



CITY of NOVI CITY COUNCIL

Agenda Item L
August 10, 2009

SUBJECT: Approval of a Resolution Concerning Acquisition and Offer to Purchase in the amount of \$1,773.75 for a public sidewalk easement on the Licari Trust property (parcel 22-25-226-011) for the purpose of siting a pedestrian safety path on the west side of Haggerty Road south of Ten Mile Road.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *RZ*

CITY MANAGER APPROVAL: *[Signature]*

EXPENDITURE REQUIRED	\$ 1,773.75
AMOUNT BUDGETED	\$ 52,000 (All Costs)
LINE ITEM NUMBER	204-204.00-974.412

BACKGROUND INFORMATION:

The 2009 pathway gap project was initiated in September 2008 when the design contract was awarded to Spalding DeDecker Associates (SDA). The project includes the construction of sidewalks to complete gaps in the pathway system along the south side of Eleven Mile from Taft to Clark, the west side of Clark from Grand River to Eleven Mile, the north side of Ten Mile near Haggerty, and the west side of Haggerty between Nine Mile and Ten Mile. The project requires two easements because of limited right-of-way, one of which was voluntarily provided to the City for the Ten Mile gap. Engineering Division staff has been working diligently with the property owner toward acquisition of the second required easement, located at the southeast corner of Haggerty Road and Ten Mile Road. Staff has met several times with the property owner to attempt negotiation of an easement for \$1.00 consideration without success. The parcel (22-25-226-011) is owned by the William Licari Trust and is located at 39415 Ten Mile Road (see attached location map).

The City is requesting a 27-foot easement along the Haggerty Road frontage, which is the difference between the existing 33-foot right-of-way and the proposed master planned future right-of-way of 60 feet. The proposed sidewalk would be located near the future right-of-way line to avoid existing drainage swales. The proposed location minimizes the possibility that the sidewalk would require relocation for future road improvements and keeps pedestrians farther away from traffic on Haggerty Road.

The basis for the offer is the "per square foot" value of the area acquired reduced to 5% of that value to reflect the fact that an easement is being acquired on top of an existing easement already acquired for a water main. A resolution concerning the purchase of the easement and a formal good faith offer is attached for approval. Per the resolution, if the property owner does not accept the good faith offer within 10 days of the date delivered, the City will execute a Declaration of Taking to obtain the easement through eminent domain.

The other segments in the 2009 Pathway project are currently under construction. The portion of the pathway requiring an easement was bid as an alternate so that if resolution of the easement occurs before the conclusion of the project, this segment may be added. Otherwise, this segment will be added to the 2010 Pathway Gap project to be constructed next summer.

RECOMMENDED ACTION: Approval of a good faith offer in the amount of \$1,773.75 for a public sidewalk easement on the Licari Trust property (parcel 22-25-226-011) for the purpose of siting a pedestrian safety path on the east side of Haggerty Road south of Ten Mile Road.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

August 2, 2009

30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-3040
Tel: 248-851-9500
Fax: 248-851-2158
www.secrestwardle.com

Elizabeth M. Kudla
Direct: 248-539-2846
bkudla@secrestwardle.com

Brian Coburn, Senior Civil Engineer
Public Services – DPW Garage
26300 Delwal Drive
Novi, MI 48375

**RE: Good Faith Offer for Sidewalk Acquisition – Licari Trust
Our File No. 55142 NOV**

Dear Mr. Coburn:

Attached are the following documents relating to possible acquisition of a sidewalk easement over the above-referenced parcel:

- Resolution Concerning Acquisition
- Offer to Purchase
- Proposed Easement

As you know, the City did not secure a third-party appraisal for the property interest sought. The City Assessor has evaluated the property and determined a value for the property as a whole on the basis of assessment records and other related information. Because the City is not taking a fee interest in the property, but rather only an easement—in an area, in this case, that has a number of other pre-existing easement on it—the City the offer is for a percentage (5%) of that value.

We ask that the resolution be presented to Council for consideration and for authorization of necessary signature by the Mayor on the offer to purchase

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

Elizabeth M. Kudla

EMK

Enclosure

cc: Maryanne Cornelius, City Clerk (w/Enclosure)
Rob Hayes, DPS Director (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

1275109

**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 August 10, 2009, at
_____ 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 pathway/sidewalk on Haggerty Road in, over, upon and through
a portion of the following described premises situated in the City of Novi, Oakland County, State
of Michigan, to-wit:

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION
25, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25,
THENCE ALONG THE EAST SECTION LINE, S0°57'16"E. 256.49 FEET;
THENCE S83°38'45"W, 224.75 FEET; THENCE N01°57'16"W. 256.77 FEET;
THENCE ALONG THE NORTH SECTION LINE, N86°43'04"E. 224.75 FEET
TO THE POINT OF BEGINNING. CONTAINING 1.3237 ACRES.

Parcel No. 22-25-226-011

WHEREAS, proposed plans showing said improvements have been prepared; 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 easement and other interests in that portion of the above-described real estate described as follows:

A permanent Sidewalk Easement in certain real estate described as follows:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, THENCE ALONG THE EAST SECTION LINE, S01°57'16"E. 256.49 FEET; THENCE S86°38'45"W. 33.01 FEET TO THE POINT OF BEGINNING; THENCE S86°38'45"W. 27.01 FEET; THENCE N01°57'16"W. 223.56 FEET; THENCE ALONG A LINE 33 FEET SOUTH OF AND PARALLEL TO THE EAST SECTION LINE, N86°43'04"E. 27.01 FEET; THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST SECTION LINE. S01°57'16"E. 223.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1386 ACRES.

hereinafter referred to as the "subject property";

WHEREAS, the City has caused an appraisal of the subject property to be prepared by its City Assessor or the basis of assessment records and related information;

WHEREAS, the City has determined that it is in the best interests of the City to offer to purchase the subject property from the owners 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 pathway/sidewalk along Haggerty Road in, over, upon, and through the above-described property within the City of Novi in accordance with the plans prepared by the City Consulting Engineers, 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 One Thousand Seven Hundred and Seventy-Three Dollars (\$1,773.75) for the permanent Sidewalk Easement acquisition, The above amounts have been established as just compensation for the acquisition of the property, based upon an appraisal of the property by the City Assessor.

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 ten (10) 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 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 (\$1,773.75) 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.

MARYANNE CORNELIUS, 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 _____, 2009.

MARYANNE CORNELIUS, CITY CLERK

August 3, 2009

30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-
3040
Tel: 248-851-9500
Fax: 248-851-2158
www.secrestwardle.com

Elizabeth M. Kudla
Direct: 248-539-2846
bkudla@secrestwardle.com

Ms. Amy Licari Cheeseman, Trustee/Beneficiary
William Licari Trust
5430 Inverrary
Commerce Township, Michigan 48382

Mr. Anthony W. Licari, Trustee/Beneficiary
William Licari Trust
12401 Orange Grove Dr, Apt 107
Tampa, FL 33618-3407

Mr. William V. Licari, Trustee/Beneficiary
William Licari Trust
34868 Munger
Livonia, Michigan 48154

**Re: 2009 Sidewalk Program
City Acquisition of Sidewalk Easement
Parcel 22-25-226-011
Our File No. 55142 NOV**

Dear Ms. Cheeseman, and Messrs. Licari:

The City of Novi is proposing to construct a sidewalk to fill in existing gaps in the pathway system along Haggerty Road, including a portion of the above-described property. In order to accomplish this, it is necessary for the City to acquire a permanent sidewalk easement over a portion of the property referenced above, see attached. Except for the newly installed sidewalk, the City will restore any area of the surface of your property that has been disturbed by the construction of the improvements. In the event the City is required in the future to disturb the surface in order to repair or maintain the sidewalk, it will fully restore your property to as good a condition as existed before such work.

The Novi City Council has authorized the submission to you of the enclosed offer to purchase and related Sidewalk Easement. The proposed compensation for the property is based on an appraisal of your property by the City Assessor or the basis of assessment records and related information. Based on the appraisal, the City has concluded that the sum of \$ 1,773.75 represents just compensation for a permanent sidewalk easement over the property.

Amy Licari Cheeseman
Anthony W. Licari
William V. Licari
August 3, 2009
Page 2

If there are facts known to you that would tend to support a higher price, please bring them to the City's attention. The City will give that information its full consideration, as it is the City's intention to pay you the full amount to which you are entitled as just compensation.

If you should decide not to accept the City's offer, but do not have additional data that would tend to support a higher price, you need not do anything. If you do not respond to this offer within ten days from the date of the letter, the City will assume its offer is not acceptable to you.

If you should decide to accept the City's offer, please contact my office, or Mr. Benjamin Croy, the City's Civil Engineer over-seeing the project, at (248) 735-5635, and make arrangements for the acceptance of the offer.

If you do not accept the City's offer and an agreement cannot be reached on a higher price justified by new information you have furnished to the City, the City proposes to institute proceedings in the Oakland County Circuit Court for the purposes of acquiring the property interests described in the attached documents for the above project by the exercise of the right of eminent domain.

The City looks forward to your response. If you have any questions regarding the foregoing, please call me at the number listed on the front page of this letter.

Very truly yours,

ELIZABETH M. KUDLA

Enclosures

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AGREEMENT OF SALE
OFFER TO PURCHASE REAL ESTATE

1. The City of Novi, a Michigan municipal corporation (hereinafter "City"), hereby offers and agrees to purchase:

A) A permanent sidewalk easement in certain real estate described as follows:

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE ALONG THE EAST SECTION LINE, S0°57'16"E. 256.49 FEET; THENCE S83°38'45"W, 224.75 FEET; THENCE N01°57'16"W. 256.77 FEET; THENCE ALONG THE NORTH SECTION LINE, N86°43'04"E. 224.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1.3237 ACRES.

The permanent Sidewalk Easement being more fully described as follows hereafter referred to as the "Property"):

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, THENCE ALONG THE EAST SECTION LINE, S01°57'16"E. 256.49 FEET; THENCE S86°38'45"W. 33.01 FEET TO THE POINT OF BEGINNING; THENCE S86°38'45"W. 27.01 FEET; THENCE N01°57'16"W. 223.56 FEET; THENCE ALONG A LINE 33 FEET SOUTH OF AND PARALLEL TO THE EAST SECTION LINE, N86°43'04"E. 27.01 FEET; THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST SECTION LINE. S01°57'16"E. 223.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1386 ACRES.

and to pay therefore the sum of one thousand seven hundred and seventy-three and 75/100 Dollars (\$ 1,773.75), subject to the existing building and use restrictions, easements, and zoning ordinances, if any, upon the following conditions:

- (i) Delivery of the permanent Sidewalk Easement to the City as described above.

2. Upon Sellers' acceptance of this Offer to Purchase, as evidence of title, the City agrees to obtain a commitment for the title insurance with policy pursuant thereto to be issued insuring the City. The City will pay the cost of the title insurance policy premium.

3. If this offer is accepted by the Sellers and if title can be conveyed in the condition required hereunder, the City agrees to complete the sale within fifteen (15) days after the receipt of the commitment for title insurance.

4. If objection to the title is made, based on a written opinion of the City Attorney that the title is not in the condition required for the performance hereunder, the Sellers shall have thirty (30) days from the date they are notified in writing of the particular defects claimed, to fulfill the requirements in the commitment for title insurance or to remedy the title defects set forth in the City's Attorney's opinion. If the Sellers are able to comply with such requirements or remedy such defects within the time specified, as evidenced by written notification, revised commitment or endorsement to commitment, the City agrees to complete the sale within twenty (20) days of receipt thereof. If the Sellers are unable to furnish satisfactory title within the time specified, the City will commence condemnation proceedings to acquire the Property.

5. The Sellers shall deliver and the City shall accept possession of said Property upon the date of closing.

6. It is understood that the Property is being acquired in connection with the 2009 Pathways Program to fill in existing gaps in the pathway system along Haggerty Road over, across, upon and through the above-described premises in the City of Novi, Michigan.

7. The City shall pay the cost of recording the easement and the cost of all Michigan Real Estate Transfer Tax.

8. The City reserves its right to bring Federal or State cost recovery actions against the present owners of the Property arising out of a release of hazardous substances at the Property.

9. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors, and assigns of the respective parties.

10. If this Offer to Purchase is not accepted by Sellers within ten (10) days from the date of its mailing to Sellers, this Offer to Purchase shall be considered withdrawn and of no further force and effect.

11. This Offer to Purchase may be executed in one or more counterparts as one Agreement and shall be binding upon the City and the hereafter named Sellers when executed by the City of Novi and all of the hereafter named Sellers.

The closing of this sale shall take place at the City of Novi offices located at 45175 West Ten Mile Road, Novi, Michigan.

WITNESSES:

PURCHASER:

CITY OF NOVI, a Michigan
municipal corporation

By: DAVID LANDRY
Its: Mayor

By: MARYANNE CORNELIUS
Its: City Clerk

Dated: _____, 2009

To the Above Named Purchaser:

The foregoing offer is hereby accepted and the Sellers agree to sell the Property upon the terms stated:

By the execution of this instrument, the Sellers acknowledge the receipt of a copy of this Agreement.

IN THE PRESENCE OF:

SELLERS:

WILLIAM V. LICARI TRUST UNDER AGREEMENT DATED AUGUST 18, 1986

By: _____
AMY LICARI CHEESMAN

By: _____
ANTHONY W. LICARI

By: _____
WILLIAM V. LICARI

By _____,
_____, TRUSTEE

PURCHASER'S RECEIPT OF ACCEPTED OFFER

The Purchaser hereby acknowledges receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

CITY OF NOVI, a Michigan
municipal corporation, Purchaser

BY: _____

Its: _____

Dated: _____, 2009

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SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that WILLIAM V. LICARI TRUST UNDER AGREEMENT DATED AUGUST 18, 1986, whose address is 5430 Inverrary Commerce Township, MI 48382, for and in consideration of One (\$1.00) Dollar, 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 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 17, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Parcel No. 50-22-25-226-011

{See attached and incorporated property description Exhibit}

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated property description Exhibit}

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

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated property description Exhibit.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement.

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 pedestrian and non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

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

Dated this _____ day of _____, 20__.

{Signatures begin on following page}

WILLIAM V. LICARI TRUST UNDER
AGREEMENT DATED AUGUST 18, 1986

By: _____
AMY LICARI CHEESMAN
Title:

STATE OF MICHIGAN)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by
_____ and _____

Notary Public
_____ County, Michigan
My Commission Expires:

WILLIAM V. LICARI TRUST UNDER
AGREEMENT DATED AUGUST 18, 1986

By: _____
ANTHONY W. LICARI
Title:

STATE OF MICHIGAN)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by
_____ and _____

Notary Public
_____ County, Michigan
My Commission Expires:

WILLIAM V. LICARI TRUST UNDER
AGREEMENT DATED AUGUST 18, 1986

By: _____
WILLIAM V. LICARI
Title:

STATE OF MICHIGAN)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by
_____ and _____

Notary Public
_____ County, Michigan
My Commission Expires:

WILLIAM V. LICARI TRUST UNDER
AGREEMENT DATED AUGUST 18, 1986

By _____
_____, TRUSTEE

STATE OF MICHIGAN)
) SS
COUNTY OF _____)

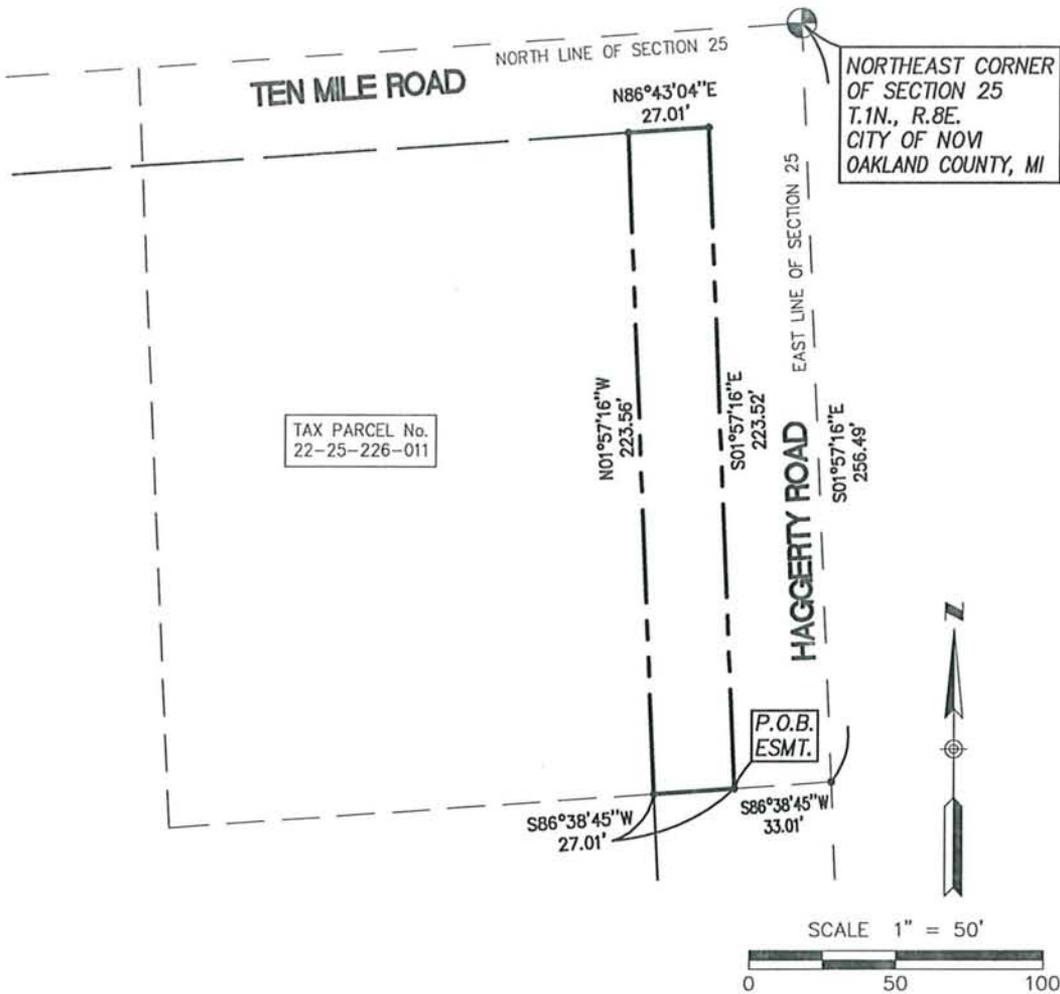
The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by
_____ and _____

Notary Public
_____ County, Michigan
My Commission Expires:

Drafted by:
Elizabeth M. Kudla, Esq.
30903 Northwestern Hwy.
PO Box 3040.
Farmington Hills, MI 48333-3040

When recorded return to:
City of Novi
City Clerk
45175 W. Ten Mile Road.
Novi, MI 48375

EASEMENT



TAX PARCEL No.
22-25-226-011

NORTHEAST CORNER
OF SECTION 25
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI



PROPERTY DESCRIPTION
(BASED ON OAKLAND CO. TAX RECORDS)
TAX ID. NO. 22-25-226-011

A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25, THENCE ALONG THE EAST SECTION LINE, S01°57'16"E 256.49 FEET; THENCE S86°38'45"W 224.75 FEET; THENCE N01°57'16"W 256.77 FEET; THENCE ALONG THE NORTH SECTION LINE, N86°43'04"E 224.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1.3237 ACRES.

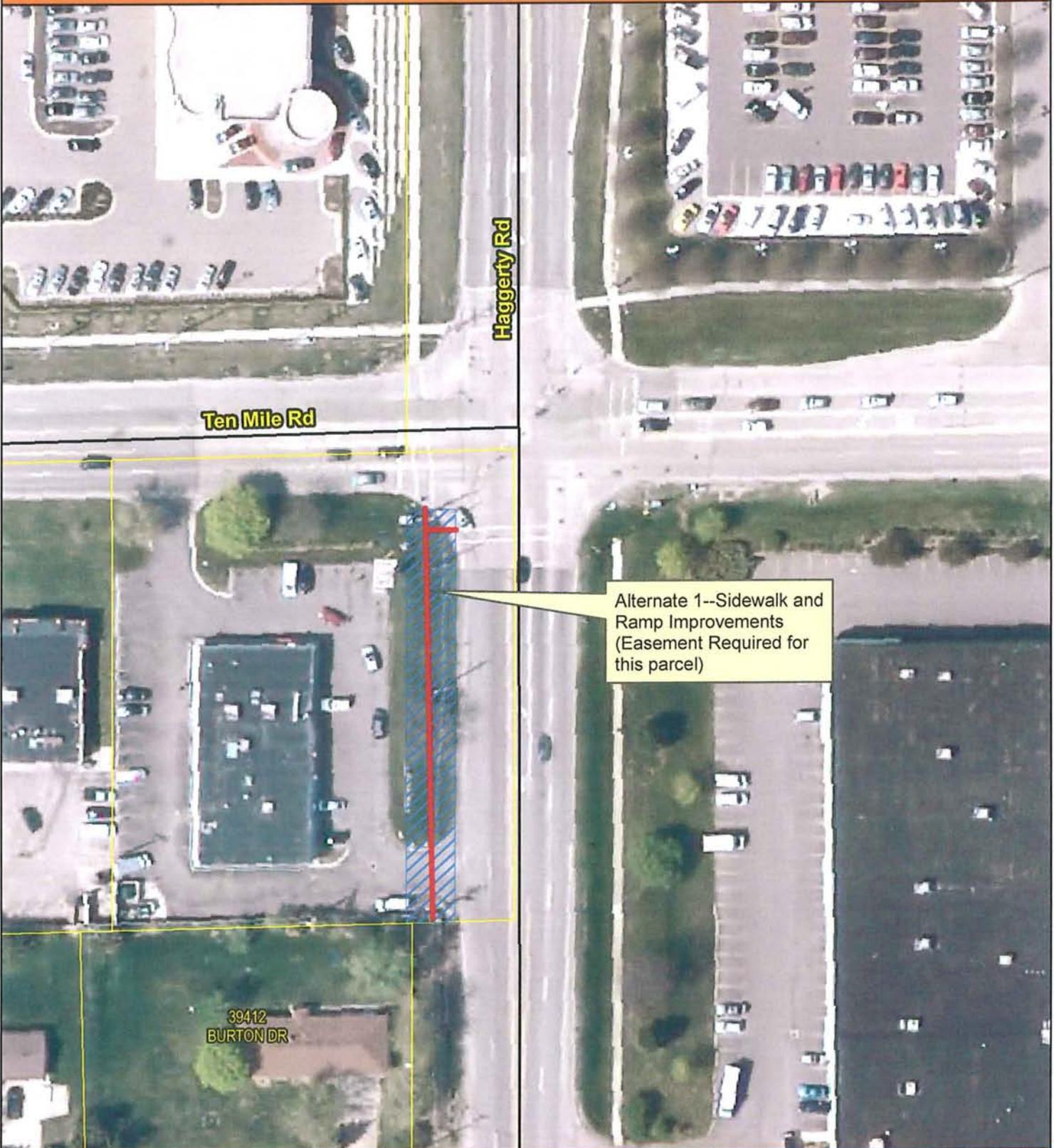
PERMANENT EASEMENT DESCRIPTION

AN EASEMENT FOR SIDEWALK DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, THENCE ALONG THE EAST SECTION LINE, S01°57'16"E 256.49 FEET; THENCE S86°38'45"W 33.01 FEET TO THE POINT OF BEGINNING; THENCE S86°38'45"W 27.01 FEET; THENCE N01°57'16"W 223.56 FEET; THENCE ALONG A LINE 33 FEET SOUTH OF AND PARALLEL TO THE EAST SECTION LINE, N86°43'04"E 27.01 FEET; THENCE ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST SECTION LINE, S01°57'16"E 223.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1386 ACRES.

 <p>SPALDING DeDECKER ASSOCIATES, INC. ENGINEERS SURVEYORS 905 SOUTH BLVD. EAST ROCHESTER HILLS, MI 48307 PH: (248) 844-5400 FAX: (248) 844-5404 www.sda-eng.com</p>	DRAWN: S.BROWN	DATE: 12-18-08
	CHECKED: P.O'ROURKE	DATE: 12-18-08
	MANAGER: M.DeDECKER	SCALE: 1" = 50'
	JOB No. RB08-014	SHEET: 1 OF 1
	SECTION 25 TOWN 1 NORTH RANGE 8 EAST CITY OF NOVI	OAKLAND COUNTY, MI

Map Showing Easement Area - Haggerty and Ten Mile
2009 Pathways Program



Alternate 1--Sidewalk and Ramp Improvements
(Easement Required for this parcel)

CITY OF NOVI

ENGINEERING DIVISION
45175 W TEN MILE RD
NOVI, MI 48375-3024
(248) 347-0454
MAP AUTHOR: Brian Coburn, PE



1 INCH = 73 FEET

MAP PRINT DATE: 5/22/09

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.

PROJECT 3 - ALT. NO. 1 LIMITS

RELOCATE LANDSCAPE BOULDERS. INCLUDED IN PAYMENT FOR SIDEWALK.

39415 TEN MILE
LICARI, WILLIAM
50-22-25-226-011

NORTHEAST CORNER
OF SECTION 25
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI

10 MILE ROAD

PROP. 27'
EASEMENT

REMOVE (1) TREE
(8" TO 18")

18" LOCUST

U.G. PHONE

6" GAS

12" WM

U.G. ELEC.

21.2'

856

865

CD
ASPH.

51+00

CD

52+00

U.G.-ELEC

53+00

862

HAGGERTY ROAD

LANE MODIFICATION
AND DETAIL GRADES
THIS SHEET

