



CITY OF NOVI CITY COUNCIL
MAY 5, 2025

SUBJECT: Approval of a sidewalk easement for Driftwood Bar & Grill located on the east side of East Lake Road and south of Fourteen Mile Road (parcel 50-22-02-126-013).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This easement is required as part of the Driftwood Bar & Grill Outdoor Seating site plan approval process.
- The proposed sidewalk was not located in dedicated right-of-way and a sidewalk easement was required over the proposed sidewalk.

BACKGROUND INFORMATION:

The property owner of Driftwood Bar & Grill is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. As part of the approved site plan the property owner proposed a sidewalk along the south side of Fourteen Mile Road. The proposed sidewalk was not located in dedicated right-of-way and a sidewalk easement was required over the proposed sidewalk.

The Sidewalk Easement has been approved by the City Attorney (Beth Saarela, March 27, 2025) and City's Engineering Consultant, Spalding DeDecker (August 14, 2024). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a sidewalk easement for Driftwood Bar & Grill located on the east side of East Lake Road and south of Fourteen Mile Road (parcel 50-22-02-126-013).

Driftwood Bar and Grill Parking & Outdoor Seating Sidewalk Easement Location Map



Map Author: Humna Anjum
Date: 4/22/2025
Project: Driftwood Bar and Grill
Version: 1.0

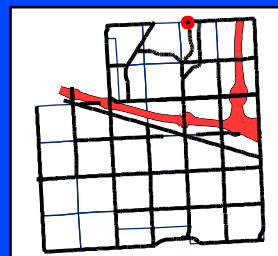
Amended By:
Date:
Department:

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.

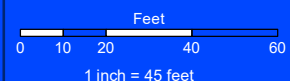
Legend

- Major Roads
- Minor Roads
- ▭ Project Location
- ▭ Sidewalk Easement



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
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

March 27, 2025

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

RE: Driftwood Bar & Grill JSP 17-07 Acceptance Documents

Dear Mr. Croy:

We have received and reviewed the following signed documents for the Driftwood Bar and Grill development and have the following comments:

- Title Search (***Consistent with documents provided***)
- Water System Easement (***Approved***)
- Sidewalk Easement (***Approved***)
- Bill of Sale – Water Main (***Approved- But Exhibit Must be Attached***)

Water System Easement

The format and content of the Water System Easement is in the City's standard format and is acceptable.

The Bill of Sale for water system facilities is acceptable as provided subject to the approve Exhibit for the Water System Easement area being added.

The Water System Easement may be accepted by Affidavit of the City Engineer and recorded with the Oakland County Register of Deeds in the usual manner.

Sidewalk Easement

The format and content of the Sidewalk Easement is in the City's standard format and is consistent with the title search provided. The Exhibit has been review and approved by the City's consulting Engineer and is acceptable.

The Sidewalk Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, it 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
March 27, 2025
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

Enclosure

CC: (w/Enclosures)
Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Diana Shanahan, Planner
Dan Commer, Planner
Stacy Choi, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Humna Anjum, Project Engineer
Milad Alesmail, Project Engineer
Alyssa Craigie, Administrative Assistant
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Thomas R. Schultz, Esquire

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Theodore Andris and Elane Andris, husband and wife, whose address is 1103 East Lake Drive, Novi, Michigan 48376, 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 2, 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}

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 permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the water main in the easement areas shown on the attached and incorporated Exhibit B.

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.

{Signature begins on following page}

IN WITNESS WHEREOF, the undersigned Grantor has affixed their signatures this 24th of MARCH 2018.

GRANTOR:

By: 
Theodore Andris

By: 
Elane Andris

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 24th day of MARCH, 2018, by Theodore Andris and Elane Andris, husband and wife, to me known to be the persons described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



MARY ELLEN KELLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jan 26, 2026
ACTING IN COUNTY OF OAKLAND

THIS INSTRUMENT DRAFTED BY:
Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
City of Novi
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

DRIFTWOOD BAR AND GRILL: LEGAL DESCRIPTION

A parcel of land located in the Northwest 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northwest corner of Lot 17 of "Groll's Edgewater Subdivision", as recorded in Liber 21 of Plats, on Page 3, Oakland County Records, for a POINT OF BEGINNING; thence Due East, 300.79 feet, along the Northerly line of Lot 17 of said "Groll's Edgewater Subdivision"; thence Due South, 186.73 feet; thence North 89°17'47" West, 151.31 feet; thence South 62°49'34" West, 48.56 feet, to a point on the Westerly line of Lot 17 of said "Groll's Edgewater Subdivision"; thence North 27°10'26" West, 232.73 feet, along the Westerly line of Lot 17 of said "Groll's Edgewater Subdivision, to the POINT OF BEGINNING. All of the above containing 1.09 Acres.



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

CONSULTING ENGINEERS

200 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331

DRIFTWOOD BAR AND GRILL

SEC. 2, T.1N., R.8E., CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE:	NOT TO SCALE
DATE:	03-05-2018
JOB NO.:	13-020
DWG. FILE:	13-020ESMT-SW
DRAWN BY:	DJR, GH
CHECK:	GS
SHEET:	1 OF 1

EXHIBIT B

DRIFTWOOD BAR AND GRILL SIDEWALK EASEMENT:

A Sidewalk Easement located in the Northwest 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northwest corner of Lot 17 of "Groll's Edgewater Subdivision", as recorded in Liber 21 of Plats, on Page 3, Oakland County Records, for a POINT OF BEGINNING, thence Due East, 140.00 feet, along the Northerly line of Lot 17 of said "Groll's Edgewater Subdivision"; thence South 23°12'40" West, 6.90 feet; thence North 83°06'27" West, 10.10 feet; thence South 89°19'38" West, 26.68 feet; thence South 86°45'38" West, 30.12 feet; thence South 85°34'53" West, 55.59 feet; thence 13.48 feet along a curve to the left, said curve having a radius of 17.57 feet, a central angle of 43°56'35" and a chord bearing and distance of South 55°18'46" West, 13.15 feet, to a point on the Westerly line of Lot 17 of said "Groll's Edgewater Subdivision"; thence North 27°10'26" West, 21.26 feet, along the Westerly line of Lot 17 of said "Groll's Edgewater Subdivision, to the POINT OF BEGINNING". All of the above containing 0.026 Acres.



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

CONSULTING ENGINEERS

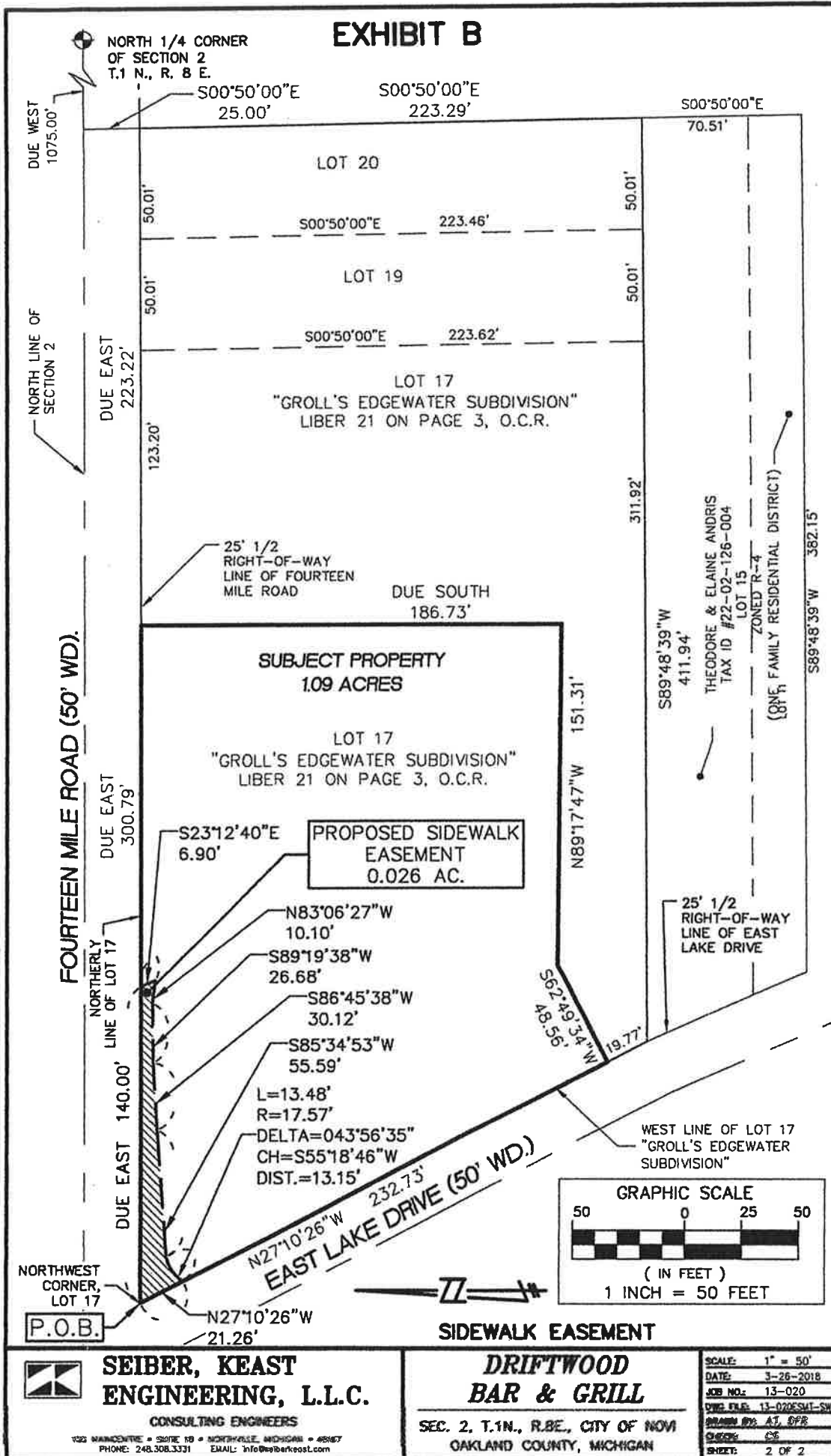
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.306.3333

DRIFTWOOD BAR AND GRILL

SEC. 2, T.1N., R.8E., CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

SCALE:	NOT TO SCALE
DATE:	03-05-2018
JOB NO.:	13-020
DWG. FILE:	13-020ESMT-SW
DRAWN BY:	DFR, DS
CHECK:	CS
SHEET:	1 OF 2

EXHIBIT B



Issued Through:

SEARCH OF TITLE



Title Connect LLC
a title insurance agency

TITLE CONNECT, LLC
28470 W. 13 Mile Rd., STE 325
Farmington Hills, MI 48334

Search No. TC08-101820
Fee: \$550.00

Agent For: First American Title Insurance Company

Effective Date: November 2, 2021 at 8:00 A.M.

Today's Date: January 26, 2022

From the examination of the records, starting on November 14, 1968 up to and including the search date above of November 2, 2021 in the Register of Deeds office, **Oakland** County, Michigan for property described as follows to wit:

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

Parcel A:

The North 1/2 of Lot 13, the North 1/2 of Lot 14, all of Lots 15, 16 and, except that part described as beginning at the Northwest corner of Lot 17, thence East 140 feet; thence South 23 degrees 12 minutes 20 seconds East 100 feet; thence South 74 degrees 13 minutes 00 seconds West 120 feet; thence North 27 degrees 10 minutes 00 seconds West 140 feet to the point of beginning, ALSO all of Lots 18, 19 and 20, GROLL'S EDGEWATER SUBDIVISION, as recorded in Liber 21 of Plats, Page 3, Oakland County Records.

Parcel B:

That part of Lot 17 described as beginning at the Northwest Lot corner, thence East 140 feet; thence South 23 degrees 12 minutes 20 seconds East 100 feet; thence South 74 degrees 13 minutes 00 seconds West 120 feet; thence North 27 degrees 10 minutes 00 seconds West 140 feet to the point of beginning, GROLL'S EDGEWATER SUBDIVISION, as recorded in Liber 21 of Plats, Page 3, Oakland County Records.

Apparent Owner: Theodore S. Andris a/k/a Theodore Andris and Elane Andris a/k/a Elane K. Andris, husband and wife (as to N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17) and Theodore S Andris and Elane Andris (as to Westerly/Remainder portion of Lot 17)

RECEIVED

MAR 28 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

**COUNTERSIGNED:
TITLE CONNECT, LLC.**

AUTHORIZED SIGNATORY



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Documents recorded with the County Register of Deeds Office:

CHAIN OF TITLE:

1. Warranty Deed executed between William D. Bachelor and Mildred Bachelor, his wife and Manly S. Bachelor and Cora A. Bachelor, his wife, as Grantor(s) and Herman W. Bohannon and Jane L. Bohannon, his wife as Grantee(s) dated November 6, 1968, and recorded November 14, 1968, in Liber 5280, Page 448, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
2. Quit Claim Deed executed between Haynes M. Bohannon, a single man, as Grantor(s) and Herman W. Bohannon and Jane L. Bohannon, his wife as Grantee(s) dated October 31, 1968, and recorded November 14, 1968, in Liber 5280, Page 76, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
3. Land Contract entered into by and among Herman W. Bohannon and Jane L. Bohannon, his wife (Seller) and Theodore S. Andris and Elane Andris, his wife, an undivided one-half interest and Claude Romain and Myrna Romain, his wife, an undivided on-half interest (Purchaser) dated October 7, 1980 and recorded October 9, 1980 in Liber 7878, Page 438, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
4. Seller's Assignment of Land Contract made by and between Herman W. Bohannon and Jane L. Bohannon (Assignor) and Herman W. Bohannon and Jane L. Bohannon Revocable Trust (Assignee) dated February 1, 1984 and recorded February 24, 1984 in Liber 8603, Page 175, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
5. Warranty Deed executed between Herman W. Bohannon and Jane L. Bohannon, his wife, as Grantor(s) and Theodore S. Andris and Elane Andris, his wife and Claude Romain and Myrna Romain, his wife as Grantee(s) dated February 20, 1987, and recorded March 5, 1987, in Liber 9795, Page 586, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
6. Quit Claim Deed executed between Herman W. Bohannon and Jane L. Bohannon, Trustees of Herman W. Bohannon and Jane L. Bohannon Revocable Trust, as Grantor(s) and Theodore S. Andris and Elane Andris, his wife and Claude Romain and Myrna Romain, his wife as Grantee(s) dated February 20, 1987, and recorded March 5, 1987, in Liber 9795, Page 587, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
7. Warranty Deed executed between Nellie Makris and Andrew J. Makris (Deceased), as Grantor(s) and Rose Canzano and Manufacturers National Bank of Detroit, Co-Executors of



Title Connect LLC
a title insurance agency

the Estate of Nick Canzano, Deceased as Grantee(s) dated June 24, 1981, and recorded July 17, 1981, in Liber 8043, Page 533, Oakland County Records. (Westerly/Remainder portion of Lot 17)

8. Quit Claim Deed executed between Myrna Romain, a single woman, who is the surviving wife of Claude Romain, as to 1/2 of her 50% interest, as Grantor(s) and Theodore S. Andris, a married man and Elane Andris, his wife whose interest will now become 75% as Grantee(s) dated November 19, 1991, and recorded January 27, 1992, in Liber 12316, Page 414, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)

9. Warranty Deed executed between Rose Canzano and Comerica Bank (sbm to Manufacturers National Bank of Detroit), Co-Trustees of the Nick Canzano Residuary Trust under Agreement dated November 22, 1967, as amended, as Grantor(s) and James C. Kernen and Carol J. Kernen, husband and wife as Grantee(s) dated March 29, 1993, and recorded May 18, 1993, in Liber 13588, Page 671, Oakland County Records. (Westerly/Remainder portion of Lot 17)

10. Quit Claim Deed executed between Theodore S. Andris, a married man and Elane Andris, his wife, as Grantor(s) and an undivided 1/2 of their 75% interest (or an undivided 37% interest) to Theodore S. Andris, a married man, and an undivided 1/2 of their 75% interest (or an undivided 37% interest) to Elane Andris, as tenants in common, without rights of survivorship, each waiving dower and curtesy rights in the interest of the other as established hereby as Grantee(s) dated March 25, 1994, and recorded June 9, 1994, in Liber 14741, Page 820, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)

11. Quit Claim Deed executed between Theodore S. Andris, a married man, as to his undivided 37% interest, as Grantor(s) and Theodore Stergios Andris Inter-Vivos Trust U/A/D February 11, 1994, Theodore Stergios Andris, Trustee, and the Successors thereof as Grantee(s) dated March 25, 1994, and recorded June 9, 1994, in Liber 14741, Page 821, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)

12. Quit Claim Deed executed between Elane Andris, as to her undivided 37% interest, as Grantor(s) and Elane K. Andris Inter-Vivos Trust U/A/D February 11, 1994, Elane K. Andris, Trustee, and the Successors thereof as Grantee(s) dated March 25, 1994, and recorded June 9, 1994, in Liber 14741, Page 822, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)

13. Memorandum of Land Contract entered into by and between James C. Kernen and Carol J. Kernen, his wife (Seller) and Mr. B's Walled Lake, Inc., a Michigan corporation (Purchaser) dated February 5, 1996 and recorded February 22, 1996 in Liber 16044, Page 200, Oakland County Records. (Westerly/Remainder portion of Lot 17)



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a title insurance agency

14. Quit Claim Deed executed between Kernen & Kernen Inc., as Grantor(s) and Carol Kernen as Grantee(s) dated February 12, 2001, and recorded March 28, 2001, in Liber 22562, Page 217, Oakland County Records. (Westerly/Remainder portion of Lot 17)
15. Quit Claim Deed executed between Mr. B's Walled Lake Inc., a Michigan corporation, as Grantor(s) and Carol Kernen as Grantee(s) dated January 18, and recorded March 28, 2001, in Liber 22562, Page 220, Oakland County Records. (Westerly/Remainder portion of Lot 17)
16. Assignment of Land Contract Vendee's Interest entered into by and between Mr. B's Walled Lake, Inc., a Michigan corporation (Assignor) and Kernen & Kernen, Inc. (Assignee) dated January 18, 2001 and recorded April 6, 2001 in Liber 22621, Page 64, Oakland County Records. (Westerly/Remainder portion of Lot 17)
17. Memorandum of Land Contract made by and between CVET Enterprises, L.L.C., a Michigan limited liability company (Purchaser) and Carol J. Kernen (Seller) dated January 9, 2002 and recorded January 24, 2002 in Liber 24610, Page 876, Oakland County Records. (Westerly/Remainder portion of Lot 17)
18. Warranty Deed executed between Carol J. Kernen, as Grantor(s) and CVET Enterprises, LLC, a Michigan limited liability company as Grantee(s) dated November 14, 2008, and recorded November 19, 2008, in Liber 40726, Page 766, Oakland County Records. (Westerly/Remainder portion of Lot 17)
19. Quit Claim Deed executed between Myrna Romain, as to her undivided 25% interest, as Grantor(s) and Myrna E. Romain, Trustee, or any other successor trustee of the Myrna E. Romain Living Trust dtd July 22, 1990 as Grantee(s) dated November 4, 2010, and recorded November 9, 2010, in Liber 42533, Page 606, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
20. Quit Claim Deed executed between Theodore Stergios Andris, as Trustee of the Theodore Stergios Andris Inter-Vivos Trust U/A/D February 11, 1994, as amended, as to an undivided 37% interest and Elane K. Andris, as Trustee of the Elane K. Andris Inter-Vivos Trust U/A/D February 11, 1994, as amended, as to an undivided 37% interest, as Grantor(s) and Theodore S. Andris and Elane K. Andris, husband and wife, as tenants by the entireties as Grantee(s) dated December 2, 2010, and recorded December 23, 2010, in Liber 42672, Page 7, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)
21. Enhanced Life Estate Deed executed between Theodore S. Andris and Elane K. Andris, husband and wife, as to their 75% interest, as Grantor(s) and Theodore S. Andris and Elane K. Andris, husband and wife, as tenants by the entireties with rights of survivorship, for their respective lifetimes, reserving a life estate, if not conveyed prior to the last of them to die, premises is conveyed to the Successor Trustees of the Elane K. Andris Inter-Vivos Trust U/A/D February 11, 1994, as amended as Grantee(s) dated December 2, 2010, and recorded

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SEARCH OF TITLE



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December 23, 2010, in Liber 42672, Page 9, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17 - Rights under MI Land Title Standard 9.3 recited)

22. Warranty Deed executed between CVET Enterprises, LLC, as Grantor(s) and Theodore S Andris and Elane Andris as Grantee(s) dated October 26, 2012, and recorded December 6, 2012, in Liber 45052, Page 896, Oakland County Records. (Westerly/Remainder portion of Lot 17)

23. Quit Claim Deed executed between Myrna Romain, a single woman, surviving spouse of Claude Romain, as to her entire 25% interest, as Grantor(s) and Theodore Andris and Elane Andris, husband and wife, whose interest will now become 100% as Grantee(s) dated January 1, 2017, and recorded January 4, 2017, in Liber 50241, Page 722, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)

24. Quit Claim Deed executed between Myrna E. Romain, Trustee of The Myrna E. Romain Living Trust dated July 22, 1990, as to her entire 25%, as Grantor(s) and Theodore Andris and Elane Andris, husband and wife, whose interest will now become 100% as Grantee(s) dated June 26, 2017, and recorded June 29, 2017, in Liber 50818, Page 201, Oakland County Records. (N 1/2 of Lots 13, 14, all of Lots 15, 16, 18, 19, 20 and the Easterly portion of Lot 17)

25. Please be advised that our search did not disclose any open mortgage of record.

TAX INFORMATION:

26. Parcel ID Number: 22-02-126-013 (W'ly portion of Lot 17)

C/K/A: 1103 East Lake Dr, Novi, MI 48377

2021 Winter Amount: \$167.16 Due

2021 Summer Amount: \$9,305.44 Paid

Special Assessments: None

Principal Residence Exemption (PRE) 0.00%

NOTE: Taxes are described on tax rolls as: T1N, R8E, SEC 2 GROLL'S EDGEWATER SUB PART OF LOT 17 DESC AS BEG AT NW COR OF LOT 17, TH E 300.79 FT, TH S 186.73 FT, TH N 89-17-47 W 151.31 FT, THS 62-49-34 W 48.56 FT, TH N 27-10-26 W 232.73 FT TO BEG 12 4-2-18 FR 001 & 002 Split/Combined on 04/24/2018 from 50-22-02-126-001, 50-22-02-126-002, 50-22-02-126-003

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27. Parcel ID Number: 22-02-126-014 (Lots 19, 20 & E'ly portion of Lot 17)

C/K/A: 1103 East Lake Dr, Novi, MI 48377

2021 Winter Amount: \$116.85 Due

2021 Summer Amount: \$6,504.98 Paid

Special Assessments: None

Principal Residence Exemption (PRE) 0.00%

NOTE: Taxes are described on tax rolls as: T1N, R8E, SEC 2 GROLL'S EDGEWATER SUB PART OF LOT 17, ALSO ALL OF LOTS 19 & 20 DESC AS BEG AT PT DIST W 1075 FT & S 00-50-00 E 25 FT FROM N 1/4COR, TH S 00-50-00 E 223.29 FT, TH S 89-48-39 W 411.94 FT, TH N 27-10-26 W 19.77 FT, TH N 62-49-34 E 48.56 FT, TH S 89-17-47 E 151.31 FT, TH N 186.73 FT, TH E 223.22 FT TO BEG 4-2-18 FR 002 & 003 Split/Combined on 04/24/2018 from 50-22-02-126-001, 50-22-02-126-002, 50-22-02-126-003

28. Parcel ID Number: 22-02-126-004 (Lot 15 & N 1/2 of Lot 13)

C/K/A: V/L East Lake Dr, Novi, MI 48377

2021 Winter Amount: \$47.55 Due

2021 Summer Amount: \$2,648.20 Paid

Special Assessments: None

Principal Residence Exemption (PRE) 0.00%

NOTE: Taxes are described on tax rolls as: T1N, R8E, SEC 2 GROLL'S EDGEWATER SUB N 1/2 OF LOT 13 & ALL OF LOT 15

29. Parcel ID Number: 22-02-101-001 (Lots 16, 18 & the N 1/2 of Lot 14)

C/K/A: Vac Waterfront East Lake Dr, Novi, MI 48377

2021 Winter Amount: \$303.16 Due (incl. \$294.51 for W Lake Impr 183)

2021 Summer Amount: \$482.67 Paid

**Special Assessments: Code: 183 - W Lake Impr 183 - 5 Yr Assessment Beginning 202 -
Principal Balance Due: \$883.53**



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Principal Residence Exemption (PRE) 0.00%

NOTE: Taxes are described on tax rolls as: T1N, R8E, SEC 2 GROLL'S EDGEWATER SUB N 1/2 OF LOT 14, ALSO ALL OF LOTS 16 & 18

EASEMENTS, ETC:

30. Easement for sanitary sewer in favor of the County of Oakland recorded in Liber 5315, page 717. (E'ly portion of Lot 17)

31. Easement for sanitary sewer in favor of the County of Oakland recorded in Liber 5315, page 725. (Lot 19)

32. Easement for sanitary sewer in favor of the County of Oakland recorded in Liber 5315, page 726. (Lot 20)

33. Water Main Easement in favor of the City of Novi recorded in Liber 21946, page 262. (Part of Lots 17, 19 and 20)

34. Water Main Easement in favor of the City of Novi recorded in Liber 21946, page 264. (Part of Lots 17, 19 and 20)

35. Water Main Easement in favor of the City of Novi recorded in Liber 21946, page 266. (Part of Lots 17, 19 and 20)

36. Drainage Easement in favor of the City of Novi recorded in Liber 51075, page 306. (Lot 19)

37. Sidewalk Easement in favor of the City of Novi recorded in Liber 51075, page 310. (Lots 19 and 20)

38. Declaration of Landscape Easement recorded in Liber 51682, page 86. (Lot 17)

39. Declaration of Easement for Storm Water and Surface Drainage recorded in Liber 51911, page 250. (Part of Lots 13, 15 and 17)

40. Quit Claim Conveyance of Easements and Rights-of-Way for Sanitary Sewer System Facilities and Improvements in favor of the City of Novi recorded in Liber 52822, page 94. (applies to Easements recorded in Liber 5315, page(s) 717, 725 and 726 as shown at Item Nos. 30, 31 and 32 above)

No search was performed to determine any interest of others to any mineral, oil or other right to the subsurface of the property searched.

This report contains information from public land records available in the county

Issued Through:

SEARCH OF TITLE



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indicated above for whose accuracy and completeness we assume no responsibility. This report is released with the understanding that it is strictly confidential and only to be used by the party requesting it. This report is not to be construed as an opinion of title or as a commitment for title I insurance. For matters of a legal nature we suggest you contact your attorney. The liability of Title Connect is limited to the amount paid for this report. Title Connect assumes no liability, financial or otherwise, in association with the information in this report. Any loss, damage or expense of any kind incurred in reliance on this search document by any party is limited to the amount paid for the search.

August 14, 2024

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

Re: Driftwood Bar and Grill - Acceptance Documents Review #5
Novi # JSP17-0007
SDA Job No. NV18-202
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on August 14, 2024 against the Final Site Plan (Stamping Set) approved on April 25, 2018. We offer the following comments:

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. On-Site Water System Easement – (executed 03/24/2022: exhibit dated 03/26/18)
Exhibits Approved.
2. Off-Site Drainage Easement – (executed: exhibit dated 03/26/18)
Exhibits Approved
3. Storm Drainage Facility / Maintenance Easement Agreement (executed 07/15/24: exhibit dated 03/26/18)
Exhibits A, B, C, & D Approved.
4. Sidewalk Easement – (executed 03/24/2022: exhibit dated 03/26/18)
Exhibits Approved.
5. Bills of Sale: Water Supply System – SUPPLIED – APPROVED.
6. Full Unconditional Waivers of Lien from contractors installing public utilities – SUPPLIED – APPROVED.
7. Sworn Statement signed by Developer - SUPPLIED – APPROVED.

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.

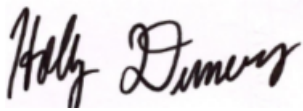
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated August 23, 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



Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Croy, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi
Heather Zeigler, City of Novi
Ben Nelson, City of Novi
Dan Commer, City of Novi