



CITY of NOVI CITY COUNCIL

**Agenda Item G
April 8, 2013**

SUBJECT: Acceptance of three quit claim deeds from Island Lake of Novi Community Association for dedication of the master 60-foot planned right-of-way along the west side of Wixom Road.

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The original approved site plan for Island Lake of Novi contemplated the dedication of the 60-foot half right-of-way along the exterior arterial roads throughout the development. The master planned right-of-way was dedicated with each phase of Island Lake at the time of utility and/or street acceptance. There are three parcels making up the large open space along Wixom Road between Glenwood Drive and Ravine Drive that are part of the overall Island Lake of Novi development that were not included in a phase that would have prompted the dedication of the right-of-way (see attached map). The Island Lake Community Association has agreed to dedicate the right-of-way to the City.

The parcels are partially encumbered by a Conservation Easement and a Non-Development Easement granted by the Developer. The purpose of the Non-Development Easement is to ensure that the property continues to be used only for open space and parkland uses for tax assessment purposes in order to maintain a lower valuation. According to the City Attorney, conveying a portion of the property for right-of-way purposes is consistent with the intent of the Non-Development Easement because the right-of-way will not be further developed with residential or commercial development. The right-of-way area was excluded from the Conservation Easement on the parcel and thus is not restricted by the easements.

The enclosed quit claim deeds were prepared by the City Attorney (Beth Saarela's March 18, 2013 letter is attached) and are recommended by Engineering Division for approval.

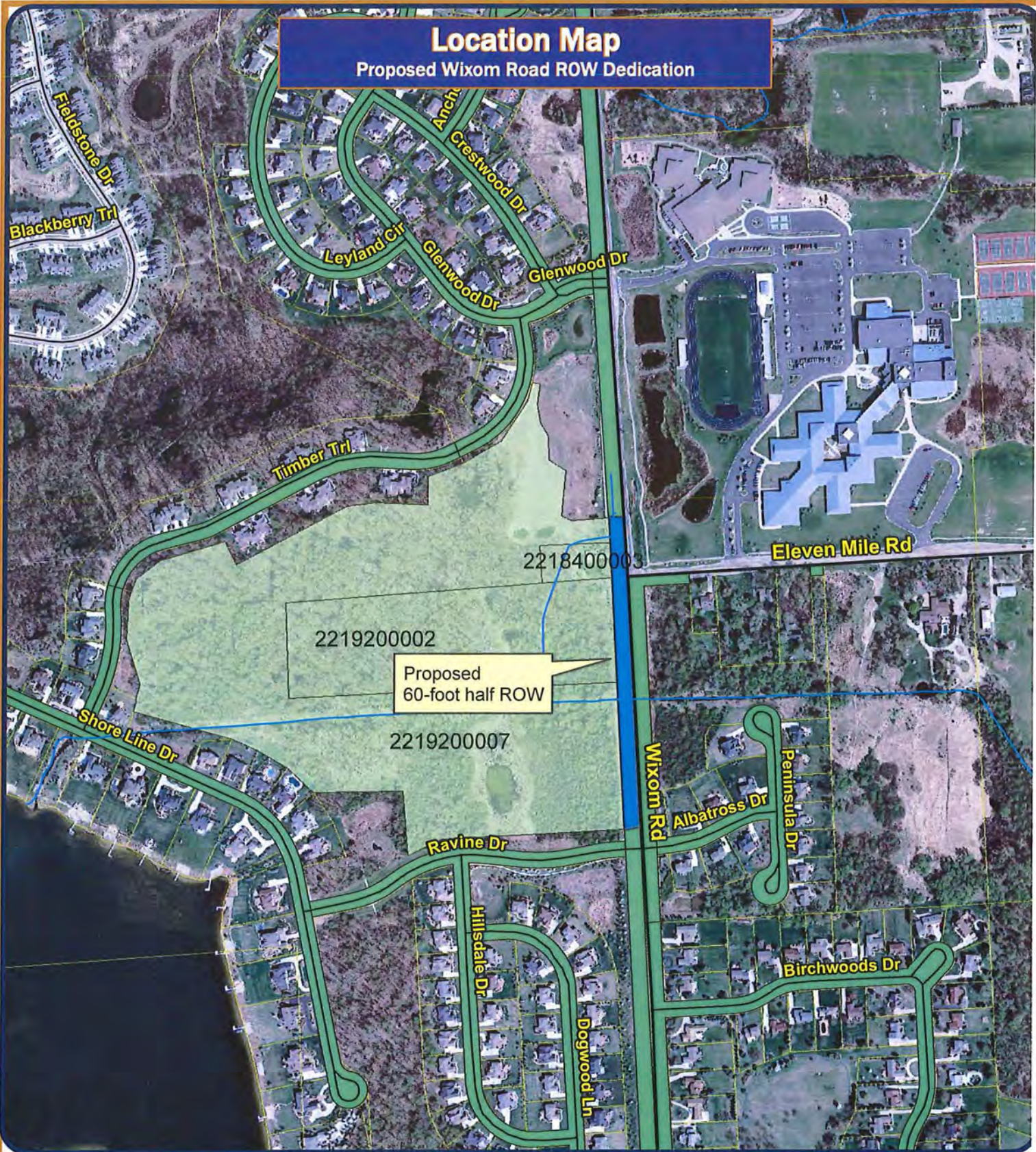
RECOMMENDED ACTION: Acceptance of three quit claim deeds from Island Lake of Novi Community Association for dedication of the master 60-foot planned right-of-way along the west side of Wixom Road.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

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

Location Map

Proposed Wixom Road ROW Dedication



Map Author: Brian Coburn
 Date: 3/19/13
 Project:
 Version #:

MAP INTERPRETATION NOTICE

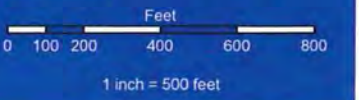
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

Legend

- Proposed ROW
- Existing 60' Dedication
- ILON Parcels



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





JOHNSON ROSATI SCHULTZ JOPPICH PC

34405 W. Twelve Mile Road, Suite 200 ~ Farmington Hills, Michigan 48331-5627
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

March 18, 2013

Brian Coburn, Engineering Manager
CITY OF NOVI
Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: **Wixom Road Right-of-Way**
Part of Parcels 22-19-200-002, 22-19-200-007 and 22-18-400-003

Dear Mr. Coburn:

We have prepared, and enclosed please find three Quit Claim Deeds conveying right-of-way along Wixom Road from the Island Lake of Novi Community Association to the City of Novi.

The parcels are partially encumbered by a Conservation Easement and a Non-Development Easement granted by the Developer. The purpose of the Non-Development Easement is to ensure that the property continues to be used only for open space and parkland uses for tax assessment purposes in order to maintain a lower valuation. Conveying a portion of the property for right-of-way purposes is consistent with the intent of the Non-Development Easement because the Right-of-Way will not be further developed with residential or commercial development. The Right-of-Way area was excluded from the Conservation Easement on the parcel and thus is not restricted by that Easement.

We have reviewed recent land records recorded with Oakland County Records with respect to each of the parcels and note that the ownership of the parcels has not changed or been further encumbered since they were conveyed to the Island Lake of Novi Community Association by the Developer in 2009. For each parcel, a "quit claim" deed is proposed for execution by the Association rather than a "warranty" deed because the Association obtained its title pursuant to quit claim deed as well.

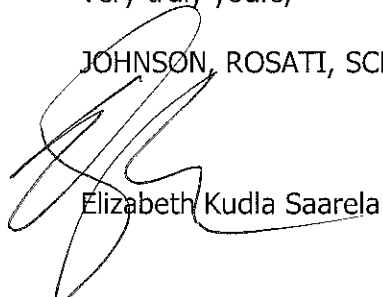
Once accepted by City Council, the Quit Claim Deeds should be recorded with Oakland County Records in the usual manner.

Brian Coburn, Engineering Manager
March 18, 2013
Page 2

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

Very truly yours,

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



Elizabeth Kudla Saarela

EKS

C: Maryanne Cornelius, Clerk (w/Enclosure)
Rob Hayes, DPS Director (w/Enclosure)
Sue Troutman, City Clerk's Office (w/Enclosure)
Thomas R. Schultz, Esquire (w/Enclosure)

QUIT CLAIM DEED

KNOW ALL PERSONS that the ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION, a Michigan nonprofit corporation, whose address is 1100 Victors Way, Ste. 50, Ann Arbor, Michigan 48108, Quit Claims to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit for right-of-way purposes:

DESCRIPTION OF PART OF TAX PARCEL ID NO. 22-18-400-003

(TO BE DEDICATED AS WIXOM ROAD RIGHT-OF-WAY)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 18, T. 1 N., R. 8 E., CITY OF WIXOM, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE ALONG THE SOUTH SECTION LINE, S85°32'21"W 60.02 FEET; THENCE N03°07'41"W 0.89 FEET; THENCE N04°05'32"W 131.11 FEET; THENCE N85°32'21"E 60.00 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 18 (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST ½ BEING 60 FEET WIDE), S04°05'32"E 132.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1818 ACRES.

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

{Signatures Begin on Following Page}

Dated this 25th day of March 2013

GRANTOR:

THE ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION, a Michigan nonprofit corporation

[Signature]

President Island Lake of Novi Community Association

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this 25th day of March 2013, JASON MINOCK, and [Signature], executed the foregoing document before me and, being duly sworn, stated that he/she is the president and the [Signature] of the Island Lake of Novi Community Association with its full authority and as its free act and deed.

[Signature]
Notary Public

My commission expires: 05/07/2017
Wayne Oakland County, Michigan
Acting in the County of Oakland

ANITA KOHLER
Notary Public, State of Michigan
County of Wayne
My Commission Expires May 07, 2017
Acting in the County of Oakland

Drafted by:

Elizabeth K. Saarela
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

When recorded return to:

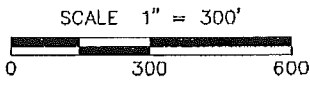
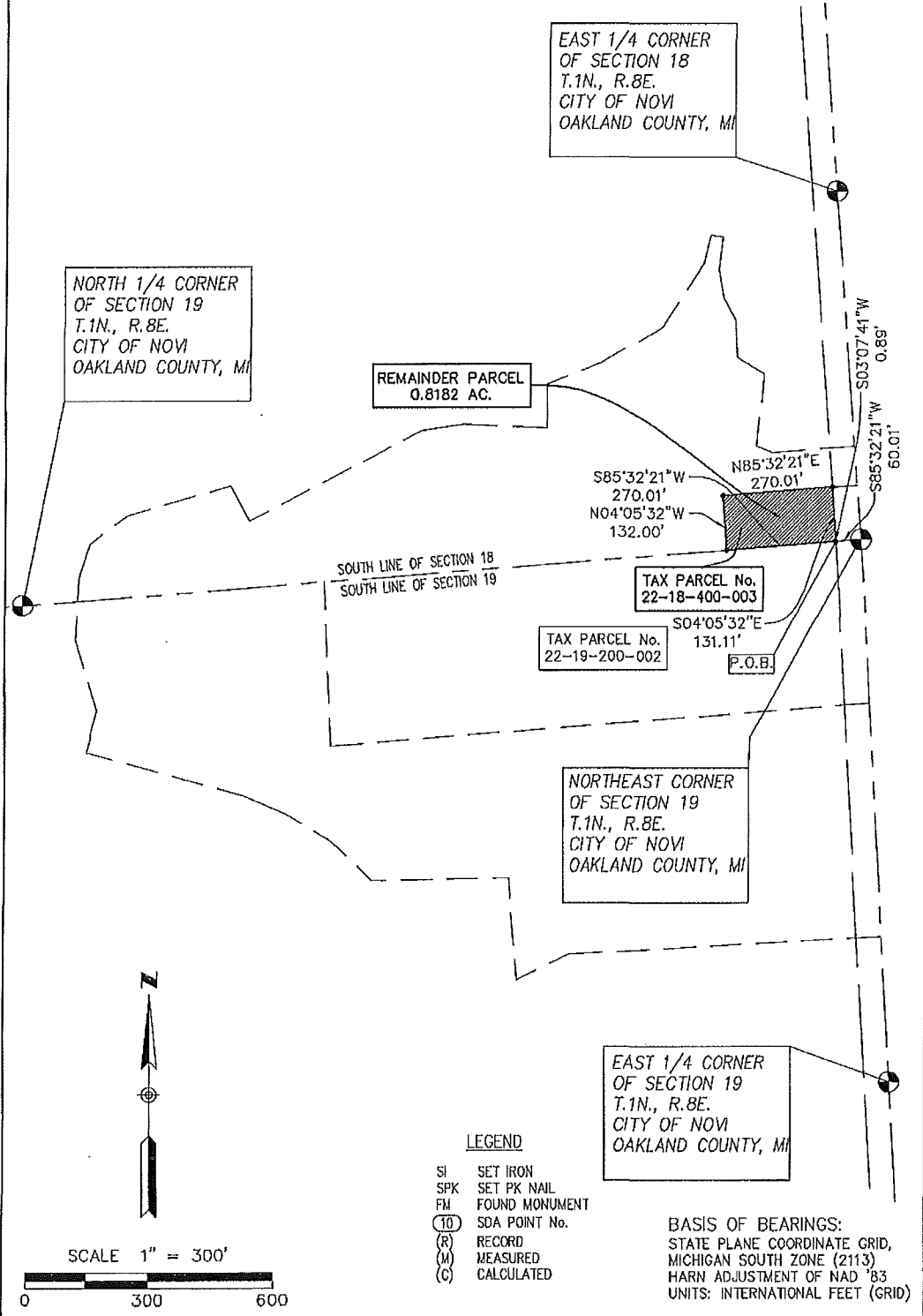
Maryanne Cornelius, Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

(Part of) Tax Parcel No.: 22-18-400-003

Recording Fee _____ Revenue Stamps _____

WIXOM RD PARCEL SPLIT

TAX I.D. No.
22-18-400-003



LEGEND

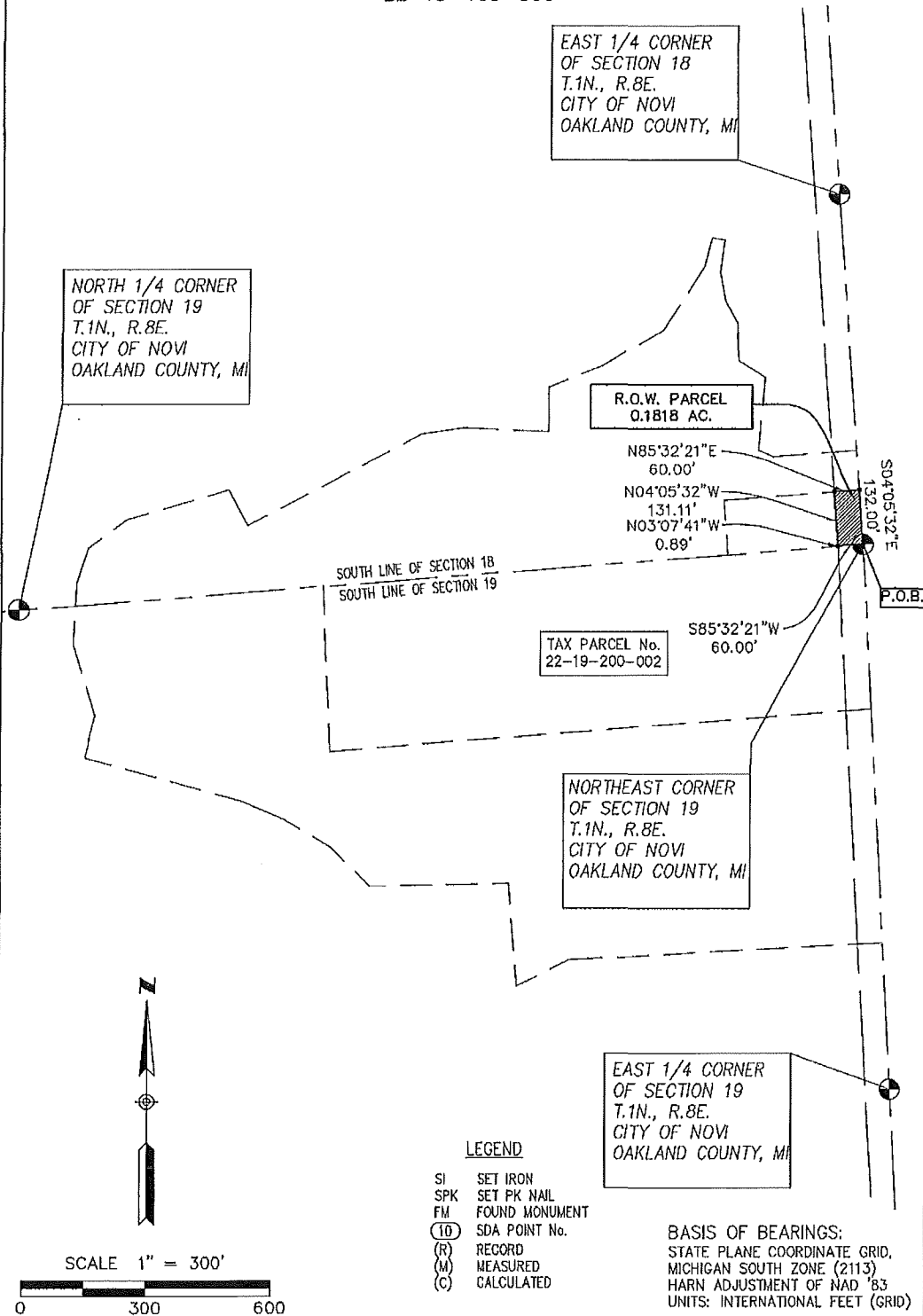
- SI SET IRON
- SPK SET PK NAIL
- FM FOUND MONUMENT
- (TO) SDA POINT No.
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED

BASIS OF BEARINGS:
STATE PLANE COORDINATE GRID,
MICHIGAN SOUTH ZONE (2113)
HARN ADJUSTMENT OF NAD '83
UNITS: INTERNATIONAL FEET (GRID)

Spalding DeDecker Associates, Inc. 	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		DRAWN: J.LOVELL	DATE: 12-21-12
			CHECKED: P.O'ROURKE	DATE: 12-21-12
		MANAGER: M.DeDECKER	SCALE: 1" = 300'	
		JOB No. NV12006	SHEET: 1 OF 3	
		SECTION 24 TOWN 1 NORTH RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY, MI		

WIXOM RD PARCEL SPLIT

TAX I.D. No.
22-18-400-003



SCALE 1" = 300'



LEGEND

- SI SET IRON
- SPK SET PK NAIL
- FM FOUND MONUMENT
- (TO) SDA POINT No.
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED

BASIS OF BEARINGS:
STATE PLANE COORDINATE GRID,
MICHIGAN SOUTH ZONE (2113)
HARN ADJUSTMENT OF MAD '83
UNITS: INTERNATIONAL FEET (GRID)

Spalding DeDecker
Associates, Inc.



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

DRAWN: J.LOVELL

DATE: 12-21-12

CHECKED: P.O'ROURKE

DATE: 12-21-12

MANAGER: M.DeDECKER

SCALE: 1" = 300'

JOB No. NV12006

SHEET: 2 OF 3

SECTION 24 TOWN 1 NORTH RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MI

REMAINDER PARCEL DESCRIPTION

PART OF TAX I.D. NO.
22-18-400-003

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE ALONG THE SOUTH SECTION LINE, S85°32'21"W 60.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH SECTION LINE, S85°32'21"W 270.01 FEET; THENCE N04°05'32"W 132.00 FEET; THENCE N85°32'21"E 270.01 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE) THE FOLLOWING TWO (2) COURSES: (1) THENCE S04°05'32"E 131.11 FEET; THENCE S03°07'41"E 0.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.8182 ACRES.

R.O.W. PARCEL DESCRIPTION

PART OF TAX I.D. NO.
22-18-400-003

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18, T. 1 N., R. 8 E., CITY OF WIXOM, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE ALONG THE SOUTH SECTION LINE, S85°32'21"W 60.02 FEET; THENCE N03°07'41"W 0.89 FEET; THENCE N04°05'32"W 131.11 FEET; THENCE N85°32'21"E 60.00 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 18 (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S04°05'32"E 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1818 ACRES.

Spalding DeDecker
Associates, Inc.



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

DRAWN: J.LOVELL	DATE: 12-21-12
CHECKED: P.O'Rourke	DATE: 12-21-12
MANAGER: M.DeDECKER	SCALE: 1" = 200'
JOB No. NV12006	SHEET: 3 OF 3
SECTION 24 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

QUIT CLAIM DEED

KNOW ALL PERSONS that the ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION, a Michigan nonprofit corporation, whose address is 1100 Victors Way, Ste. 50, Ann Arbor, Michigan 48108, Quit Claims to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit for right-of-way purposes:

DESCRIPTION OF PART OF TAX PARCEL ID NO. 22-19-200-002

(TO BE DEDICATED AS WIXOM ROAD RIGHT-OF-WAY)

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 19, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE EAST SECTION LINE (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 396.14 FEET; THENCE S85°32'21"W 60.02 FEET; THENCE N03°07'41"W 396.14 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, N85°32'21"E 60.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.5456 ACRES.

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

{Signatures Begin on Following Page}

Dated this 25th day of March 2013.

GRANTOR:

THE ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION, a Michigan nonprofit corporation

[Signature]

President Island Lake of Novi Community Association

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this 25th day of March 2013, Jason Minock, and ~~_____~~, executed the foregoing document before me and, being duly sworn, stated that he/she is the president and the ~~_____~~ of the Island Lake of Novi Community Association with its full authority and as its free act and deed.

[Signature]
Notary Public

My commission expires: 05/07/2017
Wayne ~~Oakland~~ County, Michigan
Acting in the County of Oakland

 ANITA KOHLER
Notary Public, State of Michigan
County of Wayne
My Commission Expires May, 07, 2017
Acting in the County of Oakland

Drafted by:

Elizabeth K. Saarela
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

When recorded return to:

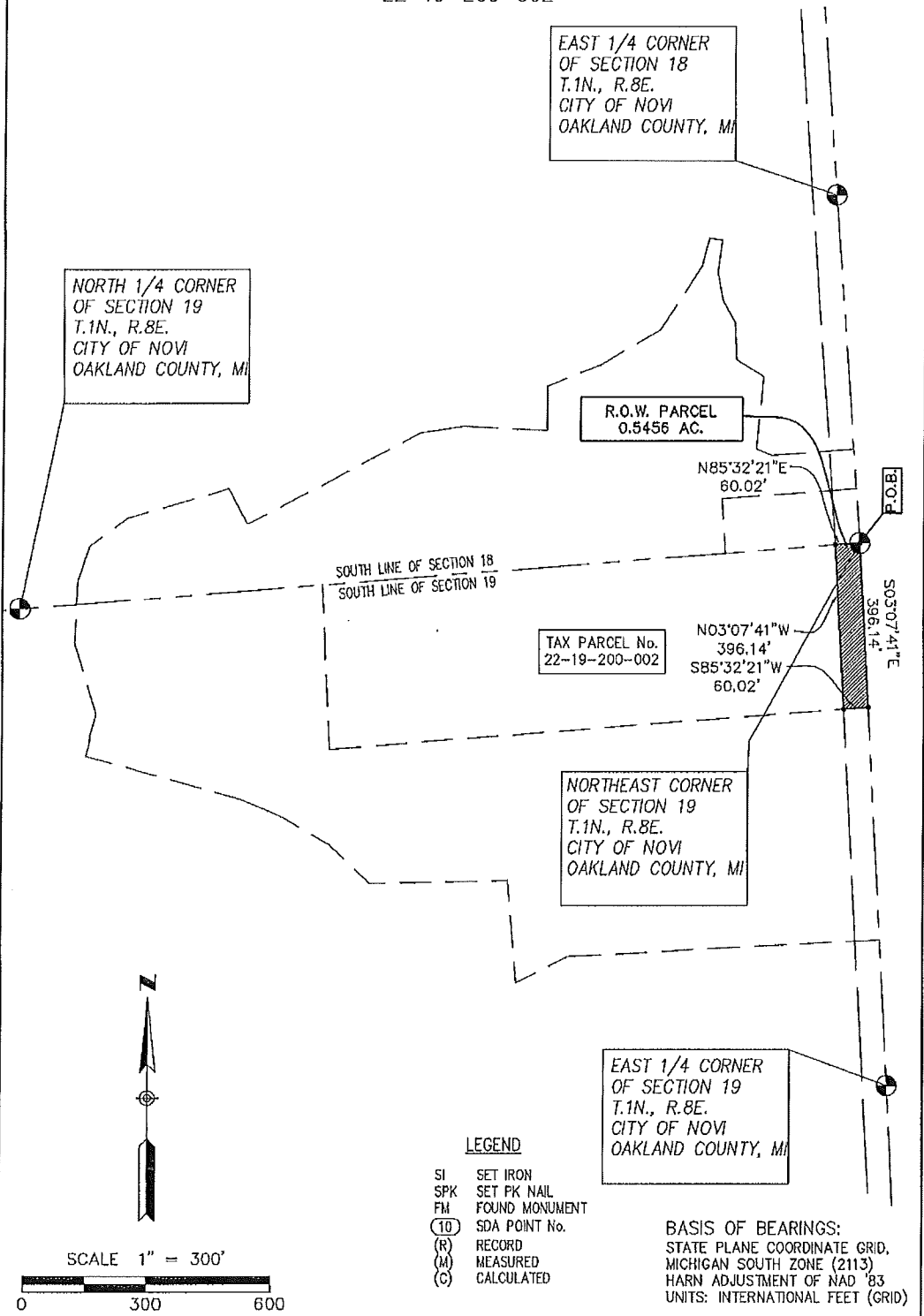
Maryanne Cornelius, Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

(Part of) Tax Parcel No.: 50-22-19-200-002

Recording Fee _____ Revenue Stamps _____

WIXOM RD PARCEL SPLIT

TAX PARCEL No.
22-19-200-002



NORTH 1/4 CORNER
OF SECTION 19
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI

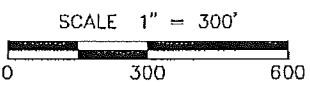
EAST 1/4 CORNER
OF SECTION 18
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI

R.O.W. PARCEL
0.5456 AC.

TAX PARCEL No.
22-19-200-002

NORTHEAST CORNER
OF SECTION 19
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI

EAST 1/4 CORNER
OF SECTION 19
T.1N., R.8E.
CITY OF NOVI
OAKLAND COUNTY, MI



LEGEND

- SI SET IRON
- SPK SET PK NAIL
- FM FOUND MONUMENT
- (10) SDA POINT No.
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED

BASIS OF BEARINGS:
STATE PLANE COORDINATE GRID,
MICHIGAN SOUTH ZONE (2113)
HARN ADJUSTMENT OF NAD '83
UNITS: INTERNATIONAL FEET (GRID)

 <p>Spalding DeDecker Associates, Inc.</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		DRAWN: J.LOVELL	DATE: 12-21-12
			CHECKED: P.O'ROURKE	DATE: 12-21-12
			MANAGER: M.DeDECKER	SCALE: 1" = 300'
			JOB No. NV12006	SHEET: 2 OF 3
			SECTION 24 TOWN 1 NORTH RANGE 8 EAST CITY OF NOVI	OAKLAND COUNTY, MI

REMAINDER PARCEL DESCRIPTION

PART OF TAX I.D. NO.
22-19-200-002

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 19, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE NORTH SECTION LINE, S85°32'21"W 60.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WIXOM ROAD, (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 396.14 FEET; THENCE S85°32'21"W 1261.38 FEET; THENCE N02°41'57"W 396.17 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, N85°32'21"E 1258.41 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.4545 ACRES.

R.O.W. PARCEL DESCRIPTION

PART OF TAX I.D. NO.
22-19-200-002

A PARCEL OF LAND LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 19, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE EAST SECTION LINE (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 396.14 FEET; THENCE S85°32'21"W 60.02 FEET; THENCE N03°07'41"W 396.14 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, N85°32'21"E 60.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.5456 ACRES.

Spalding DeDecker
Associates, Inc.



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

DRAWN: J.LOVELL

DATE: 12-21-12

CHECKED: P.O'Rourke

DATE: 12-21-12

MANAGER: M.DeDECKER

SCALE: 1" = 200'

JOB No. NV12006

SHEET: 3 OF 3

SECTION 24 TOWN 1 NORTH RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MI

QUIT CLAIM DEED

KNOW ALL PERSONS that the ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION, a Michigan nonprofit corporation, whose address is 1100 Victors Way, Ste. 50, Ann Arbor, Michigan 48108, Quit Claims to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit for right-of-way purposes:

DESCRIPTION OF PART OF TAX ID NO. 22-19-200-007

(TO BE DEDICATED AS WIXOM ROAD RIGHT-OF-WAY)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 19, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE EAST LINE OF SECTION 18 (ALSO BEING THE CENTERLINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), N04°05'32"W 132.00 FEET TO THE POINT OF BEGINNING; THENCE S85°32'21"W 60.00 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), N04°05'32"W 95.19 FEET; THENCE N85°32'21"E 60.00 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 18 (ALSO BEING THE CENTERLINE OF WIXOM ROAD), S04°05'32"E 94.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1309 ACRES.

ALSO COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 (ALSO BEING THE NORTHEAST CORNER OF SECTION 19), THENCE ALONG THE EAST LINE OF SAID SECTION 19 (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 396.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE, S03°07'41"E 563.13 FEET; THENCE S86°52'24"W 60.00 FEET; THENCE ALONG THE WEST LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), N03°07'41"W 561.74 FEET; THENCE N85°32'21"E 60.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.7747 ACRES.

THE COMBINED AREA OF RIGHT-OF-WAY IS 0.9056 ACRES.

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this 25th day of March 2013.

GRANTOR:

THE ISLAND LAKE OF NOVI COMMUNITY ASSOCIATION, a Michigan nonprofit corporation

[Handwritten Signature]

President Island Lake of Novi Community Association

COUNTY OF OAKLAND)
STATE OF MICHIGAN) SS)

On this 25th day of March 2013, Jason Minock, and ~~_____~~, executed the foregoing document before me and, being duly sworn, stated that he/she is the president and the ~~_____~~ of the Island Lake of Novi Community Association with its full authority and as its free act and deed.

[Handwritten Signature]
Notary Public

ANITA KOHLER
Notary Public, State of Michigan
County of Wayne
My Commission Expires May 07, 2017
Acting in the County of Oakland

My commission expires: 05/07/2017
~~Wayne~~ - Oakland County, Michigan
Acting in the County of Oakland

Drafted by:

Elizabeth K. Saarela
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

When recorded return to:

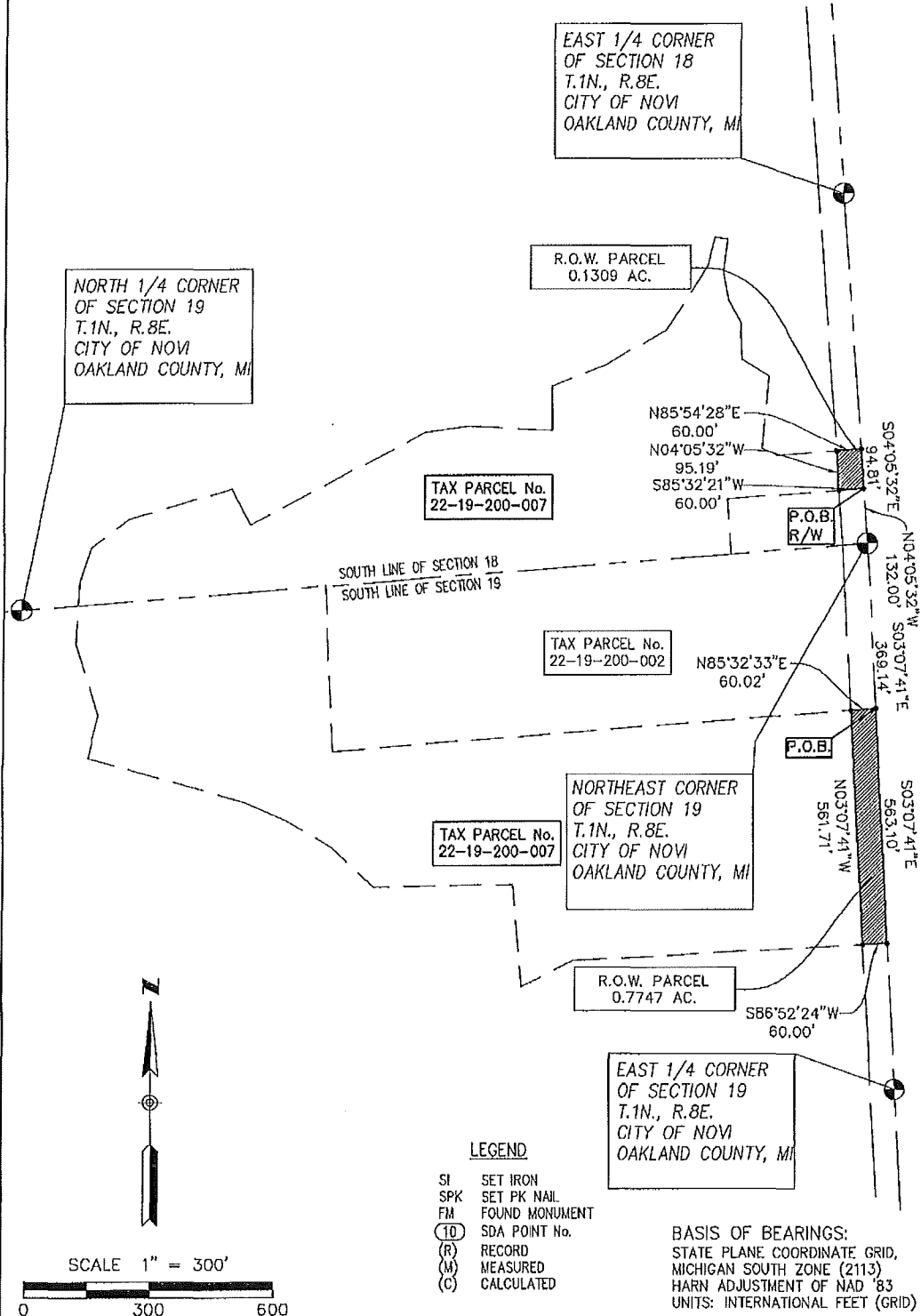
Maryanne Cornelius, Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

(Part of) Tax Parcel No.: 50-22-19-200-007

Recording Fee _____ Revenue Stamps _____

PARCEL SPLIT

TAX I.D. No.
22-19-200-007



Spalding DeDecker Associates, Inc.  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	DRAWN: J.LOVELL	DATE: 12-21-12
	CHECKED: P.O'ROURKE	DATE: 12-21-12
	MANAGER: M.DeDECKER	SCALE: 1" = 300'
	JOB No. NV12006	SHEET: 2 OF 3
	SECTION 24 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI OAKLAND COUNTY, MI		

REMAINDER PARCEL DESCRIPTION

PART OF TAX I.D. NO.
22-19-200-007

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 18 AND THE NORTHEAST $\frac{1}{4}$ OF SECTION 19, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE EAST SECTION LINE (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 396.14 FEET; THENCE S85°32'31"W 60.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 561.74 FEET; THENCE S86°52'24"W 700.28 FEET; THENCE S63°48'19"W 143.20 FEET; THENCE N04°48'24"W 246.73 FEET; THENCE S89°00'34"W 339.54 FEET; THENCE N46°51'22"W 136.30 FEET; THENCE N59°41'13"W 131.86 FEET; THENCE N65°59'45"W 107.93 FEET; THENCE N74°37'32"W 394.07 FEET; THENCE N15°22'28"E 34.92 FEET; THENCE N02°42'21"E 15.68 FEET; THENCE N14°42'22"E 54.21 FEET; THENCE N16°49'55"W 179.14 FEET; THENCE N02°42'41"E 149.12 FEET; THENCE N18°11'58"E 85.61 FEET; THENCE N53°00'49"E 116.94 FEET; THENCE N74°02'39"E 257.34 FEET; THENCE S27°33'43"E 96.90 FEET; THENCE N62°25'39"E 477.92 FEET; THENCE N81°56'11"E 104.66 FEET; THENCE S87°31'33"E 204.05 FEET; THENCE N00°04'50"E 106.67 FEET; THENCE N68°39'53"E 141.56 FEET; THENCE N60°03'43"E 168.11 FEET; THENCE N32°53'41"E 182.90 FEET; THENCE N13°56'32"E 71.98 FEET; THENCE S81°20'08"E 30.76 FEET; THENCE S07°26'27"W 79.79 FEET; THENCE S10°33'08"E 69.23 FEET; THENCE S28°38'17"E 60.51 FEET; THENCE S02°44'24"E 90.17 FEET; THENCE S58°11'02"E 76.27 FEET; THENCE S05°24'15"W 174.46 FEET; THENCE S66°52'21"E 40.82 FEET; THENCE N85°54'28"E 143.51 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S04°05'32"E 95.19 FEET; THENCE S85°32'21"W 270.01 FEET; THENCE S04°05'32"E 132.00 FEET; THENCE S85°32'21"W 988.42 FEET; THENCE S02°41'57"E 396.22 FEET; THENCE N85°32'21"E 1261.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 33.7629 ACRES.

R.O.W. PARCEL DESCRIPTION

PART OF TAX I.D. NO.
22-19-200-007

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 19, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE EAST LINE OF SECTION 18 (ALSO BEING THE CENTERLINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), N04°05'32"W 132.00 FEET TO THE POINT OF BEGINNING; THENCE S85°32'21"W 60.00 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), N04°05'32"W 95.19 FEET; THENCE N85°32'21"E 60.00 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 18 (ALSO BEING THE CENTERLINE OF WIXOM ROAD), S04°05'32"E 94.81 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.1309 ACRES.
ALSO COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18 (ALSO BEING THE NORTHEAST CORNER OF SECTION 19), THENCE ALONG THE EAST LINE OF SAID SECTION 19 (ALSO BEING THE CENTERLINE OF WIXOM ROAD, WEST $\frac{1}{2}$ BEING 60 FEET WIDE), S03°07'41"E 396.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINE, S03°07'41"E 563.13 FEET; THENCE S86°52'24"W 60.00 FEET; THENCE ALONG THE WEST LINE OF WIXOM ROAD (WEST $\frac{1}{2}$ BEING 60 FEET WIDE), N03°07'41"W 561.74 FEET; THENCE N85°32'21"E 60.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.7747 ACRES.
THE COMBINED AREA OF RIGHT-OF-WAY IS 0.9056 ACRES.

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DRAWN: J.LOVELL

DATE: 12-21-12

CHECKED: P.O'Rourke

DATE: 12-21-12

MANAGER: M.DeDECKER

SCALE: 1" = 200'

JOB No. NV12006

SHEET: 3 OF 3

SECTION 24 TOWN 1 NORTH RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MI