



# CITY of NOVI CITY COUNCIL

**Agenda Item O**  
**August 13, 2018**

**SUBJECT:** Approval of (1) a Resolution Concerning the Acquisition of Property and Approving Declaration of Necessity and Taking and, (2) a Declaration of Taking for easements with fair market value in the amount of \$18,726.83 for sidewalk easements and temporary grading permits on parcel 50-22-22-400-009 for the construction of a boardwalk along the north side of 10 Mile Road east of Churchill Boulevard, and amend the budget.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**CITY MANAGER APPROVAL:** 

<b>EXPENDITURE REQUIRED</b>	<b>\$ 18,726.83</b>
<b>AMOUNT BUDGETED</b>	<b>\$ 0</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 18,727</b>
<b>LINE ITEM NUMBER</b>	<b>204-204.00-862.049</b>

## **BACKGROUND INFORMATION:**

PulteGroup, a developer in the City, has proposed constructing a boardwalk on the north side of 10 Mile Road, just east of Churchill Boulevard as part of their development approval for the Emerson Park development project. This boardwalk would connect into the existing boardwalk to the west and continue eastward in order to complete the pathway segment on the north side of 10 Mile Road from Taft Road to Novi Road. The filling in of this existing gap would now provide a continuous, non-motorized path from Haggerty Road to approximately 2000 feet west of Beck Road.

A permanent easement and temporary easement are required for construction of the boardwalk at the property (parcel 50-22-22-400-009). To formalize the valuation in the form of an offer, staff has worked with the City Attorney to prepare a Resolution Concerning the Acquisition of Property and Approving Declaration of Necessity and Taking. A Declaration of Taking would allow the City to begin proceedings to acquire the easements through eminent domain if the City is unable to acquire the easements.

The 10 Mile Road boardwalk is scheduled to be constructed in the summer of 2018.

**RECOMMENDED ACTION:** Approval of (1) a Resolution Concerning the Acquisition of Property and Approving Declaration of Necessity and Taking and, (2) a Declaration of Taking for easements with fair market value in the amount of \$18,726.83 for sidewalk easements and temporary grading permits on parcel 50-22-22-400-009 for the construction of a boardwalk along the north side of 10 Mile Road east of Churchill Boulevard, and amend the budget.

**RESOLUTION**

NOW, THEREFORE BE IT RESOLVED that the following  
Budget Amendment for the Ten Mile Boardwalk Acquisition,  
Declaration, and Taking is authorized:

	INCREASE (DECREASE)
<b>Municipal Street Fund</b>	
<b>EXPENDITURES</b>	
Capital Outlay	18,727
<b>TOTAL EXPENDITURES</b>	<u>\$ 18,727</u>
<b>Net Increase (Decrease) to Fund Balance</b>	<u><u>\$ (18,727)</u></u>

I hereby certify that the foregoing is a true and complete copy of a  
resolution adopted by the City Council of the City of Novi  
at a regular meeting held on Monday, August 13, 2018.

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Cortney Hanson  
City Clerk



# 10 Mile Road Boardwalk

## Location Map



Map Author: Joseph Akers  
Date: July 9, 2018  
Project: 10 Mile Road Boardwalk  
Version: 1

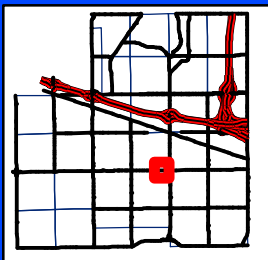
Amended By:  
Date:  
Department:

### 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.



Proposed  
Easement and  
Boardwalk



### City of Novi

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

0 50 100 200 300  
Feet

1 inch = 250 feet





**RESOLUTION CONCERNING THE ACQUISITION  
OF PROPERTY AND APPROVING DECLARATION OF NECESSITY AND TAKING**

City of Novi  
County of Oakland, Michigan

Minutes of a \_\_\_\_\_ Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on \_\_\_\_\_, 2018, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers \_\_\_\_\_

\_\_\_\_\_

ABSENT: Councilmembers \_\_\_\_\_

\_\_\_\_\_

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_.

WHEREAS, present conditions in the City of Novi, Oakland County, Michigan, necessitate the construction of a boardwalk and pathway segment along Ten Mile Road along the frontage of Parcel No. 22-22-400-009 (the "Improvements") in order to connect the existing sidewalk and pathways along Ten Mile from the east to the west of the Property, in the City of Novi, Oakland County, State of Michigan, to-wit:

**PARCEL DESCRIPTION (50-22-22-400-009)**  
**(Per Oakland County Tax Rolls)**

DESCRIPTION OF PARCEL 22-22-400-009 (PER WARRANTY DEED RECORDED IN LIBER 17913, PAGE 501, OAKLAND COUNTY TAX RECORDS)

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 22, SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST 950.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 22 AND RUNNING THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST ALONG

SOUTH LINE OF SECTION 22, 378.95 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 921.75 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST 383.38 FEET; THENCE SOUTH 916.80 FEET TO THE PLACE OF BEGINNING.

**SIDEWALK EASEMENT**

DESCRIPTION OF A 12 FOOT WIDE BOARDWALK EASEMENT LOCATED THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S89°30'30"W 950.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N00°00'00"E 50.81 FEET FOR A PLACE OF BEGINNING; THENCE S89°19'16"W 15.26 FEET; THENCE N66°17' 44"W 27.88 FEET; THENCE S89°18' 49"W 85.58 FEET; THENCE S85°45'23"W 184.95 FEET; THENCE S89°19'16"W 68.39 FEET; THENCE N00°16'31 "W 12.00 FEET; THENCE N89°19'16"E 67.93 FEET; THENCE N85°45'23"E 184.95 FEET; THENCE N89°18' 49"E 88.54 FEET; THENCE S66°17' 44"E 27.88 FEET; THENCE N89°19'16"E 12.81 FEET; THENCE S00°00'00"E 12.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.1015 ACRES ( 4,585 SQUARE FEET) OF LAND, MORE OR LESS.

**TEMPORARY GRADING EASEMENT**

DESCRIPTION OF A 50 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT LOCATED THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S89°30'30"W 950.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N00°00'00"W 33.00 FEET FOR A PLACE OF BEGINNING; THENCE S89°30'30"W 379.12 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 10 MILE ROAD (VARIABLE WIDTH); THENCE N00°16'31 "W 50.00 FEET; THENCE N89°30'30"E 379.36 FEET; THENCE S00°00'00"E 50.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.43 ACRES (18,960 SQUARE FEET) OF LAND, MORE OR LESS.

Subject to all easements and restrictions of record, if any.

WHEREAS, plans for the improvements are on file with the City Clerk's Office; and

WHEREAS, it has been determined that said improvements are necessary for the use and benefit of the public; and

WHEREAS, in order to construct said improvements, it is necessary that the City acquire a permanent Sidewalk Easement and Temporary Construction Easement to the above-described real estate.

WHEREAS, the City has caused a valuation of the subject property to be prepared;

WHEREAS, value of the easements over the subject property is Eighteen Thousand Seven Hundred and Twenty-Six and 83/100 Dollars (\$18,726.83).

WHEREAS, the City has determined that it is in the best interests of the City to offer to purchase the easements over the subject property from the owner of such property, and to take such other actions as are deemed necessary to acquire the subject property for the purposes of constructing the improvements;

NOW, THEREFORE, BE IT RESOLVED, by the authority vested in the City of Novi by law, that it is hereby declared and determined that it is necessary to construct a boardwalk and pathway segment along Ten Mile Road along the frontage of Parcel No. 22-22-400-009 (the "Improvements") in order to connect the existing sidewalk and pathways along Ten Mile from the east to the west of the Property, on, over, upon, and through the above-described property within the City of Novi in accordance with the plans prepared by the City, and that said improvements are necessary for the use and benefit of the public; and

BE IT FURTHER RESOLVED, that the Mayor of the City is hereby authorized to execute, on behalf of the City, a good faith Offer to Purchase, a copy of which is attached hereto as Exhibit A, calling for the payment of Eighteen Thousand Seven Hundred and Twenty-Six and 83/100 Dollars (\$18,726.83) for a permanent Sidewalk Easement and Temporary Construction Easement over the subject property. The above amounts have been established as just compensation for the acquisition of the property, based upon a valuation of the property and the desire to complete the sale short of litigation.

BE IT FURTHER RESOLVED, that after the execution of the good faith Offer to Purchase by the Mayor, the good faith Offer to Purchase shall be submitted to the owners of the property;

BE IT FURTHER RESOLVED, that in the event the Sellers fail to accept the good faith Offer to Purchase within fourteen (14) days of the date of delivery, the City Manager is hereby authorized to execute the Declaration of Taking, which is attached hereto;

BE IT FURTHER RESOLVED, that in the event the offer is not accepted as set forth above, the Mayor, City Clerk, and City Attorney are authorized to take all actions required to obtain a permanent Sidewalk Easement and Temporary Grading Permit in the subject property by eminent domain.

BE IT FURTHER RESOLVED, that in the event the offer is not accepted as set forth above, and the Declaration is executed, the City finance officer is authorized and directed to place an amount equal to the amount contained in the good faith offer that was made to the property owners (\$18,726.83) into a separate account and to hold such money on deposit as the estimated amount of just compensation to be paid in connection with the eminent domain proceedings.

BE IT FURTHER RESOLVED, that all resolutions and part of resolutions insofar as they conflict with the provisions of this Resolution be and the same hereby are rescinded.

AYES: Councilmembers \_\_\_\_\_  
\_\_\_\_\_

NAYES: Councilmembers \_\_\_\_\_  
\_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
CORTNEY HANSON, CITY CLERK

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at \_\_\_\_\_ meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
CORTNEY HANSON, CITY CLERK



## **DECLARATION OF TAKING**

A Resolution of Necessity having been adopted by the City of Novi setting forth that present conditions necessitate the construction of a boardwalk and pathway segment along Ten Mile Road along the frontage of Parcel No. 22-22-400-009 (the "Improvements") in order to connect the existing sidewalk and pathways along Ten Mile from the east to the west of the Property, in the City of Novi, Oakland County, Michigan, in the interest of the public health, safety, and welfare, and that it is necessary to acquire a permanent Pathway Easement and Temporary Construction Easement over the property within the City of Novi for said Improvements, and that a good faith written offer to purchase said property will be made.

NOW, THEREFORE, by virtue of the authority vested in the City of Novi, by Act 279 of the Public Acts of 1909, as amended, and/or Act 149 of the Public Acts of 1911, as amended, or other applicable statutes, and in accordance with the provisions of Act 87 of Public Acts of 1980, as amended, it is now declared and determined that the easement property hereinafter described shall be taken for the purpose of constructing a boardwalk and pathway connection, in accordance with prepared plans showing said Improvements which are on file with the City Clerk's Office.

A statement of the estate of interest in the property being taken; a description of the property to be acquired, sufficient for its identification; the name of each known owner of said property; the name of each known person, other than the owner, having an interest in said property; a statement of the sum of money estimated by the City of Novi as just compensation

for the property being acquired; and a statement whether the City of Novi reserves or waives its rights to bring federal or state cost recovery actions against the present owner of the property are as follows:

1. Statement of the Estate of Interest Being Taken and Description of the Property.

**PARCEL DESCRIPTION (50-22-22-400-009)**  
**(Per Oakland County Tax Rolls)**

DESCRIPTION OF PARCEL 22-22-400-009 (PER WARRANTY DEED RECORDED IN LIBER 17913, PAGE 501, OAKLAND COUNTY TAX RECORDS)

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Subject to all easements and restrictions of record, if any.

2. Names of Property Owner: JAMCO, LLC
3. Names of each person, other than the Owners, having a potential interest in the property: City of Novi
4. Value of Easements based on Valuation of the Property from assessing records:
  - Permanent Pathway Easement: \$ 10,249.79
  - Temporary Construction Easements: \$ 8,477.04
5. The City of Novi reserves it rights to bring Federal or State cost recovery actions against the present owner of the property.

\_\_\_\_\_

**CITY OF NOVI**

\_\_\_\_\_

BY: \_\_\_\_\_  
Peter Auger  
City Manager

Dated: \_\_\_\_\_, 2018  
STATE OF MICHIGAN        )  
  ) ss.  
COUNTY OF OAKLAND     )

The foregoing Declaration of Taking was acknowledged before me this \_\_\_\_ day of

\_\_\_\_\_, 2018, by Peter Auger, as the City Manager, on behalf of the City of Novi.

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

Prepared by and when recorded return to:  
Elizabeth K. Saarela (P 60265)  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331  
Phone: (248) 489-4100  
Tax Identification No: (50-22-22-400-009)



## **SIDEWALK EASEMENT**

NOW ALL MEN BY THESE PRESENTS, that Jamco, L.L.C., a Michigan limited liability company, whose address is 631 Natalie Lane, Northville, MI 48167, for and in consideration of Ten Thousand Two Hundred and Forty-Nine and 79/100 (\$10,249.79) Dollars, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, a permanent easement for a public non-motorized pathway over across and through property located in Section 22, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

### **Parcel No. 50-22-22-400-009**

DESCRIPTION OF PARCEL 22-22-400-009 (PER WARRANTY DEED RECORDED IN LIBER 17913, PAGE 501, OAKLAND COUNTY TAX RECORDS)

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 22, SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST 950.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 22 AND RUNNING THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST ALONG SOUTH LINE OF SECTION 22, 378.95 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 921.75 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST 383.38 FEET; THENCE SOUTH 916.80 FEET TO THE PLACE OF BEGINNING.

## **SIDEWALK EASEMENT**

DESCRIPTION OF A 12 FOOT WIDE BOARDWALK EASEMENT LOCATED THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S89°30'30"W 950.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N00°00'00"E 50.81 FEET FOR A PLACE OF BEGINNING; THENCE S89°19'16"W 15.26 FEET; THENCE N66°17' 44"W 27.88 FEET; THENCE S89°18' 49"W 85.58 FEET; THENCE S85°45'23"W 184.95 FEET; THENCE S89°19'16"W 68.39 FEET; THENCE N00°16'31 "W 12.00 FEET; THENCE N89°19'16"E 67.93 FEET; THENCE N85°45'23"E 184.95 FEET; THENCE N89°18' 49"E 88.54 FEET; THENCE S66°17' 44"E 27.88 FEET; THENCE N89°19'16"E 12.81 FEET; THENCE S00°00'00"E 12.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.1015 ACRES ( 4,585 SQUARE FEET) OF LAND, MORE OR LESS.

{See attached and incorporated Exhibit B}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may, construct, install, repair, replace, improve, modify and maintain a non-motorized sidewalk in the Easement Area as shown in the attached and incorporated Exhibit A.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described Easement Area, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the sidewalk in the Easement Areas shown on the attached and incorporated Exhibit A.

All portions of the Premises damaged or disturbed by Grantee's exercise of temporary easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

This easement shall allow public non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the Easement Area.

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

{Signatures Begin on Following Page}

**GRANTOR**

**JAMCO, LLC**, a Michigan limited liability company,

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

STATE OF MICHIGAN )

) SS

COUNTY OF OAKLAND )

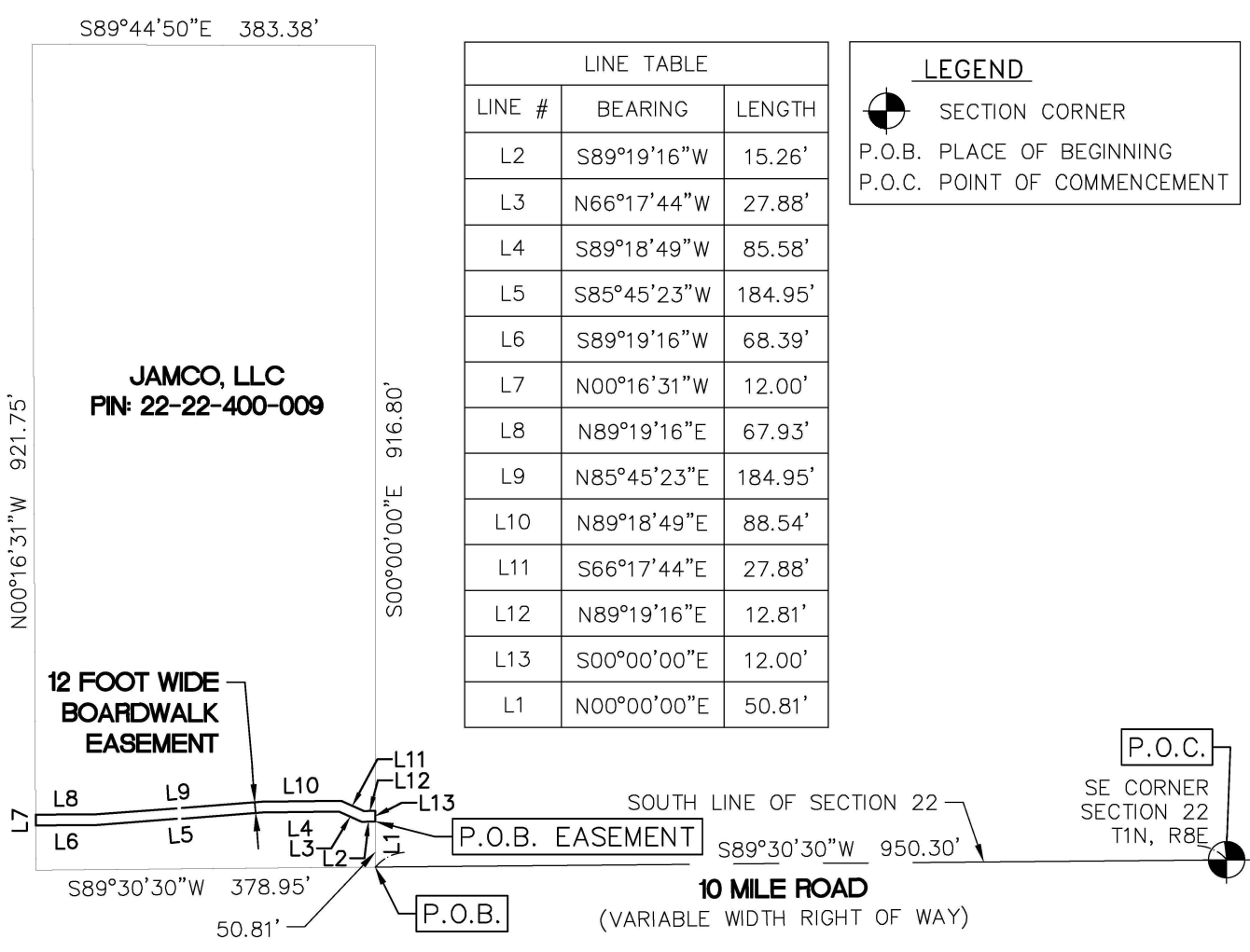
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ the \_\_\_\_\_ of JAMCO, LLC, a Michigan limited liability company, on its behalf \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires:

Drafted by:

Elizabeth Kudla Saarela  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331

When recorded return to:  
Cortney Hanson, Clerk  
City of Novi  
45175 Ten Mile  
Novi, MI 48375



LINE TABLE		
LINE #	BEARING	LENGTH
L2	S89°19'16"W	15.26'
L3	N66°17'44"W	27.88'
L4	S89°18'49"W	85.58'
L5	S85°45'23"W	184.95'
L6	S89°19'16"W	68.39'
L7	N00°16'31"W	12.00'
L8	N89°19'16"E	67.93'
L9	N85°45'23"E	184.95'
L10	N89°18'49"E	88.54'
L11	S66°17'44"E	27.88'
L12	N89°19'16"E	12.81'
L13	S00°00'00"E	12.00'
L1	N00°00'00"E	50.81'

LEGEND	
	SECTION CORNER
	P.O.B. PLACE OF BEGINNING
	P.O.C. POINT OF COMMENCEMENT

DESCRIPTION OF PARCEL 22-22-400-009 (PER WARRANTY DEED RECORDED IN LIBER 17913, PAGE 501, OAKLAND COUNTY TAX RECORDS)

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 22, SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST 950.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 22 AND RUNNING THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST ALONG SOUTH LINE OF SECTION 22, 378.95 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 921.75 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST 383.38 FEET; THENCE SOUTH 916.80 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION OF A 12 FOOT WIDE BOARDWALK EASEMENT LOCATED THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S89°30'30"W 950.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N00°00'00"E 50.81 FEET FOR A PLACE OF BEGINNING; THENCE S89°19'16"W 15.26 FEET; THENCE N66°17'44"W 27.88 FEET; THENCE S89°18'49"W 85.58 FEET; THENCE S85°45'23"W 184.95 FEET; THENCE S89°19'16"W 68.39 FEET; THENCE N00°16'31"W 12.00 FEET; THENCE N89°19'16"E 67.93 FEET; THENCE N85°45'23"E 184.95 FEET; THENCE N89°18'49"E 88.54 FEET; THENCE S66°17'44"E 27.88 FEET; THENCE N89°19'16"E 12.81 FEET; THENCE S00°00'00"E 12.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.1015 ACRES (4,585 SQUARE FEET) OF LAND, MORE OR LESS..

TAX PARCEL NO. 22-22-400-009  
BEARING BASE: THE SOUTH LINE OF SECTION 22, BEING S89°30'30"W.

CLIENT <b>PULTE HOMES OF MICHIGAN, LLC</b>  SKETCH & DESCRIPTION OF A 12 FOOT WIDE BOARDWALK EASEMENT LOCATED IN  SECTION 22 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	JOB: 16002400 DR. SW	CAD EA-07 CH. LMD
	BOOK NA SHEET 01 OF 01	PG. NA DATE: 5/21/2018
	FILE CODE: 16002400EA-07	
	<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 200 FEET 		





The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, the \_\_\_\_\_ of Oakland Development, L.L.C., a Michigan limited partnership.

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

Drafted by:

Elizabeth Kudla Saarela  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331

When recorded return to:

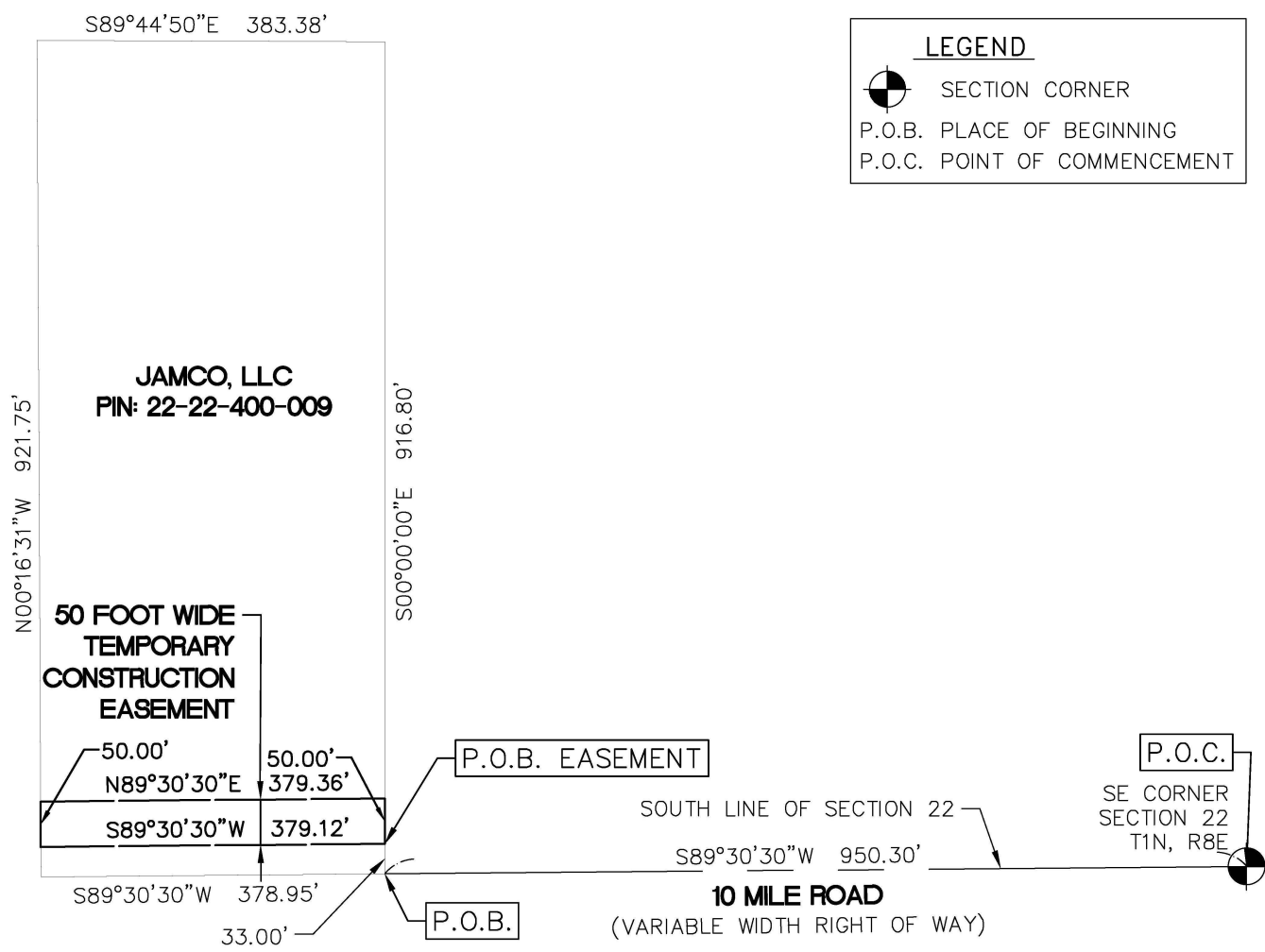
Cortney Hanson, Clerk  
City of Novi  
45175 Ten Mile  
Novi, MI 48375

**TEMPORARY GRADING EASEMENT (50-22-04-200-011)**

A temporary grading easement being a part of the N 1/2 of the Section 4, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Beginning at point distant S 00°35'51" E 60.0 feet & S 89°30'00" W 417.0 feet from the NE corner of said Section 4; thence S 00°35'51" E 8.0 feet; thence S 89°30'00" W 107.50 feet; thence N 00°35'51" W 8.0 feet; thence N 89°30'00" E 107.50 feet to the Point of Beginning

Subject to all easements and restrictions of record, if any.



DESCRIPTION OF PARCEL 22-22-400-009 (PER WARRANTY DEED RECORDED IN LIBER 17913, PAGE 501, OAKLAND COUNTY TAX RECORDS)

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 22, SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST 950.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 22 AND RUNNING THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST ALONG SOUTH LINE OF SECTION 22, 378.95 FEET, THENCE NORTH 00 DEGREES 16 MINUTES 31 SECONDS WEST 921.75 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST 383.38 FEET; THENCE SOUTH 916.80 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION OF A 50 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT LOCATED THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE S89°30'30"W 950.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 22; THENCE N00°00'00"W 33.00 FEET FOR A PLACE OF BEGINNING; THENCE S89°30'30"W 379.12 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 10 MILE ROAD (VARIABLE WIDTH); THENCE N00°16'31"W 50.00 FEET; THENCE N89°30'30"E 379.36 FEET; THENCE S00°00'00"E 50.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.43 ACRES (18,960 SQUARE FEET) OF LAND, MORE OR LESS..

TAX PARCEL NO. 22-22-400-009  
 BEARING BASE: THE SOUTH LINE OF SECTION 22, BEING S89°30'30"W.

CLIENT <b>PULTE HOMES OF MICHIGAN, LLC</b>  SKETCH & DESCRIPTION OF A 50 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT LOCATED IN  SECTION 22 TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	JOB: 16002400 DR. JR	CAD EA-05 CH. ME
	BOOK NA SHEET 01 OF 01	PG. NA DATE: 12/14/2017
	FILE CODE: 16002400EA-05	
	<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 200 FEET 		

02/07/2018 REV. EASEMENT  
 05/21/2018 REV. EASEMENT