



CITY OF NOVI CITY COUNCIL
OCTOBER 12, 2026

SUBJECT: Approval of a warranty deed to dedicate 60 feet of half-width right-of-way along the south side of Grand River Avenue from Johnson Property #1, LLC as part of Gatsby's (parcel 50-22-16-451-047).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.

BACKGROUND INFORMATION:

Johnson Property #1, LLC is requesting the acceptance of a Warranty Deed conveying 60 feet of proposed half-width right-of-way along the south side of Grand River Avenue. The proposed right-of-way dedication will bring this segment of Grand River Avenue to its full master planned half-width right-of-way of 60 feet.

The Warranty Deed has been approved by the City Attorney (Beth Saarela, September 18, 2026) and City's Engineering Consultant, Spalding DeDecker (September 4, 2026). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a warranty deed to dedicate 60 feet of half-width right-of-way along the south side of Grand River Avenue from Johnson Property #1, LLC as part of Gatsby's (parcel 50-22-16-451-047).

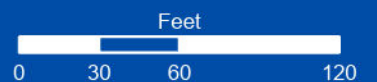
Gatsby's Right-of-Way

Location Map



Legend

- | | | | |
|--|----------------|---------------------|--------------|
| | Major Road | <u>Right of Way</u> | |
| | Subject Parcel | | Dedicated |
| | Tax Parcels | | Prescriptive |



Map Author: Kate Purpura
Map Print Date: 09/25/2026

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

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Farmington Hills, Michigan 48331
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www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

September 18, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Gatsby's Patio JSP 24-0014
Acceptance Documents**

Dear Mr. Croy:

We have received and reviewed the following original documents in connection with Gatsby's Patio:

- Warranty Deed- ROW (**Approved**)
- Title Search

We have the following comments:

Warranty Deed – Grand River

The Warranty Deed for Grand River Avenue is acceptable subject to approval of the legal descriptions by the City's Consulting Engineer. There is no mortgage on the property. The Warranty Deed should be placed on an upcoming City Council Agenda for acceptance. Once accepted the Warranty Deed should be recorded with the Oakland County Register of Deeds in the usual manner.

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

Ben Croy, City Engineer
City of Novi
September 18, 2026
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Director of Planning
Diana Shanahan, Director of Planning
Brad Doane, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Stacey Choi, Planning Assistant
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
Rikki Puzzuoli & Melissa Scalici, Alliance Title
Thomas R. Schultz, Esquire

WARRANTY DEED

Drafted by: Mary Catherine Johnson, 46355 Rockledge, Plymouth, MI 48170

When recorded return to: City of Novi, for right-of-way purposes., 31001 Lahser Road, Beverly Hills, MI 48025

THE GRANTOR(s): **Johnson Property #1, LLC, a Michigan limited liability company**

Whose address is: 46355 Rockledge, Plymouth, MI 48170

Conveys and warrants to: **City of Novi, for right-of-way purposes.**

Whose address is: 31001 Lahser Road, Beverly Hills, MI 48025

the following described premises: **See attached Exhibit A and Exhibit B.**

Tax Parcel No: **Part of 22-16-451-047**

Commonly known as: **45701 Grand River, Novi, MI 48374**

for the sum of **Dollars and No Cents (\$)**

COUNTY Transfer Tax: Exempt in accordance with MCLA 207.505 (5)(a).

STATE Transfer Tax: Exempt in accordance with MCLA 207.526 (6)(a).

Subject to easements, reservations and restrictions of record.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or 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."

"The Grantor grants to the grantee the right to make all division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967."

**ALLIANCE TITLE
OF MICHIGAN**

Dated: 7-21-2026

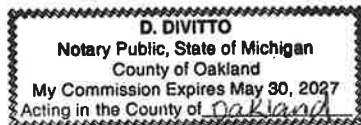
Signed and Sealed:

**Johnson Property #1, LLC, a Michigan
limited liability company**

Mary Catherine Johnson
by **Mary Catherine Johnson, Authorized Signer**

STATE OF Michigan }
COUNTY OF Oakland } ss
}

On this July 21, 2026, before me personally appeared, **Johnson Property #1, LLC, a Michigan limited liability company by Mary Catherine Johnson, Authorized Signer**, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Notary Public: [Signature]
Printed Name: _____
_____ County, _____
My Commission Expires: _____

ALLIANCE TITLE
OF MICHIGAN

EXHIBIT A

Attached Legal Description

For property described as:

Land situated in the City of Novi, County of Oakland, State of Michigan, more particularly described as:

Part of the Southeast 1/4 of Section 16, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: commencing at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 16; thence North 89 degrees 53 minutes 10 seconds East 252.47 feet; thence North 00 degrees 59 minutes 30 seconds East 429.53 feet; thence South 71 degrees 06 minutes 50 seconds East 170.63 feet; thence North 00 degrees 59 minutes 30 seconds East 296.95 feet to the point of beginning of the 60-foot-wide right-of-way dedication, also being the Southerly line of the proposed Grand River Avenue right-of-way line (proposed 60-foot-wide half-width); thence continuing North 00 degrees 59 minutes 30 seconds East 63.05 feet to the centerline of Grand River Avenue; thence South 71 degrees 06 minutes 50 seconds East 139.10 feet along the centerline of Grand River Avenue; thence South 00 degrees 59 minutes 30 seconds West 63.05 feet to the Southerly line of the proposed Grand River Avenue right-of-way line; thence North 71 degrees 06 minutes 50 seconds West 139.10 feet along the Southerly line of the proposed Grand River Avenue right-of-way line to the point of beginning. For Right-Of-Way purposes.

Tax Parcel No: Part of 22-16-451-047

Commonly known as: 45701 Grand River, Novi, MI 48374

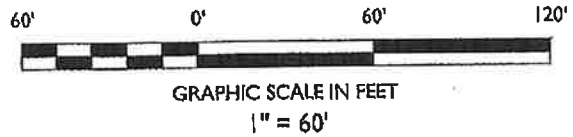
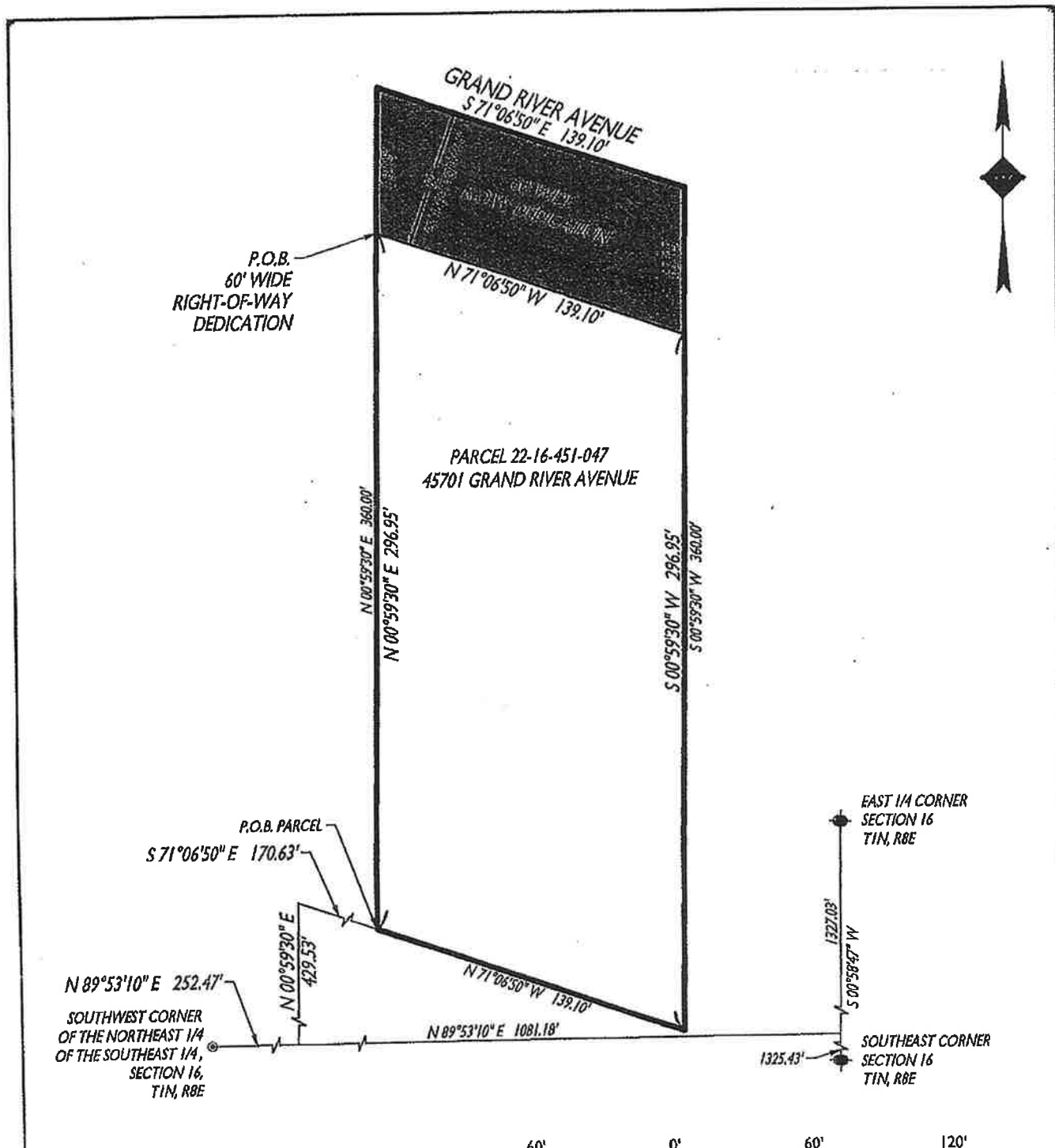


EXHIBIT A

STONEFIELD
engineering & design

Rutherford, NJ • New York, NY • Boston, MA
Princeton, NJ • Tampa, FL • Detroit, MI
www.stonefelddeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

THIS EXHIBIT AND CORRESPONDING DESCRIPTION ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, A GROUP OF COMPANIES, ON NOVEMBER 28, 2022, REVISED OCTOBER 3, 2024, PROJECT NUMBER 22-03233.

REVISED BY: RH - 01/06/2025	PROJECT ID: DET-220268	SCALE: 1"=60'	SHEET: 1 OF 2
DRAWN BY: RH - 12/09/2024			

PARCEL DESCRIPTION - 45701 GRAND RIVER AVENUE - PARCEL 22-16-451-047
FROM QUIT CLAIM DEED RECORDED IN LIBER 27699, PAGE 336, OAKLAND COUNTY RECORDS

PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 252.47 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 429.53 FEET; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST 170.63 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 360.00 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE 139.10 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 360.00 FEET; THENCE NORTH 71 DEGREES 06 MINUTES 50 SECONDS WEST 139.10 FEET TO THE POINT OF BEGINNING.

DESCRIPTION - 60-FOOT-WIDE RIGHT-OF-WAY DEDICATION

PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 252.47 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 429.53 FEET; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST 170.63 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 296.95 FEET TO THE POINT OF BEGINNING OF THE 60-FOOT-WIDE RIGHT-OF-WAY DEDICATION, ALSO BEING THE SOUTHERLY LINE OF THE PROPOSED GRAND RIVER AVENUE RIGHT-OF-WAY LINE (PROPOSED 60-FOOT-WIDE HALF-WIDTH); THENCE CONTINUING NORTH 00 DEGREES 59 MINUTES 30 SECONDS EAST 63.05 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE SOUTH 71 DEGREES 06 MINUTES 50 SECONDS EAST 139.10 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE SOUTH 00 DEGREES 59 MINUTES 30 SECONDS WEST 63.05 FEET TO THE SOUTHERLY LINE OF THE PROPOSED GRAND RIVER AVENUE RIGHT-OF-WAY LINE; THENCE NORTH 71 DEGREES 06 MINUTES 50 SECONDS WEST 139.10 FEET ALONG THE SOUTHERLY LINE OF THE PROPOSED GRAND RIVER AVENUE RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 8,346 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT B



STONEFIELD
engineering & design

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ON NOVEMBER 28, 2022, REVISED OCTOBER 3, 2024, PROJECT NUMBER 22-03233.

REVISED BY: RH - 01/06/2025

DRAWN BY: RH - 12/09/2024

PROJECT ID: DET-220268

SCALE: N/A

SHEET: 2 OF 2

September 4, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Gatsby's Patio & Facade Renovation
Acceptance Documents Exhibit Review #3
Novi SP No. JSP24-0014
SDA Job No. NV25-203
FINAL DOCUMENTS – EXHIBITS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on September 4, 2026 against the Final Site Plan. We offer the following comments:

Final Acceptance Documents

- 1. Right-of-Way Warranty Deed**
(notarized 7/21/2026, exhibit dated 1/6/2025)
Exhibits Approved

The document submitted was found to be acceptable by our office pending review by the City Attorney. If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.09.04 10:45:19-04'00'

Sydney Waynick
Construction Engineer

Cc (via email): Lindsay Bell, City of Novi
Diana Shanahan, City of Novi
Stacey Choi, City of Novi
Humna Anjum, City of Novi
Kate Purpura, City of Novi
Beth Saarela, RSJA Law
Sarah Marchioni, City of Novi
Angie Sosnowski, City of Novi
Alyssa Craigie, City of Novi
Rikki Puzzuoli, Alliance Title of Michigan
Melissa Scalici, Alliance Title of Michigan