



**CITY of NOVI CITY COUNCIL**

**Agenda Item F  
December 5, 2016**

**SUBJECT:** Acceptance of a boardwalk on the west side of Beck Road within the Right of Way for public use and maintenance from Interphase Land Development for the Casa Loma project located on the West side of Beck Road (south of Bellagio) between Eight Mile and Nine Mile Roads.

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

**CITY MANAGER APPROVAL:** 

**BACKGROUND INFORMATION:**

Interphase Land Development, the developer of Casa Loma subdivision currently under construction, is requesting acceptance of the completed boardwalk in the existing public right-of-way along the west side of Beck Road, north of Eight Mile Road. The referenced boardwalk has been constructed to City standards and will now fall under the City's maintenance program.

The enclosed boardwalk Bill of Sale has been favorably reviewed by the City Attorney (Beth Saarela's November 9, 2016 letter, attached) and is recommended for approval.

**RECOMMENDED ACTION:**

Acceptance of the boardwalk on the west side of Beck Road within the Right of Way for public use and maintenance from Interphase Land Development for the Casa Loma project located on the West side of Beck Road (south of Bellagio) between Eight Mile and Nine Mile Roads.

	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Burke</b>				
<b>Council Member Casey</b>				

	1	2	Y	N
<b>Council Member Markham</b>				
<b>Council Member Mutch</b>				
<b>Council Member Wrobel</b>				



# Casa Loma Boardwalk

Location Map

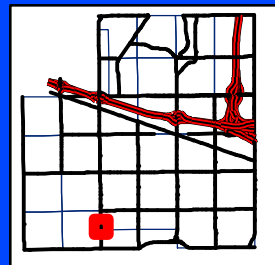


Map Author: D. Rehtien  
Date: 11/28/2016  
Project:  
Version #:

Amended By:  
Date:  
Department:

#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



## City of Novi

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



1 inch = 250 feet







JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331

Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela  
esaarela@jrsjlaw.com

www.jrsjlaw.com

November 9, 2016

George D. Melistas, Engineering Senior Manager  
CITY OF NOVI  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375-3024

**Re: *Casa Loma - Boardwalk*  
Review for Acceptance**

Dear Mr. Melistas:

We have received and reviewed the proposed Bill of Sale conveying the boardwalk within the public right-of-way along Beck Road adjacent to the Casa Loma Development to the City for public use and maintenance. It is our understanding that the City already owns the public right-of-way and is currently just considering acceptance of the boardwalk structure. The Bill of Sale provided is sufficient for the purpose of conveying the boardwalk structure within the described and depicted right-of-way area to the City.

Subject to approval of the attached exhibit, the Bill of Sale may be placed on an upcoming City Council Consent Agenda for acceptance. Once accepted, the original Bill of Sale should be retained in the City's file.

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

Very truly yours,

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

Elizabeth Kudla Saarela

George D. Melistas, Engineering Senior Manager  
November 9, 2016  
Page 2

EKS

Enclosures

C: Cortney Hanson, Clerk (w/Original Enclosures)  
Charles Boulard, Community Development Director (w/Enclosures)  
Barb McBeth, City Planner (w/Enclosures)  
Angie Pawlowski, Building Project Bond Coordinator (w/Enclosures)  
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)  
Theresa Bridges, Construction Engineer (w/Enclosures)  
Sarah Marchioni, Building Project Coordinator (w/Enclosures)  
Brittany Allen and Ted Meadows, Spalding DeDecker (w/Enclosures)  
Sue Troutman, City Clerk's Office (w/Enclosures)  
David Compo, Interphase Land Development (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

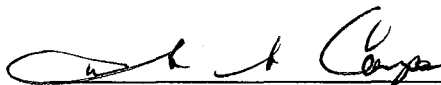
**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, Interphase Land Development, a Michigan Limited Liability Company whose address is 901 McDonald Drive, Northville, Michigan 48167, 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 Ten Mile Road, Novi, Michigan 48375, all of the boardwalks attached to or installed in the ground according to the easements and/or public rights-of-way therefore established described as follows:

(See the Attached and Incorporated Exhibit A)

In witness whereof, the undersigned has executed these presents this 25th day of October, 2016.

Signed by



By: David S. Compo

Its: Sole Member

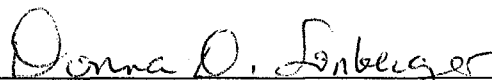
STATE OF MICHIGAN

) ss.

COUNTY OF OAKLAND

)

The foregoing instrument was acknowledged before me 25<sup>th</sup> day of October, 2016 by David S. Compo, the Sole Member of a Michigan Limited Liability Company on its behalf.



Notary Public *Donna D. Sonberger, Wayne County*

Acting in *Dakland* County, Michigan

My commission expires: *April 21, 2020*

Drafted By:

Elizabeth K. Saarela

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

27555 Executive Drive, Suite 250

Farmington Hills, MI 48331

When recorded, return to:

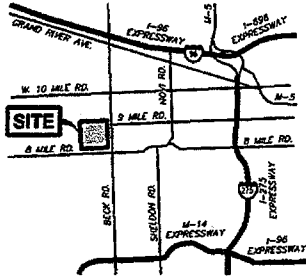
Maryanne Cornelius, Clerk

CITY OF NOVI

45175 Ten Mile Road

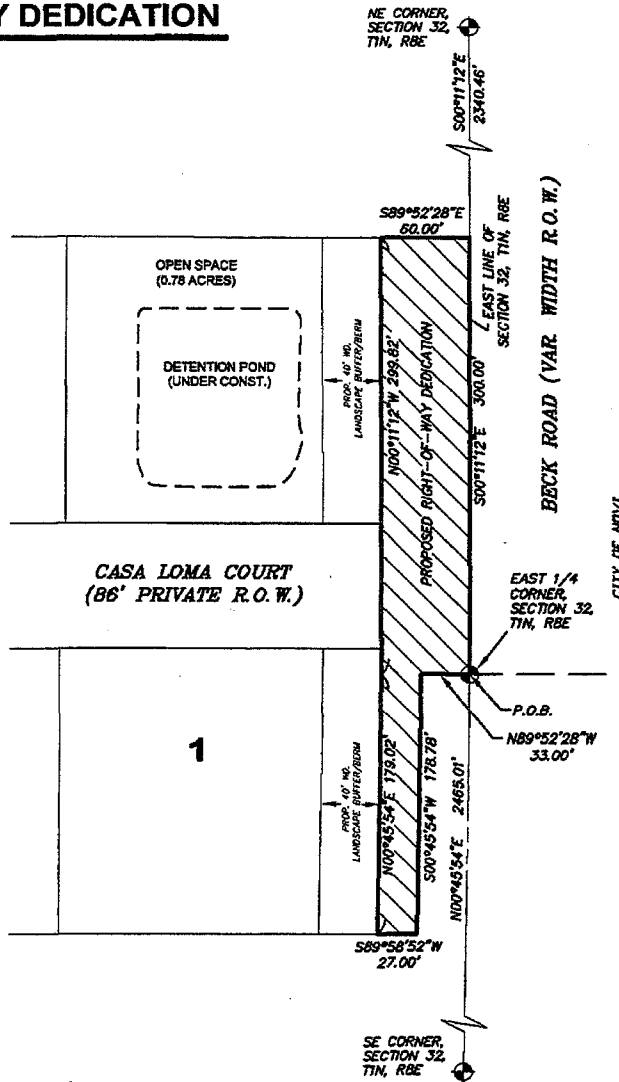
Novi, MI 48375-3024

# EXHIBIT "A" BECK ROAD RIGHT-OF-WAY DEDICATION



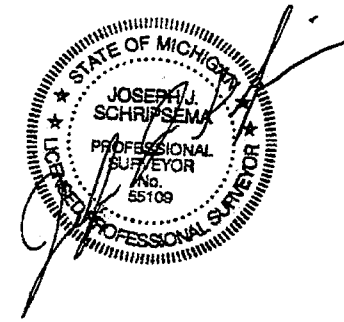
LOCATION MAP

NOT TO SCALE



## DEDICATION DESCRIPTION

Part of the Southeast 1/4 of Section 32, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Described as commencing from the Southeast Corner of said Section  $N00^{\circ}45'54''E$  2465.01 feet along the East line of Section 32 to the East 1/4 Corner of Section 32 and the described parcel's Point of Beginning. Thence  $N89^{\circ}52'28''W$ , 33.00 feet; thence  $S00^{\circ}45'54''W$ , 178.78 feet; thence  $S89^{\circ}58'52''W$ , 27.00 feet; thence  $N00^{\circ}45'54''E$ , 179.02 feet; thence  $N00^{\circ}11'12''W$ , 299.82 feet; thence  $S89^{\circ}52'28''E$ , 60.00 feet; thence  $S00^{\circ}11'12''E$ , 300.00 feet to the Point of Beginning. Contains 0.52 acres more or less.



SCALE: 1" = 100' 0' 50' 100' NORTH

PREPARED FOR:  
Interphase Land Development, LLC  
901 McDonald Dr., Northville, MI 48167  
Phone: (248) 640-1488

EXHIBIT "A" BECK ROAD RIGHT-OF-WAY DEDICATION  
FOR CASA LOMA

DRAWN BY: MT DATE: 11/5/2015 11500089  
REV. BY: REV. DATE: Page 1 of 1

**NEDERVELD**  
www.nederveld.com • 800.222.1868  
Ann Arbor  
3025 Miller Rd.  
Ann Arbor, MI 48103  
Chicago, Columbus, Grand Rapids  
Houston, Indianapolis, St. Louis

By: Joseph J. Schripsema Licensed Professional Surveyor No. 55109

 **SPALDING DEDECKER**  
Engineering & Surveying Excellence since 1954

November 2, 2016

David Compo  
Interphase Land Development  
901 McDonald Drive  
Northville, MI 48167

Re: Casa Loma – Boardwalk Document Review  
Novi # JSP13-0052  
SDA Job No. NV15-204  
**APPROVED**

Dear Mr. Compo :

We have reviewed the Boardwalk Bill of Sale received by our office on November 2, 2016 against the Final Site Plan (Stamping Set) approved on August 27, 2014 and against the as-built records. We offer the following comments:

**Final Acceptance Documents:**

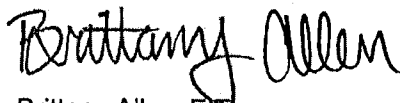
The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy.

1. Bills of Sale: Boardwalk – (unexecuted: exhibits dated 11-05-2015) – Exhibits Approved.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

**SPALDING DEDECKER**



Brittany Allen, EIT  
Engineer

cc: George Mellistas, City Engineering Senior Manager  
Cortney Hanson, City Clerk  
Beth Saarela, Johnson Rosati, Schultz, Joppich PC  
Sarah Marchioni, Building Project Coordinator  
Ted Meadows, Spalding DeDecker  
Taylor Reynolds, Spalding DeDecker  
Theresa Bridges, City Construction Engineer  
Angie Pawlowski, Community Development Bond Coordinator  
Jason Van Ryn, Nederveld (via E-mail)