

CITY of NOVI CITY COUNCIL

**Agenda Item F
October 26, 2009**

SUBJECT: Acceptance of Taft Knolls Phase I streets and adoption of Act 51 New Street Resolution accepting Jacob Drive and Danyas as public, adding 1,165 linear feet or 0.22 miles of roadway to the City's street system.

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The Taft Knolls Condominium Association has dedicated Jacob Drive and Danyas Way within the Taft Knolls Condominium Subdivision (Phase 1) and requested that the City of Novi accept these streets as public assets.

Taft Knolls Condominium Subdivision (Phase 1) streets have been constructed in accordance with City Standards, and according to the City Attorney's office, the related acceptance documents are in a form so as to permit acceptance by Council (October 19, 2009 letter from Beth Kudla, attached). According to the city's consulting engineer, the streets meet city design and construction standards (Stantec's July 14, 2009, attached). The attached Resolution satisfies the Michigan Department of Transportation requirement for adding 1,165 linear feet or 0.22 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of Taft Knolls Phase I streets and adoption of Act 51 New Street Resolution accepting Jacob Drive and Danyas as public, adding 1,165 linear feet or 0.22 miles of roadway to the City's street system.

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

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

TAFT KNOLLS I CONDOMINIUM

Acceptance of Streets & Right-of-Ways
City of Novi Department of Public Services



Legend

Streets

- Major Streets
- Minor Streets
- Right of Way for Acceptance
- Taft Knolls 1 Condo Boundary

Map
Inset Area
(No Scale)



Linear Measure of 60-Foot Right of Way
For Acceptance Details
Jacob Dr: 835 linear feet
Danyas Way: 330 linear feet

CITY OF NOVI

Department of Public Services

26300 Detroit
NOVI, MI 48375-3202
(248) 347-0454

MAP AUTHOR: CHRIS BLOUGH
CITY GIS MANAGER



1 INCH = 200 FEET

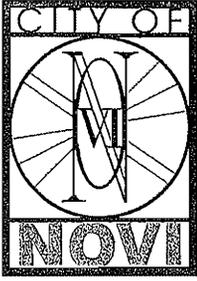
MAP PRINT DATE: 10/20/2008

SOURCES OF INFORMATION FOR THIS MAP

Transportation Layer: City of Novi
Land Records Layer: Oakland County
2008 Aerial Photo: Oakland County

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. Related contact the City GIS Manager to confirm actual and accuracy information related to this map.



CITY OF NOVI

NEW STREET ACCEPTANCE RESOLUTION

TAFT KNOLLS CONDOMINIUM (PHASE 1): Jacobs Drive and Danyas Way

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Brian Burke

Director of Public Services/
City Engineer
Rob Hayes

WHEREAS, the Taft Knolls Condominium Association has dedicated Jacobs Drive and Danyas Way and requested their acceptance by the Novi City Council; and,

WHEREAS, said streets within Taft-Knolls Condominium Association are now located within rights-of-way under the control of the City of Novi, have been constructed to City standards, and are open to the public; and,

WHEREAS, Jacobs Drive measures 835 linear feet and Danyas Way measures 330 linear feet, adding a total of 0.22 miles of roadway surface to Novi's public street system.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Novi City Council hereby accept Jacobs Drive and Danyas Way and direct such be included in the City's public street system.

CERTIFICATION

I, Maryanne Cornelius, duly appointed City Clerk of the City of Novi, do 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 this 26th day of October, 2009.

Maryanne Cornelius
City Clerk

Department of Public Services
Field Services Complex
26300 Delwal Drive
Novi, Michigan 48375
248.735.5640
248.735.5659 fax

cityofnovi.org



Stantec Consulting Michigan Inc.
3959 Research Park Drive
Ann Arbor MI 48108-2216
Tel: (734) 761-1010
Fax: (734) 761-1200

Stantec

July 14, 2009
File: 2075068100

City of Novi Engineering Division
26300 Delwal Drive
Novi, Michigan 48375

Attention: Mr. Aaron Staup

Dear Mr. Staup:

**Reference: Taft Knolls – Phase 1
SP#03-30
Road Pavement Approval**

Please be advised that the concrete curb, pavement, and storm structures located in the road pavement for the above referenced project have been completed in accordance with the approved construction plans and with the additional inspections performed with the City of Novi from May 29, 2009 to July 9, 2009. Repairs to the road were completed under the observation of Stantec Consulting Michigan Inc. Consistent with the 10 day evaluation timeline given to us for approval of this work, we now recommend that the Incomplete Site Work/Utilities Financial Guarantee be released.

Please note that we have not addressed any items related to landscaping, woodlands, wetlands, or signage because we assume that the appropriate City staff or consultants will address these issues.

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

Sincerely,

STANTEC CONSULTING MICHIGAN INC.

Dean Trella
Construction Services
Tel: (734) 214-1829
Fax: (734) 761-1200
dean.trella@stantec.com

- c. Marina Neumaier, City of Novi (via email)
- Sarah Marchioni, City of Novi (via email)
- Sheila Weber, City of Novi (via email)
- Mike Fellows, Mozart Homes (via email)
- George Tsakoff, Stantec (via email)

October 19, 2009

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

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

Rob Hayes, Public Services Director
CITY OF NOVI
45175 West Ten Mile Road
Novi, Michigan 48375-3024

**Re: Taft Knolls I Condominium- SP03-30
Street and Utility Acceptance
Our File No. 55142.NOV**

Dear Mr. Hayes:

The Taft Knolls Condominium Association has requested the City to complete acceptance of Jacob Drive and Danyas Way within the Taft Knolls Condominium Subdivision. In that regard, we have received and reviewed the following executed documents:

1. Warranty Deed
2. Bill of Sale (Street Paving)
3. Sanitary Sewer System Easements (2)
4. Bills of Sale (Sanitary Sewer)
5. Amendment to Master Deed and Replat
6. Resolution of Taft Knolls Condominium Association

Article III, Section 13, and Article X, Section IV, of the Master Deed establishing the Taft Knolls Condominium, Oakland County Condominium Subdivision Plan No. 1647, recorded at Liber 33732, Pages 001 through 069, inclusive, Oakland County Records, provides the authority for the Condominium Association to complete dedication of utilities and rights-of-way *once all units have been sold by the Developer*. Because all units have been sold, the Association may take action to dedicate the streets and utilities in accordance with procedures set forth in the Master Deed.

In that regard, we prepared the above named documents for execution by the Condominium Association. The exhibits were prepared by Stantec at the City's request. The documents have been properly executed and may be forwarded to City Council to complete the acceptance process.

Once acceptance has been completed, the Amendment to the Taft Knolls Master Deed must be filed with the County for the purpose of removing Jacob Drive and Danyas Way from the Condominium General Common Elements. We

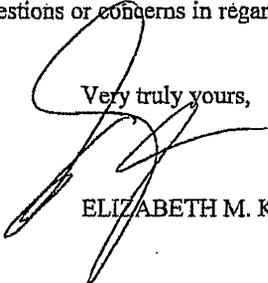
have prepared a draft Amendment and Stantec has prepared a Replat of the Condominium for attachment.

It is our understanding that the Association has requested a waiver of a Maintenance and Guarantee Bond for paving based on the age and condition of the roadway and utility improvements.

Because acceptance of streets is involved, and waivers of bond requirements are being requested, City Council approval is required. We are forwarding the original executed documents to the City Clerk's Office for proper processing upon City Council approval.

Should you have any questions or concerns in regard to this matter, please feel free to contact me.

Very truly yours,



ELIZABETH M. KUDLA

EMK

Enclosures

cc: Maryanne Cornelius, Clerk (w/ Enclosures)
Marina Neumaier, Assistant Finance Director (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Taylor Reynolds and Byron Hanson, Spalding DeDecker (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Jeff Dziezic, Taft Knolls Condominium Association (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation, whose registered address is 45255 JACOB DRIVE, NOVI, MI 48375 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

See attached Right of Way Description Exhibit 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 Association conveys and warrants this right-of-way pursuant to the authority established in it within Article X, Section 4 of the Master Deed for Taft Knolls which was recorded August 4, 2004 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 1647 and was recorded at Liber 33732, Pages 001 through 069, inclusive.

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 19th day of October, 20 09.

Signed by:

**TAFT KNOLLS CONDOMINIUM
ASSOCIATION, INC.**, a Michigan Nonprofit
Corporation

By:  **PRESIDENT**
JEFFREY P. DZIEJIC


By Michael Engerer, Its Secretary

STATE OF MICHIGAN)
COUNTY OF Oakland) SS

The foregoing instrument was acknowledged before me this 19th day of October, 2009, by Jeffery Dzedzic and Michael Engerer, the Board of TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation.

Claudia Moses-Thach
Notary Public
Oakland County, Michigan
My Commission Expires: 1/20/2012

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 20, 2012
Acting in the County of Oakland

When Recorded Return to: Maryanne Cornelius, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, Michigan 48334
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Part of Tax Parcel No. N/A

Job No. _____ Recording Fee _____ Transfer Tax _____

**RIGHT OF WAY
DESCRIPTION**

A parcel of land described for Public Right of Way dedication, being described as follows: Commencing at the Northwest corner of Lot 6, "Munro Subdivision", a recorded plat, as recorded in Liber 61 of plats, page 26, Oakland County Records, Oakland County, Michigan; thence S01°07'00"W 134.99 feet along the westerly line of said Lot 6 for the **POINT OF BEGINNING**; thence S87°28'53"E 805.00 feet; thence N02°31'07"E 134.96 feet to the northerly line of said Lot 6; thence S87°28'57"E 60.00 feet along the northerly line of said Lot 6; thence S02°31'07"W 329.92 feet to the southerly line of said Lot 6; thence N87°28'53"W 60.00 feet along the southerly line of said Lot 6; thence N02°31'07"E 134.95 feet; thence N87°28'53"W 803.53 feet to the westerly line of said Lot 6; thence N01°07'00"E 60.02 feet to the **POINT OF BEGINNING**. Containing **68,050.90** square feet or **1.562** acres of land, more or less. Subject to easements, restrictions and other pertinent instruments.

BILL OF SALE

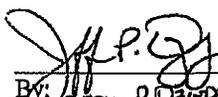
KNOW ALL MEN BY THESE PRESENTS, that that TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation, whose registered address is 45255 JACOB DRIVE, NOVI, MI 48375, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, the street paving according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Right of Way Description Exhibit}

The Association conveys and warrants this street paving pursuant to the authority established in it within Article X, Section 4 of the Master Deed for Taft Knolls which was recorded August 4, 2004 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 1647 and was recorded at Liber 33732, Pages 001 through 069, inclusive.

In witness whereof, the undersigned has executed these presents this 19th day of OCTOBER, 2009.

TAFT KNOLLS CONDOMINIUM
ASSOCIATION, INC., a Michigan Nonprofit
Corporation


By: Jeffrey P. Dzierzic, Its PRESIDENT


By: Michael Engerer, Its SECRETARY

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 19th day of OCTOBER, 2009, by Jeffrey Dzierzic and Michael Engerer, the BOARD of TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation.

Claudia Moses-Thach
Notary Public
Oakland County, Michigan
My Commission Expires: 1/20/2012

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 20, 2012
Acting in the County of Oakland

**RIGHT OF WAY
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SANITARY SEWER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation, whose registered address is 45255 JACOB DRIVE, NOVI, MI 48375, (hereinafter referred to as "Grantor"), for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a nonexclusive perpetual easement for sanitary sewer, over, upon, across, in, through, and under the following described real property, to-wit:

[See attached and incorporated Sanitary Sewer Easement Exhibit]

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

Grantee may install, repair, replace, improve, modify and maintain the sanitary sewer lines, and all necessary appurtenances thereto, within the easement herein granted.

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, 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 sanitary sewer in the easement areas shown on the attached and incorporated Sanitary Sewer Easement Exhibit.

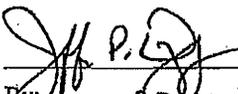
The Association conveys this Easement pursuant to the authority established in it within Article X, Section 3 of the Master Deed for Taft Knolls which was recorded August 4, 2004 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 1647 and was recorded at Liber 33732, Pages 001 through 069, inclusive.

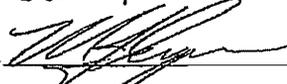
This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has affixed Uip signature this day of October 19, 2009.

GRANTOR:

**TAFT KNOLLS CONDOMINIUM
ASSOCIATION, INC.**, a Michigan Nonprofit
Corporation


By: Jeffrey A. Dzedzic, Its PRESIDENT


By: [Signature], Its Secretary

STATE OF MICHIGAN)
COUNTY OF Oakland) SS

The foregoing instrument was acknowledged before me this 19th day of OCTOBER, 2009 by Jeffrey Dzedzic, the President of TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation.

Claudia Moses-Thach
Notary Public
Oakland County, Michigan
My Commission Expires: 1/20/2012

THIS INSTRUMENT DRAFTED BY:

Elizabeth M. Kudla, Esq.
30903 Northwestern Highway
Farmington Hills, MI 48334

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan 20, 2012
Acting in the County of Oakland

AND WHEN RECORDED RETURN TO:

Maryanne Cornelius, Clerk
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375

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**SANITARY SEWER
EASEMENT**

A parcel of land described for Sanitary Sewer Easement dedication, being described as follows: Commencing at the Northwest corner of Lot 6, "Munro Subdivision", a recorded plat, as recorded in Liber 61 of plats, page 26, Oakland County Records, Oakland County, Michigan, thence S01°07'00"W 195.01 feet along the westerly line of said Lot 6 for the **POINT OF BEGINNING**; thence S87°28'53"E 803.53 feet; thence S02°31'07"W 15.00 feet; thence N87°28'53"W 769.15 feet; thence S01°07'00"W 119.99 feet to the southerly line of said Lot 6; thence N87°28'53"W 34.01 feet along the southerly line of said Lot 6 to the westerly line of said Lot 6; thence N01°07'00"E 134.99 feet along the westerly line of said Lot 6 to the **POINT OF BEGINNING**. Containing **16,129.70** square feet or **0.370** acres of land, more or less. Subject to easements, restrictions and other pertinent instruments.

TOGETHER WITH A parcel of land described for Sanitary Sewer Easement dedication, being described as follows: Commencing at the Northwest corner of Lot 6, "Munro Subdivision", a recorded plat, as recorded in Liber 61 of plats, page 26, Oakland County Records, Oakland County, Michigan; thence S87°28'57"E 868.30 feet along the northerly line of said Lot 6 for the **POINT OF BEGINNING**; thence continuing S87°28'57"E 15.00 feet along the northerly line of said Lot 6; thence S02°31'07"W 329.92 feet to the southerly line of said Lot 6; thence N87°28'53"W 15.00 feet along the southerly line of said Lot 6; thence N02°31'07"E 329.92 feet to the **POINT OF BEGINNING**. Containing **4,948.79** square feet or **0.114** acres of land, more or less. Subject to easements, restrictions and other pertinent instruments.

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BILL OF SALE

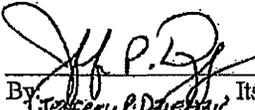
KNOW ALL MEN BY THESE PRESENTS, that TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation, whose registered address is 45255 JACOB DRIVE, NOVI, MI 48375, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, whose address is 45175 w. Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as part of the water supply and sanitary sewer according to the easements and/or public rights-of-way therefore established described as follows:

(See the Attached and Incorporated Exhibit A)

The Association conveys these water and sanitary sewer improvements pursuant to the authority established in it within Article X, Section 4 of the Master Deed for Taft Knolls which was recorded August 4, 2004 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 1647 and was recorded at Liber 33732, Pages 001 through 069, inclusive.

In witness whereof, the undersigned has executed these presents this 19th day of OCTOBER, 2009

TAFT KNOLLS CONDOMINIUM
ASSOCIATION, INC., a Michigan Nonprofit
Corporation


By Jeffrey P. Dziebicz Its PRESIDENT


By Michael, Its SECRETARY

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 19th day of OCTOBER, 2009 by Jeffrey P. Dziebicz, the President of TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation.

Copy 2

Claudia Moses Thach
Notary Public
Oakland County, Michigan
My Commission Expires: 1/20/2012

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 20, 2012
Acting in the County of Oakland

**SANITARY SEWER
EASEMENT**

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TOGETHER WITH A parcel of land described for Sanitary Sewer Easement dedication, being described as follows: Commencing at the Northwest corner of Lot 6, "Munro Subdivision", a recorded plat, as recorded in Liber 61 of plats, page 26, Oakland County Records, Oakland County, Michigan; thence S87°28'57"E 868.30 feet along the northerly line of said Lot 6 for the **POINT OF BEGINNING**; thence continuing S87°28'57"E 15.00 feet along the northerly line of said Lot 6; thence S02°31'07"W 329.92 feet to the southerly line of said Lot 6; thence N87°28'53"W 15.00 feet along the southerly line of said Lot 6; thence N02°31'07"E 329.92 feet to the **POINT OF BEGINNING**. Containing **4,948.79** square feet or **0.114** acres of land, more or less. Subject to easements, restrictions and other pertinent instruments.

[Faint, illegible text, possibly a signature or stamp]

**RESOLUTION AUTHORIZING DEDICATION OF
JACOB DRIVE AND DANYAS WAY AS PUBLIC ROADS**

RECITATIONS:

Jacob Drive and Danyas Way within the Taft Knolls Condominium was established as a general common element of the Condominium pursuant the Master Deed for Taft Knolls which was recorded August 4, 2004 with the Oakland County Register of Deeds and was assigned the Condominium Subdivision Plan No. 1647 and was recorded at Liber 33732, Pages 001 through 069, inclusive.

The Development and Sales Period as defined in Article III, Section 13 of the Master Deed, has ended because the Developer of the Condominium no longer owns any unit which it offers for sale.

Once the Development and Sales Period has ended the Master Deed authorizes the Taft Knolls Condominium Association ("Association") to dedicate public road rights-of-way to the appropriate local authority for public use and maintenance:

The Association desires to dedicate Jacob Drive and Danyas Way and their associated road right-of-way to the City of Novi for public use and maintenance.

The Association also desires to dedicate the water and sanitary sewer facilities and corresponding easements to the City for public use and maintenance.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The Membership of the Association acting through its Board of Directors, pursuant to Article X, Section 4 of the Master Deed for the Taft Knolls Condominium, and in accordance with Section 33 of the Michigan Condominium Act, being MCL 559.133, hereby authorizes the Association president and the Association secretary to execute all documents necessary to complete dedication of Jacob Drive and Danyas Way and its associated road right-of-way to the City of Novi, by contracting out the land constituting Jacob Drive and Danyas Way from the Condominium, and conveying it to the City of Novi by Warranty Deed; and furthermore to dedicate the water and sanitary sewer facilities and corresponding easements to the City for public use and maintenance.

AYES: 3
NAYS: 0
ABSTENTIONS: 0
ABSENT: 0

CERTIFICATION

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Board of Directors of the Taft Knolls Condominium Association at a meeting duly called and held on the 19th day of October, 2009.

{Signatures Begin on Following Page}

TAFT KNOLLS CONDOMINIUM
ASSOCIATION, INC., a Michigan
Nonprofit Corporation

By: [Signature], Its PRESIDENT

By: [Signature], Its SECRETARY

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 19th day of OCTOBER, 2011 by Jeffrey Dziedzic and Michael Engerer, the BOARD of TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation.

Claudia Moses-Thach
Notary Public
Oakland County,
Michigan
My Commission Expires: 1/20/2012

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 20, 2012
Acting in the County of Oakland

**SECOND AMENDMENT TO THE MASTER DEED
FOR TAFT KNOLLS**

TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation, whose registered address is 45255 JACOB DRIVE, NOVI, MI 48375 ("Association), being the Association established in accordance with the Master Deed for TAFT KNOLLS, a residential condominium project located in the City of Novi, Oakland County, Michigan and established pursuant to the Master Deed thereof, recorded on August 4, 2004 in Liber 33732, Pages 001 through 069, both inclusive, Oakland County Records, as amended by the First Amendment to Master Deed thereof ("First Amendment) recorded on May 9, 2006 at Liber 37536, Pages 117 through 119, Oakland County Records; said condominium being designated as Oakland County Condominium Subdivision Plan No. 1647; hereby further amends the Master Deed of TAFT KNOLLS (the "Original Master Deed") pursuant to authority reserved in Articles VI and X of the Original Master Deed and in accordance with Section 33 of the Michigan Condominium Act (being MCLA § 559.133) for the purpose of contracting out the land originally included in the Condominium that has been conveyed to the City of Novi and dedicated to use as public streets or roads. Upon the recording of this Second Amendment in the office of the Oakland County Register of Deeds, the Original Master Deed (including the Condominium By-Laws and the Condominium Subdivision Plan which are attached to the Original Master Deed as Exhibits "A" and "B", respectively), as amended to date, are further amended as follows:

1. The streets known as "Jacob Drive" and "Danyas Way" and adjacent rights of way located within the Condominium as shown on the Condominium Subdivision Plan recorded with the Original Master Deed have been conveyed to the City of Novi and dedicated to public use by the City of Novi's acceptance and recording of a certain Warranty Deed, dated October 19th 2009 on October 26, 2009. In conformance with the rights reserved to the Developer in Articles VI and X of the Original Master Deed and Section 33 of the Michigan Condominium Act, the Original Master Deed and the Condominium Subdivision Plan, all as amended to date, are hereby further amended to remove the land included in Jacob Drive and Danyas Way and the adjacent rights of way areas conveyed to the City of Novi for use as public streets from the Condominium. The land hereby removed from the Condominium is legally described as follows:

Land located in the City of Novi, Oakland County, Michigan and legally described as follows:

A PARCEL OF LAND DESCRIBED FOR PUBLIC RIGHT OF WAY DEDICATION, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 6, "MUNRO SUBDIVISION", A RECORDED PLAT, AS RECORDED IN LIBER 61 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE S01°07'00"W 134.99 FEET ALONG THE WESTERLY LINE OF SAID LOT 6 FOR THE POINT

OF BEGINNING; THENCE S87°28'53"E 805.00 FEET; THENCE N02°31'07"E 134.96 FEET TO THE NORTHERLY LINE OF SAID LOT 6; THENCE S87°28'57"E 60.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 6; THENCE S02°31'07"W 329.92 FEET TO THE SOUTHERLY LINE OF SAID LOT 6; THENCE N87°28'53"W 60.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6; THENCE N02°31'07"E 134.95 FEET; THENCE N87°28'53"W 803.53 FEET TO THE WESTERLY LINE OF SAID LOT 6; THENCE N01°07'00"E 60.02 FEET TO THE POINT OF BEGINNING. CONTAINING 68,050.90 SQUARE FEET OR 1.562 ACRES OF LAND, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER PERTINENT INSTRUMENTS.

2. Sheets 1 through 4 of the Condominium Subdivision Plan recorded with the original Master deed are hereby replaced and superseded in their entirety by Sheets 1 through 4 of Replat No. 1, which is attached hereto and incorporated herein.

3. Except as set forth in this Second Amendment, the Original Master Deed (including the Condominium By-Laws and Condominium Subdivision Plan attached thereto), as amended by the First Amendment, is hereby ratified and confirmed.

Dated this 19th day of OCTOBER, 2009.

SIGNED BY:
TAFT KNOLLS CONDOMINIUM
ASSOCIATION, INC., a Michigan Nonprofit
Corporation

[Signature]
By: Jeffery P. Dziedzic Its PRESIDENT

[Signature]
By: Michael Engerer , Its SECRETARY

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 19th day of OCTOBER, 2009, by Jeffery Dziedzic and Michael Engerer, the BOARD of TAFT KNOLLS CONDOMINIUM ASSOCIATION, INC., a Michigan Nonprofit Corporation.

Claudia Moses-Thach
Notary Public
Oakland County, Michigan
My Commission Expires: 1/20/2012

CLAUDIA MOSES-THACH
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan 20, 2012
Acting in the County of Oakland

OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. **1649**
 EXHIBIT "B" TO THE CONDOMINIUM MASTER DEED OF
TAFT KNOLLS
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

ATTENTION COUNTY REGISTER OF DEEDS
 THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE
 ASSIGNED BY CONSECUTIVE SEQUENCE. WHEN A NUMBER
 HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE
 PROPERLY SHOWN ON THE TITLE SHEET 1 AND THE
 SURVEYOR'S CERTIFICATE, SHEET 2.

PREPARED BY
 T&A SURVEYING
 4114 CONSUMERS RD.
 FLYINGHURST, MI 48150

DESIGNED BY
 T&A SURVEYING AND ASSOCIATES, INC.
 4041 GRAND TRUNK AVE., STE. 102
 NOVI, MICHIGAN 48165-2625

OWNER
 TAFT KNOLLS LLC
 4114 JO DRIVE
 NOVI, MICHIGAN 48165

Replat No. 1

LEGAL DESCRIPTION

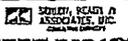
LOT 6, "MUNRO SUBDIVISION", A RECORDED PLAT, AS RECORDED IN LIBER 61 OF PLATS, PAGE 20, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8, "MUNRO SUBDIVISION", A RECORDED PLAT, AS RECORDED IN LIBER 61 OF PLATS, PAGE 28, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE S01°07'00"W 134.88 FEET ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; THENCE S87°28'53"E 865.00 FEET; THENCE N02°31'07"E 134.88 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE S87°28'57"E 60.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 8; THENCE S02°31'07"W 323.92 FEET TO THE SOUTHERLY LINE OF SAID LOT 8; THENCE N87°28'53"W 60.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 8; THENCE N02°31'07"E 134.95 FEET; THENCE N87°28'53"W 803.53 FEET TO THE WESTERLY LINE OF SAID LOT 8; THENCE N01°07'00"E 60.02 FEET TO THE POINT OF BEGINNING, CONTAINING 353,555.59 SQUARE FEET OR 8.117 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS AND OTHER PERTINENT INSTRUMENTS.

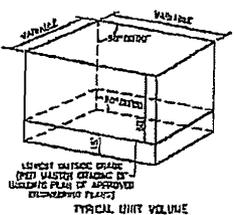
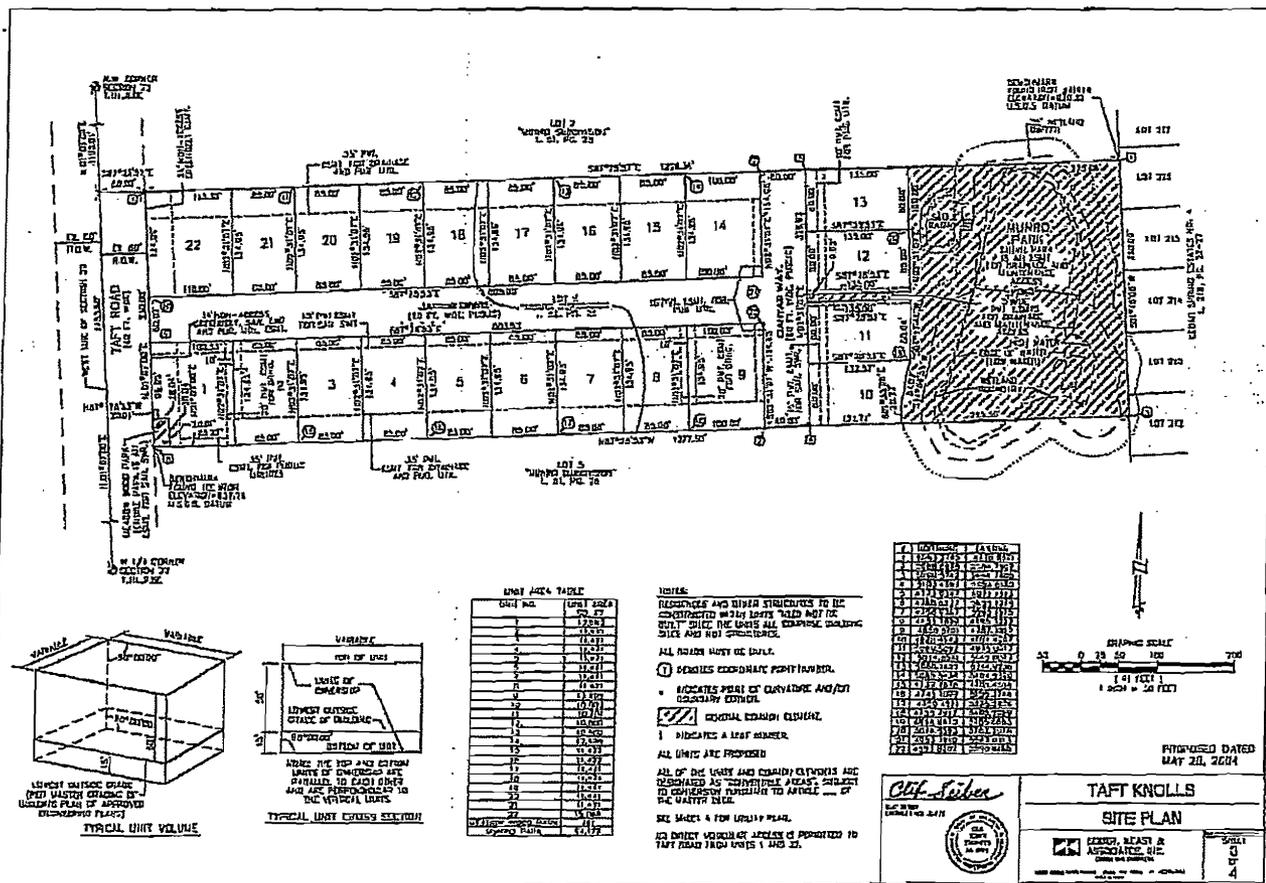
SDWELL NO. 22-22-100-025

INDEX

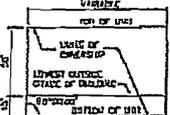
1. TITLE PAGE
2. SURVEY PLAN
3. SITE PLAN
4. UTILITY PLAN

PROPOSED DATED
 MAY 28, 2024

	TAFT KNOLLS	
	TITLE PAGE	
		SHEET 1 OF 4



TYPICAL UNIT VOLUME



TYPICAL UNIT CROSS SECTION

UNIT AREA TABLE

UNIT NO.	UNIT AREA
1	1,708.77
2	1,708.77
3	1,708.77
4	1,708.77
5	1,708.77
6	1,708.77
7	1,708.77
8	1,708.77
9	1,708.77
10	1,708.77
11	1,708.77
12	1,708.77
13	1,708.77
14	1,708.77
15	1,708.77
16	1,708.77
17	1,708.77
18	1,708.77
19	1,708.77
20	1,708.77
21	1,708.77
22	1,708.77
COMMON ELEMENT	1,708.77

NOTES:

RECORDS AND OTHER REFERENCES TO BE CONSULTED WHEN LOTS "A" AND "B" BUILT SHALL BE LOTS ALL EXCEPT COMMON ELEMENT AND NOT SPECIFIED.

ALL LOTS MUST BE BUILT.

① INDICATES COORDINATE POINT NUMBER.

② INDICATES PERMITS OF CONFORMANCE AND/OR BOUNDARY CONTROL.

③ CENTRAL COMMON ELEMENT.

④ INDICATES A LEFT HANDER.

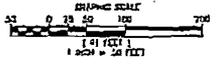
ALL LOTS ARE PROPOSED.

ALL OF THE LOTS AND COMMON ELEMENTS ARE DESIGNATED AS "RESIDENTIAL MEDIUM DENSITY" SUBJECT TO CONVERSION PURSUANT TO ARTICLE 10 OF THE CHARTER.

SEE MAPS A FOR UNIT 11 PLAN.

NO ENTRY VOUCHER OF ACCESS IS PROVIDED TO TAFT ROAD FROM UNITS 1 AND 22.

1	1,708.77	1,708.77
2	1,708.77	1,708.77
3	1,708.77	1,708.77
4	1,708.77	1,708.77
5	1,708.77	1,708.77
6	1,708.77	1,708.77
7	1,708.77	1,708.77
8	1,708.77	1,708.77
9	1,708.77	1,708.77
10	1,708.77	1,708.77
11	1,708.77	1,708.77
12	1,708.77	1,708.77
13	1,708.77	1,708.77
14	1,708.77	1,708.77
15	1,708.77	1,708.77
16	1,708.77	1,708.77
17	1,708.77	1,708.77
18	1,708.77	1,708.77
19	1,708.77	1,708.77
20	1,708.77	1,708.77
21	1,708.77	1,708.77
22	1,708.77	1,708.77
COMMON ELEMENT	1,708.77	1,708.77



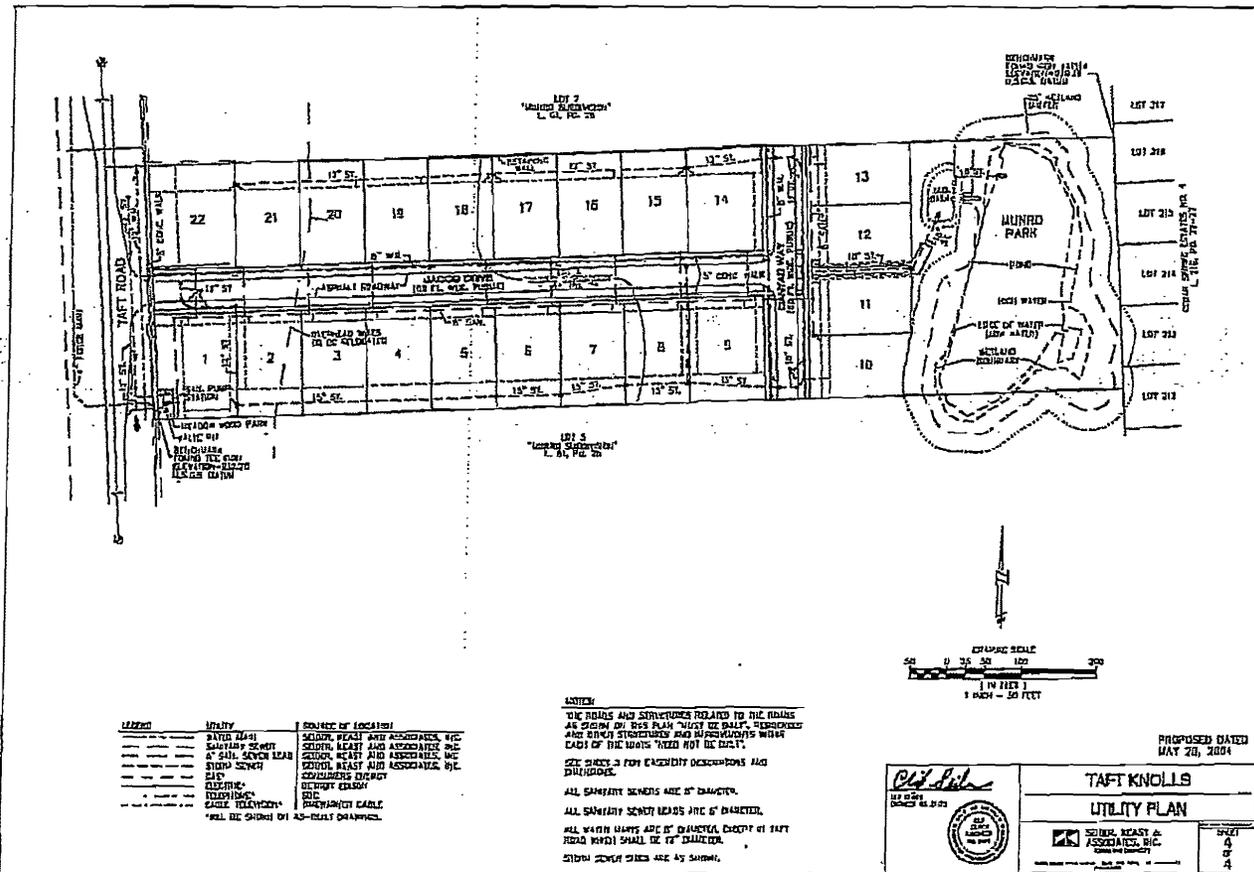
PROPOSED DATED
MAY 20, 2024

City of Taft
CITY ENGINEER

TAFT KNOLLS
SITE PLAN

PREPARED BY: [Signature]
DATE: [Date]

SHEET
3
OF
4



Legend	Utility	Source of Location
---	Water Main	SEWER, REAS & ASSOCIATES, INC.
---	Sewer Main	SEWER, REAS & ASSOCIATES, INC.
---	Gas Main	SEWER, REAS & ASSOCIATES, INC.
---	Electric	SEWER, REAS & ASSOCIATES, INC.
---	Telephone	SEWER, REAS & ASSOCIATES, INC.
---	Fire Alarm	SEWER, REAS & ASSOCIATES, INC.
---	Other	SEWER, REAS & ASSOCIATES, INC.

NOTES

THE RIGHTS AND STRUCTURES RELATED TO THE RIGHTS ARE SHOWN BY THE PLAN "WATER OF TAFT KNOLLS" HEREON AND OTHER STRUCTURES AND RIGHTS SHOWN HEREON ARE NOT TO BE CONSIDERED AS PART OF THIS PLAN UNLESS SPECIFICALLY NOTED.

SEE SHEET 3 FOR EXISTING UTILITIES AND STRUCTURES.

ALL SANITARY SEWER LINES ARE 18" DIAMETER.

ALL SANITARY SEWER LINES ARE 6" DIAMETER.

ALL WATER MAINS ARE 18" DIAMETER, EXCEPT IN TAFT ROAD (WHERE) SHALL BE 12" DIAMETER.

EXISTING SEWER LINES ARE AS SHOWN.

PROPOSED DATED
MAY 20, 2004

TAFT KNOLLS

UTILITY PLAN

SEWER, REAS & ASSOCIATES, INC.
CONSULTING ENGINEER

DATE: 05.20.04

SCALE: AS SHOWN