION: Acceptance of an Open Space Preservation Easement from Pinnacle – Novi 12, LLC for permanent preservation of the park areas on the Andelina Ridge site, located south of Twelve Mile Road and east of Napier Road in Section 18 of the City.

	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 Mutch				
Council Member Wrobel				

LOCATION MAP

Andelina Ridge JSP13-12


Location

Twelve Mile Rd



Map Author: Kristen Kapelanski
Date: 04/16/13
Project: JSP13-12 Andelina Ridge
Version #: 1.0

Map Legend

-  Subject Property
-  City Incorporated Boundary



City of Novi

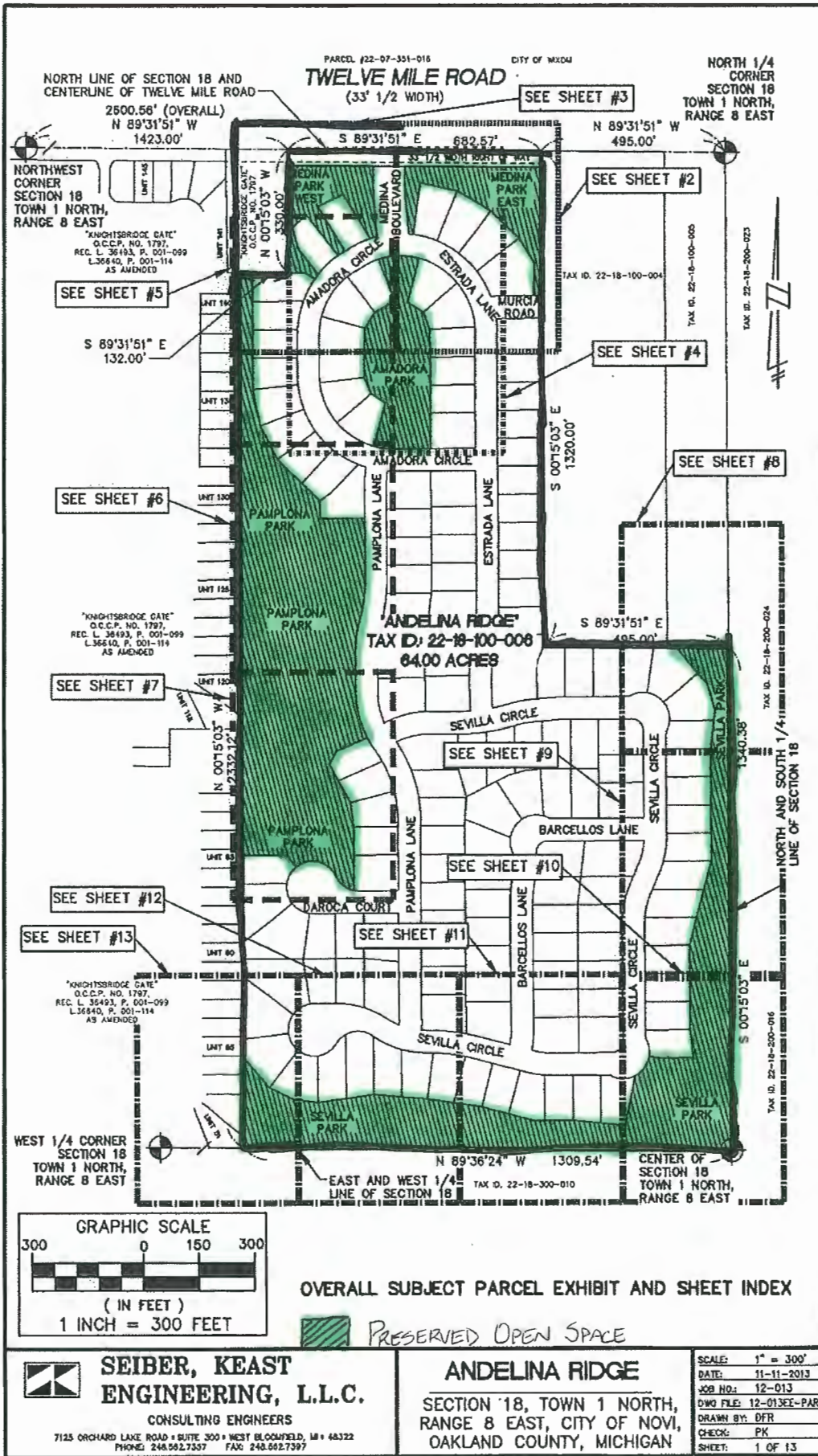
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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 lines, points, 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 obtain source and accuracy information related to this map.

0 90 180 360 540 720

1 inch = 442 feet



CITY ATTORNEY LETTER



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.jrsjlaw.com

January 2, 2014

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

**RE: Andelina Ridge
Open Space Preservation Easement**

Dear Ms. McBeth:

We have received and reviewed the enclosed Open Space Preservation Easement provided for the Andelina Ridge Development. The Open Space Preservation Easement is for the purpose of permanently preserving the five park areas required to be preserved in accordance with the Open Space Preservation Option provisions set forth in Section 2403.3 of the Zoning Ordinance, requiring the development to be constructed on not more than 80% of the site. Section 2403.5 requires the resulting open space to be preserved in an undeveloped state, except as for approved developed recreation areas, by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land and that the City is a party to for purposes of enforcement.

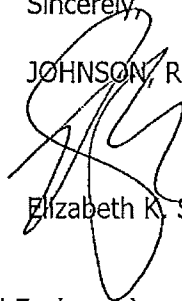
Subject to approval of the attached Exhibits depicting and describing the areas to be preserved by the City's Planner, the enclosed Preservation Easement is acceptable for the purposes set forth in Section 2403.5 of the Zoning Ordinance and may be placed on an upcoming City Council Agenda for approval. We note that the language includes a provision allowing for minor revisions to the description of the areas to be preserved if the descriptions change in accordance with approval of future phases of the Development.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me I that regard.

Barb McBeth, Deputy Community Development Director
January 2, 2014
Page 2

Sincerely,

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



Elizabeth K. Saarela

EKS

C: Maryanne Cornelius, Clerk (Original Enclosure)
Charles Boulard, Community Development Director (w/Enclosure)
Kristen Kapelanski, Planner (w/Enclosure)
Sheila Weber and Kristin Pace, Treasurer's Office (w/Enclosure)
Sarah Marchioni, Building Permit Coordinator (w/Enclosure)
Sue Troutman, City Clerk's Office (w/Enclosure)
Patrick Keast, Seiber Keast (w/Enclosure)
Bradley Scobel, Esquire (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

OPEN SPACE PRESERVATION EASEMENT

OPEN SPACE PRESERVATION EASEMENT

THIS OPEN SPACE PRESERVATION EASEMENT made this 17th day of December, 2013, by and between Pinnacle-Novi 12, LLC, a Michigan limited liability company, whose address is 28800 Orchard Lake Road, Suite 200, Farmington Hills, Michigan 48334 (hereinafter the "Grantor"), and the City of Novi, and its successors or assigns, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (hereinafter the "Grantee").

RECITATIONS:

A. Grantor owns a certain parcel of land situated in the City of Novi, Oakland County, Michigan, as described in Exhibit A, attached hereto and made a part hereof (the "Property"). Grantor has received final site plan approval for construction of a single family residential site condominium on the Property using the Open Space Preservation Option, which requires that certain portions of the Property be permanently preserved as open space/park areas. Grantor desires to grant such an easement in order to preserve the required open space areas.

B. The five (5) open space/park areas (collectively the "Easement Areas") situated on the Property are graphically depicted on Exhibit B attached hereto and are individually described on Exhibits C through G attached hereto and made a part hereof.

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 Open Space Preservation 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.

1. The purpose of this Open Space Preservation Easement is to preserve the Easement Areas (as may be modified in accordance with the approved site plans with respect to all or any portion of the Property), as areas qualifying as "Open Space" in accordance with the Open Space Preservation Option. Unless otherwise set forth in the approved site plans with respect to all or any portion of the Property, the Easement Areas shall be perpetually preserved as open space areas, including, but not limited to, as parks, playgrounds, fields, walking trails, nature areas and other approved uses as permitted in accordance with the Open Space Preservation Option.

2. Grantor initially, and thereafter any association of co-owners responsible for the portion of the Property in which the one or more of the Easement Areas are located (each an "Association"), shall maintain and repair the Open Space and park areas in the condition required

{00855608.DOC;2}

by the approved site plan, including but not limited to maintenance of landscaped areas and amenities, if any, therein.

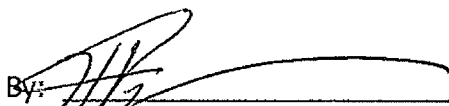
3. This Open Space Preservation Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Grantor, Grantee and its authorized employees and agents (collectively, "Grantee's 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 Open Space Preservation Easement.

4. In the event that the Grantor or any Association, as applicable, shall at any time fail to carry out the responsibilities specified within this Open Space Preservation Easement and/or fail to preserve and/or maintain the open space areas in reasonable order and condition, the City may serve written notice upon the responsible Grantor/Association 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 responsible Grantor/Association 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 responsible Grantor/Association, and such amount shall constitute a lien on an equal pro rata basis as to all of the units of the condominium within which the Easement Areas are located. In the event one or more of the affected Easement Areas are not located within a condominium, the lien shall be against the portion of the Property in which the Easement Area is located. 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 responsible Grantor/Association, all unpaid amounts may be placed on the delinquent tax roll of the City, pro rata, as to each unit, 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 responsible Grantor/Association, and, in such event, the responsible Grantor/Association shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

5. This Open Space Preservation Easement has been made and given for a consideration of a value less than 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).

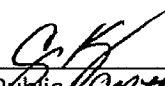
GRANTOR

PINNACLE-NOVI 12, LLC, a Michigan limited liability company

By: 
Howard Fingerroot
Its: Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 11 day of December, 2013, by Howard Fingerroot, as the Manager of Pinnacle-Novi 12, LLC, a Michigan limited liability company, on its behalf.


Notary Public Cathy Katz
Acting in ~~Queen Anne's County~~ Oakland
My Commission Expires: May 27, 2018

CATHY KATZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 27 2018
COUNTY OF Oakland

GRANTEE

CITY OF NOVI
A Municipal Corporation

By: _____

Its:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, on behalf of the City of Novi, a Municipal Corporation.

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

Drafted By:
Elizabeth K. Saarela, Esquire
Johnson, Rosati, Schultz & Joppich, P.C.
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, Michigan 48331-5627

After Recording, Return to:
Maryanne Cornelius, Clerk
City of Novi
45175 West 10 Mile Road
Novi, Michigan 48375

Exhibit A

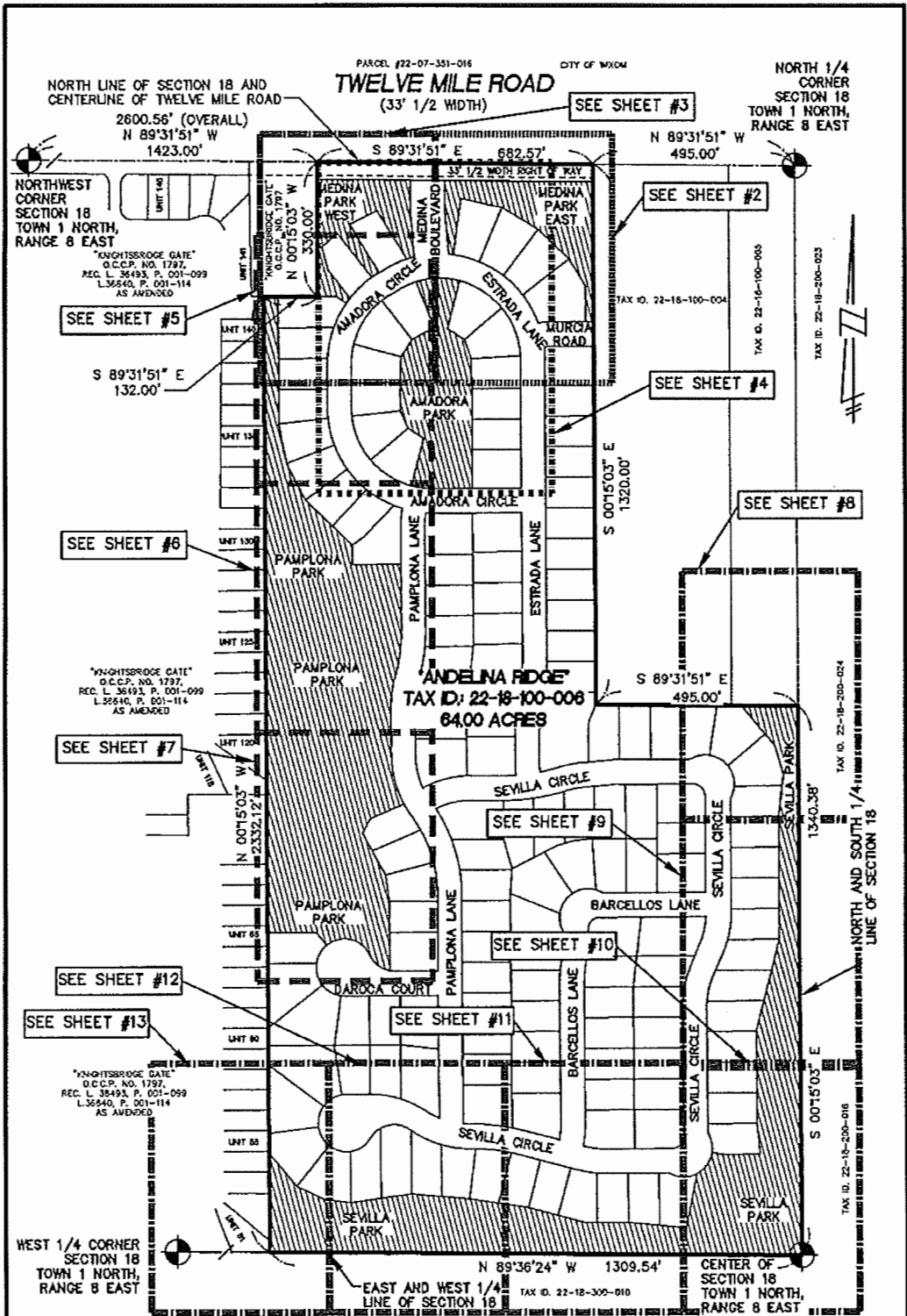
The land located in the City of Novi, County of Oakland, State of Michigan and legally described as follows:

The East 80 Acres of the Northwest Fractional 1/4 excluding the West 132 feet of the North 330 feet, Also excluding the North 1320 feet of the East 495 feet of the East 1/2 of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, city of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 Corner of said Section 18 and proceeding North 89°31'51" West, 495.00 feet, along the North line of Section 18, also being the centerline of Twelve Mile Road (33.00 feet 1/2 width), to the Point of Beginning; thence South 00°15'03" East, 1320.00 feet; thence South 89°31'51" East, 495.00 feet; thence along the North and South 1/4 line of said Section 18, South 00°15'03" East, 1340.38 feet, to the Center of said Section 18; thence along the East and West 1/4 line of said Section 18, North 89°36'24" West, 1309.54 feet; thence the following three (3) courses along "Knightsbridge Gate", Oakland County Condominium Subdivision Plan No. 1797, 1) North 00°15'03" West, 2332.12 feet, 2) South 89°31'51" East, 132.00 feet, and 3) North 00°15'03" West, 330.00 feet; thence along said North line of Section 18 and Twelve Mile Road centerline, South 89°31'51" East, 682.57 feet, to the Point of Beginning. Containing 64.00 Acres more or less.

Which land contains the residential site condominium development commonly known as Andelina Ridge, pursuant to that certain Master Deed recorded on _____, in Liber _____, Page_____, Oakland County Records, being Oakland County Subdivision Plan #_____.

Exhibit B



OVERALL SUBJECT PARCEL EXHIBIT AND SHEET INDEX

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.992.7357 FAX: 248.992.7397

ANDELINA RIDGE
SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	11-11-2013
JOB NO.:	12-013
DWG FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 13

Exhibit C

"ANDELINA RIDGE" CONDOMINIUM
Job No. 12-013

MEDINA PARK EAST
LEGAL DESCRIPTION

A part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: commencing at the North 1/4 corner of said Section 18 and proceeding North 89°31'51" West, 495.00 feet, along the North line of said Section 18, also being the centerline of Twelve Mile Road (33.00 feet 1/2 width); thence South 00°15'03" East, 43.00 feet, for a POINT OF BEGINNING; thence continuing South 00°15'03" East, 342.22 feet, to a point on the northerly right-of-way line of proposed Murcia Road (60.00 foot width); thence South 89°44'57" West, 20.00 feet, along the northerly right-of-way line of said Murcia Road; thence North 00°15'03" West, 87.43 feet; thence North 31°29'37" West, 76.82 feet; thence North 45°32'49" West, 104.41 feet; thence North 59°27'43" West, 104.50 feet; thence North 77°31'13" West, 104.15 feet; thence South 07°35'29" West, 140.00 feet, to a point on the northerly right-of-way line of proposed Estrada Lane (60.00 foot width); thence 11.58 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 02°33'04" and a chord bearing and distance of North 83°41'04" West, 11.58 feet, along the northerly right-of-way line of said Estrada Lane to a point on the easterly right-of-way line of proposed Medina Boulevard (86.00 foot width); thence North 04°48'45" West, 110.20 feet, along the easterly right-of-way line of said Medina Boulevard; thence 32.91 feet along a curve to the right, said curve having a radius of 357.00 feet, a central angle of 05°16'54" and a chord bearing and distance of North 02°10'18" West, 32.90 feet, along the easterly right-of-way line of said Medina Boulevard; thence North 00°28'09" East, 38.44 feet, along the easterly right-of-way line of said Medina Boulevard; thence South 89°31'51" East, 365.44 feet, to the POINT OF BEGINNING. All of the above containing 1.061 acres. All of the above subject to easements, restrictions and right-of-ways of record.

PARCEL #22-07-351-016

CITY OF WIXOM

NORTH 1/4 COR.
SECTION 18
T.1N., R.8E.

NORTH LINE OF SECTION 18 AND
CENTERLINE OF TWELVE MILE ROAD

TWELVE MILE ROAD
(33' 1/2 WIDTH)

N89°31'51"W
495.00'

S 89°31'51" E 682.57'

POINT OF
BEGINNING

S00°15'03"E
43.00'

S89°31'51"E 365.44'

N00°28'09"E
38.44'

MEDINA
PARK EAST
(1.061 A.C.)

MEDINA BOULEVARD

N04°48'45"W
110.20'

S07°35'29"W
140.00'

L=32.91'
R=357.00'
Δ=05°16'54"
CH.=N02°10'18"W
DIST.=32.90'

104.15'
N77°31'13"W

104.50'
N59°27'43"W

104.41'
N45°32'49"W

76.82'
N31°29'37"W

87.43'
W. S00°15'03"W

342.22'

S00°15'03"E 1320.00'

TAX ID. 22-1B-100-004

L=11.58'
R=260.00'
Δ=02°33'04"
CH.=N83°41'04"W
DIST.=11.58'

ESTRADA LANE

S89°44'57"W
20.00'

MURCIA ROAD

11

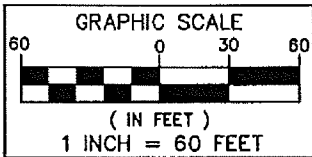
12

13

3

4

5



MEDINA PARK EAST = 
(1.061 ACRES)

MEDINA PARK EAST



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.862.7337 FAX: 248.862.7397

ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

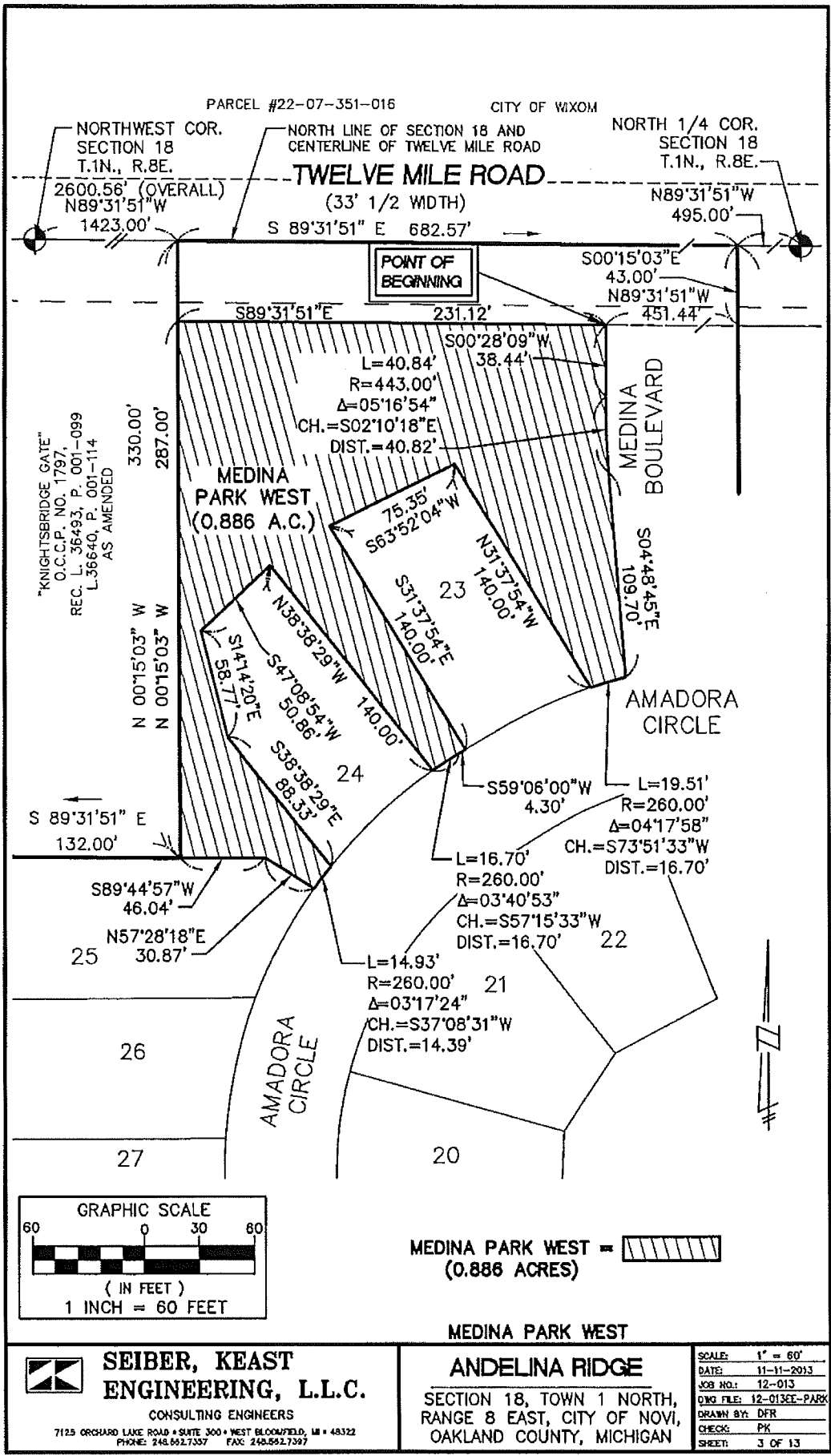
SCALE:	1" = 60'
DATE:	11-11-2013
JOB NO.:	12-013
DWG FILE:	12-013EE-PARK
DRAWN BY:	DJR
CHECK:	PK
SHEET:	2 OF 13

Exhibit D

"ANDELINA RIDGE" CONDOMINIUM
Job No. 12-013

MEDINA PARK WEST
LEGAL DESCRIPTION

A part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: commencing at the North 1/4 corner of said Section 18 and proceeding North 89°31'51" West, 495.00 feet, along the North line of said Section 18, also being the centerline of Twelve Mile Road (33.00 feet 1/2 width); thence South 00°15'03" East, 43.00 feet; thence North 89°31'51" West, 451.44 feet, for a POINT OF BEGINNING; thence South 00°28'09" West, 38.44 feet, along the westerly right-of-way line of proposed Medina Boulevard (86.00 foot width); thence 40.84 feet along a curve to the left, said curve having a radius of 443.00 feet, a central angle of 05°16'54" and a chord bearing and distance of South 02°10'18" East, 40.82 feet, along the westerly right-of-way line of said Medina Boulevard; thence South 04°48'45" East, 109.70 feet, along the westerly right-of-way line of said Medina Boulevard to a point on the northerly right-of-way line of proposed Amadora Circle (60.00 foot width); thence 19.51 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 04°17'58" and a chord bearing and distance of South 73°51'33" West, 16.70 feet, along the northerly right-of-way line of said Amadora Circle; thence North 31°37'54" West, 140.00 feet; thence South 63°52'04" West, 75.35 feet; thence South 31°37'54" East, 140.00 feet, to a point on the northerly right-of-way line of said Amadora Circle; thence South 59°06'00" West, 4.30 feet, along the northerly right-of-way line of said Amadora Circle; thence 16.70 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 03°40'53" and a chord bearing and distance of South 57°15'33" West, 16.70 feet, along the northerly right-of-way line of said Amadora Circle; thence North 38°38'29" West, 140.00 feet; thence South 47°08'54" West, 50.86 feet; thence South 14°14'20" East, 58.77 feet; thence South 38°38'29" East, 88.33 feet, to a point on the northerly right-of-way line of said Amadora Circle; thence 14.93 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 03°17'24" and a chord bearing and distance of South 37°08'31" West, 14.39 feet, along the northerly right-of-way line of said Amadora Circle; thence North 57°28'18" East, 30.87 feet; thence South 89°44'57" West, 46.04 feet, to a point on the easterly line of "Knightsbridge Gate", Oakland County Condominium Subdivision No. 1797, as recorded in Liber 36493 of Plats on Pages 001 through 099, inclusive, as amended; thence North 00°15'03" West, 287.00 feet, along the easterly line of said "Knightsbridge Gate"; thence South 89°31'51" East, 231.12 feet, to the POINT OF BEGINNING. All of the above containing 0.886 acres. All of the above subject to easements, restrictions and right-of-ways of record.



PARCEL #22-07-351-016 CITY OF WIXOM

NORTHWEST COR.
SECTION 18
T.1N., R.8E.

NORTH LINE OF SECTION 18 AND
CENTERLINE OF TWELVE MILE ROAD

NORTH 1/4 COR.
SECTION 18
T.1N., R.8E.

TWELVE MILE ROAD
(33' 1/2 WIDTH)

2600.56' (OVERALL)
N89°31'51"W
1423.00'

S 89°31'51" E 682.57'

N89°31'51"W
495.00'

POINT OF BEGINNING

S00°15'03"E
43.00'
N89°31'51"W
451.44'

S89°31'51"E 231.12'

S00°28'09"W
38.44'

L=40.84'
R=443.00'
Δ=05°16'54"
CH.=S02°10'18"E
DIST.=40.82'

**MEDINA
PARK WEST
(0.886 A.C.)**

MEDINA
BOULEVARD

"KNIGHTSBRIDGE GATE"
O.C.C.P. NO. 1797,
REC. L. 36493, P. 001-099
L.36640, P. 001-114
AS AMENDED

330.00'
287.00'

N 00°15'03" W
N 00°15'03" W

75.35'
S63°52'04"W

N31°37'54"W
140.00'

S31°37'54"E
140.00'

S04°48'45"E
109.70'

AMADORA
CIRCLE

S 89°31'51" E
132.00'

S14°14'20"E
58.77'

S4°108'54"W
50.86'

S38°38'29"E
88.33'

S59°06'00"W
4.30'

L=19.51'
R=260.00'
Δ=04°17'58"
CH.=S73°51'33"W
DIST.=16.70'

S89°44'57"W
46.04'
N57°28'18"E
30.87'

L=16.70'
R=260.00'
Δ=03°40'53"
CH.=S57°15'33"W
DIST.=16.70'

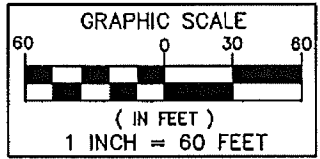
L=14.93'
R=260.00'
Δ=03°17'24"
CH.=S37°08'31"W
DIST.=14.39'

AMADORA
CIRCLE

26

27

20



MEDINA PARK WEST = (0.886 ACRES)

MEDINA PARK WEST

**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.592.7397 FAX: 248.592.7397

ANDELINA RIDGE
SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

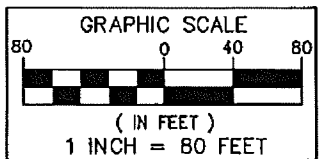
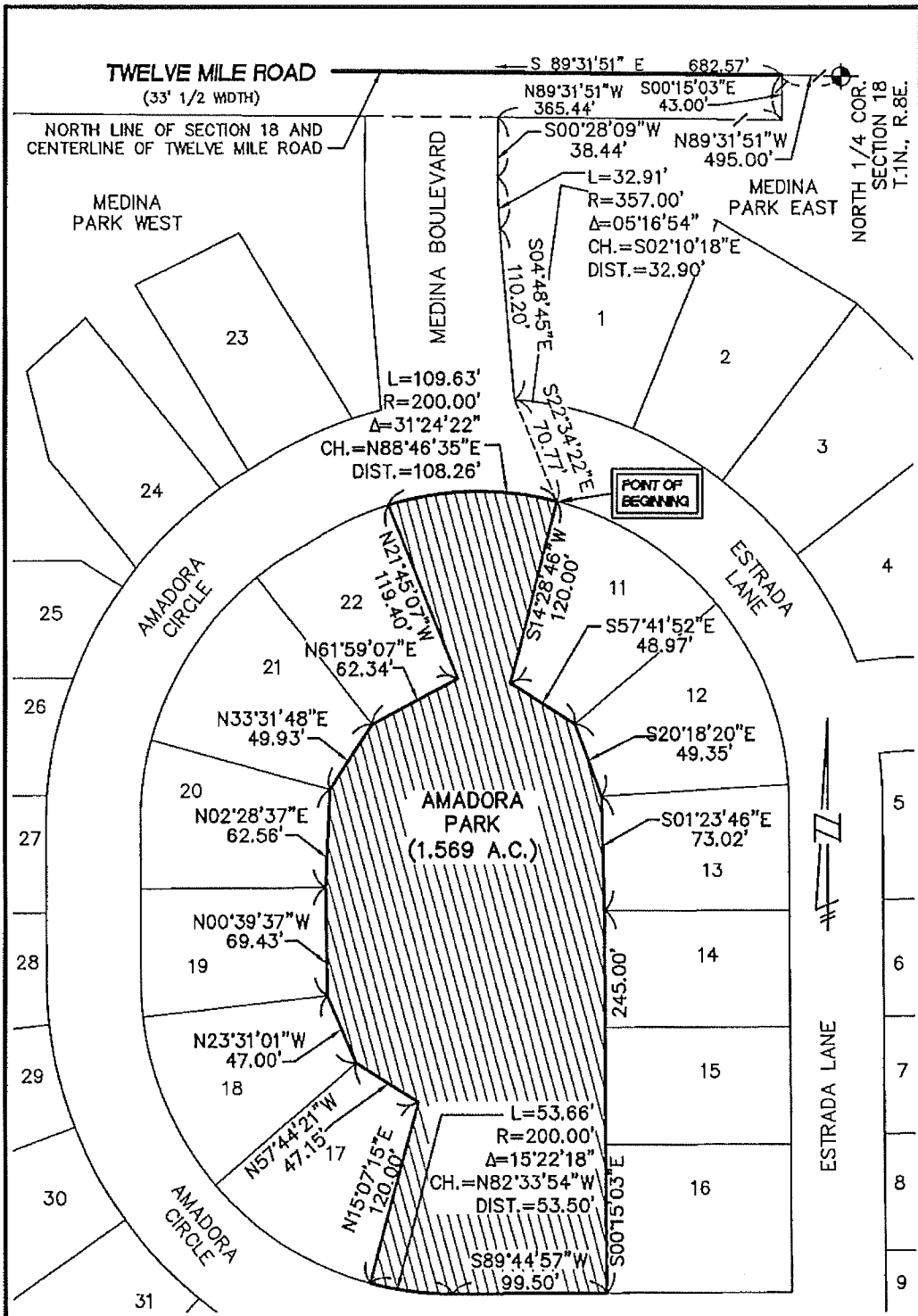
SCALE:	1" = 60'
DATE:	11-11-2013
JOB NO.:	12-013
DWG. FILE:	12-013CE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	3 OF 13

Exhibit E

"ANDELINA RIDGE" CONDOMINIUM
Job No. 12-013

AMADORA PARK
LEGAL DESCRIPTION

A part of the Northwest 1/4 of Section 18, Town I North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: commencing at the North 1/4 corner of said Section 18 and proceeding North 89°31'51" West, 495.00 feet, along the North line of said Section 18, also being the centerline of Twelve Mile Road (33.00 feet 1/2 width); thence South 00°15'03" East, 43.00 feet; thence North 89°31'51" West, 365.44 feet, to a point on the easterly right-of-way line of proposed Medina Boulevard (86.00 foot width); thence South 00°28'09" West, 38.44 feet, along the easterly right-of-way line of said Medina Boulevard; thence 32.91 feet along a curve to the left, said curve having a radius of 357.00 feet, a central angle of 05°16'54" and a chord bearing and distance of South 02°10'18" East, 32.90 feet, along the easterly right-of-way line of said Medina Boulevard; thence South 04°48'45" East, 110.20 feet, along the easterly right-of-way line of said Medina Boulevard; thence South 22°34'22" East, 70.77 feet, to a point on the southerly right-of-way line of proposed Estrada Lane (60.00 foot width), for a POINT OF BEGINNING; thence South 14°28'46" West, 120.00 feet; thence South 57°41'52" East, 48.97 feet; thence South 20°18'20" East, 49.35 feet; thence South 01°23'46" East, 73.02 feet; thence South 00°15'03" East, 245.00 feet, to a point on the northerly right-of-way line of proposed Amadora Circle (60.00 foot width); thence South 89°44'57" West, 99.50 feet, along the northerly right-of-way line of said Amadora Circle; thence 53.66 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of 15°22'18" and a chord bearing and distance of North 82°33'54" West, 53.50 feet, along the northerly right-of-way line of said Amadora Circle; thence North 15°07'15" East, 120.00 feet; thence North 57°44'21" West, 47.15 feet; thence North 23°31'01" West, 47.00 feet; thence North 00°39'37" West, 69.43 feet; thence North 02°28'37" East, 62.56 feet; thence North 33°31'48" East, 49.93 feet; thence North 61°59'07" East, 62.34 feet; thence North 21°45'07" West, 119.40 feet, to a point on the southerly right-of-way line of said Amadora Circle; thence 109.63 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of 31°24'22" and a chord bearing and distance of North 88°46'35" East, 108.26 feet, to the POINT OF BEGINNING. All of the above containing 1.569 acres. All of the above subject to easements, restrictions and right-of-ways of record.



AMADORA PARK = **(1.569 ACRES)**

AMADORA PARK



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS
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PHONE: 248.562.7357 FAX: 248.562.7397

ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 80'
DATE:	11-11-2013
JOB NO.:	12-013
DWG FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 13

Exhibit F

"ANDELINA RIDGE" CONDOMINIUM
Job No. 12-013

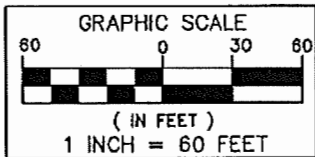
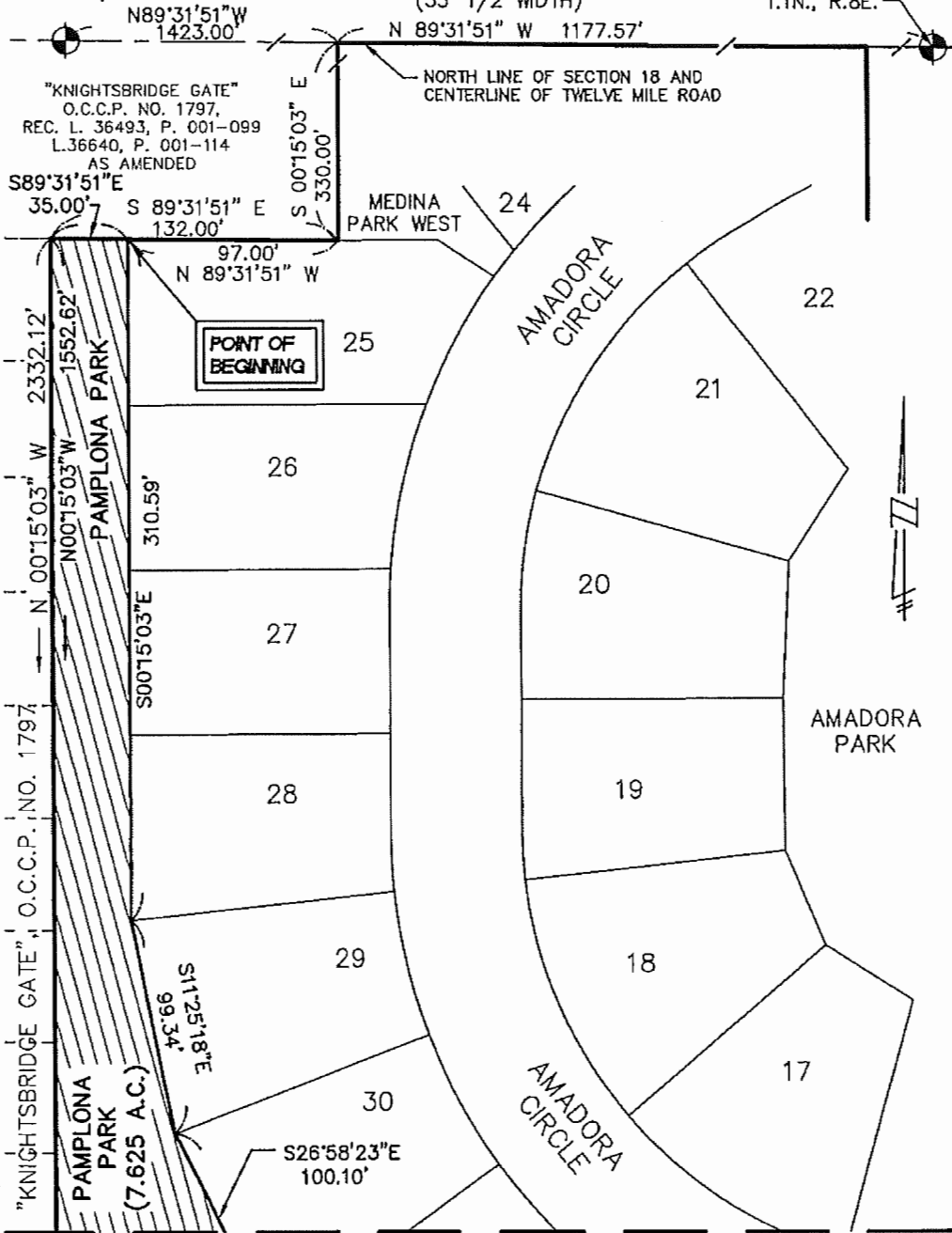
PAMPLONA PARK
LEGAL DESCRIPTION

A part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: commencing at the North 1/4 corner of said Section 18 and proceeding North 89°31'51" West, 1177.57 feet, along the North line of said Section 18, also being the centerline of Twelve Mile Road (33.00 feet 1/2 width), to a point on the easterly line of "Knightsbridge Gate", Oakland County Condominium Subdivision Plan No. 1797, as recorded in Liber 36493 of Plats on Pages 001 through 099, inclusive, as amended; thence South 00°15'03" East, 330.00 feet, along the easterly line of said "Knightsbridge Gate"; thence South 89°31'51" East, 132.00 feet, along the southerly line of said "Knightsbridge Gate", for a POINT OF BEGINNING; thence South 00°15'03" East, 310.59 feet; thence South 11°25'18" East, 99.34 feet; thence South 26°58'23" East, 100.10 feet; thence South 46°12'22" East, 160.32 feet; thence South 00°15'03" East, 46.71 feet; thence North 89°44'57" East, 120.00 feet, to a point on the westerly right-of-way line of proposed Pamplona Lane (60.00 foot width); thence South 00°15'03" East, 152.27 feet, along the westerly line of said Pamplona Lane; thence 127.31 feet along a curve to right, said curve having a radius of 470.00 feet, a central angle of 15°31'13" and a chord bearing and distance of South 07°30'34" West, 126.92 feet, along the westerly right-of-way line of said Pamplona Lane; thence 70.43 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 15°31'13" and a chord bearing and distance of South 07°30'34" West, 70.21 feet, along the westerly right-of-way line of said Pamplona Lane; thence South 00°15'03" East, 115.50 feet, along the westerly right-of-way line of said Pamplona Lane; thence 126.00 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 27°46'00" and a chord bearing and distance of South 14°08'03" East, 124.77 feet, along the westerly right-of-way line of said Pamplona Lane; thence South 66°53'29" West, 89.42 feet; thence South 27°53'13" West, 40.31 feet; thence South 28°31'03" East, 116.70 feet; thence South 07°31'23" East, 65.70 feet; thence South 00°15'03" East, 168.57 feet, to a point on the northerly right-of-way line of proposed Daroca Court (Variable width); thence 62.62 feet along a curve to the right, said curve having a radius of 67.00 feet, a central angle of 53°32'48" and a chord bearing and distance of North 51°36'37" West, 60.36 feet, along the northerly right-of-way line of said Daroca Court; thence 127.58 feet along a curve to the left, said curve having a radius of 70.00 feet, a central angle of 104°25'35" and a chord bearing and distance of North 77°03'00" West, 110.64 feet, along the northerly right-of-way line of said Daroca Court; thence North 39°15'48" West, 40.56 feet; thence South 89°44'57" West, 119.60 feet, to a point on the easterly line of said "Knightsbridge Gate"; thence North 00°15'03" West, 1552.62 feet, along the easterly line of said "Knightsbridge Gate"; thence South 89°31'51" East, 35.00 feet, along the southerly line of said "Knightsbridge Gate", to the POINT OF BEGINNING. All of the above containing 7.625 acres. All of the above subject to easements, restrictions and right-of-ways of record.

NORTHWEST COR.
SECTION 18
T.1N., R.8E.

TWELVE MILE ROAD
(33' 1/2 WIDTH)

NORTH 1/4 COR.
SECTION 18
T.1N., R.8E.



MATCHLINE

SEE SHEET # 6

PAMPLONA PARK = 
(7.625 ACRES)

PAMPLONA PARK



**SEIBER, KEAST
ENGINEERING, L.L.C.**

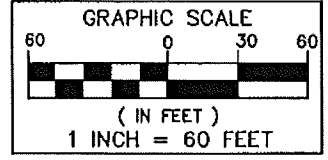
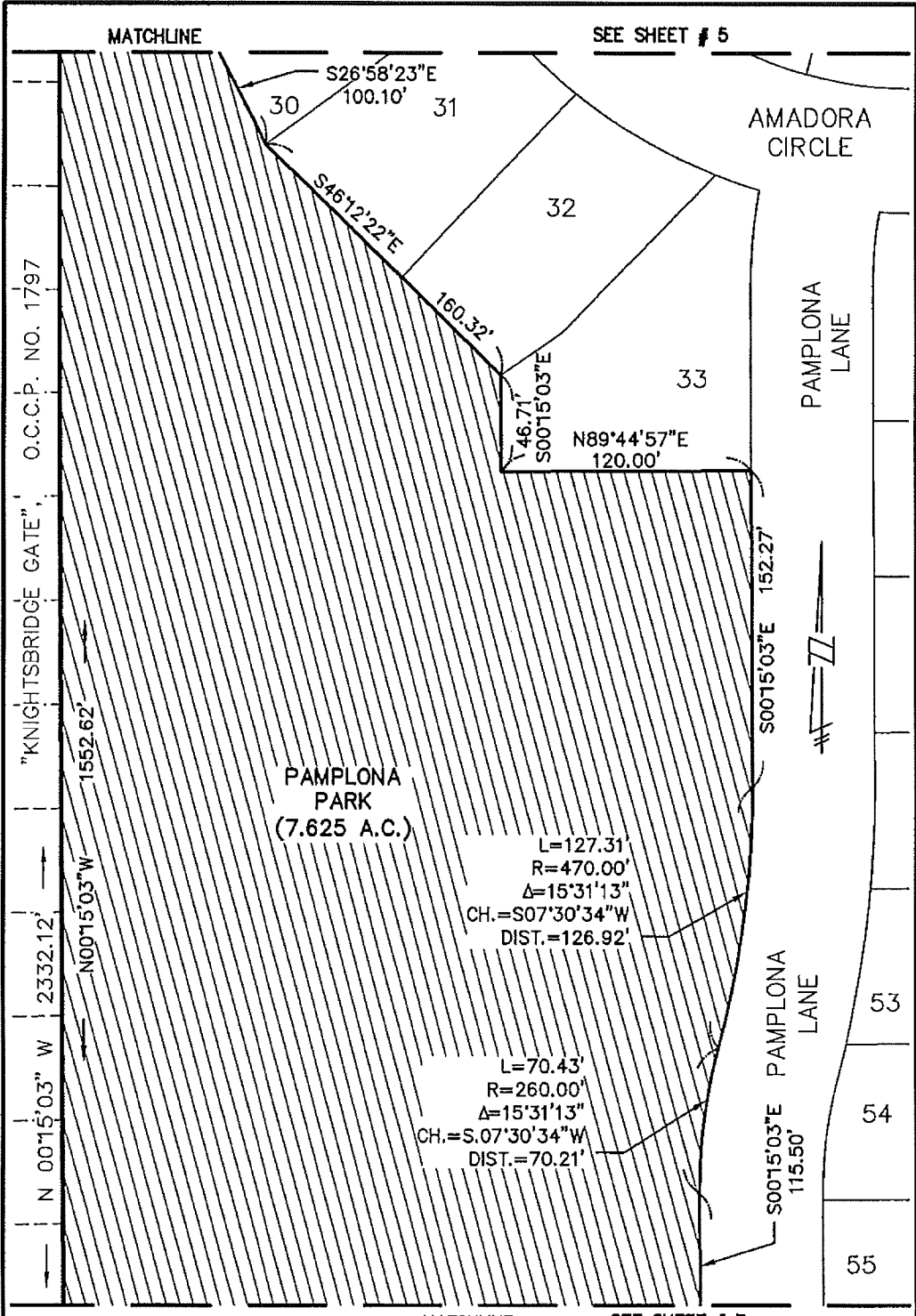
CONSULTING ENGINEERS

7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.662.7337 FAX: 248.662.7397

ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 11-11-2013
JOB NO: 12-013
DWG FILE: 12-013EE-PARK
DRAWN BY: DFR
CHECK: PK
SHEET: 5 OF 13



PAMPLONA PARK = (7.625 ACRES)

PAMPLONA PARK

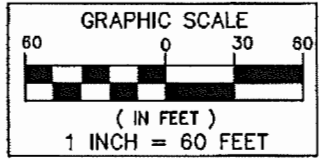
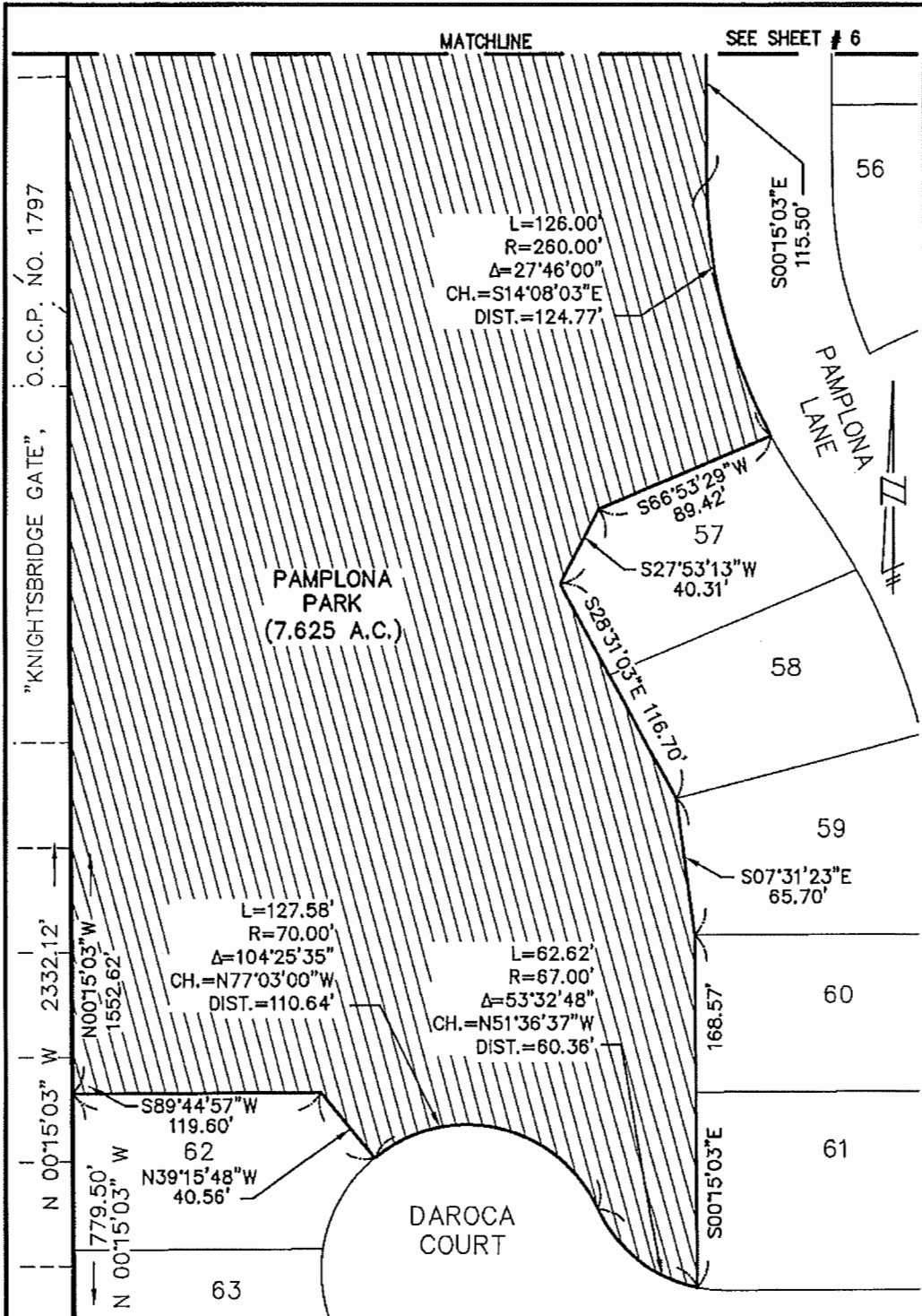
SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.862.7357 FAX: 248.862.7397

ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-11-2013
JOB NO.:	12-013
DIR. FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	8 OF 13



PAMPLONA PARK = (7.625 ACRES)

PAMPLONA PARK

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.562.7357 FAX: 248.562.7397

ANDELINA RIDGE
SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

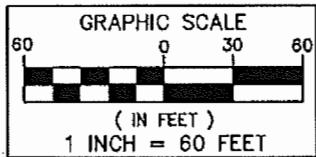
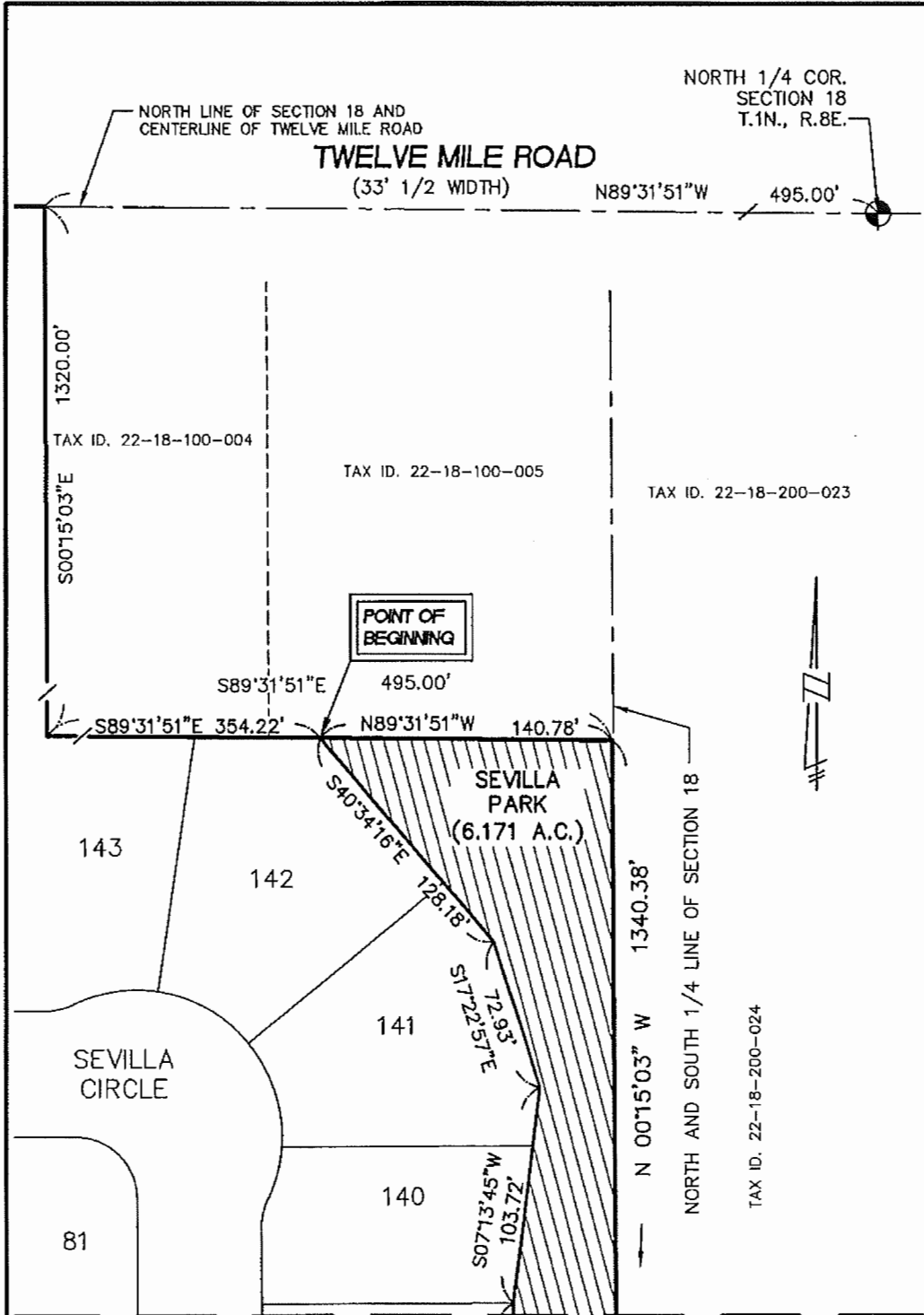
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DWG FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	7 OF 13

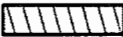
Exhibit G

"ANDELINA RIDGE" CONDOMINIUM
Job No. 12-013

SEVILLA PARK
LEGAL DESCRIPTION

A part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as; commencing at the North 1/4 corner of said Section 18 and proceeding North 89°31'51" West, 495.00 feet, along the North line of said Section 18, also being the centerline of Twelve Mile Road (33.00 feet 1/2 width); thence South 00°15'03" East, 1320.00 feet; thence South 89°31'51" East, 354.22 feet, for a POINT OF BEGINNING; thence South 40°34'16" East, 128.18 feet; thence South 17°22'57" East, 72.93 feet; thence South 07°13'45" West, 103.72 feet; thence South 00°15'03" East, 300.00 feet; thence South 14°35'13" West, 232.76 feet; thence South 00°15'03" East, 225.00 feet; thence South 06°32'31" East, 75.45 feet; thence South 89°44'57" West, 89.45 feet; thence North 81°25'31" West, 30.00 feet, to a point on the southerly right-of-way line of proposed Sevilla Circle (variable width); thence 66.28 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 54°15'05" and a chord bearing and distance of South 35°42'02" West, 63.83 feet, along a the southerly right-of-way line of said Sevilla Circle; thence South 11°18'16" West, 134.12 feet; thence North 84°40'58" West, 141.61 feet; thence South 89°44'57" West, 103.71 feet; thence North 75°25'35" West, 145.30 feet; thence North 81°21'59" West, 147.30 feet; thence North 85°18'54" West, 144.93 feet; thence South 82°01'43" West, 151.37 feet; thence North 82°44'01" West, 67.11 feet; thence North 64°19'48" West, 73.30 feet; thence North 40°29'43" West, 104.20 feet, to a point on the easterly line of "Knightsbridge Gate", Oakland County Condominium Subdivision Plan No. 1797, as recorded in Liber 36493 of Plats, Pages 001-099, inclusive, as amended; thence South 00°15'03" East, 239.86 feet, along the easterly line of said "Knightsbridge Gate", to a point on the East and West 1/4 line of said Section 18; thence South 89°36'24" East, 1309.54 feet, along the East and West 1/4 line of said Section 18 to the Center of said Section 18; thence North 00°15'03" West, 1340.38 feet, along the North and South 1/4 line of said Section 18; thence North 89°31'51" West, 140.78 feet, to the POINT OF BEGINNING. All of the above containing 6.171 acres. All of the above subject to easements, restrictions and right-of-ways of record.



SEVILLA PARK = 

SEVILLA PARK (6.171 ACRES)

SEVILLA PARK



SEIBER, KEAST
ENGINEERING, L.L.C.

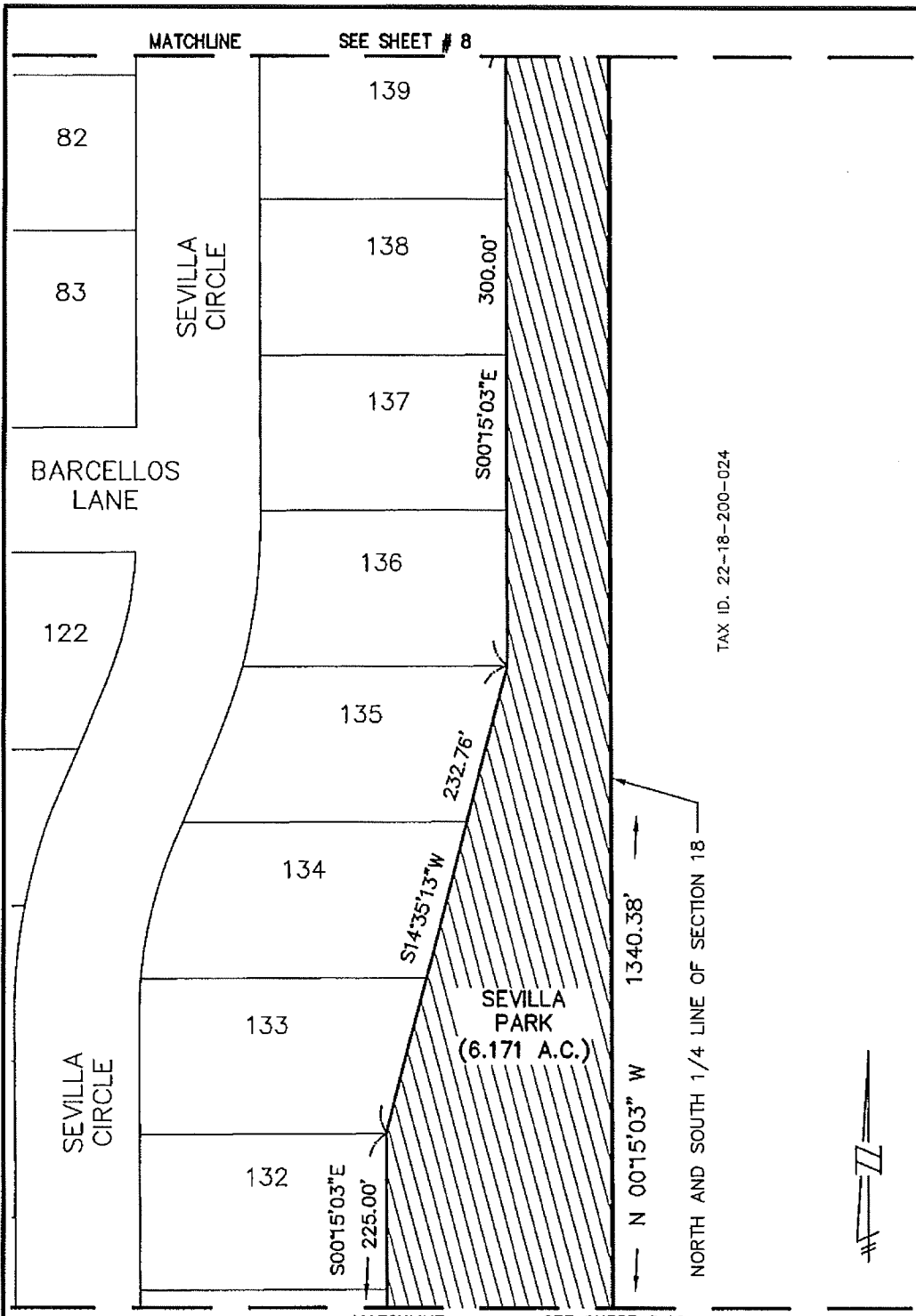
CONSULTING ENGINEERS

7125 ORCHARD LANE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.592.7337 FAX: 248.592.7397

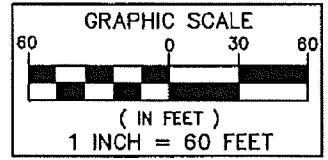
ANDELINA RIDGE


SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-11-2013
JOB NO.:	12-013
DWG FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	8 OF 13



TAX ID. 22-18-200-024



SEVILLA PARK = 
 (6.171 ACRES)

SEVILLA PARK

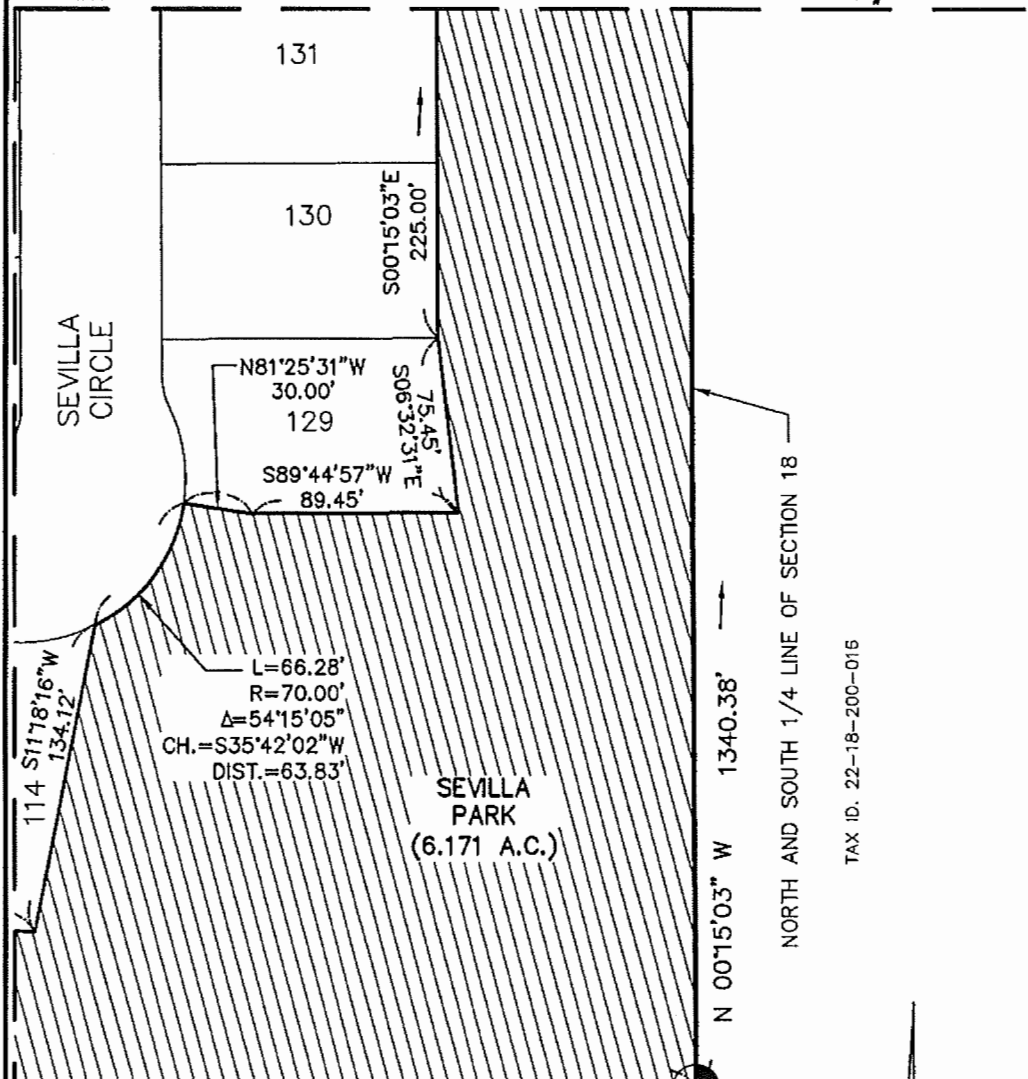
 **SEIBER, KEAST ENGINEERING, L.L.C.**
 CONSULTING ENGINEERS
 7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
 PHONE: 248.542.7357 FAX: 248.552.7397

ANDELINA RIDGE
 SECTION 18, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-11-2013
JOB NO.:	12-013
DWG FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	9 OF 13

MATCHLINE

SEE SHEET # 9



114 S117°16'16"W 134.12'

L=66.28'
R=70.00'
Δ=54°15'05"
CH.=S35°42'02"W
DIST.=63.83'

N 0015'03"E 225.00'

N 0015'03"E 75.45'
S06°32'31"E

S89°44'57"W 89.45'

N 0015'03" W 1340.38'

NORTH AND SOUTH 1/4 LINE OF SECTION 18

TAX ID. 22-18-200-016

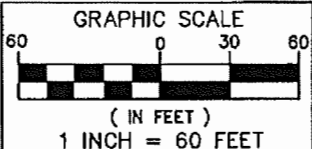
S 89°36'24" E 1309.54'


EAST AND WEST 1/4 LINE OF SECTION 18

TAX ID. 22-18-300-010

CENTER OF SECTION 18
T.1N., R.8E.

MATCHLINE
SEE SHEET # 11



SEVILLA PARK = 

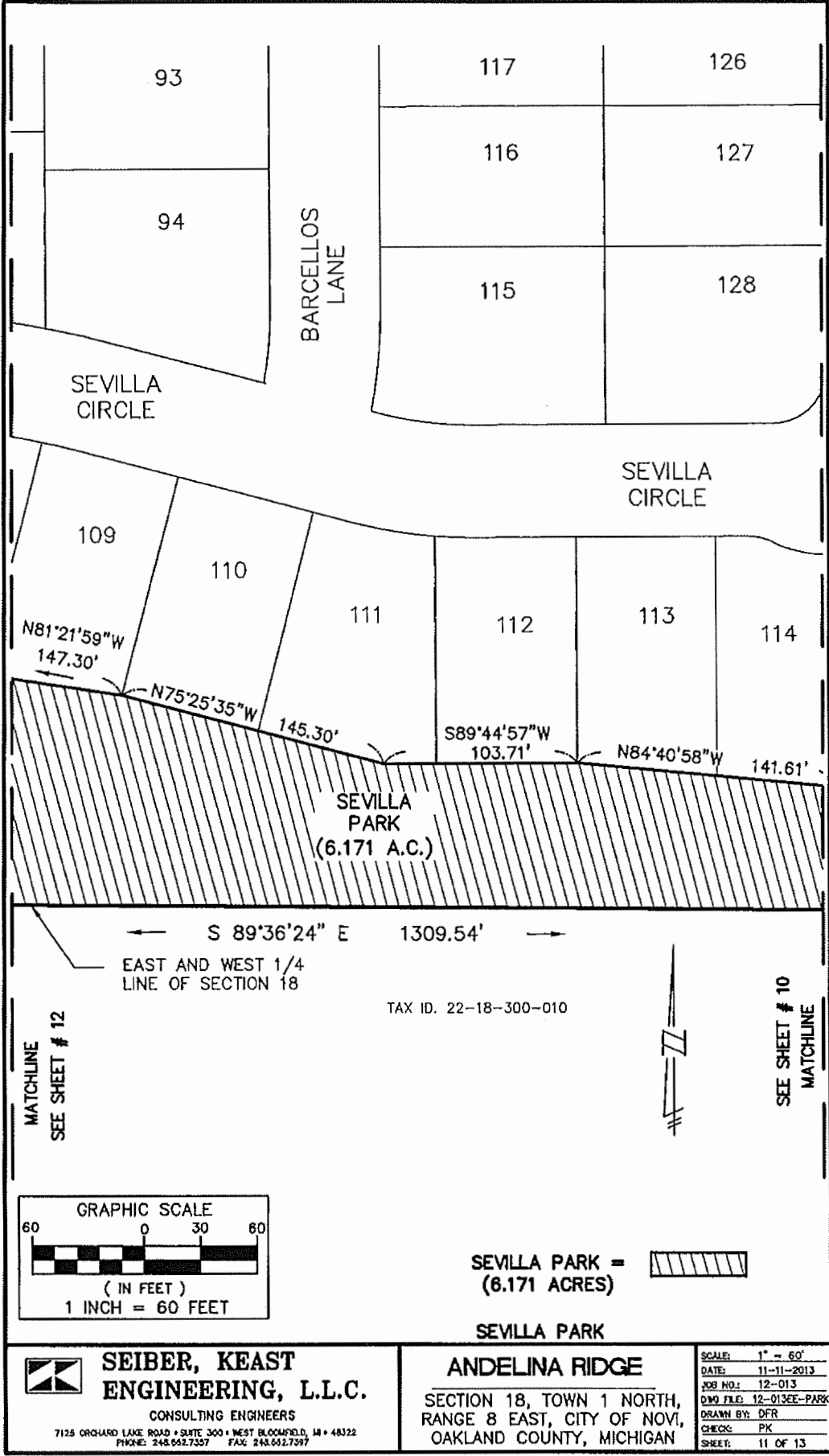
(6.171 ACRES)

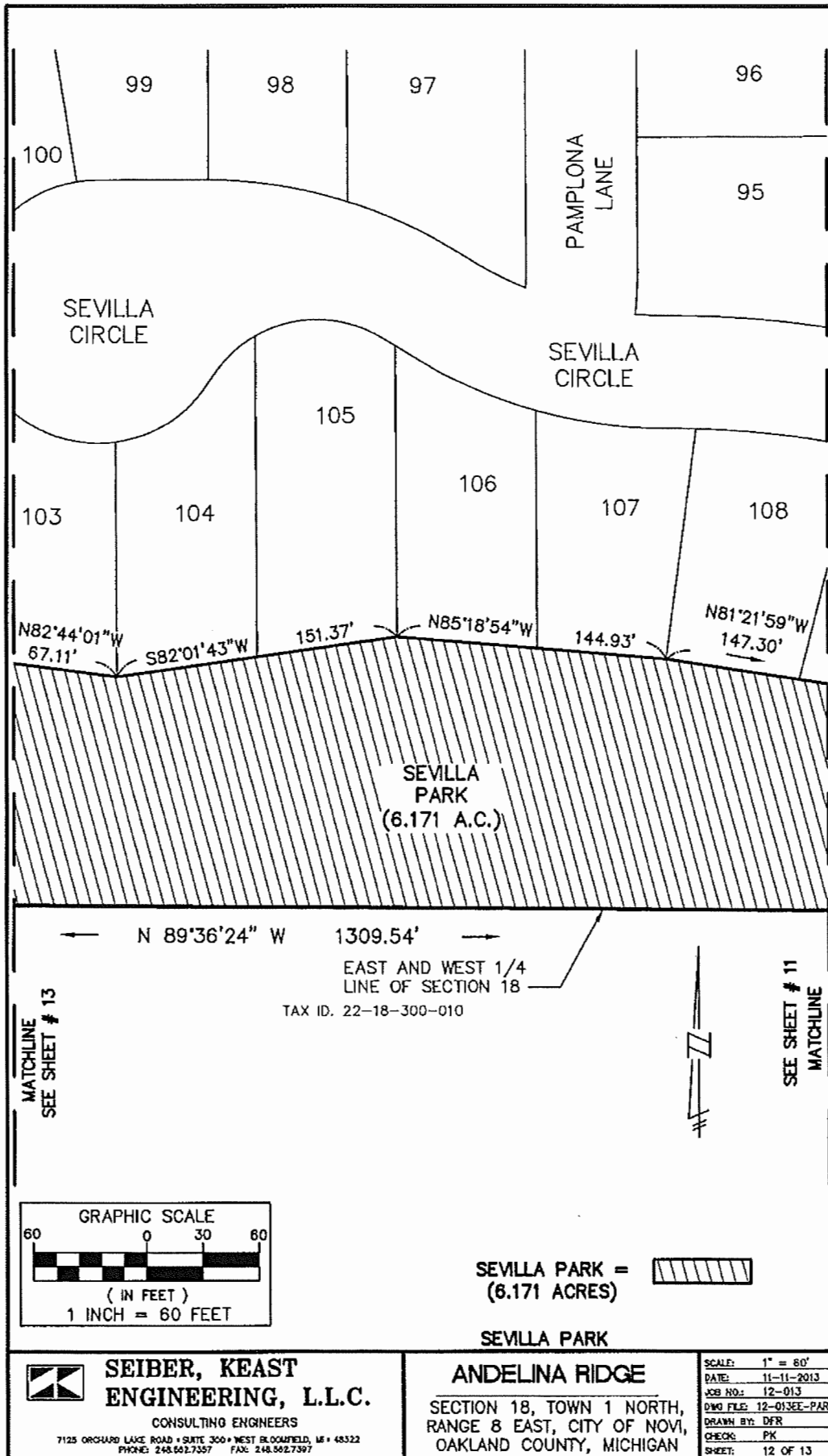
SEVILLA PARK

 **SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
PHONE: 248.962.7337 FAX: 248.962.7397

ANDELINA RIDGE
SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	11-11-2013
JOB NO.:	12-013
DWG FILE:	12-013EE-PARK
DRAWN BY:	DFR
CHECK:	PK
SHEET:	10 OF 13





**SEIBER, KEAST
ENGINEERING, L.L.C.**

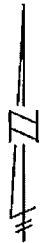
CONSULTING ENGINEERS
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PHONE: 248.662.7357 FAX: 248.662.7397

ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

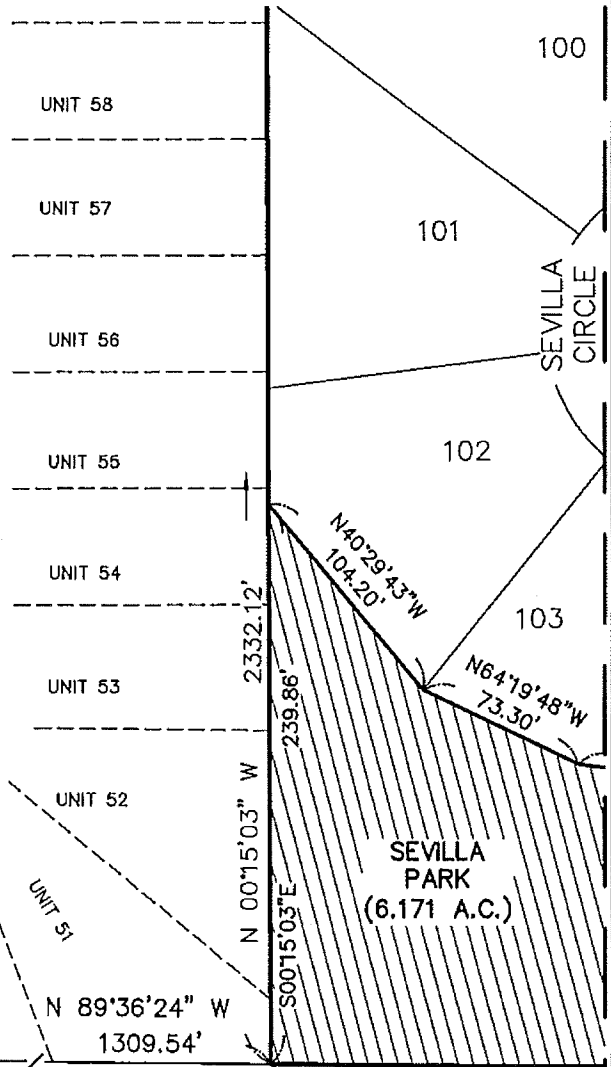
SCALE: 1" = 60'
DATE: 11-11-2013
JOB NO.: 12-013
DWG FILE: 12-013EE-PARK
DRAWN BY: DFR
CHECK: PK
SHEET: 12 OF 13

"KNIGHTSBRIDGE GATE"
 O.C.C.P. NO. 1797,
 REC. L. 36493, P. 001-099
 L.36640, P. 001-114
 AS AMENDED

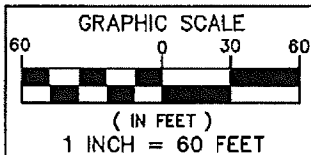


WEST 1/4 COR.
 SECTION 18
 T.1N., R.8E.

EAST AND WEST 1/4
 LINE OF SECTION 18
 TAX ID. 22-18-300-010



SEE SHEET # 12
 MATCHLINE



SEVILLA PARK = 
 (6.171 ACRES)

SEVILLA PARK



**SEIBER, KEAST
 ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
 7125 ORCHARD LAKE ROAD • SUITE 300 • WEST BLOOMFIELD, MI • 48322
 PHONE: 248.662.7357 FAX: 248.642.7397

ANDELINA RIDGE

SECTION 18, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
 DATE: 11-11-2013
 JOB NO.: 12-013
 DWG FILE: 12-013EE-PARK
 DRAWN BY: DFR
 CHECK: PK
 SHEET: 13 OF 13

SITE PLAN

ANDELINA RIDGE

SECTION 18, CITY OF NOVI
OAKLAND COUNTY, MICHIGAN



SITE DATA

CURRENT ZONING - R-4
 OPEN SPACE RECOMMENDATION DESIGN
 TOTAL SITE AREA NOT INCLUDING AD. ROAD - 63.33 AC
 OPEN SPACE AREA PROVIDED - 13.88 AC
 PERCENTAGE OF OPEN SPACE AREA - 13.88/63.33 = 21.92%
 10,000 S.F. = 143.83 SQ. YD. @ 6.93 S.F.
 MIN. LOT AREA PROPOSED IS 6,000 S.F.
 MIN. LOT AREA PROPOSED IS 6,000 S.F.
 PERCENTAGE OF OPEN SPACE AREA TO SITE AREA
 13.88 / 63.33 = 21.92%
 0.2083 / 7 = 0.1488 = 14.88%
 RECOMMEND IN LOT WIDTH - 16.3308 + 0.50 = 16.83
 MIN. LOT WIDTH REQUIRED - 80 - 6.30 = 73.70'
 MIN. LOT WIDTH PROVIDED
 FRONT SETBACK - 30.00 FEET
 REAR SETBACK - 25.00 FEET
 SIDE YARD SETBACKS
 MINIMUM - 10 FEET, COMBINED TOTAL - 30 FEET



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

7125 ORCHARD LAKE ROAD • SUITE 316 • WEST BLOOMFIELD, MI • 48322
 PHONE: 248.562.7357 FAX: 248.562.7397