



CITY of NOVI CITY COUNCIL

Agenda Item J
January 22, 2018

SUBJECT: Acceptance of two warranty deeds from Bolingbrooke Singh, LLC, for the dedication of a 43-foot master planned right-of-way along the north side of Twelve ½ Mile Road and a 60-foot master planned right-of-way along the west side of Old Novi Road as part of the Bolingbrooke site condominium development (combined parcels 50-22-10-280-004, 005, and 008).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Bolingbrooke Singh, LLC, the developer of the Bolingbrooke site condominium development, is requesting the acceptance of two warranty deeds conveying the master planned 43-foot right-of-way for Twelve ½ Mile Road and 60-foot right-of-way for Old Novi Road, along the frontage of the Bolingbrooke development, as proposed on the approved site plan.

The enclosed Warranty Deeds have been favorably reviewed by the City Attorney (Beth Saarela, January 4, 2018) and the City Engineering consultant (Spalding DeDecker, December 21, 2017) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of two warranty deeds from Bolingbrooke Singh, LLC, for the dedication of a 43-foot master planned right-of-way along the north side of Twelve ½ Mile Road and a 60-foot master planned right-of-way along the west side of Old Novi Road as part of the Bolingbrooke site condominium development (combined parcels 50-22-10-280-004, 005, and 008).

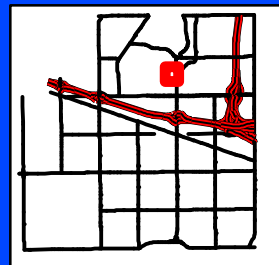


Map Author: Theresa Bridges
 Date: January 9, 2018
 Project:
 Version #:

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





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.jrsjlaw.com

January 4, 2018

Jeffrey Herczeg, Director of Public Services
CITY OF NOVI
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: *Bolingbroke Condominium JSP 17-34*
Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following documents for the Bolingbroke Condominium:

- Water System Easement (***Approved***)
- Bill of Sale – Water and Sanitary Sewer System (***Approved***)
- Sanitary Sewer Easement (***Approved***)
- Sidewalk Easement (***Approved***)
- Warranty Deed for 12 ½ Mile ROW (***Approved***)
- Warranty Deed for Old Novi Road ROW (***Approved***)
- Maintenance and Guarantee Bond (***Approved***)
- Title Search

Water System and Sanitary Sewer Easement

Bolingbroke Singh, LLC, seeks to convey the Water System and Sanitary Sewer Easements and corresponding Bill of Sale for water main and sanitary sewer facilities serving the Bolingbroke residential site condominium development, to the City. We have reviewed and approve the format and language of the above Water and Sanitary Sewer System Easements, corresponding Bill of Sale. The easements are consistent with the title commitment provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

The Maintenance and Guarantee Bond is in the City's standard format and is in place to guarantee the materials and workmanship of the water and sanitary sewer system facilities for two years from the date of acceptance.

Sidewalk Easement

The Sidewalk Easement is in the City's standard format and is acceptable. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Warranty Deeds

The Warranty Deeds for Old Novi Road and 12 ½ Mile Road right-of-way appear to be in order. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Once accepted pursuant to Affidavit of the City Engineer, the Water and Sanitary Sewer System Easements should be recorded with the Oakland County Register of Deeds in the usual manner.

The Warranty Deeds and Sidewalk Easement should be placed on an upcoming City Council Agenda for acceptance. Once accepted, they should be recorded with the Oakland County Register of Deeds in the usual manner. The Bill of Sale and Title Search should be retained in the City's file.

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

Very truly yours,

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



Elizabeth Kudla Saarela

EKS

- C: Cortney Hanson, Clerk (w/Enclosures-Originals)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
Hannah Smith, Planning Assistant (w/Enclosures)
Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
George Melistas, Senior Engineering Manager (w/Enclosures)
Theresa Bridges, Construction Engineer (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Taylor Reynolds, and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Avtar Grewal, Singh Development (w/Enclosures)
Mike Kahm, Singh Development (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bolingbrooke Singh, LLC, whose address is 7125 Orchard Lake Road, Suite 200, West Bloomfield, MI 48322, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi for right-of-way purposes, County of Oakland, State of Michigan, to wit:

See attached Exhibits "A", "B" and "C" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100-----Dollars (\$1.00).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

Dated this 11th day of DECEMBER, 2017

GRANTOR:

BOLINGBROOKE SINGH, LLC
a Michigan limited liability company



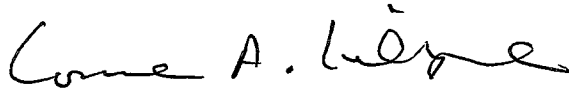
By: Avtar S. Grewal
Its: Manager

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

On this 11th day of DECEMBER, 2017, before me, personally appeared the above named Avtar S. Grewal, the Manager of Bolingbrooke Singh, LLC, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.



Notary Public LAWRENCE A. KILGORE
Acting in Oakland County, MI
My commission expires 12-20-22

LAWRENCE A. KILGORE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 20, 2022
ACTING IN COUNTY OF OAKLAND

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
---	--	---

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A

BOLINGBROOKE

LEGAL DESCRIPTION
SUBJECT PROPERTY

Combined Tax Id. 22-10-280-004, -005, 008 and parcel A

A part of the Northeast 1/4 of Section 10 and Northwest 1/4 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 10; thence North 89°01'34" West, 59.99 feet, along the East and West 1/4 line of said Section 10 and the centerline of 12 1/2 Mile Road, to the POINT OF BEGINNING, thence continuing North 89°01'34" West, 1068.47 feet, along the East and West 1/4 line of said Section 10 and the centerline of 12 1/2 Mile Road, (said point being South 89°01'34" East, 1577.90 feet, from the Center of said Section 10); thence North 00°36'29" East, 386.51 feet; thence North 89°01'34" West, 225.40 feet; thence North 00°36'29" East, 323.02 feet; thence South 89°04'50" East, 1346.32 feet, to the East line of said Section 10 and the centerline of Old Novi Road, (said point being Due South, 1922.70 feet, from the Northeast Corner of said Section 10); thence Due South, 325.64 feet, along the East line of said Section 10 to the Westerly line of Novi Road (relocated); thence 67.60 feet along a curve to the left, said curve having a radius of 281.73 feet, a central angle of 13°44'54" and a chord bearing and distance of South 44°59'58" East, 67.44 feet, along the Westerly right-of-way of Old Novi Road (relocated); thence 358.08 feet along a curve to the left, said curve having a radius of 635.00 feet, a central angle of 32°18'36" and a chord bearing and distance of South 17°44'24" West, 353.36 feet, along the Westerly right-of-way of Novi Road (relocated), to the POINT OF BEGINNING. All of the above containing 19.850 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the right of the public in 12 1/2 Mile Road and Old Novi Road.

EXHIBIT B

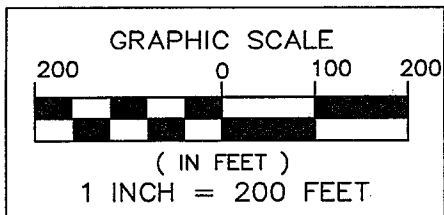
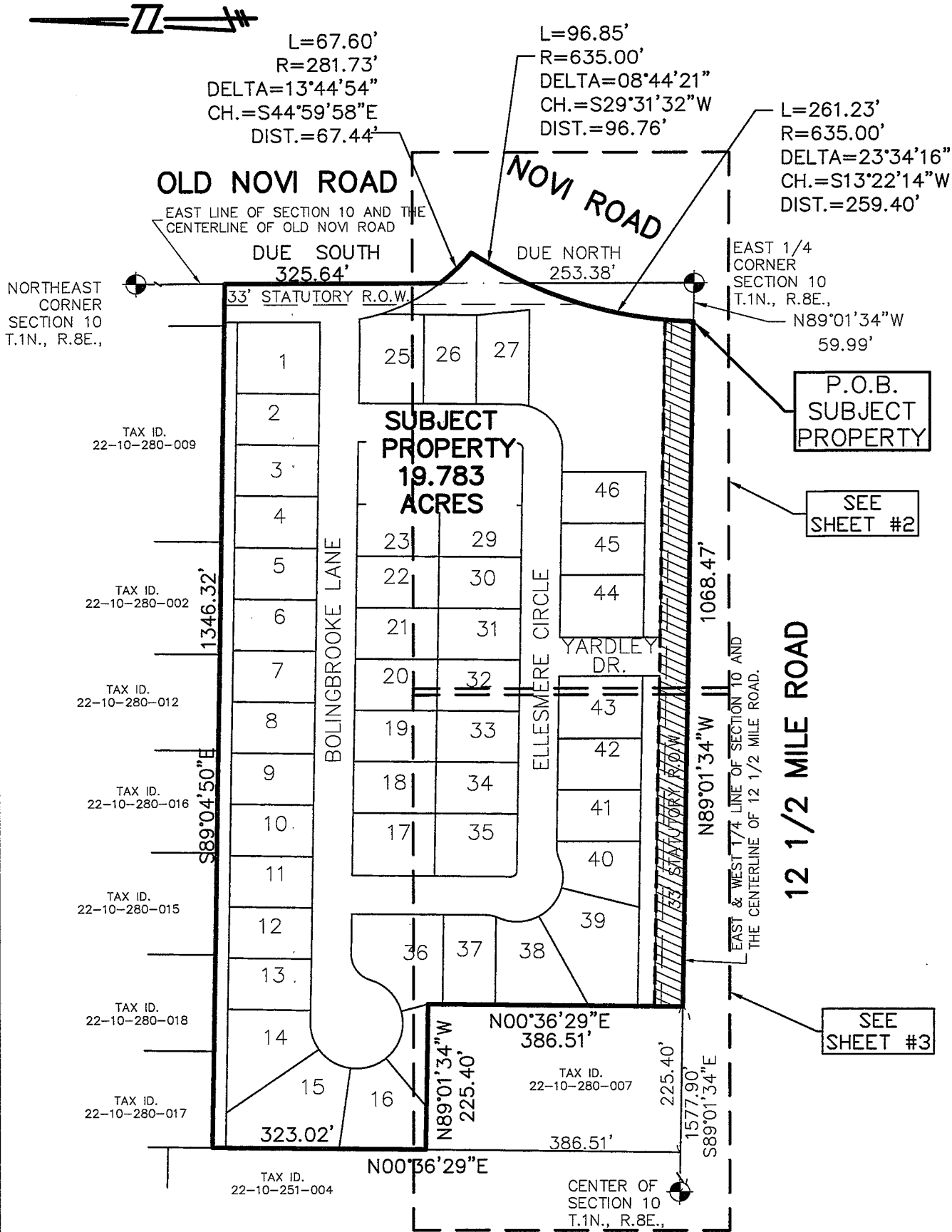
BOLINGBROOKE

LEGAL DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION (12 1/2 MILE ROAD)

A Road Right-of-Way Dedication located in a part of the Northeast 1/4 of Section 10, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 10; thence North 89°01'34" West, 59.99 feet, along the East and West 1/4 line of said Section 10 and centerline of 12 1/2 Mile Road, for a POINT OF BEGINNING; thence continuing North 89°01' 34" West, 1068.47 feet, along the East and West 1/4 line of said Section 10 and centerline of 12 1/2 Mile Road; thence North 00°36'29" East, 43.00 feet; thence South 89°01'34" East, 1070.67 feet; thence 43.05 feet along a curve to the left, said curve having a radius of 635.00 feet, a central angle of 03°53'04" and a chord bearing and distance of South 03°31'38" West, 43.04 feet, to the POINT OF BEGINNING. All of the above containing 1.056 Acres.

EXHIBIT C



OVERALL SUBJECT PARCEL EXHIBIT AND SHEET INDEX
 RIGHT-OF-WAY DEDICATION (12 1/2 MILE ROAD)



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

CONSULTING ENGINEERS

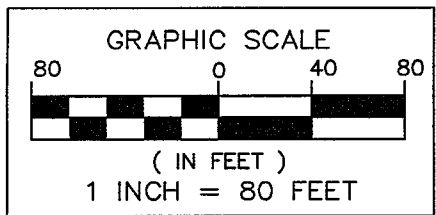
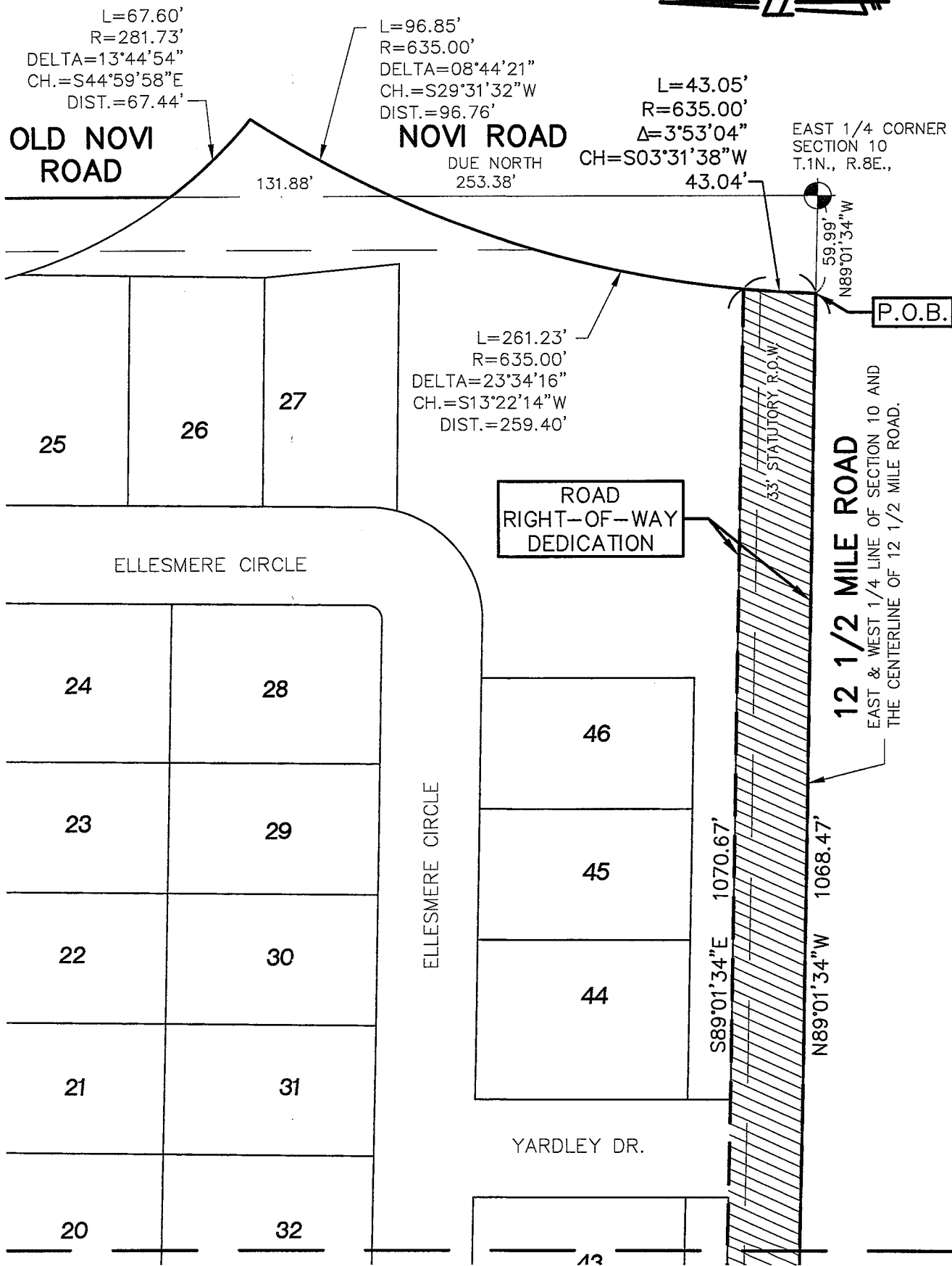
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

BOLINGBROOKE

SECTION 10, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 200'
 DATE: 02-06-2017
 JOB NO.: 01-016
 DWG FILE: 01-016ROW-12M
 DRAWN BY: DFR
 CHECK: PK
 SHEET: 1 OF 3

EXHIBIT C



R.O.W. DEDICATION
12 1/2 MILE ROAD
(1.056 ACRES)

RIGHT-OF-WAY DEDICATION (12 1/2 MILE ROAD)



SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 EMAIL: info@selberkeast.com

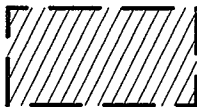
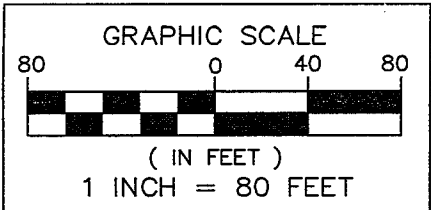
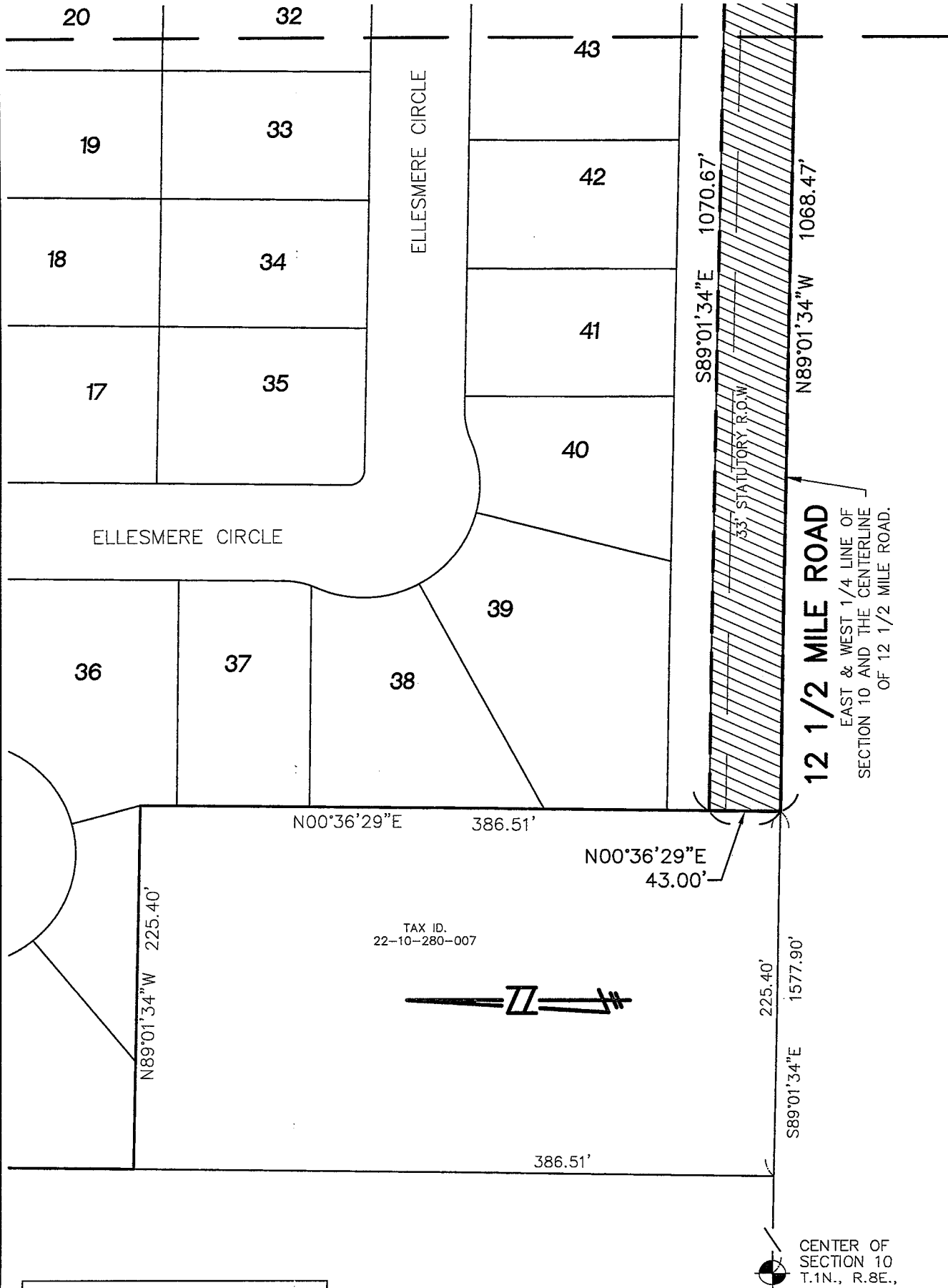
BOLINGBROOKE

SECTION 10, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 80'
DATE:	02-06-2017
JOB NO.:	01-016
DWG FILE:	01-016ROW-12MI
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 3

EXHIBIT C

MATCHLINE SEE SHEET #2



R.O.W. DEDICATION
12 1/2 MILE ROAD
(1.056 ACRES)

RIGHT-OF-WAY DEDICATION (12 1/2 MILE ROAD)



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

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

BOLINGBROOKE

SECTION 10, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 80'
DATE:	02-06-2017
JOB NO.:	01-016
DWG. FILE:	01-016ROW-12MI
DRAWN BY:	DFR
CHECK:	PK
SHEET:	3 OF 3

EXHIBIT A

BOLINGBROOKE

LEGAL DESCRIPTION SUBJECT PROPERTY

Combined Tax Id. 22-10-280-004, -005, 008 and parcel A

A part of the Northeast 1/4 of Section 10 and Northwest 1/4 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 10; thence North 89°01'34" West, 59.99 feet, along the East and West 1/4 line of said Section 10 and the centerline of 12 1/2 Mile Road, to the POINT OF BEGINNING, thence continuing North 89°01'34" West, 1068.47 feet, along the East and West 1/4 line of said Section 10 and the centerline of 12 1/2 Mile Road, (said point being South 89°01'34" East, 1577.90 feet, from the Center of said Section 10); thence North 00°36'29" East, 386.51 feet; thence North 89°01'34" West, 225.40 feet; thence North 00°36'29" East, 323.02 feet; thence South 89°04'50" East, 1346.32 feet, to the East line of said Section 10 and the centerline of Old Novi Road, (said point being Due South, 1922.70 feet, from the Northeast Corner of said Section 10); thence Due South, 325.64 feet, along the East line of said Section 10 to the Westerly line of Novi Road (relocated); thence 67.60 feet along a curve to the left, said curve having a radius of 281.73 feet, a central angle of 13°44'54" and a chord bearing and distance of South 44°59'58" East, 67.44 feet, along the Westerly right-of-way of Old Novi Road (relocated); thence 358.08 feet along a curve to the left, said curve having a radius of 635.00 feet, a central angle of 32°18'36" and a chord bearing and distance of South 17°44'24" West, 353.36 feet, along the Westerly right-of-way of Novi Road (relocated), to the POINT OF BEGINNING. All of the above containing 19.850 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the right of the public in 12 1/2 Mile Road and Old Novi Road.

EXHIBIT B

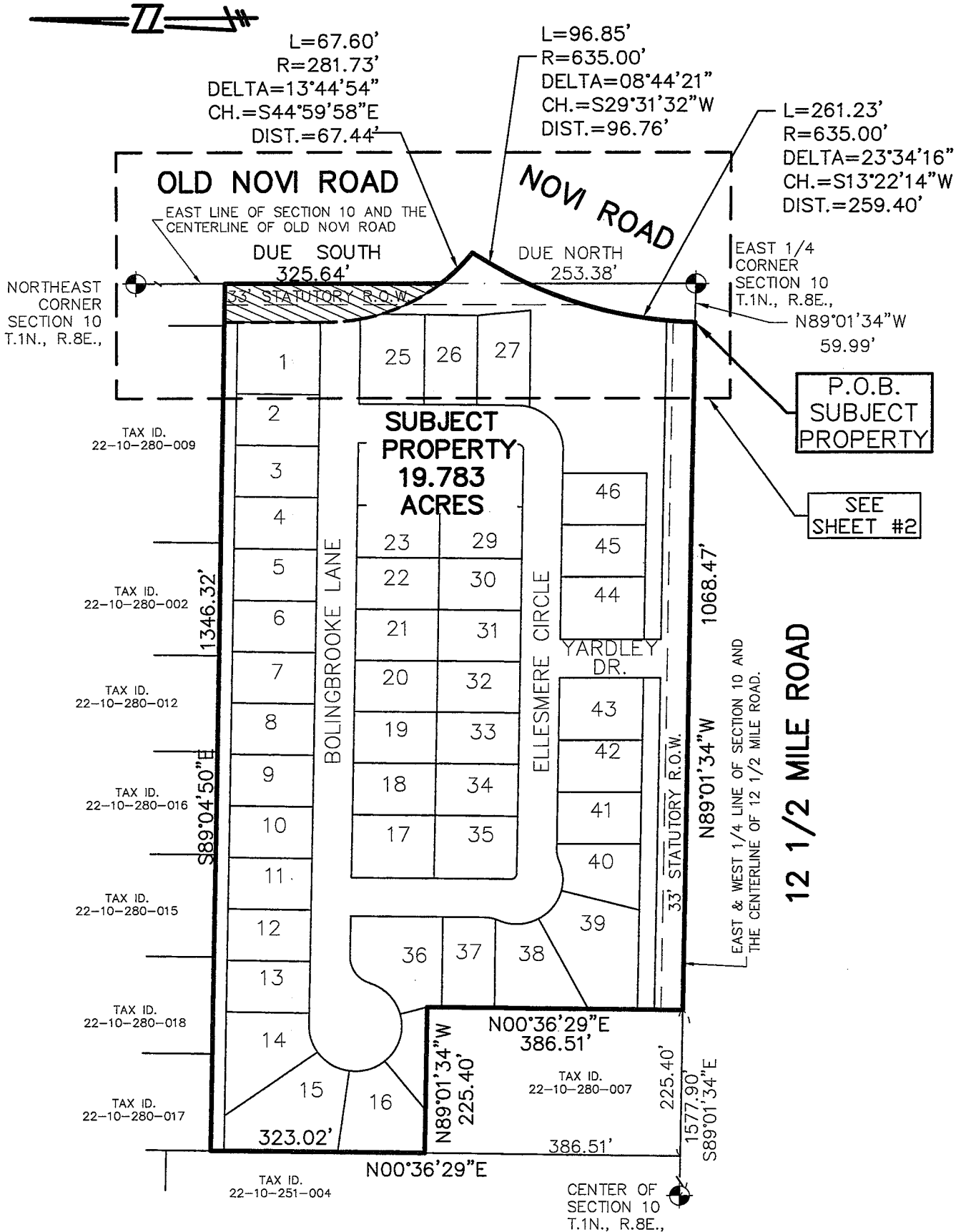
BOLINGBROOKE

LEGAL DESCRIPTION

ROAD RIGHT-OF-WAY DEDICATION - (OLD NOVI ROAD)

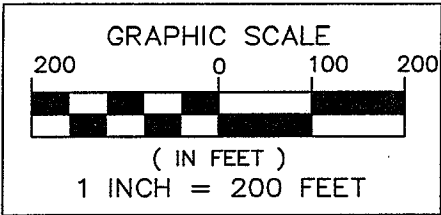
A Road Right-of-Way Dedication located in a part of the Northeast 1/4 of Section 10, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 10; thence North $89^{\circ}01'34''$ West, 59.99 feet, along the East and West 1/4 line of said Section 10 and centerline of 12 1/2 Mile Road; thence 358.07 feet along a curve to the right, said curve having a radius of 635.00 feet, a central angle of $32^{\circ}18'29''$ and a chord bearing and distance of North $17^{\circ}44'27''$ East, 353.34 feet; thence 67.60 feet along a curve to the right, said curve having a radius of 281.73 feet, a central angle of $13^{\circ}44'54''$ and a chord bearing and distance of North $44^{\circ}59'58''$ West, 67.44 feet, for a POINT OF BEGINNING; thence 195.26 feet along a curve to the right, said curve having a radius of 281.73 feet, a central angle of $39^{\circ}42'38''$ and a chord bearing and distance of North $18^{\circ}16'17''$ West, 191.38 feet; thence Due North 144.88 feet; thence South $89^{\circ}04'50''$ East, 60.01 feet, to a point on the East line of said Section 10 and centerline of said Old Novi Road; thence Due South, 325.64 feet, along the East line of said Section 10 and centerline of said Old Novi Road, to the Point of Beginning. All of the above containing 0.373 Acres.

EXHIBIT C



P.O.B. SUBJECT PROPERTY

SEE SHEET #2



**OVERALL SUBJECT PARCEL EXHIBIT AND SHEET INDEX
RIGHT-OF-WAY DEDICATION (OLD NOVI ROAD)**



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

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

BOLINGBROOKE

SECTION 10, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 200'
DATE:	02-06-2017
JOB NO.:	01-016
DWG FILE:	01-016ROW-NOVI
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 2

EXHIBIT C

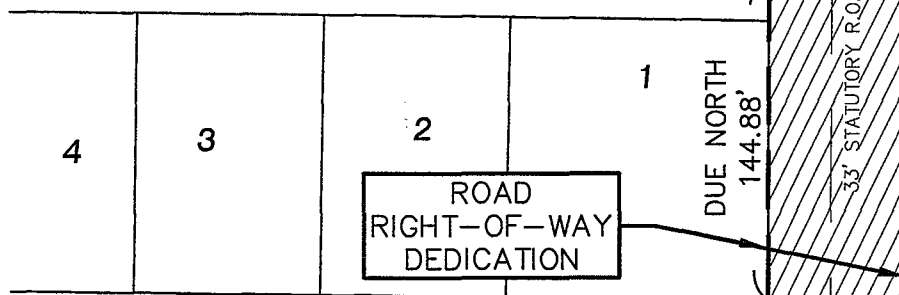
TAX ID.
22-10-280-009

S89°04'50"E

60.01'

S89°04'50"E

1346.32'



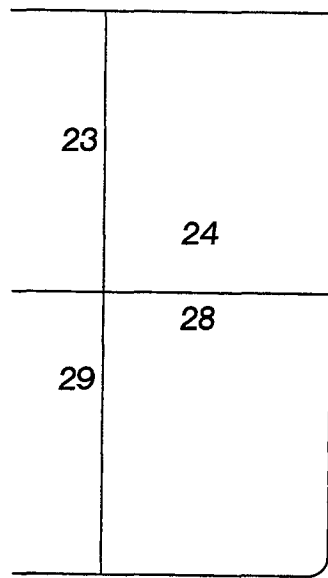
ROAD
RIGHT-OF-WAY
DEDICATION

BOLINGBROOKE
LANE

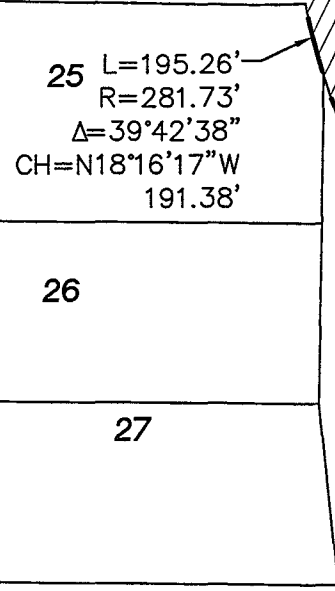
DUE SOUTH 325.64'

EAST LINE OF SECTION 10 AND THE
CENTERLINE OF OLD NOVI ROAD

OLD NOVI ROAD



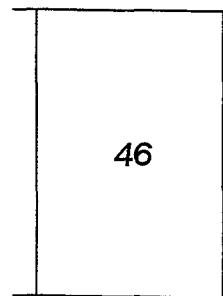
ELLESMERE CIRCLE



P.O.B.

L=67.60'
R=281.73'
DELTA=13°44'54"
CH.=S44°59'58"E
DIST.=67.44'

ELLESMERE CIRCLE



L=358.07'
R=635.00'
Δ=32°18'29"
CH=N17°44'27"E
353.34'

131.88'

DUE NORTH

NOVI ROAD

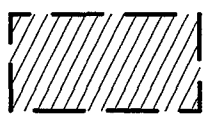
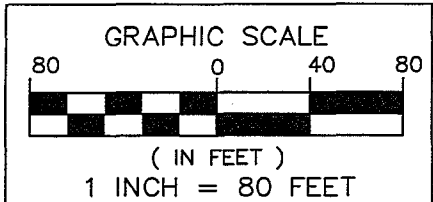
253.38'

33' STATUTORY R.O.W.

12 1/2 MILE ROAD
EAST & WEST 1/4 LINE OF SECTION 10 AND
THE CENTERLINE OF 12 1/2 MILE ROAD.

59.99'
N89°01'34"W

EAST 1/4 CORNER
SECTION 10
T.1N., R.8E.,



R.O.W. DEDICATION
OLD NOVI ROAD
(0.373 ACRES)

RIGHT-OF-WAY DEDICATION (OLD NOVI ROAD)



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

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

BOLINGBROOKE

SECTION 10, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 80'
DATE:	02-06-2017
JOB NO.:	01-016
DWG FILE:	01-016ROW-NOVI
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 2

December 21, 2017

Avtar S. Grewal
Singh Development, LLC
7125 Orchard Lake Road Suite 200
West Bloomfield, MI 48322

Re: Bolingbrooke - Acceptance Documents Review
Novi # 14-0052
SDA Job No. NV17-235
FINAL DOCUMENTS REQUIRED

Dear Mr. Grewal:

We have reviewed the Acceptance Document Package received by our office on December 18, 2017 against the Final Site Plan (Stamping Set) approved on September 8, 2017 and against as-built field records. We offer the following comments:

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using black ink as the County will reject them otherwise.

1. **Water System Easement** – (executed: 12/11/2017) Exhibits Approved.
2. **Water System Easement in Future ROW** – (executed: exhibit dated 12/11/2017) Exhibits Approved. This documentation was included along with item #1.
3. **Sanitary Sewer Easement** – (executed: 12/11/2017) Exhibits Approved.
4. **Sanitary Sewer Easement in Future ROW** – (executed: 12/11/2017) Exhibits Approved. This documentation was included along with item #3.
5. **Storm Drainage Facility / Maintenance Easement Agreement** – (executed: 12/11/2017) Exhibits Approved.
6. **Warranty Deed for 12 ½ Mile Road Right-of-Way** – (executed: 12/11/2017) Exhibits Approved.
7. **Warranty Deed for Old Novi Road Right-of-Way** – (executed: 12/11/2017) Exhibits Approved
8. **Warranty Deed for Interior Streets Right-of-Way** – 60' Wide (**unexecuted**: exhibit dated 2/6/2017) Exhibits Approved.
9. **Sidewalk Easement for sidewalk outside of proposed ROW** - (executed: 12/11/2017) Exhibits Approved.
10. **Bills of Sale: Sanitary Sewer System and Water Supply System** – SUPPLIED - executed 12-11-2017

11. **Full Unconditional Waivers of Lien from contractors installing public utilities – NOT SUPPLIED – REQUIRED.**
12. **Sworn Statement signed by the developer - NOT SUPPLIED - REQUIRED**

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

It should be noted that the Plan Review Center Report dated August 3, 2017 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER


Taylor E. Reynolds, PE
Senior Project Engineer

Cc (via Email): Theresa Bridges, City Construction Engineer
Cortney Hanson, City Clerk
Sarah Marchioni, City Building Project Coordinator
Ted Meadows, Spalding DeDecker
George Melistas, City Engineering Senior Manager
Angie Pawlowski, City Community Development Bond Coordinator
Darcy Rechtien, City Construction Engineer
Beth Saarela, Johnson Rosati, Schultz, Joppich PC
Patrick Keast, Seiber Keast Engineering