



CITY of NOVI CITY COUNCIL

Agenda Item J
January 8, 2018

SUBJECT: Acceptance of a sidewalk easement from GR Meadowbrook, LLC, as part of the Huntley Manor development located south of Grand River Avenue and west of Meadowbrook Road (Parcel 22-23-251-023).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

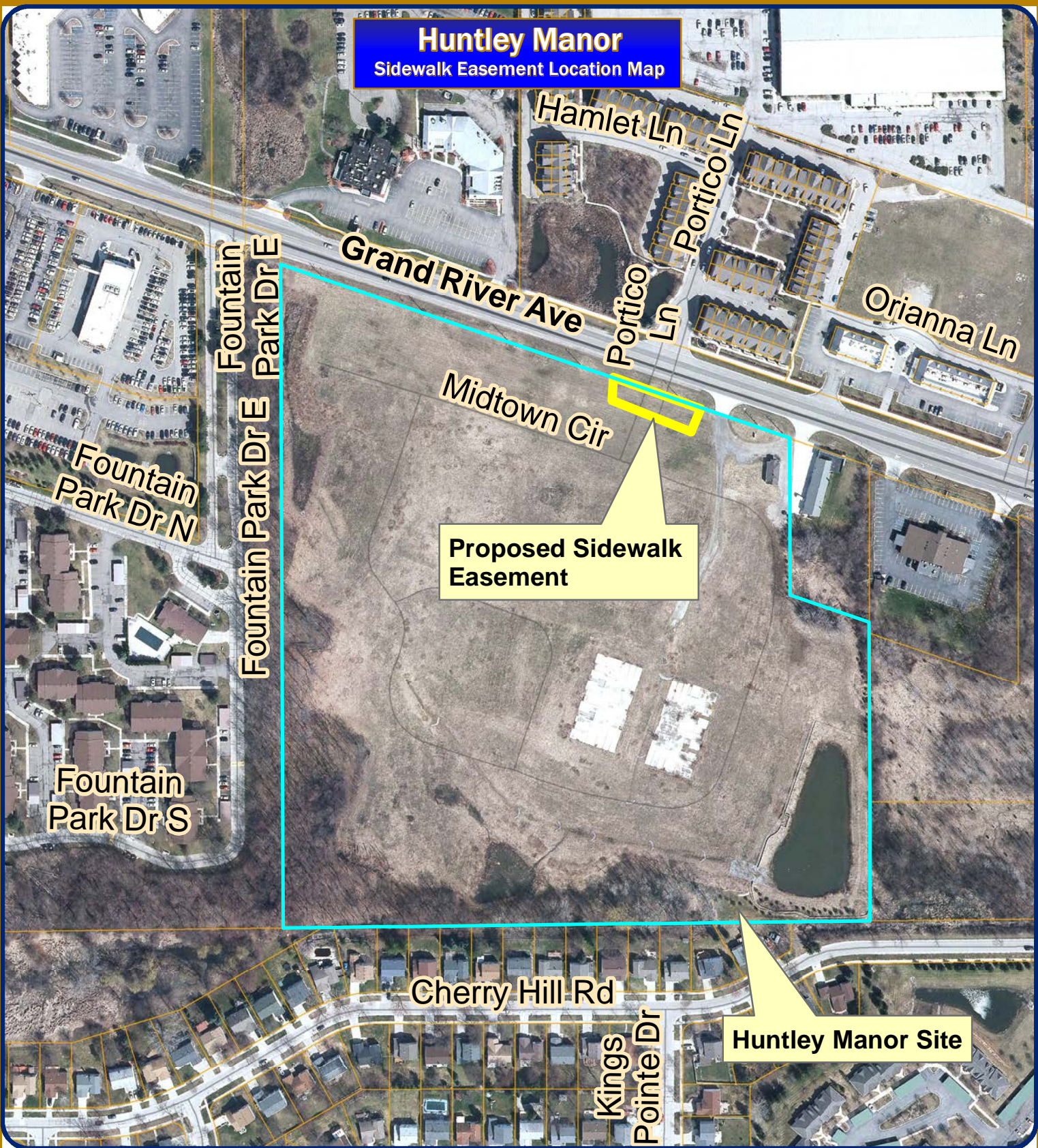
The developer of Huntley Manor multi-family residential development, GR Meadowbrook, LLC, is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval. As part of the approved site plan, the developer included an unobstructed concrete sidewalk along Grand River Avenue. The sidewalk extends outside of the existing Grand River Avenue public right-of-way at the intersection with Brooktown Boulevard. The remainder of the proposed sidewalk west and east of the easement limits will be constructed within the existing Grand River Avenue public right-of-way.

The enclosed sidewalk easement has been favorably reviewed by the City Attorney (Beth Saarela's November 27, 2017) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of a sidewalk easement from GR Meadowbrook, LLC, as part of the Huntley Manor development located south of Grand River Avenue and west of Meadowbrook Road (Parcel 22-23-251-023).

Huntley Manor

Sidewalk Easement Location Map

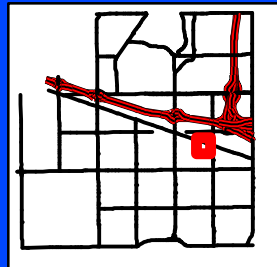


Map Author: Theresa Bridges
 Date: December 21, 2017
 Project:
 Version #:

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 27, 2017

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

Re: Huntley Manor JSP 16-0034
Acceptance Documents

Dear Mr. Melistas:

We have received and reviewed the following documents for Huntley Manor:

- Water System Easement (***Approved***)
- Sanitary Sewer System Easement (***Approved***)
- Sanitary Sewer Access Easement (***Approved***)
- Sidewalk Easement (***Approved***)
- Emergency Access Easement (***Approved***)
- Bill of Sale – Water and Sanitary Sewer (***Approved***)
- Title Commitment

Water and Sanitary Sewer System Easements

GR Meadowbrook, LLC, seeks to convey the Water System Easement, Sanitary Sewer System Easement and corresponding Bill of Sale for water main and sanitary sewer facilities, as well as a Sanitary Sewer Access Easement for a monitoring manhole, serving the Huntley Manor Development. We have reviewed and approve the format and language of the above Water System and Sanitary Sewer System Easements and corresponding Bill of Sale. The easement documents are consistent with the title commitment provide. The exhibits have been reviewed and approved by the City's Consulting Engineer.

The Maintenance and Guarantee Bond submitted for the water and sanitary sewer system facilities is in the City's standard format and is acceptable for the purpose of guaranteeing the materials and workmanship of the water and sanitary sewer system facilities for two years from the date of acceptance.

Sidewalk Easement

The Sidewalk Easement is in the City's standard format and is acceptable. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Emergency Access Easement

The Emergency Access Easement is in the City's standard format and is acceptable. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Once accepted pursuant to Affidavit of the City Engineer, the Water and Sanitary Sewer System Easements, and Sanitary Sewer Access Easement should be recorded with the Oakland County Register of Deeds in the usual manner. The Bill of Sale and Title Commitment should be retained in the City's file. The Sidewalk Easement should be placed on an upcoming City Council Agenda for acceptance. Once accepted, it should also be recorded with the Oakland County Register of Deeds. The Emergency Access Easement does not require acceptance prior to recording.

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

Sincerely,

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

Elizabeth K. Saarela

EKS

- C: Cortney Hanson, Clerk (w/Enclosures-Originals to follow by Interoffice Mail)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
Hannah Smith, Planning Assistant (w/Enclosures)
Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
Theresa Bridges, Construction Engineer (w/Enclosures)
Darcy Rechten, Plan Review Engineer (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Taylor Reynolds, and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Mark Kassab, GR Meadowbrook, LLC (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that GR Meadowbrook LLC, whose address is 31550 Northwestern Hwy. Ste. #220, Farmington Hills, MI 48334, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 23, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Property Description Exhibit}

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit B – Sidewalk Easement Area}

{See attached and incorporated Exhibit C – Site Plan showing Sidewalk Easement Area}

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

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated Exhibit B.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement.

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.

This easement shall allow public pedestrian and non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

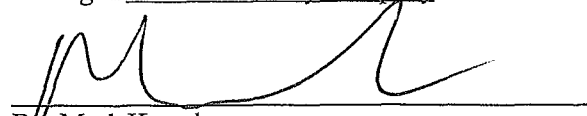
This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 10th day of May, 2017.

{Signature begins on following page}

Signed by:

GR Meadowbrook, a
Michigan Limited Liability Company

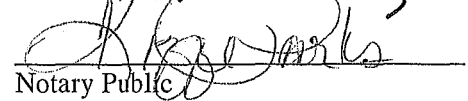


By: Mark Kassab
Its: Authorized Agent

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of May, 2017, by Mark Kassab the authorized Agent of GR Meadowbrook, LLC, a Michigan limited liability company, on its behalf.

KIZZIE L. PARKS
Notary Public, State of Michigan
County of Wayne
My Commission Expires Dec. 07, 2022
Acting In the County of Oakland


Notary Public

_____ County, Michigan

My Commission Expires:

Drafted by:

When recorded return to:
City of Novi
City Clerk
45175 W. Ten Mile Road.
Novi, MI 48375

438616_1.DOC

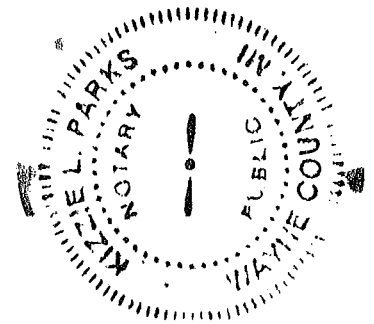


EXHIBIT A

HUNTLEY MANOR

LEGAL DESCRIPTION SUBJECT PROPERTY

A Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the East 1/4 corner of said Section 23; thence South 86°49'00" West, 667.85 feet, (previously recorded as South 86°52'16" West, 669.71 feet), along the East and West 1/4 line of said Section 23 and the Northerly line of "Meadowbrook Glens Subdivision No.3", as recorded in Liber 145 of Plats, Pages 1, 2, 3, and 4, Oakland County Records, for a POINT OF BEGINNING; thence South 87°06'29" West, 153.14 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°48'16" West, 895.90 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°50'36" West, 74.19 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3", to a point (said point being North 87°05'38" East, 179.45 feet and North 86°50'36" East, 694.95 feet from the Center of said Section 23); thence North 02°55'23" West, 1266.88 feet, (previously recorded as North 02°51'49" West, 1267.16 feet, to a point on the Southerly right-of-way line of Grand River Avenue (100 feet wide); thence South 73°47'42" East, 1033.71 feet, (previously recorded as South 73°44'09" East, 1036.06 feet), along the Southerly right-of-way line of said Grand River Avenue; thence South 02°33'23" East, 46.23 feet; thence South 11°01'50" West, 69.11 feet; thence South 79°07'09" East, 16.69 feet; thence South 02°33'23" East, 165.92 feet; thence South 73°42'54" East, 160.03 feet; thence South 02°52'09" East, 15.88 feet, (previously recorded as South 00°19'55" West); thence South 02°39'05" East, 571.95 feet, (previously recorded as South 02°23'56" East, 565.91 feet), to the Point of Beginning. All of the above containing 26.62 Acres. All of the above being subject to easements, restrictions and right of ways of record. All of the above being subject to the rights of the public in Grand River Avenue.

Tax ID: 50-22-23-251-023

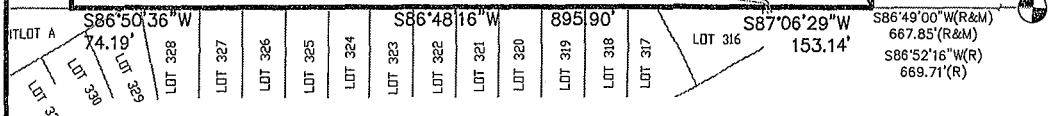
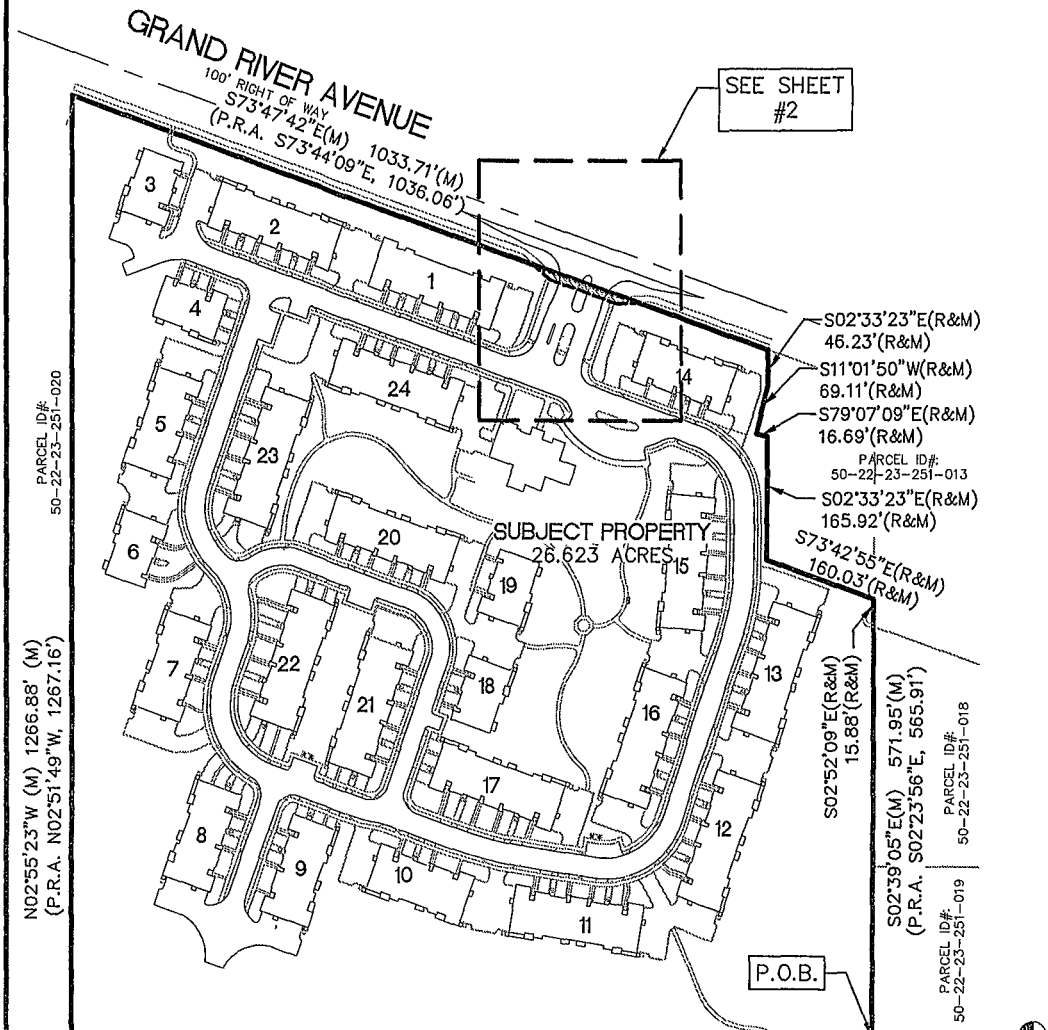
EXHIBIT B

HUNTLEY MANOR

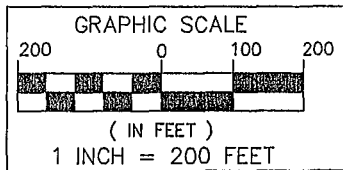
LEGAL DESCRIPTION PATHWAY EASEMENT

A Pathway Easement, located in a part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the East 1/4 corner of said Section 23; thence South 86°49'00" West, 667.85 feet, (previously recorded as South 86°52'16" West, 669.71 feet), along the East and West 1/4 line of said Section 23 and the Northerly line of "Meadowbrook Glens Subdivision No.3", as recorded in Liber 145 of Plats, Pages 1, 2, 3, and 4, Oakland County Records; thence South 87°06'29" West, 153.13 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°48'16" West, 895.90 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence South 86°50'36" West, 74.19 feet, along the East and West 1/4 line of said Section 23 and the Northerly line of said "Meadowbrook Glens Subdivision No.3"; thence North 02°55'23" West, 1266.88 feet, to a point on the southerly right-of-way line of Grand River Avenue; thence South 73°47'42" East, 683.34 feet, along the southerly right-of-way line of said Grand River Avenue, for a POINT OF BEGINNING; thence continuing South 73°47'42" East, 157.96 feet, along the southerly right-of-way line of said Grand River Avenue; thence South 84°17'29" West, 30.81 feet; thence North 73°47'42" West, 100.73 feet; thence North 51°55'20" West, 30.87 feet, to the Point of Beginning. All of the above containing 0.034 Acres.

EXHIBIT C



MEADOWBROOK GLENS SUBDIVISION NO. 3
 LIBER 145 OF PLATS, PAGE 1-4, O.C.R.



PATHWAY EASEMENT
 (0.034 ACRES)

SUBJECT PROPERTY & SHEET INDEX
 PATHWAY EASEMENT



**SEIBER, KEAST
 ENGINEERING, L.L.C.**

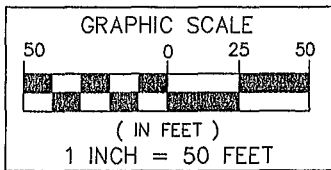
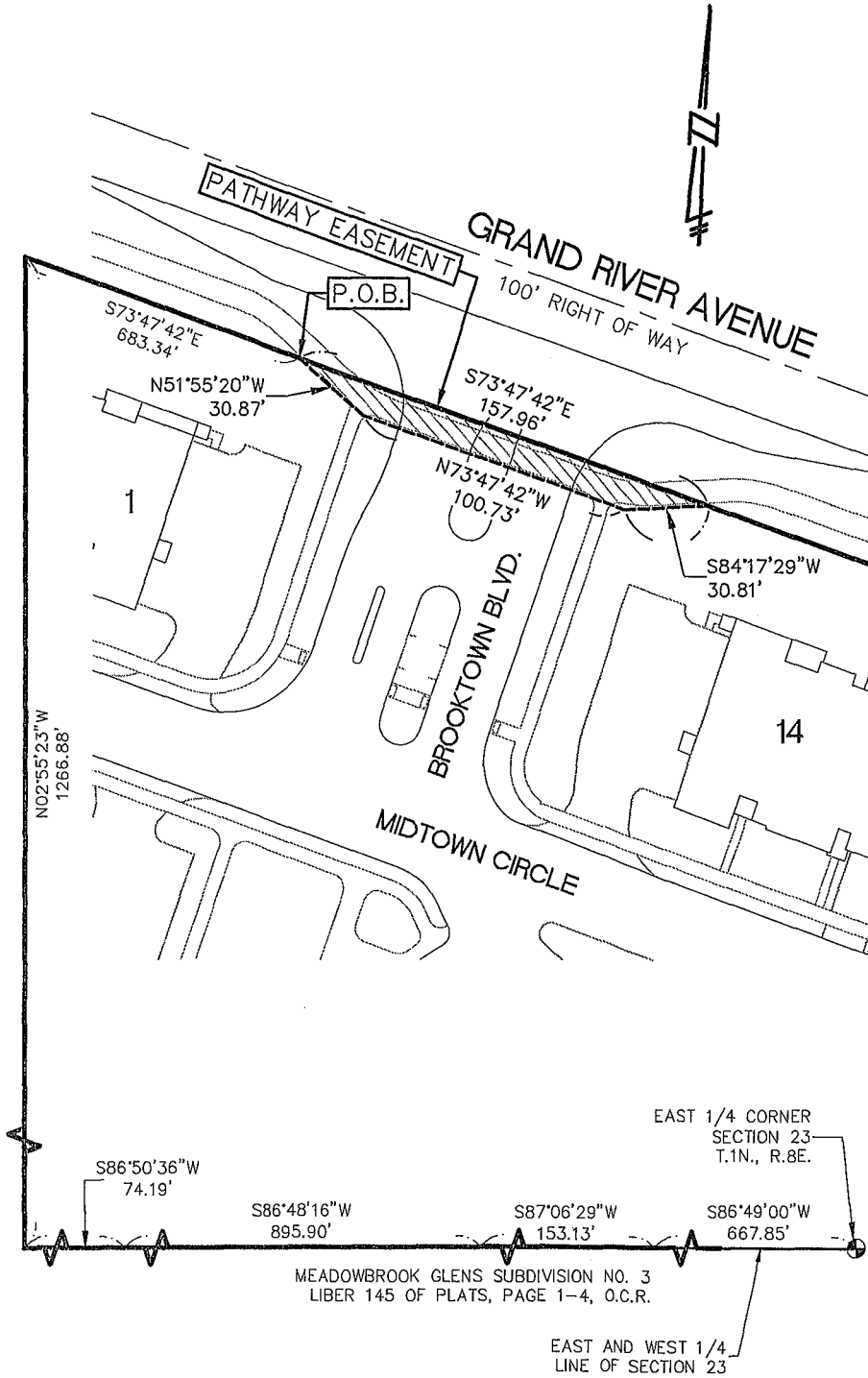
CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

HUNTLEY MANOR

SECTION 23, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 200'
DATE:	05-12-2017
JOB NO.:	12-019
DWG FILE:	12-019ESMT-PATH
DRAWN BY:	AT, DFR
CHECK:	PK
SHEET:	1 OF 2

EXHIBIT C



PATHWAY EASEMENT
(0.034 ACRES)

PATHWAY EASEMENT



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

HUNTLEY MANOR

SECTION 23, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 50'
DATE: 05-12-2017
JOB NO.: 12-019
DWG FILE: 12-019ESMT-PATH
DRAWN BY: AT, DFR
CHECK: PK
SHEET: 2 OF 2



November 22, 2017

Mark Kassab
GR Meadowbrook LLC
31550 Northwestern Hwy, Ste 220
Farmington Hills, Michigan 48334

Re: Huntley Manor - Acceptance Documents Review
Novi # JSP16-0034
SDA Job No. NV17-213
FINAL DOCUMENTS APPROVED

Dear Mr. Kassab:

We have reviewed the Acceptance Document Package received by our office on November 22, 2017 against the Final Site Plan (Stamping Set) approved on May 24, 2017 and against our as-built field records. We offer the following comments:

Final Acceptance Documents

1. On-Site Water System Easement – (executed April 17, 2017) – Exhibits Approved.
2. On-Site Sanitary Sewer Easement – (executed April 15, 2017) – Exhibits Approved.
3. On-Site Sanitary Monitoring Manhole Access Easement – (executed May 12, 2017) – Exhibits Approved.
4. Storm Drainage Facility / Maintenance Easement Agreement – (executed April 15, 2017) – Exhibits Approved.
5. Sidewalk Easement – (executed: May 12, 2017) – Exhibits Approved.
6. Emergency Access Easement – (unexecuted: exhibit dated 06-29-17) – Exhibits Approved.
7. Bills of Sale: Sanitary Sewer System and Water Supply System – (executed: November 10, 2017) – Exhibits Approved
8. Full Unconditional Waivers of Lien from contractors installing public utilities – PROVIDED.
9. Sworn Statement - PROVIDED

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the Mayor's signature.

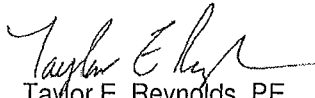


It should be noted that the Plan Review Center Report dated April 6, 2017 contains all documentation requirements necessary prior to construction and occupancy of the facility.

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

Sincerely,

SPALDING DEDECKER


Taylor E. Reynolds, PE
Senior Project Engineer

Cc (via Email): George Melistas, City Engineering Senior Manager
Cortney Hanson, City Clerk
Beth Saarela, Johnson Rosati, Schultz, Joppich PC
Sarah Marchioni, City Building Project Coordinator
Ted Meadows, Spalding DeDecker
Theresa Bridges, City Construction Engineer
Darcy Rehtien, City Construction Engineer
Angie Pawlowski, City Community Development Bond Coordinator
Robert Emerine, PE, Seiber Keast Engineering, LLC

Order Number: 63924418



INFORMATIONAL TITLE REPORT

Schedule A

1. **Effective Date:** November 1, 2017 at 8:00 a.m.

2. **Fee simple interest in the land described in this commitment is owned, at the commitment date by:**
GR Meadowbrook LLC, a Michigan limited liability company

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 Michigan
(See Attached Exhibit A - Legal Description)
Client Reference: 41787 Grand River Ave Novi, MI 48375

Issued by: TITLE SOURCE, INC.
662 Woodward Avenue
Detroit, MI 48226
Toll Free: (800) 594-1044 x 72638
Contact: Dawn Levers
Direct Line: (313) 877-2638
E-mail: DawnLevers@TitleSource.com

Schedule A

Order Number: 63924418

**Schedule B-I
(Requirements)**

1. **This report is for informational purposes only**
2. **TAXES:** Tax Id No. 22-23-251-023

(SEE ATTACHED EXHIBIT B - Tax Certification)

**Schedule B-II
(Exceptions)**

If a Policy or 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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the report.
 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. Grant of Access Easement and Agreement by and between Brooktown Village Venture, LLC, and Brooktown Commercial, LLC, dated December 16, 2005 and recorded January 12, 2006 in Liber 36943, Page 770.
 8. Brooktown Special Development Option (SDO) Agreement by and between the City of Novi and Brooktown Village Venture, LLC, and ADCO Group, LLC, dated January 18, 2006 and recorded March 14, 2006 in Liber 37242, Page 313.
 9. Agreement for Conservation Easement by and between Brooktown Village Venture L.L.C. and the Michigan Department of Environmental Quality (MDEQ), dated September 12, 2006 and recorded November 28, 2006 in Liber 38436, Page 469. Modification of Conservation Easement Agreement, dated May 19, 2017 and recorded June 20, 2017 in Liber 50782, Page 659.
 10. Conservation Easement by and between Brooktown Village Venture, L.L.C., and the City of Novi, and its successors or assigns, dated May 22, 2007 and recorded August 1, 2007 in Liber 39418, Page 621.
 11. Agreement for Sanitary Sewer Easement by and between Brooktown Village Venture, LLC, a Michigan limited liability company, and Fountain Park Novi Limited Partnership, dated January 25, 2007 and recorded September 25, 2007 in Liber 39599, Page 611.
 12. Easement Agreement by and between GR Meadowbrook LLC, a Michigan limited liability company, and GS Enterprises, L.L.C., a Michigan limited liability company, dated June 17, 2015 and recorded June 25, 2015 in Liber 48326, Page 564.
 13. Huntley Manor Special Development Option (SDO) Agreement by and between the City of Novi and GR Meadowbrook LLC, dated July 13, 2015 and recorded October 5, 2015 in Liber 48663, Page 595.
 14. Huntley Manor Special Development Option (SDO) Agreement by and between the City of Novi and GR Meadowbrook LLC, dated July 13, 2015 and recorded October 28, 2015 in Liber 48744, Page 221. First Addendum to Huntley Manor Special Development Option (SDO) Agreement, dated November 10, 2015 and recorded May 3, 2016 in Liber 49320, Page 891. Huntley Manor First Amended and Restated Special Development Option (SDO) Agreement, dated February 6, 2017 and recorded March 6, 2017 in Liber 50442, Page 308.
-

Order Number: 63924418

-
15. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
 16. 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.
 17. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
 18. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of unnamed pond, or land created by fill or artificial accretion.
 19. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of unnamed pond.
 20. The following matters as disclosed by survey dated November 12, 2012, prepared by FinnTec Surveying, LLC, being Job No. 12-064:
 - a. Overhead Electric and storm sewer crossing property and property lines.
 - b. Fence inside Easterly and Southerly property lines.

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): 22-23-251-023

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

Parcel 1:

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan and being more particularly described as follows: Beginning at a point distant South 86 degrees 52 minutes 16 seconds West along the East-West 1/4 line of said Section 23, 669.71 feet and North 02 degrees 23 minutes 56 seconds West 565.91 feet and North 73 degrees 32 minutes 27 seconds West 160.00 feet from the East 1/4 corner of said Section 23, thence South 02 degrees 33 minutes 23 seconds East 8.57 feet, thence South 87 degrees 15 minutes 00 seconds West 66.68 feet, thence North 73 degrees 44 minutes 09 seconds West 160.58 feet, thence North 16 degrees 15 minutes 43 seconds East 114.00 feet, thence North 73 degrees 44 minutes 09 seconds West 328.50 feet, thence South 16 degrees 15 minutes 51 seconds West 114.00 feet, thence North 73 degrees 44 minutes 09 seconds West 235.29 feet, thence North 16 degrees 15 minutes 51 seconds East 19.50 feet, thence North 31 degrees 20 minutes 17 seconds East 40.57 feet, thence North 46 degrees 24 minutes 43 seconds East 23.18 feet, thence North 43 degrees 35 minutes 17 seconds West 41.61 feet, thence North 73 degrees 44 minutes 09 seconds West 169.40 feet, thence South 16 degrees 15 minutes 51 seconds West 27.12 feet, thence North 73 degrees 44 minutes 09 seconds West 81.34 feet, thence North 02 degrees 51 minutes 49 seconds West 259.11 feet to a point on the Southerly right of way line of Grand River Avenue (100.00 wide), thence South 73 degrees 44 minutes 09 seconds East along said right of way line 1036.06 feet, thence South 02 degrees 33 minutes 23 seconds East 303.70 feet to the point of beginning.

Parcel 2:

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan and being more particularly described as follows: Beginning at a point on the East-West 1/4 line of Section 23 and the North line of MEADOWBROOK GLENS SUBDIVISION NO. 3, as recorded in Liber 145 of Plats, Page 1, Oakland County Records, said point being South 86 degrees 52 minutes 16 seconds West 669.71 feet from the East 1/4 corner of said Section 23, thence continuing along said line South 86 degrees 52 minutes 16 seconds West 1123.46 feet, thence North 02 degrees 51 minutes 49 seconds West 1008.05 feet, thence South 73 degrees 44 minutes 09 seconds East 81.34 feet, thence North 16 degrees 15 minutes 51 seconds East 27.12 feet, thence South 73 degrees 44 minutes 09 seconds East 169.40 feet, thence South 43 degrees 35 minutes 17 seconds East 41.61 feet, thence South 46 degrees 24 minutes 43 seconds West 23.18 feet, thence South 31 degrees 20 minutes 17 seconds West 40.57 feet, thence South 16 degrees 15 minutes 51 seconds West 19.50 feet, thence South 73 degrees 44 minutes 09 seconds East 235.29 feet, thence North 16 degrees 15 minutes 51 seconds East 114.00 feet, thence South 73 degrees 44 minutes 09 seconds East 328.50 feet, thence South 16 degrees 15 minutes 43 seconds West 114.00 feet, thence South 73 degrees 44 minutes 09 seconds East 160.58 feet, thence North 87 degrees 15 minutes 00 seconds East 66.68 feet, thence North 02 degrees 33 minutes 23 seconds West 8.57 feet, thence South 73 degrees 32 minutes 27 seconds East 160.00 feet, thence South 02 degrees 23 minutes 56 seconds East 565.91 feet to the point of beginning.

Easement Parcel:

A non-exclusive easement as created, limited and defined in that certain instrument recorded in Liber 36943, Page 770, Oakland County Records.

Client Reference: 41787 Grand River Ave, Novi, MI 48375