



**CITY of NOVI CITY COUNCIL**

**Agenda Item L  
November 23, 2015**

**SUBJECT:** Approval of a Storm Drainage Facility Maintenance Easement Agreement from Novi Crescent 2, LLC, for the Novi Crescent II development located north of Crescent Boulevard and west of Novi Road (parcel 22-15-476-048).

**SUBMITTING DEPARTMENT:** Department of Public Services, Engineering Division *BTC RJA*

**CITY MANAGER APPROVAL:** *RA*

**BACKGROUND INFORMATION:**

The developer for Novi Crescent II, Novi Crescent 2, LLC, requests approval of the Storm Drainage Facility Maintenance Easement Agreement for the new commercial development project located north of Crescent Boulevard and west of Novi Road, as shown on the attached map.

The Storm Drainage Facility Maintenance Easement Agreement is a requirement of the Storm Water Management Ordinance and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system. The agreement also contains a provision that permits the City to perform maintenance on the privately owned on-site storm water system should the property owner fail to do so at the expense of the property owner.

In this particular case, the property owner owns and agrees to maintain the underground storm water detention basin and pretreatment structure and is providing an access easement to these facilities. The owner is also responsible for maintaining the pipes, and manholes leading to and from the on-site storm water system.

The enclosed agreement has been favorably reviewed by City Staff and the City Attorney (Beth Saarela's letter, attached) and is recommended for approval.

**RECOMMENDED ACTION:** Approval of a Storm Drainage Facility Maintenance Easement Agreement from Novi Crescent 2, LLC, for the Novi Crescent II development located north of Crescent Boulevard and west of Novi Road (parcel 22-15-476-048).

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

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

# Location Map

Novi Crescent II

Novi Crescent II

Expo Center Dr

Novi Rd

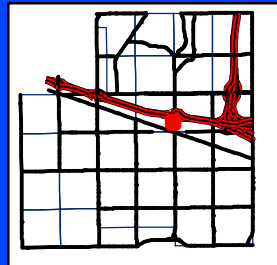
Crescent Blvd

Map Author: A. Wayne  
Date: November 13, 2015  
Project:  
Version #:

Amended By:  
Date:  
Department:

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



## City of Novi

Engineering Division  
Department of Public Services  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org

0 20 40 80 120  
Feet

1 inch = 100 feet



October 20, 2015

Mr. Adam M. Wayne  
Construction Engineer  
Department of Public Services  
Field Services Complex – Engineering Division  
26300 Lee BeGole Drive  
Novi, MI 48375

**Re: Novi Crescent – Phase II  
Storm Water Detention System Inspection**  
Novi SP No.: JSP14-0033  
SDA Job No.: NV14-230

Dear Mr. Wayne:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including storm sewer piping, detention basin(s) and outlet control structure(s) for the above mentioned project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans and recommend a full release of this financial guarantee.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

**SPALDING DEDECKER**



Ted Meadows  
Project Manager

TMM

cc: Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)  
Sheila Weber, City of Novi – Bond Coordinator (e-mail)  
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)  
Joe Shelton, City of Novi – Fire Marshall (e-mail)  
Tom MacDonald, Seerco (email)  
SDA Job File



JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331

Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela  
esaarela@jrsjlaw.com

www.johnsonrosati.com

November 5, 2015

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

**Re: *Novi Crescent, Phase 2 – JSP 14-0033***  
**Storm Drainage Facility Maintenance Easement Agreement**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find, the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage and detention facilities serving Phase 2 of the Novi Crescent Development. The Agreement is in the City's standard format and has been executed by the property owner. The Exhibits have been reviewed and approved by the City's Consulting Engineer. The Agreement appears to be in order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office.

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

Very truly yours,



ELIZABETH K. SAARELA

EKS  
Enclosures

cc: Maryanne Cornelius, Clerk (w/Original Enclosures)  
Charles Boulard, Community Development Director (w/Enclosures)  
Barb McBeth, Deputy Community Development Director (w/Enclosures)  
Sheila Weber, Treasurer's Office (w/Enclosures)  
Kristin Pace, Treasurer's Office (w/Enclosures)

Rob Hayes, Public Services Director

November 5, 2015

Page 2

Adam Wayne, Construction Engineer (w/Enclosures)

Aaron Staup, Construction Engineering Coordinator (w/Enclosures)

Sarah Marchioni, Building Permit Coordinator (w/Enclosures)

Sue Troutman, City Clerk's Office (w/Enclosures)

Brittany Allen, Spalding DeDecker (w/Enclosures)

Nikki Jeffries and Cliff Dovitz, Versa Development (w/Enclosures)

Thomas R. Schultz, Esquire (w/Enclosures)

**STORM DRAINAGE FACILITY  
MAINTENANCE EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT is made this 23<sup>rd</sup> day of October, 2015, by and between Novi Crescent 2, LLC, a Michigan limited liability company, whose address is 25900 West Eleven Mile Road, Suite 250, Southfield, MI 48034 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 W. Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

**RECITATIONS:**

**A:** Owner is the owner and developer of a certain parcel of land situated in Section 4 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a commercial development on the Property.

**B:** The Commercial Development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached **Exhibit B**.

In the event that the Owner shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve

written notice upon the Owner setting forth the deficiencies in maintenance and/or preservation along with a demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the underground detention system within the Underground Detention Easement Area described and depicted in **Exhibit D**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and 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 Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year first above set forth.

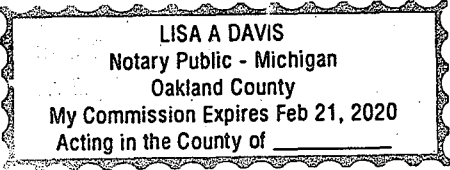
OWNER  
Novi Crescent 2, LLC

By: Todd Wyatt  
Its: Mgr.

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of Oct, 2015,  
by Todd Wyatt, as the mgr. of Novi Crescent 2, LLC

[Signature]



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

CITY OF NOVI  
A Municipal Corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_, on behalf of the City of Novi, a Municipal Corporation.

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

Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	And when recorded return to: Maryanne Cornelius, City Clerk City of Novi 45175 W. Ten Mile Rd Novi, MI 48375
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**EXHIBIT A**

(PARCEL IDENTIFICATION NUMBER 22-15-476-048)

LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF NOVI ROAD DISTANT S.02°07'02"E., 1317.38 FEET AND S.87°22'58"W., 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S.02°07'02"E., 165.09 FEET; THENCE S.87°51'58"W., 351.51 FEET; THENCE N.02°14'52"W., 162.13 FEET; THENCE N.87°22'58"E., 4.91 FEET; THENCE N.02°17'32"W., 100.00 FEET; THENCE N.87°22'58"E., 233.28 FEET TO THE SOUTHERLY LINE OF I-96; THENCE S.51°28'13"E., 150.26 FEET TO THE WESTERLY LINE OF NOVI ROAD; THENCE S.02°07'02"E., 1.13 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**Schedule of Maintenance**

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# EXHIBIT B

## MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Castings	Outflow Control Structure	Detention Structure	Schedule
Inspect for sediment accumulation	X	X	X	X	X	Weekly
Removal of sediment accumulation	X	X		X	X	As needed and prior to turnover.
Inspect for floatables and debris		X	X	X	X	Quarterly
Cleaning of floatables and debris		X	X	X	X	Quarterly and at turnover
Inspection for erosion					X	Weekly
Re-establish permanent vegetation on eroded slopes					X	As needed and prior to turnover.
Replacement of stone				X	X	As needed
Wet weather inspection of structural elements (including inspection for sediment accumulation in detention structure) with as built plans in hand. These should be carried out by a professional engineer.	X			X	X	As needed and at turnover.
Make adjustments or replacements as determined by wet weather inspection.	X			X	X	As needed.
Street sweeping.						As needed.

## PERMANENT MAINTENANCE TASKS AND SCHEDULE

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Castings	Outflow Control Structure	Detention Structure	Schedule
Inspect for sediment accumulation	X	X	X	X	X	Annually
Removal of sediment accumulation	X	X		X	X	Every 2 years as needed.
Inspect for floatables and debris		X	X	X	X	Annually
Cleaning of floatables and debris		X	X	X	X	Annually
Inspection for erosion					X	Annually
Re-establish permanent vegetation on eroded slopes					X	As needed
Replacement of stone				X	X	As needed
Wet weather inspection of structural elements (including inspection for sediment accumulation in detention structure) with as built plans in hand. These should be carried out by a professional engineer.	X			X	X	Annually
Make adjustments or replacements as determined by wet weather inspection.	X			X	X	As needed.

Maintenance Plan Budget	
Annual inspection for sediment accumulation	\$100
Removal of sediment every 2 years as needed.	\$500
Inspect for floatables and debris annually and as needed.	\$100
Removal of floatables and debris annually and as needed.	\$150
Inspect system for erosion annually and as needed.	\$100
Re-establish permanent vegetation on eroded slopes as needed.	\$350
<b>Total Annual Budget</b>	<b>\$1,300</b>

**NOTE:**  
 THE OWNER AND/OR ASSOCIATION SHALL MAINTAIN A LOG OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AND MAKE THE LOG AVAILABLE TO CITY PERSONNEL AS NEEDED.

## STORM WATER MAINTENANCE EXHIBIT

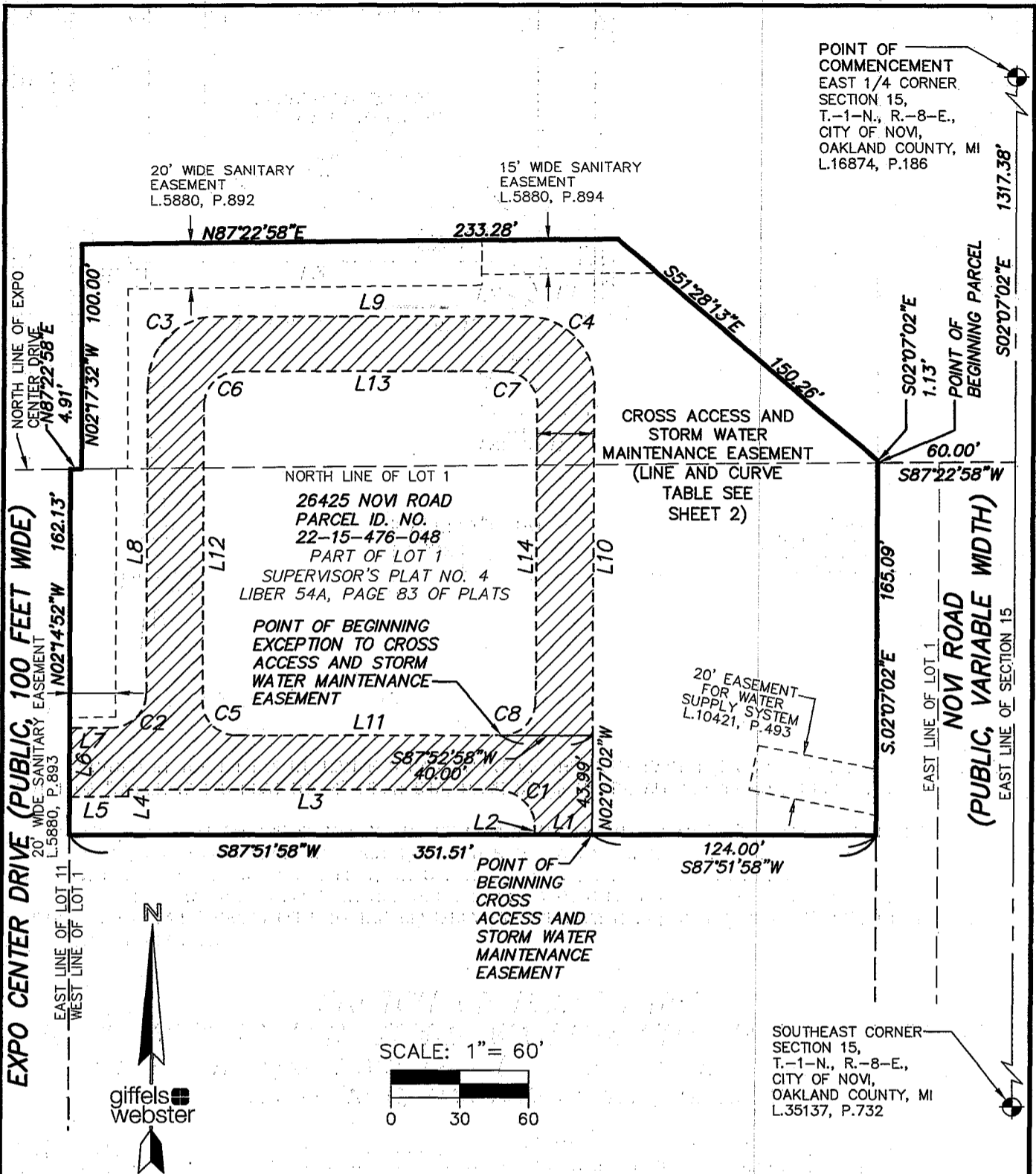
PART OF THE SE ¼ OF SECTION 15, T.-1-N., R.-8-E.  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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**GWE**  
**Giffels-Webster Engineers, Inc.**  
 ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 1025 E. MAPLE, SUITE 100, BIRMINGHAM, MI. 48009  
 (248) 852-3100

DATE:	CHECKED BY:	DATE:	SCALE:
DRAWN: NMT	TG	6/12	NA
DESIGN: NMT			SHEET: 1 OF 1
SECTION: 15	T.-1-N., R.-8-E.		JOB No: 18192.00

FH 18192.00 (06/12) 08192 Versa Novi (Drawing Files) Elements: ROW (Storm Basement) Exhibit B



**PROPERTY DESCRIPTION**

((PARCEL IDENTIFICATION NUMBER 22-15-476-048))

LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS:

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**SKETCH OF DESCRIPTION**

**CROSS ACCESS AND STORM WATER MAINTENANCE EASEMENT**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



ENGINEERS LAND SURVEYORS  
 PLANNERS LANDSCAPE ARCHITECTS  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 (313) 962-4442

DATE:	09/22/14	CHECKED BY:	A.L.G.	DATE:	09/14	SCALE:	1" = 60'
DRAWN:	J.Z.B.					SHEET:	1 OF 3
DESIGN:						JOB No:	18192.20
SECTION:	15		T-01-N, R-08-E				

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**EXHIBIT C**

**Ingress/Egress Access Easement Sketch & Description**

LINE TABLE					
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S87°51'58"W	25.00'	L8	N02°07'02"W	137.50'
L2	N02°07'02"W	3.00'	L9	N87°52'58"E	134.50'
L3	S87°52'58"W	160.00'	L10	S02°07'02"E	199.99'
L4	S02°07'02"E	3.00'	L11	S87°52'58"W	115.00'
L5	S87°52'58"W	25.55'	L12	N02°07'02"W	132.00'
L6	N02°14'52"W	30.50'	L13	N87°52'58"E	115.00'
L7	N87°52'58"E	18.12'	L14	S02°07'02"E	132.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CH. BEARING	CHORD
C1	26.70'	17.00'	90°00'00"	N47°07'02"W	24.04'
C2	23.56'	15.00'	90°00'00"	N42°52'58"E	21.21'
C3	47.12'	30.00'	90°00'00"	N42°52'58"E	42.43'
C4	47.12'	30.00'	90°00'00"	S47°07'02"E	42.43'
C5	23.56'	15.00'	90°00'00"	N47°07'02"W	21.21'
C6	23.56'	15.00'	90°00'00"	N42°52'58"E	21.21'
C7	23.56'	15.00'	90°00'00"	S47°07'02"E	21.21'
C8	23.56'	15.00'	90°00'00"	S42°52'58"W	21.21'

**SKETCH OF DESCRIPTION**  
**CROSS ACCESS AND STORM WATER MAINTENANCE EASEMENT**  
 PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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DATE:	09/22/14	CHECKED BY	DATE	SCALE:	N/A
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**CROSS ACCESS AND STORM WATER MAINTENANCE EASEMENT**

(A PART OF PARCEL IDENTIFICATION NUMBER 22-15-476-048)

AN CROSS ACCESS AND STORM WATER MAINTENANCE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-1-N., R.-8-E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,  
ALSO BEING A PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, OAKLAND  
COUNTY RECORDS.

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S02°07'02"E, 1317.38 FEET ALONG THE  
EAST LINE OF SAID SECTION 15; THENCE S87°22'58"W, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF  
NOVI ROAD (VARIABLE WIDTH); THENCE S02°07'02"E, 165.09 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI  
ROAD; THENCE S87°51'58"W, 124.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°51'58"W, 25.00  
FEET; THENCE N02°07'02"W, 3.00 FEET; THENCE 26.70 FEET ALONG A TANGENT CURVE TO THE LEFT, SAID  
CURVE HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING  
N47°07'02"W, 24.04 FEET; THENCE S87°52'58"W, 160.00 FEET; THENCE S02°07'02"E, 3.00 FEET; THENCE  
S87°52'58"W, 25.55 FEET; THENCE N02°14'52"W, 30.50 FEET; THENCE N87°52'58"E, 18.12 FEET; THENCE 23.56  
FEET ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL  
ANGLE OF 90°00'00", AND A LONG CHORD BEARING N42°52'58"E, 21.21 FEET; THENCE N02°07'02"W, 137.50  
FEET; THENCE 47.12 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00  
FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING N42°52'58"E, 42.43 FEET; THENCE  
N87°52'58"E, 134.50 FEET; THENCE 47.12 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING  
A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING S47°07'02"E, 42.43  
FEET; THENCE S02°07'02"E, 199.99 FEET TO THE POINT OF BEGINNING

EXCEPT

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S02°07'02"E, 1317.38 FEET ALONG THE  
EAST LINE OF SAID SECTION 15; THENCE S87°22'58"W, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF  
NOVI ROAD (VARIABLE WIDTH); THENCE S02°07'02"E, 165.09 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI  
ROAD; THENCE S87°51'58"W, 124.00 FEET; THENCE N02°07'02"W, 43.99 FEET; THENCE S87°52'58"W, 40.00 FEET  
TO THE POINT OF BEGINNING; THENCE CONTINUING S87°52'58"W, 115.00 FEET; THENCE 23.56 FEET ALONG A  
TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF  
90°00'00", AND A LONG CHORD BEARING N47°07'02"W, 21.21 FEET; THENCE N02°07'02"W, 132.00 FEET; THENCE  
23.56 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A  
CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING N42°52'58"E, 21.21 FEET; THENCE N87°52'58"E,  
115.00 FEET; THENCE 23.56 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF  
15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING S47°07'02"E, 21.21 FEET; THENCE  
S02°07'02"E, 132.00 FEET; THENCE 23.56 FEET ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING  
A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A LONG CHORD BEARING S42°52'58"W, 21.21  
FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION  
CROSS ACCESS AND STORM WATER MAINTENANCE EASEMENT  
PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**SKETCH OF DESCRIPTION**  
**CROSS ACCESS AND STORM WATER MAINTENANCE EASEMENT**  
PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,  
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SECTION:	15	T-01-N, R-08-E			

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**EXHIBIT D**

**Underground Detention Easement Sketch & Description**

POINT OF COMMENCEMENT  
EAST 1/4 CORNER  
SECTION 15,  
T.-1-N., R.-8-E.,  
CITY OF NOVI,  
OAKLAND COUNTY, MI  
L.16874, P.186

20' WIDE SANITARY  
EASEMENT  
L.5880, P.892

15' WIDE SANITARY  
EASEMENT  
L.5880, P.894

NORTH LINE OF EXPO  
CENTER DRIVE  
N87°22'58"E  
4.91'

N02°17'32"W 100.00'

N87°22'58"E

233.28'



S51°28'13"E  
150.26'

S02°07'02"E  
1.13'

POINT OF BEGINNING PARCEL

1317.38'

NORTH LINE OF LOT 1

26425 NOVI ROAD  
PARCEL ID. NO.  
22-15-476-048  
PART OF LOT 1  
SUPERVISOR'S PLAT NO. 4  
LIBER 54A, PAGE 83 OF PLATS

20' EASEMENT  
FOR WATER  
SUPPLY SYSTEM  
L.10421, P.493

S87°22'58"W

S.02°07'02"E 165.09'

EAST LINE OF LOT 1

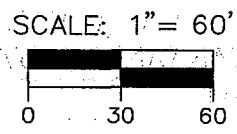
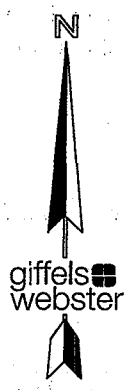
NOVI ROAD  
(PUBLIC, VARIABLE WIDTH)  
EAST LINE OF SECTION 15

EXPO CENTER DRIVE (PUBLIC, 100 FEET WIDE)  
20' WIDE SANITARY EASEMENT  
L.5880, P.893  
N02°14'52"W 162.13'

EAST LINE OF LOT 11  
WEST LINE OF LOT 1

S87°51'58"W

351.51'



SOUTHEAST CORNER  
SECTION 15,  
T.-1-N., R.-8-E.,  
CITY OF NOVI,  
OAKLAND COUNTY, MI  
L.35137, P.732

**PROPERTY DESCRIPTION**

(PARCEL IDENTIFICATION NUMBER 22-15-476-048)

LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF NOVI ROAD DISTANT S.02°07'02"E., 1317.38 FEET AND S.87°22'58"W., 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S.02°07'02"E., 165.09 FEET; THENCE S.87°51'58"W., 351.51 FEET; THENCE N.02°14'52"W., 162.13 FEET; THENCE N.87°22'58"E., 4.91 FEET; THENCE N.02°17'32"W., 100.00 FEET; THENCE N.87°22'58"E., 233.28 FEET TO THE SOUTHERLY LINE OF I-96; THENCE S.51°28'13"E., 150.26 FEET TO THE WESTERLY LINE OF NOVI ROAD; THENCE S.02°07'02"E., 1.13 FEET TO THE POINT OF BEGINNING.

**SKETCH OF DESCRIPTION  
UNDERGROUND DETENTION EASEMENT  
PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN**



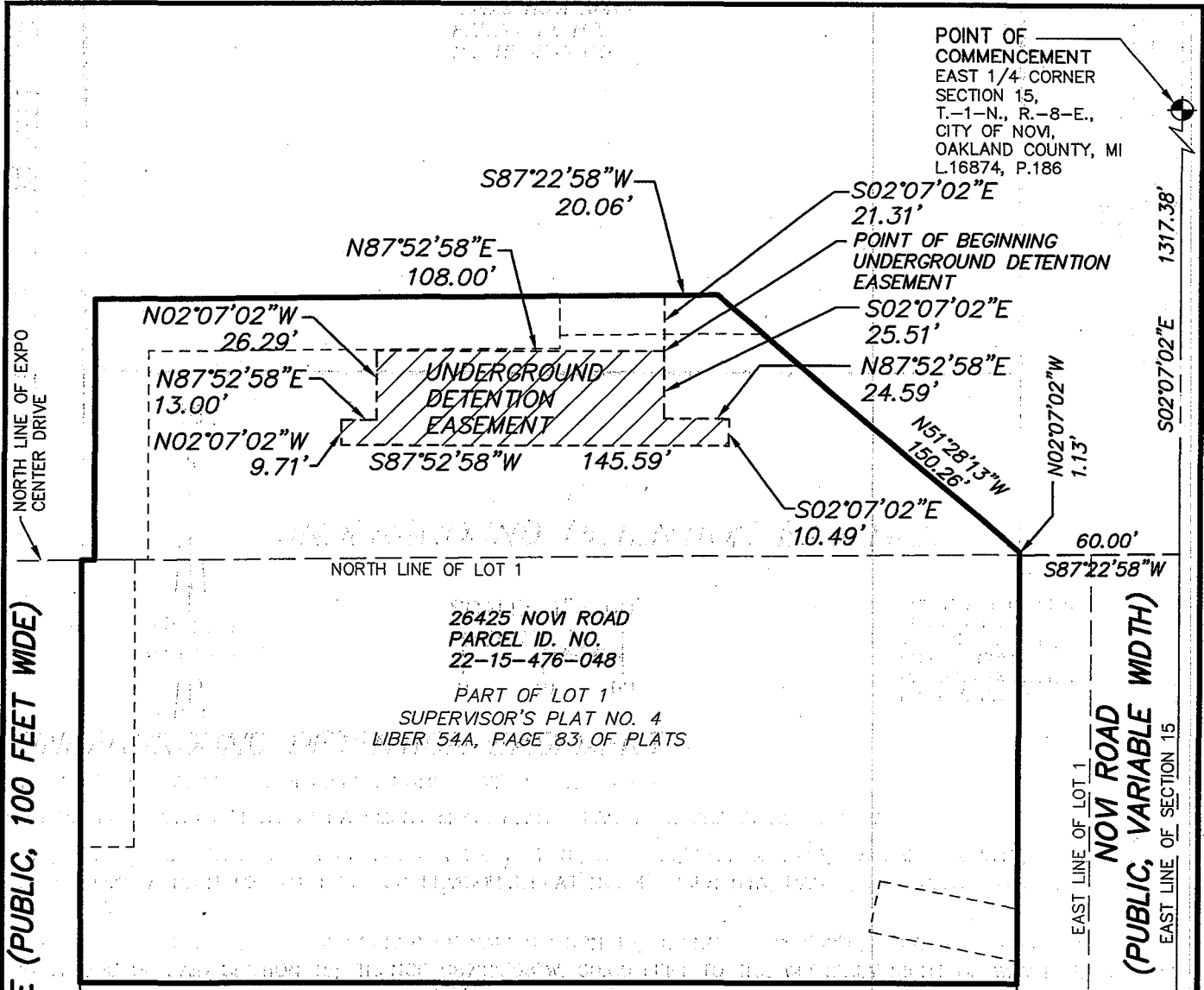
ENGINEERS LAND SURVEYORS  
PLANNERS LANDSCAPE ARCHITECTS  
28 W. ADAMS, SUITE 1200  
DETROIT, MICHIGAN 48226  
(313) 962-4442

DATE:	09/22/14	CHECKED BY:	A.L.G.	DATE:	09/14	SCALE:	1" = 60'
DRAWN:	J.Z.B.					SHEET:	1 OF 2
DESIGN:						JOB No:	18192.20
SECTION:	15		T-01-N, R-08-E				

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POINT OF COMMENCEMENT  
EAST 1/4 CORNER  
SECTION 15,  
T.-1-N., R.-8-E.,  
CITY OF NOVI,  
OAKLAND COUNTY, MI  
L.16874, P.186

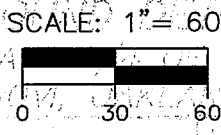
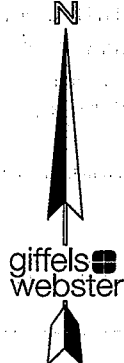


26425 NOVI ROAD  
PARCEL ID. NO.  
22-15-476-048  
PART OF LOT 1  
SUPERVISOR'S PLAT NO. 4  
LIBER 54A, PAGE 83 OF PLATS

EXPO CENTER DRIVE (PUBLIC, 100 FEET WIDE)

NOVI ROAD  
(PUBLIC, VARIABLE WIDTH)

**DETAIL  
UNDERGROUND DETENTION EASEMENT**



SOUTHEAST CORNER  
SECTION 15,  
T.-1-N., R.-8-E.,  
CITY OF NOVI,  
OAKLAND COUNTY, MI  
L.35137, P.732

**UNDERGROUND DETENTION EASEMENT**

(A PART OF PARCEL IDENTIFICATION NUMBER 22-15-476-048)

AN UNDERGROUND DETENTION EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-1-N., R.-8-E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO BEING A PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, OAKLAND COUNTY RECORDS.

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S02°07'02"E, 1317.38 FEET ALONG THE EAST LINE OF SAID SECTION 15; THENCE S87°22'58"W, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD (VARIABLE WIDTH); THENCE N02°07'02"W, 1.13 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI ROAD TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 96 (VARIABLE WIDTH); THENCE N51°28'13"W, 150.26 FEET ALONG SAID RIGHT OF WAY LINE OF INTERSTATE 96; THENCE S87°22'58"W, 20.06 FEET; THENCE S02°07'02"E, 21.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S02°07'02"E, 25.51 FEET; THENCE N87°52'58"E, 24.59 FEET; THENCE S02°07'02"E, 10.49 FEET; THENCE S87°52'58"W, 145.59 FEET; THENCE N02°07'02"W, 9.71 FEET; THENCE N87°52'58"E, 13.00 FEET; THENCE N02°07'02"W, 26.29 FEET; THENCE N87°52'58"E, 108.00 FEET TO THE POINT OF BEGINNING.

**SKETCH OF DESCRIPTION  
UNDERGROUND DETENTION EASEMENT  
PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN**



ENGINEERS LAND SURVEYORS  
PLANNERS LANDSCAPE ARCHITECTS  
28 W. ADAMS, SUITE 1200  
DETROIT, MICHIGAN 48226  
(313) 962-4442

DATE:	09/22/14	CHECKED BY:	A.L.G.	DATE:	09/14	SCALE:	1" = 60'
DRAWN:	J.Z.B.					SHEET:	2 OF 2
DESIGN:						JOB No:	18192.20
SECTION:	15		T-01-N, R-08-E				

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