



CITY OF NOVI CITY COUNCIL
APRIL 21, 2025

SUBJECT: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the north side of Eleven Mile Road and to dedicate 60 feet of half-width right-of-way on the east side of Wixom Road from the Novi Community School District as part of the Novi Middle School Addition project (parcel 50-22-17-300-021).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings these segments of Wixom Road and Eleven Mile Road to their full master planned right-of-way width.

BACKGROUND INFORMATION:

The Novi Community School District is requesting the acceptance of a Warranty Deed conveying 43 feet of proposed half-width right-of-way along the north side of Eleven Mile Road and to dedicate 60 feet of proposed half-width right-of-way on the east side of Wixom Road. This proposed right-of-way dedication will bring these segments of Wixom Road and Eleven Mile Road to their full master planned right-of-way width.

The Warranty Deed has been approved by the City Attorney (Beth Saarela, November 22, 2021) and City's Engineering Consultant, Spalding DeDecker (November 22, 2021). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the north side of Eleven Mile Road and to dedicate 60 feet of half-width right-of-way on the east side of Wixom Road from the Novi Community School District as part of the Novi Middle School Addition project (parcel 50-22-17-300-021).

Novi Middle School Right-of-Way Dedication

Location Map



Map Author: Humna Anjum
Date: 4/4/2025
Project: Right-of-Way 11 Mile/Wixom Rd
Version: 1.0

Amended By:
Date:
Department:

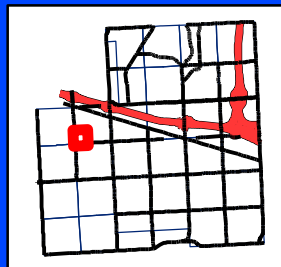
MAP INTERPRETATION NOTICE

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.

Legend

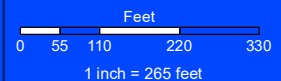
Right of Way

- Dedicated
- Prescriptive
- Project Location
- Proposed Right-of-Way



City of Novi

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



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

November 22, 2021

Jeffrey Herczeg, Director of Public Works
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

Re: Novi Middle School JSP 20-0032
Acceptance Documents

Dear Mr. Herczeg:

We have received and reviewed the following documents for the Novi Middle School and have the following comments:

1. Warranty Deed – Eleven Mile and Wixom Road (***Format Approved***)
2. Title Search

Warranty Deed

The Warranty Deed has been provided in the standard format for a property dedication by a School District. The Warranty Deed is acceptable for the purpose provided and may be placed on an upcoming City Council Agenda for acceptance.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over a horizontal line.

Elizabeth Kudla Saarela

EKS
Enclosures

Jeffrey Herczeg, Director of Public Works
City of Novi
November 22, 2021
Page 2

C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Kopko, Planner (w/Enclosures)
Ben Peacock, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Ben Croy, City Engineer (w/Enclosures)
Kate Purpura, Project Engineer (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Victor Boron, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Melissa Morris, Administrative Assistant (w/Enclosures)
Svetlana Vrubel, TMP Architecture (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

Novi Community School District, a Michigan general powers school district, organized and operating pursuant to the Revised School Code, MCL 380.1 et seq., as amended, whose address is 25345 Taft Road, Novi, Michigan 48374 ("Grantor"), conveys and warrants to City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375 ("Grantee"), real property in the Southwest ¼ of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, as shown in attached Exhibit A and as more particularly described as:

Beginning at the Southwest Corner of said Section 17, thence N04°05'26"W along the West line of said Section 17, 1666.35 feet; thence N86°08'00"E 60.00 feet; thence S04°05'26"E 1666.81 feet; thence S86°34'44"W 60.00 feet to the point of beginning, containing 2.296 acres, more or less;

and

Commencing at the Southwest Corner of said Section 17, thence N86°34'44"E along the South line of said Section 17, 60.00 feet to the point of beginning; thence N04°05'26"W 43.00 feet; thence N86°34'44"E 1272.79 feet; thence S02°48'14"E 43.00 feet to the South line of said Section 17; thence S86°34'44"W 1271.83 feet along said line to the point of beginning, containing 1.256 acres, more or less

(the "Property")

for the consideration of One and 00/100 Dollars (\$1.00).

This conveyance is subject to all building and use restrictions of record. Further, the Property may only be used for public roadway purposes and, if the Property ceases to be used for such purposes, Grantor may retake the Property. It is acknowledged, understood, and intended that the foregoing language creates a fee simple subject to a condition subsequent.

This deed is exempt from transfer tax pursuant to Section 5(h)(i) of Public Act 134 of 1966, MCLA 207.505(h)(i), as amended, and Section 6(h)(i) of Public Act 330 of 1993, MCLA 207.526(h)(i), as amended.

The Grantor grants to the Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. The 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, MCLA § 286.471, *et seq.*, as amended.

GRANTOR:

NOVI COMMUNITY SCHOOL DISTRICT,



Printed: Gregory R. M. INTYRE

Its: Assistant Sup

Dated: 11-12-21

STATE OF MICHIGAN)
OAKLAND COUNTY)

Acknowledged before me in Oakland County, Michigan on Nov. 12, 2021, by the person identified as the signatory above.

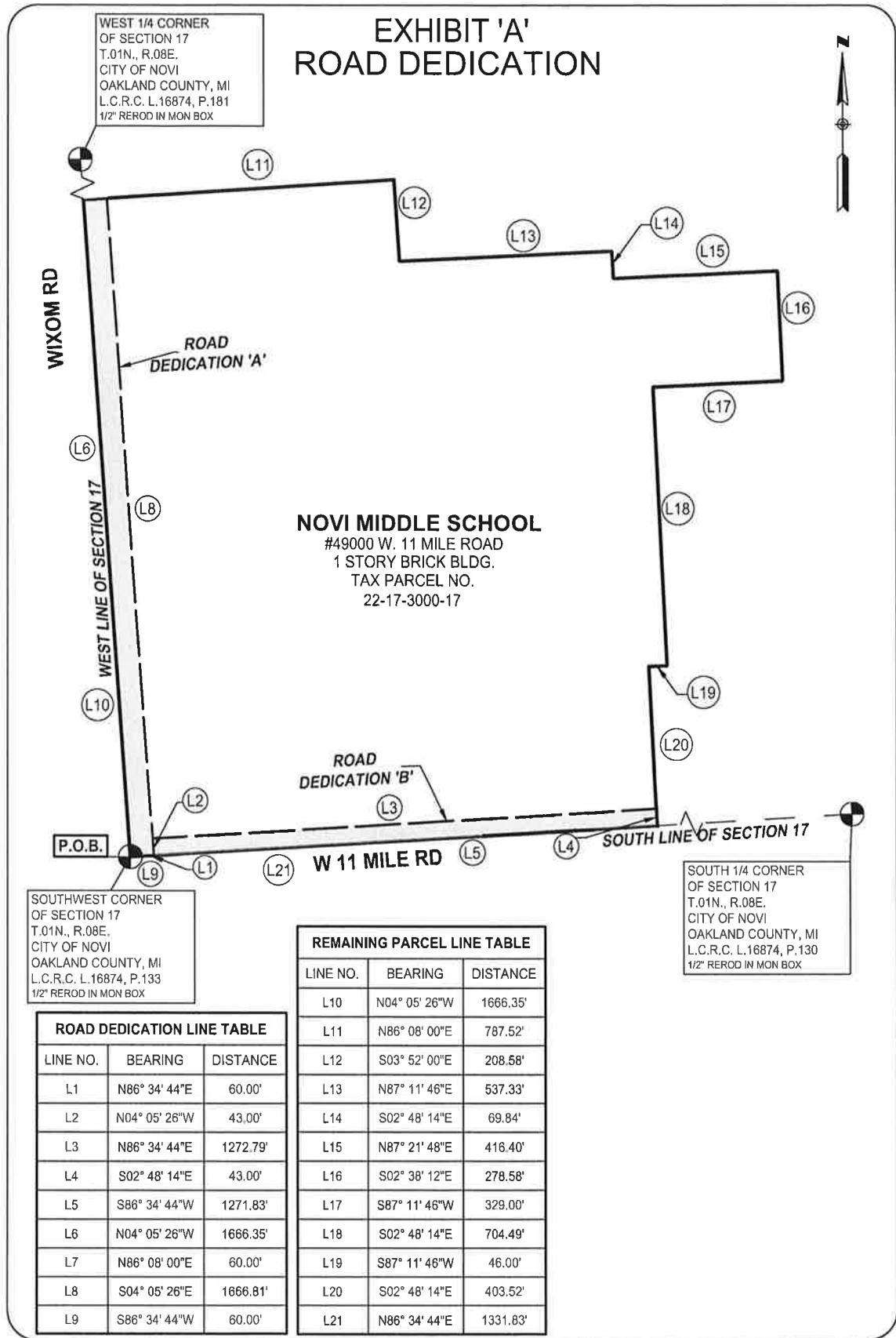
Sandra M. Brasil

Notary Public, State of Michigan, County of Macomb
My Commission Expires: 2-4-23
Acting in: Oakland

SANDRA M. BRASIL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Feb 4, 2023
ACTING IN COUNTY OF Oakland

When Recorded Return To:	Send Subsequent Tax Bills To:	Prepared By (Without Opinion):
Grantee	Grantee	Kirk C. Herald, Esq. Thrun Law Firm, P.C. P.O. Box 2575 East Lansing, MI 48826-2575

EXHIBIT 'A' ROAD DEDICATION



ROAD DEDICATION LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N86° 34' 44"E	60.00'
L2	N04° 05' 26"W	43.00'
L3	N86° 34' 44"E	1272.79'
L4	S02° 48' 14"E	43.00'
L5	S86° 34' 44"W	1271.83'
L6	N04° 05' 26"W	1666.35'
L7	N86° 08' 00"E	60.00'
L8	S04° 05' 26"E	1666.81'
L9	S86° 34' 44"W	60.00'

REMAINING PARCEL LINE TABLE

LINE NO.	BEARING	DISTANCE
L10	N04° 05' 26"W	1666.35'
L11	N86° 08' 00"E	787.52'
L12	S03° 52' 00"E	208.58'
L13	N87° 11' 46"E	537.33'
L14	S02° 48' 14"E	69.84'
L15	N87° 21' 48"E	416.40'
L16	S02° 38' 12"E	278.58'
L17	S87° 11' 46"W	329.00'
L18	S02° 48' 14"E	704.49'
L19	S87° 11' 46"W	46.00'
L20	S02° 48' 14"E	403.52'
L21	N86° 34' 44"E	1331.83'

SPALDING DeDECKER
Engineers | Surveyors
905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
www.sda-eng.com

DRAWN: M.VAPHIADIS	DATE: 04-02-2021
CHECKED: S.KEHRER	DATE: 04-02-2021
MANAGER: S.KEHRER	SCALE: 1" = 300'
JOB No. NP20-067	SHEET: 1 OF 3
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

FURNISHED PARCEL DESCRIPTION

LEGAL DESCRIPTION AS PROVIDED BY AMROCK COMMERCIAL
TITLE POLICY ORDER NO: C000123110

TAX ID: 50-22-17-300-017

ADDRESS: 49000 WEST 11 MILE ROAD, NOVI, MI 48374

PART OF THE SOUTHWEST CORNER OF SECTION 17, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE N04°04'19"W ALONG THE CENTERLINE OF WIXOM ROAD AND THE EAST LINE OF SECTION 17, 1666.34 FEET; THENCE N86°09'07"E 787.52 FEET; THENCE S03°50'53"E 208.58 FEET; THENCE N87°12'53"E 537.33 FEET; THENCE S02°47'07"E 69.84 FEET; THENCE N87°22'55"E 416.40 FEET; THENCE S02°37'05"E 278.58 FEET; THENCE S87°12'53"W 329.00 FEET; THENCE S02°47'07"E 704.49 FEET; THENCE S87°12'53"W 46.00; THENCE S02°47'07"E 403.46 FEET TO THE SOUTH LINE OF SECTION 17, THENCE S86°35'42"W 1331.84 FEET ALONG THE CENTERLINE OF ELEVEN MILE ROAD AND THE SOUTH LINE OF SECTION 17 TO THE POINT OF BEGINNING.

NOTE

LEGAL DESCRIPTION ERRONEOUSLY CALLS OUT THE "EAST LINE OF SECTION 17" WHEN ACTUALLY IT IS THE WEST LINE OF SECTION 17.

WIXOM ROAD-60' ROW

ROAD DEDICATION 'A'
(BEARINGS BASED ON STATE PLANE COORDINATES)

WIXOM ROAD-60' ROW

PROPOSED ROAD DEDICATION DESCRIPTION

A PROPOSED ROAD DEDICATION LOCATED IN THE SOUTHWEST ¼ OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE N04°05'26"W ALONG THE WEST LINE OF SAID SECTION 17, 1666.35 FEET; THENCE N86°08'00"E 60.00 FEET; THENCE S04°05'26"E 1666.81 FEET; THENCE S86°34'44"W 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.296 ACRES, MORE OR LESS.



905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
www.sda-eng.com

DRAWN: M.VAPHIADIS	DATE: 04-02-2021
CHECKED: S.KEHRER	DATE: 04-02-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-067	SHEET: 2 OF 3
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

11 MILE ROAD-43' ROW

ROAD DEDICATION 'B'
(BEARINGS BASED ON STATE PLANE COORDINATES)

A PROPOSED ROAD DEDICATION LOCATED IN THE SOUTHWEST ¼ OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N86°34'44"E ALONG THE SOUTH LINE OF SAID SECTION 17, 60.00 FEET TO THE POINT OF BEGINNING; THENCE N04°05'26"W 43.00 ; THENCE N86°34'44"E 1272.79 FEET; THENCE S02°48'14"E 43.00 FEET TO THE SOUTH LINE OF SAID SECTION 17; THENCE S86°34'44"W 1271.83 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CONTAINING 1.256 ACRES, MORE OR LESS.

FINAL PARCEL DESCRIPTION (AFTER DEDICATIONS)

LEGAL DESCRIPTION (REMAINING PARCEL LEGAL DESCRIPTION PROPOSED)
(BEARINGS BASED ON TITLE POLICY DESCRIPTION)

PART OF THE SOUTHWEST CORNER OF SECTION 17, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE N04°04'19"W ALONG THE CENTERLINE OF WIXOM ROAD AND THE WEST LINE OF SECTION 17, 1666.34 FEET; THENCE N86°09'07"E 787.52 FEET; THENCE S03°50'53"E 208.58 FEET; THENCE N87°12'53"E 537.33 FEET; THENCE S02°47'07"E 69.84 FEET; THENCE N87°22'55"E 416.40 FEET; THENCE S02°37'05"E 278.58 FEET; THENCE S87°12'53"W 329.00 FEET; THENCE S02°47'07"E 704.49 FEET; THENCE S87°12'53"W 46.00; THENCE S02°47'07"E 403.46 FEET TO THE SOUTH LINE OF SECTION 17, THENCE S86°35'42"W 1331.84 FEET ALONG THE CENTERLINE OF ELEVEN MILE ROAD AND THE SOUTH LINE OF SECTION 17 TO THE POINT OF BEGINNING. EXCEPTING THE SOUTH 43.00 FEET AND THE WEST 60.00 FEET FOR ROAD RIGHT-OF-WAY.



905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
www.sda-eng.com

DRAWN: M.VAPHIADIS	DATE: 04-02-2021
CHECKED: S.KEHRER	DATE: 04-02-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-067	SHEET: 3 OF 3
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI



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ABOUT AMROCK COMMERCIAL

AMROCK delivers innovative solutions to streamline the real estate experience for lenders, property owners and real estate professionals nationwide. From single properties to complex portfolio transactions, our experienced Commercial team can handle all your title, escrow and settlement needs.

INFORMATIONAL TITLE REPORT

SCHEDULE A

1. **Effective Date:** July 22, 2020, 8:00 AM

2. **Fee Simple interest in the land described in this commitment is owned, at the commitment date by:**
[Novi Community School District](#)

3. **The land referred to in this Commitment is described as follows:**

Land situated in the City of Novi in the County of Oakland in the State of MI

(See Attached Exhibit A - Legal Description)

Client Reference: 49000 West 11 Mile Road Novi, MI 48374

Issued By: Amrock, LLC
662 Woodward Ave.
Detroit, MI 48226
Phone: (800) 594-1044
Questions? Contact: Commercial Support

Email: CommercialSupport@Amrock.com
Website: www.amrock.com

SCHEDULE B - Part I
(Requirements)

- 1. **This report is for informational purposes only.**
- 2. **TAXES: 50-22-17-300-017**

TAX INFORMATION
NOVI CITY
45175 WEST TEN MILE ROAD, NOVI, MI 48375
(248) 347-0440

Property Tax ID: 50-22-17-300-017
Tax Type: City
Tax Year: 2019/2020
Next Bill Date 1: 12/01/2020
Next Bill Date 2: 07/01/2021
Duplicate Bill Fee: \$0.00
Billing Method: Advance
Payment Frequency: SEMI-ANNUAL

Paid/Unpaid	Due Date	Delinquent Date	Discount Date	Amount	Discounted Amount**	Amount Paid	Remaining Balance
Paid	12/01/2019	02/15/2020	N/A	\$0.00	N/A	\$0.00	None
Due	07/01/2020	09/01/2020	N/A	\$50.00	N/A	\$0.00	\$50.00
Comments: 2019 Winter and Summer Taxes							

SCHEDULE B - PART II
(Exceptions)

If a Policy of Policies are requested, Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or rights to lien for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes and assessments that have become a lien against the property but are not yet due and payable. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any exemption status for the insured premises.
7. Right of Way in favor of the Michigan Bell Telephone Company, a Michigan Corporation, dated December 14, 1970 and recorded February 3, 1971 in [Liber 5615, Page 827](#).
8. Oil and Gas Leases in favor of Somoco, Inc., a Michigan corporation, dated May 1, 1985 and recorded August 26, 1985 in [Liber 9086, Page 575](#), and [Liber 9086, Page 578](#). Pooling Declaration and Agreement dated October 15, 1986 and recorded December 18, 1986 in [Liber 9688, Page 178](#). Ratification of Pooling Declaration and Agreement dated November 20, 1986 and recorded February 13, 1987 in [Liber 9767, Page 387](#). Ratification of Pooling Declaration and Agreement recorded February 13, 1987 in [Liber 9767, Page 388](#). Reformation of Unit Area dated June 1, 1987 and recorded November 20, 1987 in [Liber 10206, Page 193](#). Assignment of Overriding Royalty between Somoco, Inc., a Michigan corporation, to Delta Trucking Company, Inc., a Michigan corporation, dated November 5, 1987 and recorded January 11, 1988 in [Liber 10265, Page 537](#). Partial Assignment of Oil and Gas Leases between Somoco, Inc., a Michigan corporation, to Atlantic Oil Corporation, a Delaware corporation, dated November 5, 1987 and recorded January 11, 1988 in [Liber 10265, Page 543](#). Assignment of Overriding Royalty between Somoco, Inc., a Michigan corporation, to Henryk Jankowski, a married man, Vincent B. Szymanski, a married man, M. Spencer Rigney, a married man, Harry L. Graham, a married man, Christopher S. Wood, a married man, C.L. Earnest, a single woman, and Gary L. Gottschalk, a single man, dated November 5, 1987 and recorded January 11, 1988 in [Liber 10265, Page 549](#). Partial Assignment of Oil and Gas Leases between Somoco, Inc., a Michigan corporation, to Robert E. Tucker, Jr., a married man, R. Michael Harris, a single man, Christopher S. Wood, a married man, Gary L. Gottschalk, a single man, Vincent B. Szymanski, a married man, Daniel Sitarz, a married man, M. Spencer Rigney, a married man, Harry L. Graham, a married man, Henryk Jankowski, a married man, Genesee Valley Petroleum, and Jeffrey V. Simsa, a single man, dated November 5, 1987 and recorded January 11, 1988 in [Liber 10265, Page 556](#). Partial Assignment of Oil and Gas Leases between Robert E. Tucker, Jr., a married man, to Harry L. Graham, a married man, and Morris Miceli, a married man, dated January 21, 1988 and recorded February 1, 1988 in [Liber 10290, Page 297](#). Assignment of Overriding Royalty between Robert E. Tucker, Jr., a married man, to Cynthia Atyia dated April 15, 1988 and recorded June 21, 1988 in [Liber 10460, Page 568](#). Corrected Assignment of Overriding Royalty dated March 9, 1990 and recorded March 29, 1990 in [Liber 11314, Page 266](#). Corrective Assignment of Overriding Royalty dated August 26, 1992 and recorded September 17, 1992 in [Liber 12918, Page 326](#). Partial Release of Oil and Gas Lease dated September 8, 1988 and recorded January 17, 1989 in [Liber 10754, Page 333](#). Partial Assignment of Oil and Gas Lease between Harry L. Graham, a married man, to N. Spencer Rigney, a married man, dated April 11, 1989 and recorded April 18, 1989 in [Liber 10864, Page 761](#). Assignment of Overriding Royalty between N. Spencer Rigney, a married man, to Harry L. Graham, a married man, dated April 7, 1989 and recorded April 18, 1989 in [Liber 10864, Page 767](#). Assignment of Oil and Gas Leases between Jeffrey V. Simsa, a single man, to Vincent B. Szymanski, a married man, dated March 27, 1990 and recorded April 6, 1990 in [Liber 11325, Page 311](#). Partial Assignment of Oil and Gas Leases between R. Michael Harris, a single man, to R. Michael Harris Revocable Trust, U/T/A July 1, 1990, R. Michael Harris, Trustee, dated November 14, 1990 and recorded December 28, 1990 in [Liber 11686, Page 576](#). Assignment of Oil and Gas Leases between Christopher S. Wood,

Order No: C000123110

Friendly Name: Novi Middle School

a married man, to The Christopher S. Wood Living Trust dated March 5, 1993 and recorded April 5, 1993 in [Liber](#)

- [13456, Page 830](#). Assignment of Oil and Gas Lease between Adam J. Maida, Roman Catholic Archbishop of The Archdiocese of Detroit, to City of Novi, a Michigan municipal corporation, recorded January 3, 1995 in [Liber 15182, Page 765](#). Amendment of Oil and Gas Lease dated December 4, 1986 and recorded January 9, 1995 in [Liber 15195, Page 366](#). Assignment of Overriding Royalty Interest between Cynthia Buit (f/k/a Cynthia Atyis), a married woman, to Cynthia Atyis Buit Revocable Trust Dated March 30, 1992, dated November 8, 1996 and recorded January 10, 1997 in [Liber 16895, Page 433](#). Assignment of Oil and Gas Leases between Marcin Jankowski, sole successor trustee of the Henryk Jankowski Living Trust Agreement, under agreement dated April 25, 1989, to Marcin Jankowski, a single man, and Krystyna Jankowski, his mother, dated November 27, 1996 and recorded January 28, 1997 in [Liber 16943, Page 426](#). Assignment of Oil and Gas Leases between M. Spencer Rigney, a married man, to Oso Exploration Co. dated October 31, 2011 and recorded November 3, 2011 in [Liber 43533, Page 253](#). Assignment of Oil and Gas Leases between Robert E. Tucker, Jr., a married man, to Tucker LLC No. 1 dated January 1, 2012 and recorded February 10, 2012 in [Liber 43833, Page 282](#). Assignment of Oil and Gas Leases between Stephen V. Szymanski, Personal Representative of the Estate of Vincent B. Szymanski, deceased, to Aloha Interests, LLC, a Michigan limited liability company, dated August 29, 2016 and recorded October 27, 2016 in [Liber 49997, Page 646](#).
9. Subsurface rights as conveyed in Quit Claim Deed dated August 1, 1988 and recorded August 16, 1988 in [Liber 10546, Page 387](#).
 10. Subsurface rights as conveyed in Quit Claim Deed dated July 6, 1989 and recorded August 15, 1989 in [Liber 11022, Page 187](#).
 11. Highway & Utility Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated June 24, 1991 and recorded August 12, 1991 in [Liber 12016, Page 159](#).
 12. Highway & Utility Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated July 29, 1991 and recorded October 22, 1991 in [Liber 12136, Page 185](#).
 13. Terms and conditions of Surface Agreement recorded September 18, 1992 in [Liber 12921, Page 182](#).
 14. Mortgage, Security Agreement, Financing Statement and Assignment of Oil and Gas Interest in the original amount of \$3,720,918.00 executed by Robert E. Tucker, Jr., a married man, to Old Kent Bank-Grand Traverse, a Michigan banking corporation, recorded October 6, 1992 in [Liber 12967, Page 767](#).
 15. Matters as disclosed on Survey recorded February 8, 1995 in [Liber 15244, Page 540](#).
 16. Matters as disclosed on Survey recorded July 25, 1996 in [Liber 16466, Page 138](#). Surveyor's Affidavit recorded March 8, 1999 in [Liber 19641, Page 801](#).
 17. Reservations in Warranty Deed dated September 16, 1997 and recorded October 7, 1997 in [Liber 17662, Page 121](#).
 18. Reservations in Warranty Deed dated September 16, 1997 and recorded October 7, 1997 in [Liber 17662, Page 125](#).
 19. Sanitary Sewer Easement in favor of City of Novi, a Michigan municipal corporation, dated September 16, 1997 and recorded October 7, 1997 in [Liber 17662, Page 131](#).
 20. Novi Utility Easement Agreement in favor of the City of Novi, a municipal corporation organized under the laws of the State of Michigan, and Lestlyde Limited Partnership, a Michigan limited partnership, dated September 26, 1997 and recorded November 25, 1997 in [Liber 17824, Page 5](#).
 21. Matters as disclosed on Survey recorded February 2, 1998 in [Liber 18050, Page 107](#). Surveyor's Affidavit recorded March 8, 1999 in [Liber 19641, Page 806](#).
 22. Detroit Edison Overhead Easement (Right of Way) No. R-122754-2 in favor of The Detroit Edison Company, a Michigan corporation, recorded July 14, 1998 in [Liber 18703, Page 313](#).
 23. Detroit Edison Overhead Easement (Right of Way) No. R-167399-2 in favor of The Detroit Edison Company, a Michigan corporation, recorded June 11, 1999 in [Liber 20108, Page 241](#).
 24. Water Main Easement in favor of City of Novi, a Michigan Municipal Corporation, dated February 25, 1999 and

recorded August 4, 1999 in [Liber 20358, Page 75](#).

25. Detroit Edison Overhead Easement (Right of Way) No. R-226853-2 in favor of The Detroit Edison Company, a Michigan corporation, recorded September 17, 1999 in [Liber 20557, Page 807](#), re-recorded February 14, 2000 in [Liber 21098, Page 636](#).
26. Terms and conditions of an unrecorded Amendment Agreement as disclosed by Affidavit recorded November 10, 1999 in [Liber 20779, Page 216](#).
27. Detroit Edison Overhead Easement (Right of Way) No. R-320399-21 in favor of The Detroit Edison Company, a Michigan corporation, recorded May 11, 2001 in [Liber 22831, Page 823](#).
28. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
29. Any provision contained in any instrument of record, which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
30. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
31. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Any map/plat that is furnished is only an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE: This report and any policy issued pursuant hereto omits any covenant, condition or restriction based on race, color, religion, age, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 50-22-17-300-017

Part of the Southwest 1/4 of Section 17, T.1N., R.8E., City of Novi, Oakland County, Michigan, described as beginning at the Southwest corner of said Section 17, thence N04°04'19"W along the centerline of Wixom Road and the East line of Section 17, 1666.34 feet, thence N86°09'07"E 787.52 feet, thence S03°50'53"E 208.58 feet, thence N87°12'53"E 537.33 feet, thence S02°47'07"E 69.84 feet, thence N87°22'55"E 416.40 feet, thence S02°37'05"E 278.58 feet, thence S87°12'53"W 329.00 feet, thence S02°47'07"E 704.49 feet, thence S87°12'53"W 46.00 feet, thence S02°47'07"E 403.46 feet to the south line of Section 17, thence S86°35'42"W 1331.84 feet along the centerline of Eleven Mile Road and the south line of Section 17 to the point of beginning.

Client Reference: 49000 West 11 Mile Road, Novi, MI 48374

November 22, 2021

Jeff Herczeg
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Novi Middle School Addition - Acceptance Documents Review
Novi # JSP20-0032
SDA Job No. NV21-214
EXHIBITS APPROVED

Dear Mr. Herczeg:

We have reviewed the below document(s) received by our office on November 19, 2021 against the current submitted site plan February 16, 2021. We offer the following comments:

1. Wixom Road & 11 Mile Road Warranty Deed – (executed 11/12/2021: exhibit dated 04/02/21)
Legal Description Approved.

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

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

Sincerely,

SPALDING DEDECKER



Mike Freckelton, PE
Project Engineer

Cc (via Email): Victor Boron, City of Novi
Taylor Reynolds, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Ted Meadows, Spalding DeDecker
Kate Purpura, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Ben Peacock, City of Novi