



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: August 10, 2021

REGARDING: 21850 Garfield Road, Parcel # 50-22-32-100-017 (PZ21-0044)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### Applicant

Scott & Lisa Hoag

#### Variance Type

Dimensional Variance

#### Property Characteristics

Zoning District:	Residential Acreage
Location:	East of Napier Road and South of Nine Mile Road
Parcel #:	50-22-32-100-017

#### Request

The applicant is requesting variances from The City of Novi Zoning Ordinance Section 3.1.1.E for two lots with less than the required 150-foot minimum lot width (30-foot lot width proposed for each, variance of 120 feet) and 3.6.2.A.i for two flag shaped lots (by code flag shaped lots are not permitted). These variances are for the splitting of an existing 5.97-acre lot into three new lots. This property is zoned Residential Acreage (RA).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. **PZ21-0044**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

  - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
  - (b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_  
\_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_  
\_\_\_\_\_.

(e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_  
\_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ21-0044**, sought by \_\_\_\_\_  
for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_  
\_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_  
\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi

RECEIVED

JUN 30 2021

CITY OF NOVI  
COMMUNITY DEVELOPMENT



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Novi, MI 48375  
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**ZONING BOARD OF APPEALS  
APPLICATION**

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____
PROJECT NAME / SUBDIVISION				Meeting Date: <u>8-10-21</u>
ADDRESS 21850 Garfield Road, Northville, Michigan 48167		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 21-0044</u>
SIDWELL # 50-22-32 -100 -017		May be obtain from Assessing Department (248) 347-0485		
GROSS ROADS OF PROPERTY				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<b>II. APPLICANT INFORMATION</b>				
<b>A. APPLICANT</b>		EMAIL ADDRESS lhoag44@gmail.com	CELL PHONE NO. 734-812-1685	
NAME Scott Hoag/Lisa Hoag		TELEPHONE NO.		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS 21850 Garfield Road		CITY Northville	STATE MI	ZIP CODE 48167
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.	
NAME		TELEPHONE NO.		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS		CITY	STATE	ZIP CODE
<b>III. ZONING INFORMATION</b>				
<b>A. ZONING DISTRICT</b>				
<input checked="" type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH				
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____				
<b>B. VARIANCE REQUESTED</b>				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>3.1.1.E</u> Variance requested <u>Minimum 150 feet lot width</u>				
2. Section <u>3.6.2.A</u> Variance requested <u>Prohibition against flag lots</u>				
3. Section _____ Variance requested _____				
4. Section _____ Variance requested _____				
<b>IV. FEES AND DRAWINGS</b>				
<b>A. FEES</b>				
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250				
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400				
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600				
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>				
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan		• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property		• Floor plans & elevations		
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING     USE     OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Lisa G Haag  
Applicant Signature

6-30-2021  
Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**

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Novi, MI 48375  
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**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable     Applicable    If applicable, describe below:

See attached Exhibit A for explanation of information.

*and/or*

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable     Applicable    If applicable, describe below:

*and/or*

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable     Applicable    If applicable, describe below:

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

See attached Exhibit A for explanation of information.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

See attached Exhibit A for explanation of information.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

See attached Exhibit A for explanation of information.

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

See attached Exhibit A for explanation of information.

## EXHIBIT A TO REVIEW STANDARDS DIMENSIONAL VARIANCE FORM

Applicants are the owners of the property located on Garfield Road as reflected on the first page of the survey drawing submitted with this application. As shown on the second page of the survey, Applicants desire to split their property into three resulting parcels labelled as Parcels A, B and C. To that end, Applicants submitted a lot-split application to the City, which was denied by the City assessor because the resulting parcels would not be in compliance with the following restrictions in the City's zoning ordinance: (1) the minimum lot width of 150 feet required for R-A zoned parcels, and (2) the prohibition against flag lots in section 3.6.2(A) of the City's zoning ordinance. Applicants are now seeking variances from those provisions.

It is important to note that the new proposed Parcel C exceeds 150 feet in width and, as reflected on the survey, is not a flag lot, but the split of Parcel C would create the non-conformities for either the resulting property as a single parcel or as split into the proposed Parcels A and B. So the non-conformities for which the variances are sought relate to the proposed resulting Parcels A and B, and if those variances are granted, Parcel C could then be created as a separate parcel in full compliance with the zoning ordinance.

### Standard #1. Circumstances or Physical Conditions.

#### a Shape of Lot:

The subject property consists of 5.97 acres. As reflected in the survey, the shape of the property is unique and essentially consists of two flag lots combined into one property. Although the combined width from the two flag "staffs" is 214.08 feet, the northern "staff" strip of land that provides the existing drive access to the property from Garfield Road is 60 feet wide. Instead of the current utilization of the 60-foot wide staff as a drive for one lot, Applicants are seeking a variance that would allow two lots to be accessed through the 60-foot wide strip of land. It is Applicants' understanding that the current configuration of the property as two flag lots combined into one parcel existed at the time the ordinance provisions from which Applicants seek variances were adopted.

### Standard #2. Not Self-Created.

Applicants have owned the subject property since 1999 and purchased the property in its current configuration. It is Applicants' understanding that the current configuration of the property as two flag lots combined into one parcel existed at the time the ordinance provisions from which Applicants seek variances were adopted.

Standard #3. Strict Compliance.

If the variances are granted to enable the proposed lot splits, Parcel A will be over 2 acres in size and Parcel B will be almost 3 acres in size, consistent with the surrounding properties and well in excess of the one-acre minimum lot size requirement. With regard to the lot width issue, the obvious purpose of the 150 feet minimum width requirement (resulting in an approximate 1:2 width to length ratio for a one-acre lot) is to avoid the creation of skinny, rectangular large lots with limited separation between homes that would undermine the desired rural character of the R-A zoning district. If approved as proposed through the requested variances, Parcels A and B would not have that effect because the boundary lines surrounding the building area portion of Parcel A (excluding the driveway access area immediately adjacent to Garfield Road) are all at least 240 feet long and no greater than 302 feet long, and the boundary lines surrounding the building area portion of Parcel B (which contains an existing home and garage/barn) are all at least 235 feet long and no greater than 428 feet long. Thus, the building areas of both parcels would have boundaries that are less than a 1:2 width/length ratio and achieve the rural character proportionality and building separation that is the purpose for which the 150 feet minimum width requirement exists.

Standard #4. Minimum Variance Necessary.

The substantial justice sought by Applicants is the ability to split their property in a manner that creates resulting parcels that are consistent with the lot sizes and shape proportionality of all other parcels in the A-R zoning district and the surrounding area. The requested variances are the minimum necessary to effectuate that substantial justice.

Standard #5. Adverse Impact on Surrounding Area.

The proposed land divisions will create one new conforming parcel (Parcel C) and two new parcels of approximately the same size and configuration as the existing “flags” portion of the Parent Parcel, albeit with a shared driveway serving as the single “staff” for access to the two flag parcels. The fact that those “flag” areas will now consist of separate parcels and have shared access to Garfield Road will not be a detriment to the public good and will not impair the intent and purpose of the City’s subdivision regulations promoting a rural character consisting of one-acre or larger lots. The proposed land divisions are also compatible with the surrounding land uses, do not impact the roads, and will have no impact on public utilities or public services.



# MEMORANDUM



**TO:** ZONING BOARD OF APPEALS  
**THRU:** BARBARA MCBETH, AICP, CITY PLANNER  
**FROM:** LINDSAY BELL, AICP, SENIOR PLANNER  
**SUBJECT:** ZBA VARIANCE REQUESTS FOR 21580 Garfield Road  
(ZBA Case No. PZ21-0044)  
**DATE:** AUGUST 2, 2021

The purpose of this memo is to provide some background information on the variance requests by Scott and Lisa Hoag for their property on Garfield Road. The request is being considered at the August 10, 2021, ZBA meeting.

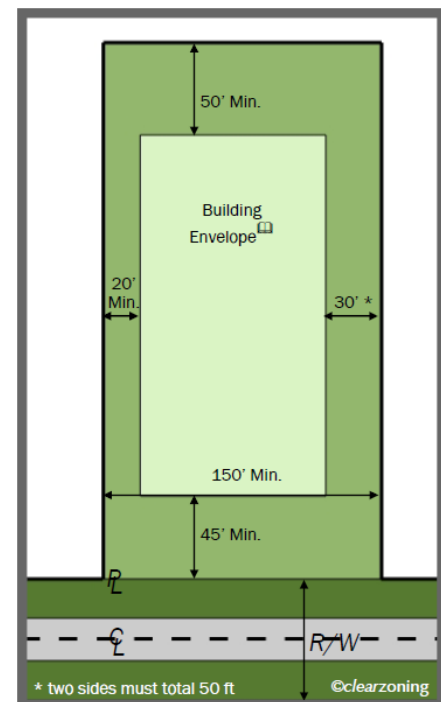
The applicant owns a 5.97-acre lot on the east side of Garfield Road, south of Nine Mile Road. The property is zoned RA Residential Acreage. They wish to split their parcel into 3 separate parcels, which are labeled A, B and C on the survey provided. They filed an application for land division with the City of Novi Assessing Department, which was denied because the lot split proposed would create two parcels that are not in conformance with the Zoning Ordinance.

In order to appeal the denial, the applicant is requesting variances from the City of Novi Zoning Ordinance. In the Residential Acreage District (Section 3.1.1.E) each lot is required to have a minimum width of 150 feet. Parcels A and B would each be 30 feet in width, a variance of 120 feet.

Zoning Ordinance Section 3.6.2.A.i prohibits the creation of irregularly-shaped flag lots:

*"Pursuant to the definition contained in Section 2.2, lot width shall be measured between the two points where the front setback line intersects the side lot lines. Within the residential districts, where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below ninety (90) percent of the required minimum lot width at any point between the front set back line and such main building. The purpose of this amendment is to protect against the creation within the city of irregularly-shaped flag lots."*

Proposed parcels A and B are flag-shaped as they do not meet the minimum lot width, and continue to be reduced below the 90% minimum lot width



between the front setback line and main buildings. Therefore, variances would be required from this requirement of the Ordinance for Parcels A and B.

Parcel C meets all required lot size and dimension requirements of the RA district. However, it cannot be split from the larger parcel without creating a non-conforming condition for the remaining parcel.

Please feel free to contact me at 248-347-0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org) if you need further information.



May 3, 2021

NOVI CITY CLERK

Cortney Hanson  
City Clerk  
City of Novi  
45175 10 Mile Road  
Novi, MI 48375

MAY 04 2021

RECEIVED

Re: Appeal of denial of land division application for Parcel No. 50-22-32-100-017  
(the "Parent Parcel"); Property Owners Scott and Lisa Hoag

Dear Ms. Hanson:

This firm represents Scott and Lisa Hoag, the owners of the above-referenced Parent Parcel located at 21850 Garfield Road, in connection with their desire to split their existing property into three resulting parcels as reflected on the attached survey. In a letter dated April 14, 2021, the City Assessor's Office denied the land division application submitted by the Hoags on the ground that the requested change would create child parcels that do not conform to the current zoning ordinance for the R-A zoning. Pursuant to the City Code of Ordinances, Chapter 32 – Subdivision of Land, section 32-37, please accept this letter as a request for an appeal to the City Council of the denial of the land division application.

Although the denial letter from the Assessor's Office does not specify the manner in which the child parcels would be non-conforming with the R-A zoning regulations, it is our understanding from communications with the City's Planning Department that there are two issues: (1) the minimum lot width of 150 feet required for R-A zoned parcels, and (2) the prohibition against flag lots in section 3.6.2(A) of the City's zoning ordinance. As authorized by Section 32-38 of the City's Ordinances, the Hoags are requesting that the City Council grant variances from these provisions of the zoning ordinance for approval of the proposed land divisions.

Section 32-38(a) of the City Ordinances states: "Relief from the strict application of this chapter may be granted in cases where the result is not a substantial detriment to the public good and does not impair the intent and purpose of this chapter." As explained below, the land divisions proposed by the Hoags will not be a detriment to the public good and will not impair the intent and purpose of this chapter.

The new proposed Parcel C exceeds 150 feet in width and, as reflected on the Survey, is not a flag lot, so the non-conformities for which the variances are needed relate to the proposed resulting Parcels A and B. Parcel A will be over 2 acres in size and Parcel B will be almost 3 acres in size, consistent with the surrounding properties and well in excess of the one-acre minimum lot size requirement. With regard to the lot width issue, the obvious purpose of the 150 feet minimum width requirement (resulting in an approximate 1:2 width to length ratio for a one-acre lot) is to avoid the creation of skinny, rectangular large lots with limited separation between homes that would undermine the desired rural character of the R-A zoning district. If approved as proposed, Parcels A and B would not have that effect because the boundary lines surrounding the building

area portion of Parcel A (excluding the driveway access area immediately adjacent to Garfield Road) are all at least 240 feet long and no greater than 302 feet long, and the boundary lines surrounding the building area portion of Parcel B (which contains an existing home and garage/barn) are all at least 235 feet long and no greater than 428 feet long. Thus, the building areas of both parcels would have boundaries that are less than a 1:2 width/length ratio and achieve the rural character proportionality and building separation that is the purpose for which the 150 feet minimum width requirement exists.

With regard to the ordinance prohibition against flag lots, it is important to recognize that the Hoags' current Parent Parcel is essentially two flag lots combined into one property. The proposed land divisions will create one new conforming parcel (Parcel C) and two new parcels of approximately the same size and configuration as the existing "flags" portion of the Parent Parcel, albeit with a shared driveway serving as the single "staff" for access to the two flag parcels. The fact that those "flag" areas will now consist of separate parcels and have shared access to Garfield Road will not be a detriment to the public good and will not impair the intent and purpose of the City's subdivision regulations. The proposed land divisions are also compatible with the surrounding land uses, do not impact the roads, and will have no impact on public utilities or public services.

Should you have any questions or need additional information, please let me know. Thank you for the City Council's consideration of this appeal.

Respectfully submitted,

MYERS & MYERS, PLLC



Roger L. Myers

RLM/cs

RECEIVED

APR 01 2021

ASSESSING DEPT  
CITY OF NOVI

CITY OF NOVI  
45175 Ten Mile Road  
Novi, MI 48375

APPLICATION FOR LAND DIVISION/COMBINATION

TO THE CITY ASSESSOR OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:  
I (We) the undersigned do hereby make application to the City Assessor to divide, combine, or otherwise reconfigure the parcel(s) herein described. In support of this application, the following facts are shown:

Is this division for the purpose of sale, lease of more than one year, or building development?

Yes

No

FILL OUT ITEM #1 FOR PLATTED LOTS OR ITEM #2 FOR ACREAGE PARCELS

1. The property to be divided/combined is part of a recorded plat located in Section \_\_, having an address of \_\_\_\_\_, and is known as Lot(s) \_\_\_\_\_ of \_\_\_\_\_ Subdivision.

2. The property to be divided/combined is acreage, is not part of a recorded plat, and is located in Section 32, having an address of 21850 Garfield Road, Northville, MI.  
Parcel Identification Number 22-32-100-017 Original Acreage 5.97  
Parcel Identification Number \_\_\_\_\_ Original Acreage \_\_\_\_\_

3. It is requested that the above referenced parcel(s) be divided/combined into 3 new parcels.

4. THE PROPERTY TO BE DIVIDED/COMBINED IS OWNED BY:

NAME: Scott T. Hoag and Lisa G. Hoag

ADDRESS: 21850 Garfield Road

CITY, ST, ZIP: Northville, Michigan 48167

PHONE: (734) 812-1685

DATE:

3/31/2021

OWNER SIGNATURE: Lisa G Hoag

I (We), the above signed, am the legal owner(s) of the above referenced property, and hereby request

the division of said property per the attached surveys.

This application must be signed by all persons who have any legal or equitable interest in the parent parcel(s). Attach additional ownership information and signatures as necessary.

5. Petitioner Information (if different from the owner)

Roger L. Myers

Petitioner Name

Petitioner Signature and Date

City, State, Zip code 915 N. Michigan Avenue, Howell, Michigan 48843

*Roger L. Myers*

6. TAX BILLING INFORMATION

Please indicate the name and address information for each new parcel.

A. Scott T. Hoag and Lisa G. Hoag

B. Scott T. Hoag and Lisa G. Hoag

21850 Garfield Road

21850 Garfield Road

Northville, Michigan 48167

Northville, Michigan 48167

C. Scott T. Hoag and Lisa G. Hoag

D.

21850 Garfield Road

Northville, Michigan 48167

7. Will a transfer(s) of ownership occur as the result of this division? No  
If yes, complete and attach Michigan State Tax Commission form(s) L-4260.

8. Will the parent parcel(s) have any unallocated divisions under the land division act? NO  
If yes, complete and attach Michigan State Tax Commission form L-4260a.

STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF OAKLAND )

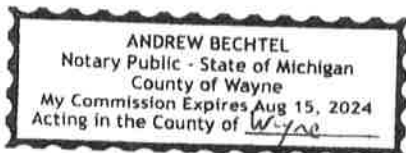
The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2021.

My commission expires:

08/15/2024

Andrew Bechtel

Notary Public Wayne County, Michigan



OAKLAND COUNTY TREASURERS CERTIFICATE  
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

FEB 27 2020

ANDREW E. MEISNER, County Treasurer  
Sec. 136, Act 206, 1893 as amended

5.00

LIBER 53890 PAGE 584  
\$21.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$5.00 AUTOMATION  
\$.00 TRANSFER TX COMBINED  
03/02/2020 08:31:11 AM RECEIPT# 32747  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

OAKLAND  
03/02/2020  
32747

5.00 CO  
5.00 ST  
001253340



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Scott T. Hoag and Lisa G. Hoag, husband and wife (each, a "Grantor" and collectively, the "Grantors"), whose address is 21850 Garfield Road, Northville, Michigan 48167, convey and warrant to themselves, Scott T. Hoag and Lisa G. Hoag, as tenants by the entireties, for both of their lifetimes, certain property located in the City of Novi, County of Oakland, State of Michigan, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), for the sum of One and 00/100 Dollar (\$1.00), subject to: (a) real estate taxes and assessments affecting the Property which are not yet due and payable, and (b) building and use restrictions, easements and zoning ordinances of record, coupled with an unrestricted power to convey the Property during both of their lifetimes, pursuant to Land Title Standard 9.3. This power to convey creates a general inter vivos power of appointment for the Grantors acting together during their joint lifetimes and for each Grantor upon the death of one of them, which includes the power to sell, gift, mortgage and lease (or otherwise dispose of) the Property and to retain the proceeds from the conveyance. If the Grantors have not previously conveyed the Property prior to their deaths, their entire interest in the Property will pass to the Hoag Revocable Joint Living Trust dated February 19, 2020, as the same may be modified or amended, the address of which is 21850 Garfield Road, Northville, Michigan 48167.

3P  
C&T

Grantors grant to the grantee the right to make all permitted divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, if any. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

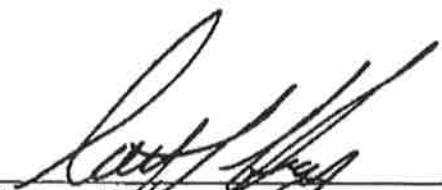
This Warranty Deed is: (i) exempt from County Real Estate Transfer Tax pursuant to MCL 207.505(a); (ii) exempt from State Real Estate Transfer Tax pursuant to MCL 207.526(a); and (iii) an exempt transfer of ownership pursuant to MCL 211.27a(7)(c).

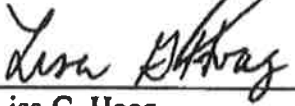
[Signatures and notary appear on following page]

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
2020 FEB 26 PM 1:56

OK - AB

Dated: February 19, 2020

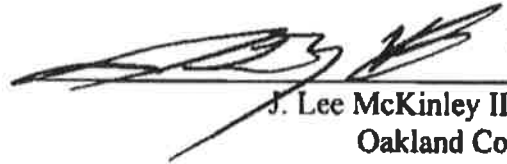
  
\_\_\_\_\_  
Scott T. Hoag

  
\_\_\_\_\_  
Lisa G. Hoag

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 19th day of February, 2020, by Scott T. Hoag and Lisa G. Hoag, husband and wife, who are either personally known to me or who provided ME Drive Licenses as identification.

**J. LEE MCKINLEY II**  
NOTARY PUBLIC, OAKLAND CO., MI  
MY COMMISSION EXPIRES NOV. 14, 2022

  
\_\_\_\_\_  
J. Lee McKinley II, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: November 14, 2022

DRAFTED BY AND WHEN  
RECORDED RETURN TO:

J. Lee McKinley II, Esq., Of Counsel  
Sellers, P.C.  
32400 Telegraph Road, Suite 104  
Bingham Farms, Michigan 48025

SEND TAX BILLS TO:

Grantee





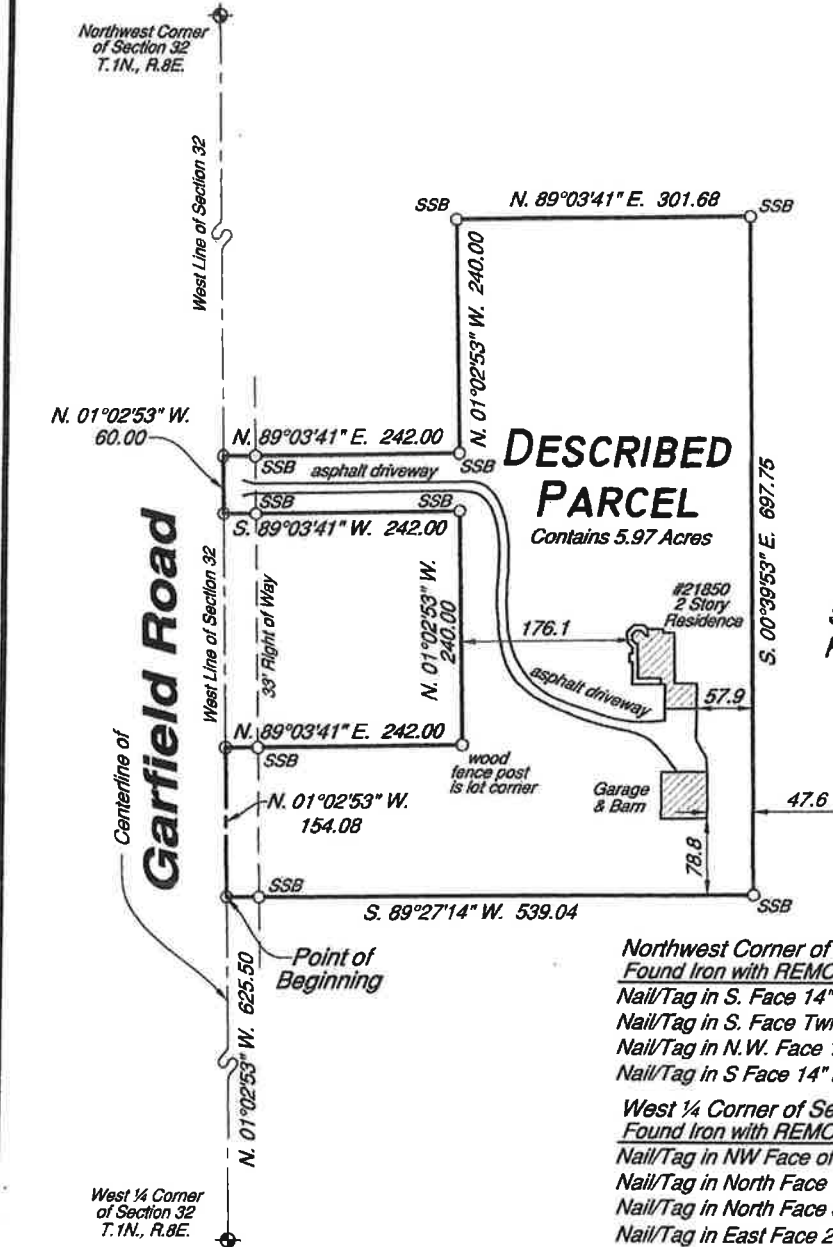
See Sheet 3 For Legal Descriptions



Know what's below.  
Call before you dig.



SSB = Set Iron Bar/Cap  
POB = Point of Beginning



<b>Northwest Corner of Section 32</b>	
Found Iron with REMON Cap	
Nail/Tag in S. Face 14" Maple	N75°E 54.55
Nail/Tag in S. Face Twin 12" Maple	S85°E 64.16
Nail/Tag in N.W. Face 12" Maple	S70°W 21.18
Nail/Tag in S Face 14" Maple	N75°W 79.65
<b>West ¼ Corner of Section 32</b>	
Found Iron with REMON Cap	
Nail/Tag in NW Face of Utility Pole	N16°E 151.65
Nail/Tag in North Face 12" Ash	S72°E 49.16
Nail/Tag in North Face 8" Ash	S49°E 45.71
Nail/Tag in East Face 24" Walnut	N06°W 106.09

**SURVEYOR'S CERTIFICATE:** I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN, THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS 1 TO 76,000.

I. JOHN JEKABSON P.S. #19836



## CERTIFIED SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**Jekabson & Associates, P.C.**  
Professional Land Surveyors  
1320 Goldsmith, Plymouth, MI 48170  
(734) 414-7200 (734) 414-7272 fax

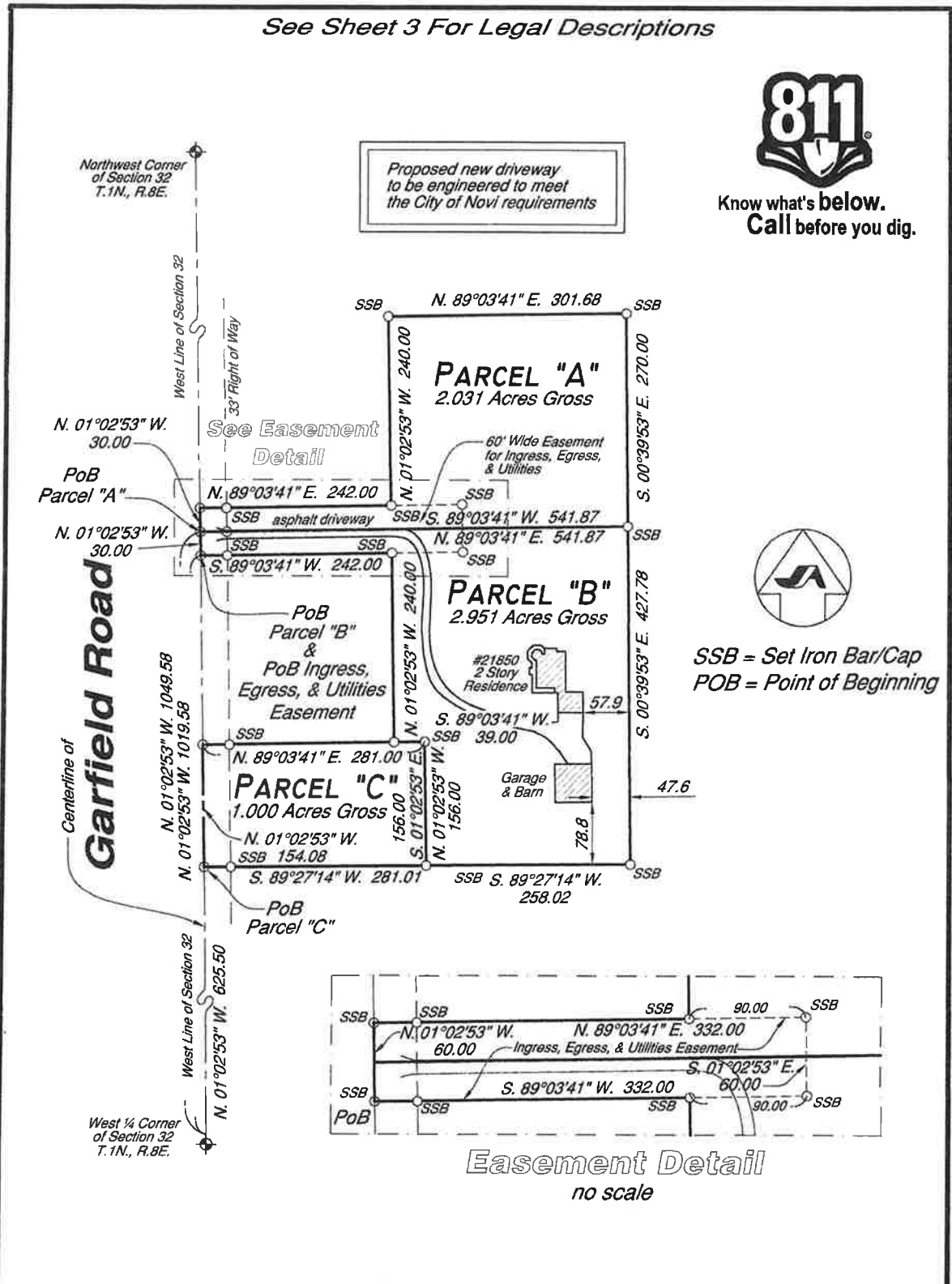


Date:	24 Feb 2021
Job No.	20-07-011
Scale	1" = 150'
Drawn	AAH
Checked	JGE
Sheet	1 OF 3

See Sheet 3 For Legal Descriptions



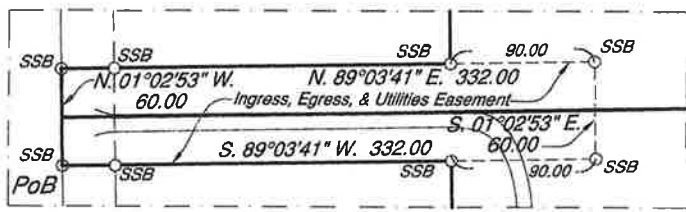
Know what's below.  
Call before you dig.



Proposed new driveway  
to be engineered to meet  
the City of Novi requirements



SSB = Set Iron Bar/Cap  
POB = Point of Beginning



Easement Detail  
no scale

# CERTIFIED SURVEY

PART OF THE NORTHWEST QUARTER OF  
SECTION 32, TOWN 1 NORTH, RANGE 8 EAST,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**Jekabson & Associates, P.C.**  
Professional Land Surveyors  
1320 Goldsmith, Plymouth, MI 48170  
(734) 414-7200 (734) 414-7272 fax



Date:  
24 Feb 2021

Job No.  
20-07-011

Scale  
1" = 150'

Drawn  
AAH

Checked  
JGE

Sheet  
2 OF 3

**ORIGINAL LEGAL DESCRIPTION:**

TAX ID #: 22-32-100-017

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT NORTH 01°02'53" WEST,  
625.50 FEET FROM THE WEST QUARTER CORNER; THENCE NORTH 01°02'53" WEST 154.08 FEET; THENCE  
NORTH 89°03'41" EAST, 242.00 FEET; THENCE NORTH 01°02'53" WEST 240.00 FEET; THENCE SOUTH 89°03'41"  
WEST 242.00 FEET; THENCE NORTH 01°02'53" WEST 60.00 FEET; THENCE NORTH 89°03'41" EAST 242.00 FEET;  
THENCE NORTH 01°02'53" WEST 240.00 FEET; THENCE NORTH 89°03'41" EAST 301.68 FEET; THENCE SOUTH  
00°39'53" EAST 697.75 FEET; THENCE SOUTH 89°27'14" WEST 539.04 FEET TO THE POINT OF BEGINNING.  
CONTAINS 5.97 ACRES.

**DESCRIPTIONS AFTER SURVEY:**

**PARCEL A**

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION  
32; THENCE ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH  
01°02'53" WEST, 1049.58 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE WEST LINE  
OF SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH 01°02'53" WEST, 30.00 FEET; THENCE  
NORTH 89°03'41" EAST, 242.00 FEET; THENCE NORTH 01°02'53" WEST 240.00 FEET; THENCE NORTH 89°03'41"  
EAST, 301.68 FEET; THENCE SOUTH 00°39'53" EAST 270.00 FEET; THENCE SOUTH 89°03'41" WEST 541.87 FEET  
TO THE **POINT OF BEGINNING**. CONTAINS 2.031 ACRES GROSS. SUBJECT TO AND TOGETHER WITH A 60.00  
FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIBED AS: COMMENCING AT THE WEST  
QUARTER CORNER OF SECTION 32; THENCE ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE  
OF GARFIELD ROAD, NORTH 01°02'53" WEST, 1019.58 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUING ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH  
01°02'53" WEST 60.00 FEET; THENCE NORTH 89°03'41" EAST, 332.00 FEET; THENCE SOUTH 01°02'53" EAST  
60.00 FEET; THENCE SOUTH 89°03'41" WEST 332.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE  
RIGHTS OF THE PUBLIC OVER THE EAST 33.00 FEET OF GARFIELD ROAD. SUBJECT TO EASEMENTS AND  
RESTRICTIONS OF RECORD.

**PARCEL B**

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION  
32; THENCE ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH  
01°02'53" WEST 1019.58 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE WEST LINE OF  
SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH 01°02'53" WEST, 30.00 FEET; THENCE NORTH  
89°03'41" EAST, 541.87 FEET; THENCE SOUTH 00°39'53" EAST, 427.78 FEET; THENCE SOUTH 89°27'14" WEST,  
258.02 FEET; THENCE NORTH 01°02'53" WEST 156.00 FEET; THENCE SOUTH 89°03'41" WEST 39.00 FEET;  
THENCE NORTH 01°02'53" WEST 240.00 FEET; THENCE SOUTH 89°03'41" WEST 242.00 FEET TO THE **POINT OF  
BEGINNING**. CONTAINS 2.951 ACRES GROSS. SUBJECT TO AND TOGETHER WITH A 60.00 FOOT WIDE  
EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS: COMMENCING AT THE WEST QUARTER  
CORNER OF SECTION 32; THENCE ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE OF  
GARFIELD ROAD, NORTH 01°02'53" WEST 1019.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  
ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH 01°02'53" WEST  
60.00 FEET; THENCE NORTH 89°03'41" EAST 332.00 FEET; THENCE SOUTH 01°02'53" EAST 60.00 FEET; THENCE  
SOUTH 89°03'41" WEST 332.00 FEET THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC  
OVER THE EAST 33.00 FEET OF GARFIELD ROAD. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**PARCEL C**

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION  
32; THENCE ALONG THE WEST LINE OF SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH  
01°02'53" WEST 625.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE WEST LINE OF  
SECTION 32 AND THE CENTERLINE OF GARFIELD ROAD, NORTH 01°02'53" WEST 154.08 FEET; THENCE NORTH  
89°03'41" EAST 281.00 FEET; THENCE SOUTH 01°02'53" EAST 156.00 FEET; THENCE SOUTH 89°27'14" WEST  
281.01 FEET TO THE **POINT OF BEGINNING**. CONTAINS 1.000 ACRES GROSS. SUBJECT TO THE RIGHTS OF  
THE PUBLIC OVER THE EAST 33.00 FEET OF GARFIELD ROAD. SUBJECT TO EASEMENTS AND RESTRICTIONS  
OF RECORD.

# CERTIFIED SURVEY

PART OF THE NORTHWEST QUARTER OF  
SECTION 32, TOWN 1 NORTH, RANGE 8 EAST,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**Jekabson & Associates, P.C.**

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3 OF 3