



CITY of NOVI CITY COUNCIL

**Agenda Item N
December 21, 2015**

SUBJECT: Approval of a resolution terminating a portion of an existing water main easement (recorded at Liber 10421, Page 493, Oakland County Records) at the request of Novi Crescent 2, LLC, as part of the Novi Crescent Phase II Development located north of Crescent Boulevard and west of Novi Road (parcel 22-15-476-048).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BTC RJA*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Novi Crescent 2, LLC, the developer of Novi Crescent Phase II located north of Crescent Boulevard and west of Novi Road (parcel 22-15-476-048), has requested the termination of portions of the on-site water main easement. The utility previously located in this area has been relocated as part of the project and placed in a new easement, which has been recorded at Liber 48871, Page 688. As such, the applicant has requested that the City terminate and vacate the existing water main easement. The existing easement was recorded at Liber 10421, Page 493 with the Oakland County Register of Deeds.

The enclosed resolution for authorizing the termination of a portion of the existing water main easement in which the utility was abandoned has been prepared for consideration. The proposed easement has been favorably reviewed by the City Attorney (Beth Saarela's letter, attached) and is recommended for approval.

RECOMMENDED ACTION: Approval of a resolution terminating a portion of an existing water main easement (recorded at Liber 10421, Page 493, Oakland County Records) at the request of Novi Crescent 2, LLC, as part of the Novi Crescent Phase II Development located north of Crescent Boulevard and west of Novi Road (parcel 22-15-476-048).

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Location Map

Novi Crescent II

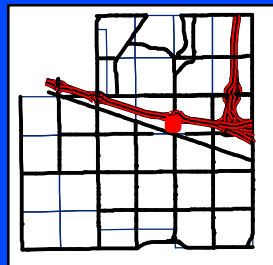


Map Author: A. Wayne
Date: November 13, 2015
Project:
Version #:

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

0 20 40 80 120
Feet

1 inch = 100 feet



**RESOLUTION OF THE CITY COUNCIL AUTHORIZING
TERMINATION OF WATER MAIN EASEMENT**

RECITATIONS UNDERLYING THIS RESOLUTION:

The easement for operating, constructing, maintaining and repairing a water main granted to the City of Novi (the "City") whose address is 45175 Ten Mile Road, Novi, Michigan 48375, which easement is located in Section 15 of the City of Novi, as described on the attached and incorporated Exhibit A is the subject matter of this Resolution, and shall be referred to herein as the "Easement".

The owner of the property described in the attached and incorporated Exhibit B, upon which the Easement is located (the "Property"), granted an easement dated January 14, 1988, recorded on May 23, 1988 at Liber 10421, Page 493, Oakland County Records, for a public water main, as set forth in the attached and incorporated hereto as Exhibit A. Subsequently, the layout of the Property was changed in accordance with an amended site plan for the Property. The portions of the existing water main and attached hydrant were abandoned when a new water main serving the site was constructed. The abandoned water main and hydrant area are no longer required to be maintained as a public water main easement. As such, the City has offered to terminate and vacate the existing easement. Any costs associated with terminating the easement shall be the Owner's expense.

The appropriate City Officials have investigated the need to maintain the Easement for the benefit of the City's public water system, for the benefit of the Property, and/or for the benefit of surrounding properties. The City Officials have determined it is not necessary to maintain the Easement in the location shown on Exhibit A, and hereby agree to terminate it.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- I. The water main easement described in the attached and incorporated Exhibit A, located in Section 15 of the City, described in the Easement which is recorded at

Liber 10421, Page 493, Oakland County Records, for operating, constructing, maintaining and repairing a water main, be terminated as shown.

2. This Resolution shall be recorded with the Oakland County Register of Deeds evidencing the termination called for herein.

AYES:

NAYES:

ABSTENTIONS:

Resolution declared adopted.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the City Council of the City of Novi at the regular meeting held on _____, 2015.

MARYANNE CORNELIUS, CITY CLERK

Drafted by:
Elizabeth Saarela
Johnson, Rosati, Schultz & Joppich
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331
(248) 489-4100

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

EXHIBIT A

KNOW ALL MEN BY THESE PRESENTS, that Bob Evans Farms, Inc

3776 South High Street, Columbus, Ohio 43207

hereinafter called the Grantor, does hereby donate as a gift to the City of Novi, a Michigan Municipal Corporation,

hereinafter called the City, whose address is 45225 West Ten Mile Road, Novi, Michigan 48050, being exempt pursuant to MCL 207.505(a), easements for constructing, operating, maintaining, repairing and/or replacing a

water supply system across and through the following described

land situated in Section 15, T.1N., R.8E., City of Novi, Oakland County,

Michigan, to wit:

RR36 REG/DEEDS PAID
0001 MAY.23'88 01:29PM
1307 MISC 7.00

A permanent easement being more particularly described as follows:

The following is the description of a parcel of land located in the Southwest 1/4 of Section 15, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 15; thence South 02 degrees 07 minutes 02 seconds East 1317.38 feet, along the East Line of said Section 15 and the Centerline of Novi Road; thence South 87 degrees 22 minutes 58 seconds West 60.00 feet; thence South 02 degrees 07 minutes 02 seconds East 135.78 feet, along the Westerly line of Novi Road, to the Point of Beginning; thence South 02 degrees 07 minutes 02 seconds East 20.40 feet, along the Westerly line of said Novi Road; thence North 80 degrees 46 minutes 09 seconds West 56.68 feet; thence North 09 degrees 13 minutes 51 seconds East 20.00 feet; thence South 80 degrees 46 minutes 09 seconds East 52.67 feet, to the Point of Beginning.

The above described parcel of land contains 1090 square feet.

Said easement being over and across the following described parcel.

LEGAL DESCRIPTION

All that part of the following described Tract "A" which lies Westerly of a line described as: Commencing at the East quarter corner of Section 15, T1N, R8E, City of Novi, Oakland County, Michigan; thence South 02° 07' 02" East, 1643.11 feet; thence South 87° 52' 58" West, 60.00 feet to the point of beginning; thence North 02° 07' 02" West, 326.33 feet; thence North 51° 28' 13" West, 200.14 feet to a point of ending.

TRACT A

Part of the Southeast Quarter of said Section 15 described as: Commencing at the East quarter corner of said Section 15; thence South 0° 10' 30" East, along the East line of said Section 15; a distance of 1216.87 feet to the point of beginning; thence continuing South 0° 10' 30" East, 100.00 feet; thence South 89° 30' West, along the North line of Supervisor's Plat No. 4 of Novi, 406.99 feet to a concrete monument in the North line of said Supervisor's Plat No. 4 of Novi; thence North 00° 21' 50" West, 100.00 feet to a "T" iron; thence North 89° 30' East, 407.32 feet to the point of beginning.

ALSO, Lot 1, EXCEPT the South 160 feet thereof, Supervisor's Plat No. 4, a subdivision of part of the Southeast Quarter of Section 15, and part of the Northeast Quarter of Section 22, T1N, R8E, Novi Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 54A of Plats, Page

As further consideration for the granting of this Easement, the City of Novi shall indemnify and save harmless, the Grantor, from and against any and all detriments, damages, losses, claims, demand suits, costs, or other expenses which the Grantor may suffer, sustain, or be subject to caused either wholly or in part, directly or indirectly, by reason of the use of the above premises pursuant to the rights granted herein.

The promises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the City.

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

Dated this 14th day of January, 1988.

Witnesses:

[Signature]
John R. Miller
[Signature]
Janet G. Rathburn

Signed and Sealed:

(3) Bob Evans Farms, Inc

(1) By: *[Signature]* (L.S.)
W. Joe Griesenbrock
Vice President
(2) Its: Director of Construction

(1) By: *[Signature]* (L.S.)
Larry C. Corbin
Sr. Vice President
(2) Its: Operations & Development

STATE OF Ohio }
COUNTY OF Franklin } ss

The foregoing instrument was acknowledged this 14th day of January, 1988, by (1) W. Joe Griesenbrock, Vice President, Director of Construction - Larry C. Corbin, Sr. Vice President, Director of Operations & Development, (3) Bob Evans Farms, Inc., (4) an Ohio Corporation on behalf of said corporation.

NOTE: Insert at (1) - Name(s) of officer(s)
(2) - Title(s) of officer(s)
(3) - Name of corporation
(4) - State of incorporation

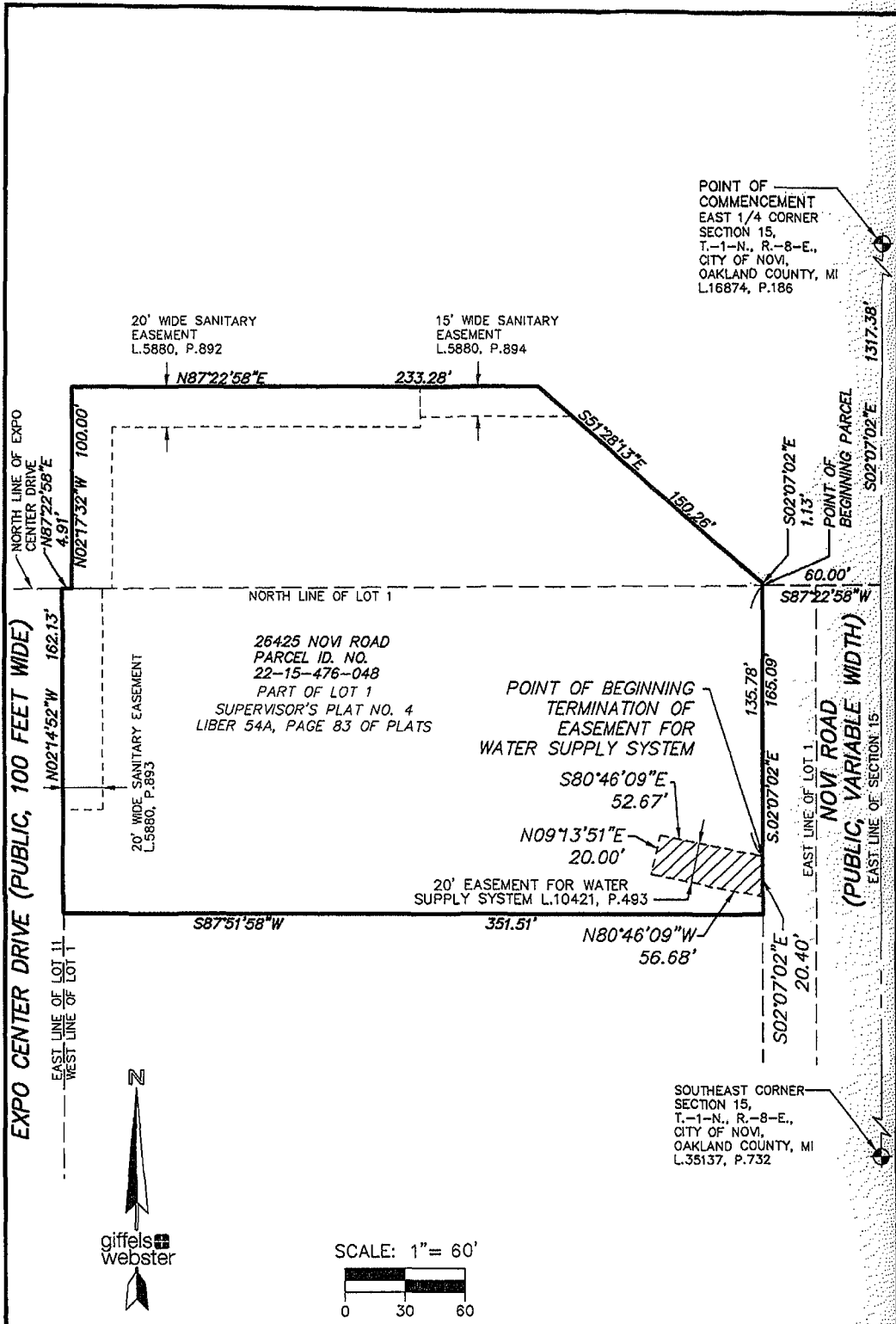
This instrument was drafted by
Grant J. Ward
Registered Land Surveyor
11386 Stallion Lane
Holly, Michigan 48442-8504

[Signature]
Vicki Rathburn, Notary Public
Franklin County,
My Commission Expires:
October 23, 1989

*Type or print names under signatures

Job No. _____ WHEN RECORDED, RETURN TO:
David M. Fried, Esq.
Fried & Levitt, P.C.
30700 Telegraph Road, Suite 3655
Birmingham, Michigan 48010-3797

EXHIBIT B



EXPO CENTER DRIVE (PUBLIC, 100 FEET WIDE)

NOVI ROAD (PUBLIC, VARIABLE WIDTH)

SKETCH OF DESCRIPTION
TERMINATION OF EASEMENT FOR WATER SUPPLY SYSTEM
 PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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ENGINEERS LAND SURVEYORS
 PLANNERS LANDSCAPE ARCHITECTS
 28 W. ADAMS, SUITE 1200
 DETROIT, MICHIGAN 48226
 (313) 962-4442

DATE: 09/24/14	CHECKED BY: A.L.G.	DATE: 09/14	SCALE: 1" = 60'
DRAWN: J.Z.B.			SHEET: 1 OF 2
DESIGN:			JOB No: 18192.20
SECTION: 15	T-01-N, R-08-E		

N:\18192\18192.20_Veca\18192\18192\Termination of Water Main Easement\18192.dwg

PROPERTY DESCRIPTION

(BASED ON TAX DESCRIPTION FOR PARCEL IDENTIFICATION NUMBER 22-15-476-048)

LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF NOVI ROAD DISTANT S.02°07'02"E., 1317.38 FEET AND S.87°22'58"W., 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S.02°07'02"E., 165.09 FEET; THENCE S.87°51'58"W., 351.51 FEET; THENCE N.02°14'52"W., 162.13 FEET; THENCE N.87°22'58"E., 4.91 FEET; THENCE N.02°17'32"W., 100.00 FEET; THENCE N.87°22'58"E., 233.28 FEET TO THE SOUTHERLY LINE OF I-96; THENCE S.51°28'13"E., 150.26 FEET TO THE WESTERLY LINE OF NOVI ROAD; THENCE S.02°07'02"E., 1.13 FEET TO THE POINT OF BEGINNING.

TERMINATION OF EASEMENT FOR WATER SUPPLY SYSTEM

(EASEMENT FOR WATER SUPPLY SYSTEM RECORDED IN LIBER 10421, PAGE 493, OAKLAND COUNTY RECORDS)

(A PART OF PARCEL IDENTIFICATION NUMBER 22-15-476-048)

A TERMINATION OF EASEMENT FOR WATER SUPPLY SYSTEM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 (RECORDED AS SOUTHWEST 1/4) OF SECTION 15, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 02 DEGREES 07 MINUTES 02 SECONDS EAST 1317.38 FEET, ALONG THE EAST LINE OF SAID SECTION 15 AND THE CENTERLINE OF NOVI ROAD; THENCE SOUTH 87 DEGREES 22 MINUTES 58 SECONDS WEST 60.00 FEET; THENCE SOUTH 02 DEGREES 07 MINUTES 02 SECONDS EAST 135.78 FEET ALONG THE WESTERLY LINE OF NOVI ROAD, TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 07 MINUTES 02 SECONDS EAST 20.40 FEET, ALONG THE WESTERLY LINE OF SAID NOVI ROAD; THENCE NORTH 80 DEGREES 46 MINUTES 09 SECONDS WEST 56.68 FEET; THENCE NORTH 09 DEGREES 13 MINUTES 51 SECONDS EAST 20.00 FEET; THENCE SOUTH 80 DEGREES 46 MINUTES 09 SECONDS EAST 52.67 FEET, TO THE POINT OF BEGINNING.

**SKETCH OF DESCRIPTION
TERMINATION OF EASEMENT FOR WATER SUPPLY SYSTEM
PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN**

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PLANNERS LANDSCAPE ARCHITECTS
28 W. ADAMS, SUITE 1200
DETROIT, MICHIGAN 48226
(313) 862-4442

DATE:	09/24/14	CHECKED BY:		DATE:		SCALE:	N/A
DRAWN:	J.Z.B.	A.L.G.		09/14		SHEET:	2 OF 2
DESIGN:						JOB No:	18192.20
SECTION:	15	T-01-N, R-08-E					

K:\18192\18192.20 - Versa Novi North\Essement\Termination of Water (Ash) Easement\Termination of Water (Ash) Easement.dwg

LIBER 48871 PAGE 688
\$31.00 MISC RECORDING
\$4.00 REMONUMENTATION
12/10/2015 09:57:10 AM RECEIPT# 146324
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2015 DEC -7 AM 9:54

New Easement as
Recorded

WATER SYSTEM EASEMENT

THIS water system easement ("Easement") is made this 3rd day of Oct 2015 by Novi Crescent 2, LLC, a Michigan limited liability company, whose address is 25900 West Eleven Mile Road, Suite 250, Southfield, Michigan 48034, (hereinafter referred to as "Grantor"), being title holder to the parcel of land described in the attached Exhibit A (the "Property").

Consent to Easement is Attached. (ST)

Grantor, 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 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the real property described in the attached Exhibit B (the "Easement Area"), subject to the terms and conditions in this Easement, for the purpose of exercising the rights and privileges granted in this Easement and for performing the obligations of Grantee provided in this Easement.

Grantee may install, repair, replace, improve, modify and maintain water main lines and system, and all necessary appurtenances thereto, within the Easement Area, at Grantee's expense, subject to: (i) any applicable warranty period in the Maintenance and Guarantee Bond related to the development of the Property; and (ii) Grantee being the cause of any necessary repairs, it being understood and agreed that Grantor, and not Grantee, shall be responsible for any repairs arising from damage caused by Grantor.

All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the Easement Area, except that, subject to Grantee's reasonable approval as part of an approved site plan, 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 the use, operation, maintenance, repair and replacement of the water main in the Easement Area.

OK - AN

By acceptance of this Easement, Grantee agrees that subsequent to maintenance, repair or replacement within the easement area, it will within a reasonable time, return the surface of the Easement Area to the condition which existed prior to any entry upon the Easement Area by or on behalf of Grantee.

This instrument shall run with the land described in the attached Exhibit A and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

This instrument is exempt from documentary stamps under MCL 207.505, Section 5(a) as amended, and MCL 207.526 Section 6 (a), as amended, because the value of the consideration above set forth above is less than \$100.00.

(signatures are on next page)

EXHIBIT A

(PARCEL IDENTIFICATION NUMBER 22-15-476-048)

LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE WESTERLY LINE OF NOV ROAD DISTANT S 02°07'02"E., 1317.38 FEET AND S 87°22'58"W., 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 15, THENCE S 02°07'02"E., 165.09 FEET, THENCE S 87°51'58"W., 351.51 FEET; THENCE N 02°14'52"W., 162.13 FEET; THENCE N 87°22'58"E., 4.91 FEET, THENCE N 02°17'32"W., 100.00 FEET; THENCE N 87°22'58"E., 233.28 FEET TO THE SOUTHERLY LINE OF I-96, THENCE S 51°28'13"E., 150.26 FEET TO THE WESTERLY LINE OF NOV ROAD; THENCE S 02°07'02"E., 1.13 FEET TO THE POINT OF BEGINNING.

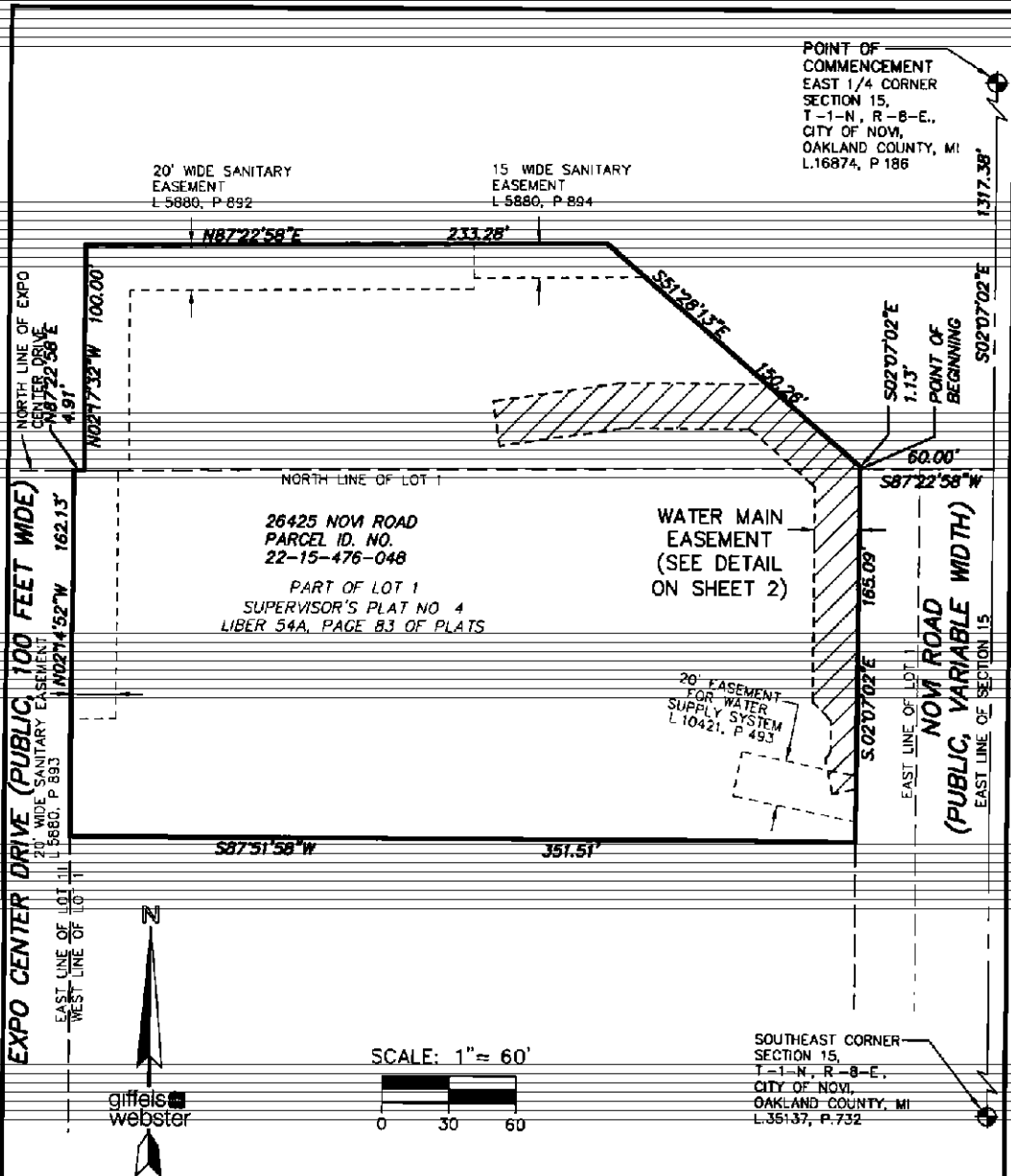
EXHIBIT B

(A PART OF PARCEL IDENTIFICATION NUMBER 22-15-476-048)

A WATER MAIN EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS.

PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-1-N, R-8-E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO BEING A PART OF LOT 1 OF "SUPERVISOR'S PLAT NO 4" LIBER 54A, PAGE 83 OF PLATS, OAKLAND COUNTY RECORDS

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15, THENCE S02°07'02"E, 1317.38 FEET ALONG THE EAST LINE OF SAID SECTION 15, THENCE S87°22'58"W, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD (VARIABLE WIDTH) AND TO THE POINT OF BEGINNING; THENCE S02°07'02"E, 141.47 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI ROAD; THENCE S75°04'52"W, 10.80 FEET, THENCE N14°55'08"W, 16.00 FEET, THENCE N38°02'37"E, 3.68 FEET; THENCE N02°07'02"W, 14.02 FEET, THENCE N47°07'02"W, 11.73 FEET; THENCE N02°07'02"W, 95.09 FEET, THENCE N51°28'13"W, 38.73 FEET, THENCE S87°52'58"W, 57.38 FEET; THENCE S79°30'59"W, 55.26 FEET; THENCE N10°29'01"W, 20.00 FEET; THENCE N79°30'59"E, 56.72 FEET; THENCE N87°52'58"E, 66.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 96 (VARIABLE WIDTH), THENCE S51°28'13"E, 55.34 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NOVI ROAD; THENCE S02°07'02"E, 113 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI ROAD TO THE POINT OF BEGINNING



PROPERTY DESCRIPTION

(PARCEL IDENTIFICATION NUMBER 22-15-476-048)

LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS:

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**SKETCH OF DESCRIPTION
WATER MAIN EASEMENT**

PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

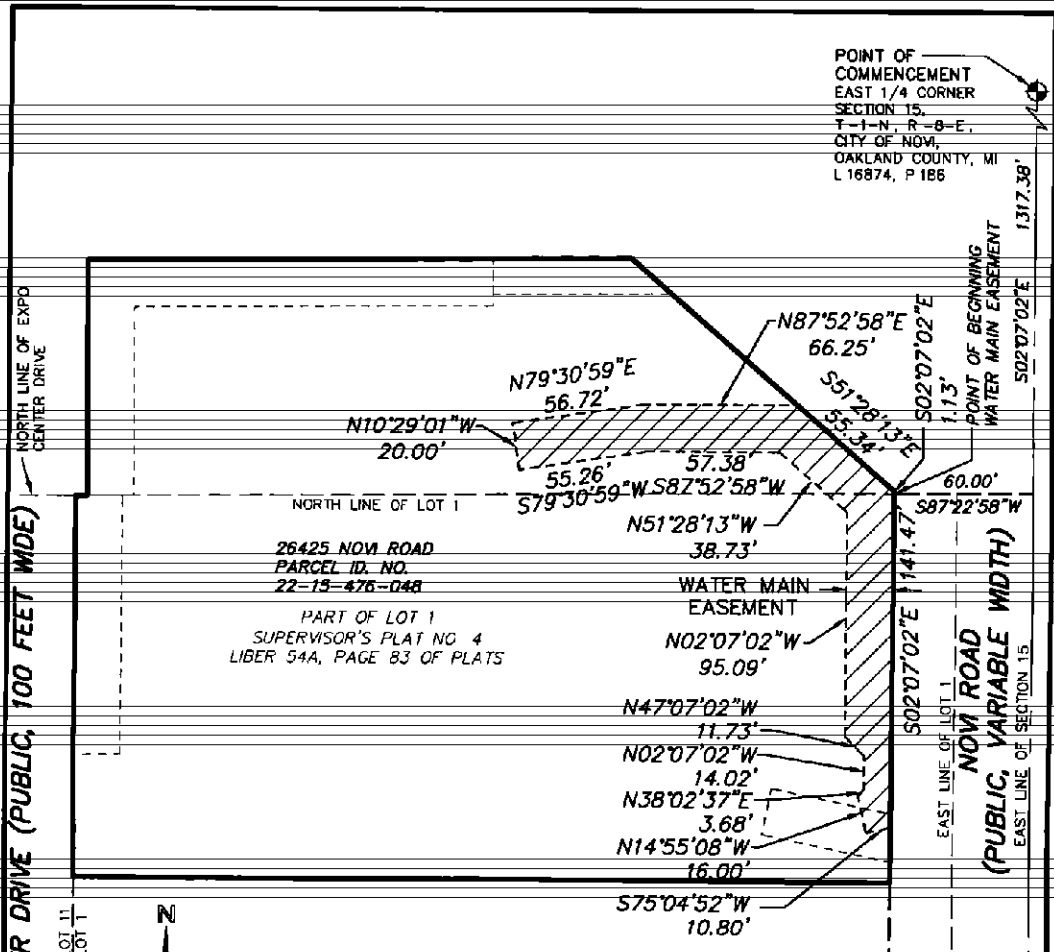


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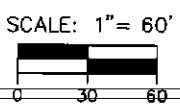
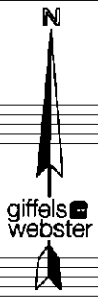
DATE	09/22/14	CHECKED BY	DATE	SCALE	1" = 60'
DRAWN	JZB	A.L.G.	09/14	SHEET	1 OF 2
DESIGN					
SECTION	15	T-01-N, R-08-E		JOB No	(8192.20)

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LIBER 48871 (P. 6) 10/22/14 - Various Other North-Corner/Plat/Block Easements/Other Main Easement 10/19/20 10/19/20



**DETAIL
WATER MAIN EASEMENT**



SOUTHEAST CORNER
SECTION 15,
T.-1-N., R.-8-E.,
CITY OF NOVI,
OAKLAND COUNTY, MI
L 35137, P. 732

WATER MAIN EASEMENT

(A PART OF PARCEL IDENTIFICATION NUMBER 22-15-476-048)
A WATER MAIN EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-1-N., R.-8-E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO BEING A PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, OAKLAND COUNTY RECORDS

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 15, THENCE S02°07'02"E, 1317.38 FEET ALONG THE EAST LINE OF SAID SECTION 15; THENCE S87°22'58"W, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD (VARIABLE WIDTH) AND TO THE POINT OF BEGINNING; THENCE S02°07'02"E, 141.47 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI ROAD; THENCE S75°04'52"W, 10.80 FEET, THENCE N14°55'08"W, 16.00 FEET; THENCE N38°02'37"E, 3.68 FEET; THENCE N02°07'02"W, 14.02 FEET; THENCE N47°07'02"W, 11.73 FEET; THENCE N02°07'02"W, 95.09 FEET, THENCE N51°28'13"W, 38.73 FEET, THENCE S87°52'58"W, 57.38 FEET, THENCE S79°30'59"W, 55.26 FEET, THENCE N10°29'01"W, 20.00 FEET; THENCE N79°30'59"E, 56.72 FEET; THENCE N87°52'58"E, 66.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 96 (VARIABLE WIDTH); THENCE S51°28'13"E, 55.34 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID NOVI ROAD; THENCE S02°07'02"E, 1.13 FEET ALONG SAID RIGHT OF WAY LINE OF NOVI ROAD TO THE POINT OF BEGINNING

**SKETCH OF DESCRIPTION
WATER MAIN EASEMENT**

PART OF THE SOUTHEAST 1/4 OF SECTION 15, T.-01-N., R.-08-E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



ENGINEERS LAND SURVEYORS
PLANNERS LANDSCAPE ARCHITECTS
28 W. LANS, SUITE 1200
DETROIT MICHIGAN 48226
(313) 962-4112

DATE:	09/22/14	CHECKED BY:	DATE:	SCALE:	1" = 60'
DRAWN:	J.Z.B.	A.L.G.	09/14	SHEET:	2 OF 2
DESIGN:				JOB No:	18192 20
SECTION:	15	T-01-N, R-08-E			

N:\15\18192\18192.D - Novia Novi NorthEastWater Main Easement\Map Easement\1818220.dwg

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