



CITY of NOVI CITY COUNCIL

**Agenda Item O
August 8, 2016**

SUBJECT: Acceptance of a warranty deed for the dedication of parcel 22-14-376-013 from Singh IV Limited Partnership for the purpose of reconstructing Crescent Boulevard east of Novi Road.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *74*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Singh IV Limited Partnership is requesting acceptance of the warranty deed conveying parcel 22-14-376-013 to the City of Novi for the purpose of reconstructing Crescent Boulevard east of Novi Road. This parcel is located at the northeast corner of Crescent Boulevard and Town Center Drive (see attached map). The construction contract award for this project is proposed for consideration elsewhere on this agenda.

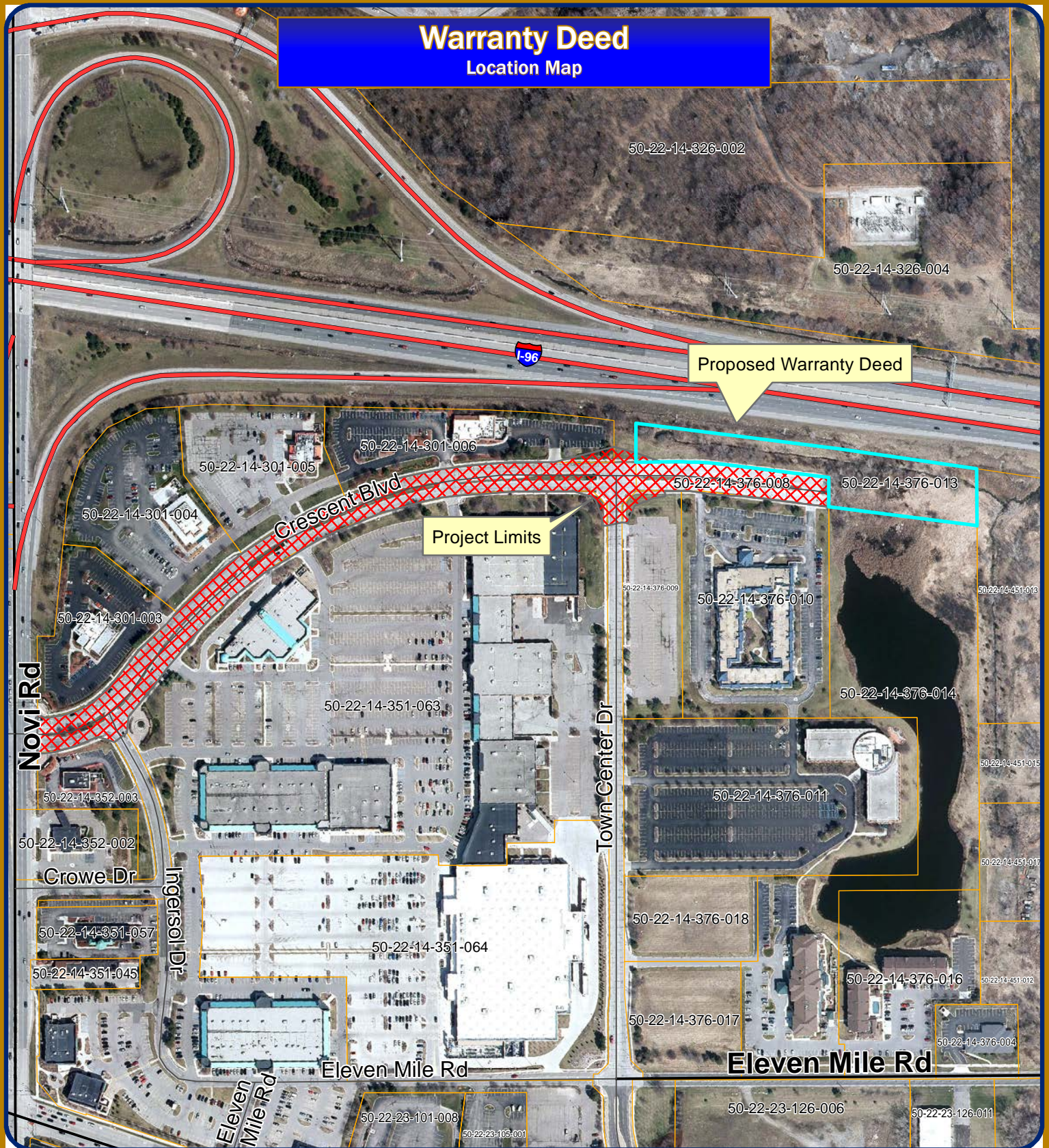
The enclosed warranty deed has been favorably reviewed by the City Attorney (Beth Saarela's July 21, 2016 letter, attached) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of a warranty deed from Singh IV Limited Partnership for the dedication of parcel 22-14376-013 for the purpose of reconstructing Crescent Boulevard east of Novi Road.

	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				

Warranty Deed Location Map

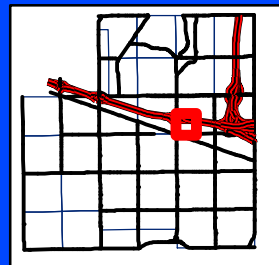


Map Author: A. Wayne
Date: 7/28/2016
Project:
Version #:

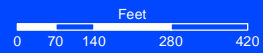
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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



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



1 inch = 350 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@jrslaw.com

www.johnsonrosati.com

July 21, 2016

Adam Wayne, Civil Engineer
CITY OF NOVI
Department of Public Services
Field Services Complex
26300 Lee BeGolè Drive
Novi, MI 48375

**Re: *Crescent Boulevard Reconstruction (Town Center Drive to Novi Road) -
Highway Easements – Singh IV Limited Partnership***

Dear Mr. Wayne:

We have received and reviewed the enclosed executed Warranty Deed conveying the City title to parcel 22-14-376-013 owned by Singh IV Limited Partnership. The property is being donated by Singh for the purpose of reconstructing Crescent Boulevard between Novi Road and Town Center Drive. The Warranty Deed is properly executed and should 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.

Very truly yours,

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



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk (w/Original Enclosures)
Rob Hayes, DPS Director
Thomas R. Schultz, Esquire

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Singh IV Limited Partnership, a Michigan limited partnership, whose address is 125 Orchard Lake Rd, Ste. 200, West Bloomfield, MI 48325, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi for right-of-way purposes, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

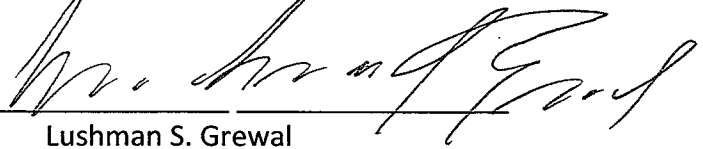
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100-----Dollars (\$1.00).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND 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.

Dated this 5th day of July, 2016.

GRANTOR:

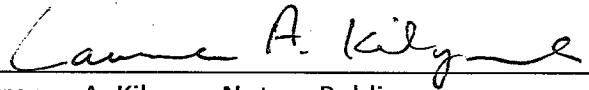
Singh IV Limited Partnership, a Michigan limited partnership, by its general partner, Singh General Corp., a Michigan corporation

By: 
Lushman S. Grewal
Its: Vice President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 5th day of July, 2016, before me, personally appeared the above named Lushman S. Grewal, the Vice President of Singh General Corp., a Michigan corporation, which is the general partner of Singh IV Limited Partnership, a Michigan limited partnership, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same on behalf of the said limited partnership.

LAWRENCE A. KILGORE
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES: DEC. 20, 2016
ACTING IN THE COUNTY OF OAKLAND


Lawrence A. Kilgore, Notary Public
Acting in Oakland County, MI
My commission expires 12/20/16

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A

A part of the Southwest 1/4 of Section 14, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the South 1/4 corner of said Section 14; thence South 87°28'51" West, 220.00 feet along the South line of said Section 14 and the centerline of Eleven Mile Road; thence North 02°49'29" West, 200.00 feet; thence North 87°28'51" East, 120.00 feet; thence North 02°49'29" West, 1277.31 feet to the Point of Beginning; thence North 85°13'06" West, 398.12 feet, along the Southerly right-of-way of Proposed Crescent Boulevard extended; thence North 02°40'33" West, 77.66 feet, to a point on the Northerly right-of-way of said Crescent Boulevard; thence North 85°13'06" West, 283.04 feet, along the Northerly right-of-way of said Crescent Boulevard; thence 112.84 feet along a curve to the left, said curve having a radius of 866.97 feet, a central angle of 07°27'26", and a chord bearing and distance of North 88°56'50" West, 112.76 feet, along the Northerly right-of-way of said Crescent Boulevard; thence South 87° 19'27" West, 121.00 feet, along the Northerly right-of-way of said Crescent Boulevard; thence North 02°40'33" West, 103.92 feet, to a point on the Southerly right-of-way of the I-96 Freeway; thence South 85°13'06" East, 550.23 feet, along the Southerly right-of-way of said I-96 Freeway; thence South 84°04'22" East, 367.09 feet, along the Southerly right-of-way of said I-96 Freeway; thence South 02°49'29" East, 150.99 feet, to the Point of Beginning. All of the above containing 2.405 Acres. All of the above being subject to the easements, restrictions, and right-of-ways of record.

Tax Number: 50- 22-14-376-013



Seaver Title Agency
42651 Woodward Ave.
Bloomfield Hills, MI 48304
Ph:(248) 338-7135 Fax:(248) 338-3045

Record Search furnished to:

City of Novi
Dept. of Public Services
26300 Lee BeGole Dr.
Novi, MI 48375
Adam Wayne

File No. 63-16465279-SCM

TITLE INFORMATION REPORT

DESCRIPTION OF REAL ESTATE

Situated in the City of Novi, County of Oakland, State of Michigan, as follows:

SEE EXHIBIT A

Tax Item No. 22-14-376-013

Owner(s): Singh IV Limited Partnership, a Michigan limited partnership

1. Easement granted to City of Novi for an easement for all public highway and utility purposes as recorded in Liber 12562, Page 249, Oakland County Records.
2. Terms, conditions and provisions which are recited in Declaration of Easements for Utilities and Ingress and Egress recorded in Liber 11195, Page 652, Oakland County Records.
3. Easement granted to The Detroit Edison Company as recorded in Liber 10069, Page 803, Oakland County Records.
4. Terms, conditions and provisions which are recited in Easement Agreement recorded in Liber 10037, Page 250 and subordinated by document recorded in Liber 10043, Page 685, Oakland County Records.
5. Easement for sanitary sewer system purposes vested in City of Novi by instrument recorded in Liber 6665, Page 649, Oakland County Records.
6. Easement for sanitary sewer purposes vested in City of Novi by instrument recorded in Liber 17905, Page 187, Oakland County Records.
7. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.

8. **PAYMENT OF TAXES:** Tax Parcel No.: 22-14-376-013

2015 July Taxes in the amount of \$141.44 are Paid

2015 December Taxes in the amount of \$52.12 are Paid

Special Assessments: None

The amounts shown as due do not include collection fees, penalties or interest.

COUNTERSIGNED:
SEAVER TITLE AGENCY

Elie Kaplan
AUTHORIZED SIGNATORY

This information compiled as of an effective date of February 26, 2016 at 8:00 A.M.

Monday, March 14, 2016

Examined By: Eliezer Kaplan

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

A part of the Southwest 1/4 of Section 14, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the South 1/4 corner of said Section 14; thence South 87 degrees 28 minutes 51 seconds West, 220.00 feet along the South line of said Section 14 and the centerline of Eleven Mile Road; thence North 02 degrees 49 minutes 29 seconds West, 200.00 feet; thence North 87 degrees 28 minutes 51 seconds East 120.00 feet; thence North 02 degrees 49 minutes 29 seconds West, 1277.31 feet to the point of beginning; thence North 85 degrees 13 minutes 06 seconds West, 398.12 feet along the Southerly right of way of Proposed Crescent Boulevard extended; thence North 02 degrees 40 minutes 33 seconds West, 77.66 feet to a point on the Northerly right of way of said Crescent Boulevard; thence North 85 degrees 13 minutes 06 seconds West, 283.04 feet along the Northerly right of way of said Crescent Boulevard; thence 112.84 feet along a curve to the left, said curve having a radius of 866.97 feet, a central angle of 07 degrees 27 minutes 26 seconds and a chord bearing and distance of North 88 degrees 56 minutes 50 seconds West 112.76 feet along the Northerly right of way of said Crescent Boulevard; thence South 87 degrees 19 minutes 27 seconds West, 121.00 feet along the Northerly right of way of said Crescent Boulevard; thence North 02 degrees 40 minutes 33 seconds West, 103.92 feet to a point on the Southerly right of way of the I-96 Freeway; thence South 85 degrees 13 minutes 06 seconds East, 550.23 feet along the Southerly right of way of said I-96 Freeway; thence South 84 degrees 04 minutes 22 seconds East, 367.09 feet along the Southerly right of way of said I-96 Freeway; thence South 02 degrees 49 minutes 29 seconds East, 150.99 feet to the point of beginning.