



CITY of NOVI CITY COUNCIL

Agenda Item F
April 9, 2018

SUBJECT: Acceptance of a warranty deed from Doeting Education Company for the dedication of 10 feet of additional right-of-way for a total of the 60-foot master planned right-of-way along the north side of Grand River Avenue, southeast of Twelve Mile Road, as part of The Goddard School project (parcel 22-17-126-012); and approval to execute a Quit Claim Deed conveying the dedicated Grand River Avenue right-of-way to the Road Commission for Oakland County.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Doeting Education Company, the developer of The Goddard School project, is requesting the acceptance of a Warranty Deed conveying the 10 feet of additional right-of-way (R.O.W.) for a total master planned 60-foot right-of-way for Grand River Avenue, along the frontage of the Goddard School development, as proposed on the approved site plan.

The above deed for the right-of-way will be dedicated to the Road Commission for Oakland County as Grand River Avenue is under their jurisdiction.

The enclosed Warranty Deed has been favorably reviewed by the City Attorney (Beth Saarela, March 14, 2018) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of a warranty deed from Doeting Education Company for the dedication of 10 feet of additional right-of-way for a total of the 60-foot master planned right-of-way along the north side of Grand River Avenue, southeast of Twelve Mile Road, as part of The Goddard School project (parcel 22-17-126-012); and approval to execute a Quit Claim Deed conveying the dedicated Grand River Avenue right-of-way to the Road Commission for Oakland County.

Goddard School
Grand River Avenue

Twelve Mile Rd

**Interior
Environments**

**National
City
Bank**

**Goddard
School**

Grand River Ave

Proposed
60'-wide
half R.O.W.

Map Author: Theresa Bridges
Date: March 26, 2018
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 = 104 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

March 14, 2018

Jeffrey Herczeg, Director of Public Services
CITY OF NOVI
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: The Goddard School JSP 16-0050
Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following documents for the Goddard School:

- Warranty Deed for Grand River Right-of-Way
- Release of Lien – Mortgage over Right-of-Way
- Title Serach

The Warranty Deed conveying the Grand River Right-of-Way adjacent to the Goddard School appears to be in order and may be placed on an upcoming City Council Agenda for acceptance. Once accepted it should be recorded with the Oakland County Register of Deeds along with the Release of Lien, in the usual manner. The Title Commitment should be retained in the City's file.

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/Enclosures-Originals to follow by Interoffice Mail once received)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Hannah Smith, Planning Assistant (w/Enclosures)
Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
Darcy Rechten, Plan Review Engineer (w/Enclosures)
Theresa Bridges, Construction Engineer (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Michael Freckelton, Taylor Reynolds, and Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Tim Storey, Storey Engineering Group (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: Doeting Education Company d/b/a The Goddard School of Novi, a Michigan Corporation

whose address is: 9255 Red Maple Court, Plymouth, Michigan 48025

CONVEYS AND WARRANTS TO: City of Novi

whose address is: 45175 W. Ten Mile Road, Novi, Michigan 48375

all of its interest in the following described real property situated in the City of Novi, County of Oakland, and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 48600 Grand River Avenue, Novi, Michigan
Part of Parcel ID No. 22-17-126-012

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of: **ONE DOLLAR (\$1.00)**, subject to easements, covenants and restrictions of record, if any.

The Grantor grants the Grantee the right to make divisions under section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

THIS DOCUMENT IS EXEMPT FROM TRANSFER TAX PURSUANT TO THE PROVISIONS OF MCL 207.505(a) (County) AND MCL 207.526(a) (State).

Dated this ____ day of January, 2017.

Doeting Education Company d/b/a The Goddard School of Novi, a Michigan Corporation

[Signature]
By: Derick D. Doe
Its: President

STATE OF MICHIGAN)
COUNTY OF Oakland) ss.

The foregoing instrument was acknowledged before me, a Notary Public, this 4th November day of ~~January~~, 2017, by **Derick D. Doe**, the President of **Doeting Education Company d/b/a The Goddard School of Novi, a Michigan Corporation**, known to me to be the person who executed the within instrument and who acknowledged the same to be their free act and deed.

JAMES JOHN-MICHAEL TAKACS
NOTARY PUBLIC - STATE OF MICHIGAN
WASHTENAW COUNTY
MY COMMISSION EXPIRES April 4, 2022
ACTING IN THE COUNTY OF Oakland

[Signature]
James John-Michael Takacs, Notary Public
State of Michigan, County of Washtenaw
My Commission Expires: 04/04/2022
Acting in the County of Oakland

INSTRUMENT DRAFTED BY: Benjamin J. Aloia, Esq. Aloia & Associates, P.C. 48 S. Main Street, Suite 3 Mount Clemens, MI 48043	WHEN RECORDED, RETURN TO: Grantee	SEND SUBSEQUENT TAX BILLS TO: Grantee
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EXHIBIT "A"
LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION OF PARENT PARCEL:

(TAX ID# 22-17-126-012)

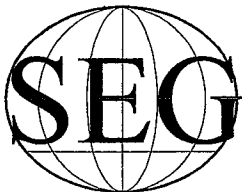
PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 1878.14 FEET AND SOUTH 60 FEET FROM THE NORTHWEST SECTION CORNER, THENCE EAST 168.75 FEET, THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 110.55 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 263.30 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 350.26 FEET TO THE POINT OF BEGINNING. CONTAINING 2.096 ACRES.

RIGHT OF WAY DEDICATION AREA DESCRIPTION:

A STRIP OF LAND IN THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 17; THENCE EAST, 1878.14 FEET; THENCE SOUTH, 60.00 FEET; THENCE EAST, 168.75 FEET; THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 100.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 10.00 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 263.30 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 10.13 FEET; THENCE SOUTH 70 DEGREES 04 MINUTES 59 SECONDS EAST, 265.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.061 ACRES.

PROPERTY DESCRIPTION OF RESULTANT PARCEL:

PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 1878.14 FEET AND SOUTH 60 FEET FROM THE NORTHWEST SECTION CORNER, THENCE EAST 168.75 FEET, THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 100.55 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 265.05 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 340.13 FEET TO THE POINT OF BEGINNING. CONTAINING 2.035 ACRES.



STOREY ENGINEERING GROUP, LLC
48264 MANCHESTER
MACOMB, MI 48044
(586) 216-1043
www.storeyengineering.com

CLIENT:

DERICK & BOBBIE DOE
9255 RED MAPLE CT
PLYMOUTH, MI 48170

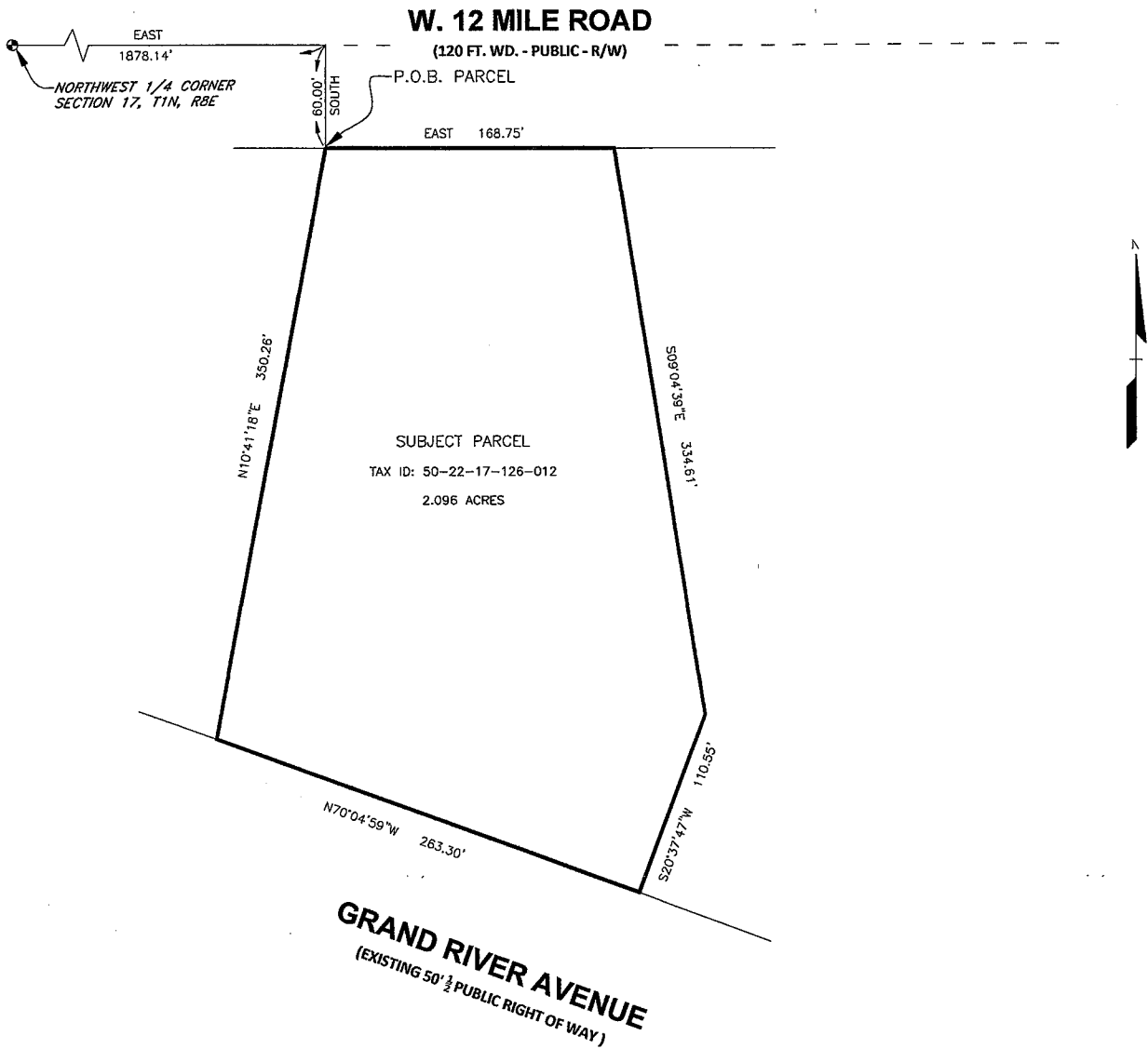
SCALE: 1"= 100'

JOB No:2016-011

DATE: 1-14-17

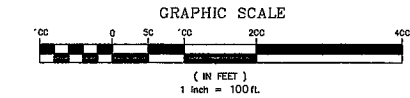
DWG. No: 1 of 3

EXHIBIT "A"
 SKETCH OF PARENT PARCEL



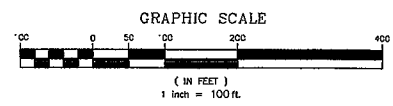
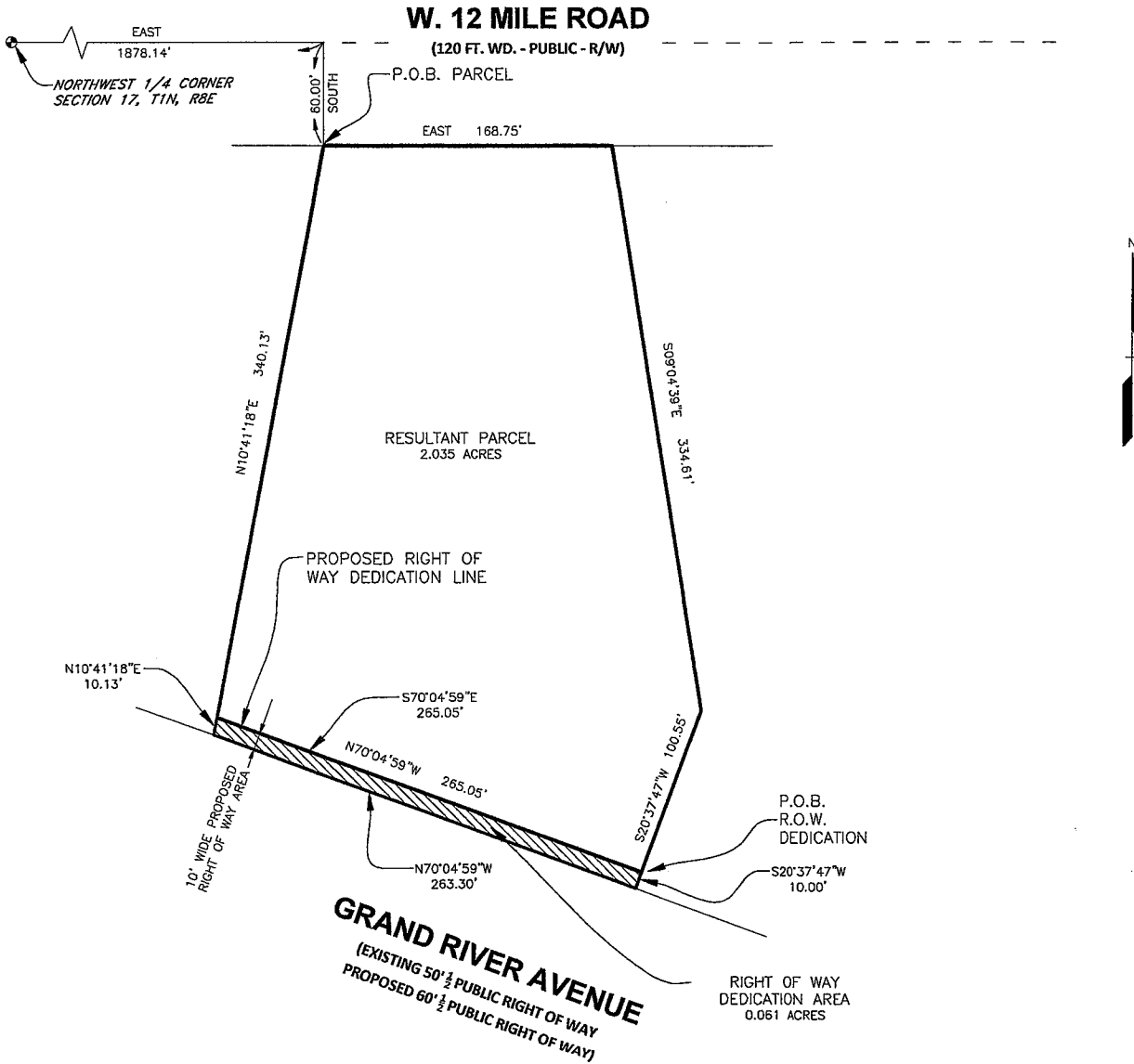

STOREY ENGINEERING GROUP, LLC
 48264 MANCHESTER
 MACOMB, MI 48044
 (586) 216-1043
 www.storeyengineering.com

CLIENT:
DERICK & BOBBIE DOE
 9255 RED MAPLE CT
 PLYMOUTH, MI 48170



SCALE: 1" = 100'	JOB No: 2016-011
DATE: 1-14-17	DWG. No: 2 of 3

EXHIBIT "A"
 SKETCH OF RIGHT OF WAY AREA
 & RESULTANT PARCEL



SEG

STOREY ENGINEERING GROUP, LLC
 48264 MANCHESTER
 MACOMB, MI 48044
 (586) 216-1043
 www.storeyengineering.com

CLIENT: DERICK & BOBBIE DOE 9255 RED MAPLE CT PLYMOUTH, MI 48170	SCALE: 1" = 100'	JOB No: 2016-011
	DATE: 1-14-17	DWG. No: 3 of 3

RELEASE OF LIEN

THE STATE OF MICHIGAN
COUNTY OF OAKLAND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on March 24, 2017, Doeting Education Company did execute, acknowledge and deliver to Compass Bank, a certain Mortgage, Security Agreement, Fixture Filing and Financing Statement recorded in the real property records at Liber 50539 Page 551 on the following described real estate, lying and being situated in the County of Oakland, State of Michigan to wit:

Attached Exhibit "A" made a permanent part of the document

Commonly known as: 48600 Grand River Avenue, Novi, Michigan

to secure the prompt payment of one certain promissory note executed by the said Borrower and payable to the order of Compass Bank as follows:

Note in the original amount of \$4,130,000.00

AND Whereas, Compass Bank has agreed to release the described encumbrances.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Compass Bank of Dallas County, State of Texas for Ten Dollars and other good valuable consideration, the receipt of which is hereby acknowledged, has this day, and do by these presents RELEASE, DISCHARGE, AND QUITCLAIM unto the said Doeting Education Company, heirs or assigns, all the right, title, interest and estate in and to the property above described, which has or may be entitled to by virtue of said Mortgage, Security Agreement, Fixture Filing and Financing Statement and do hereby declare the same fully released and discharged from any and all liens created by virtue of said instrument.

EXECUTED this March 6, 2018.

Compass Bank

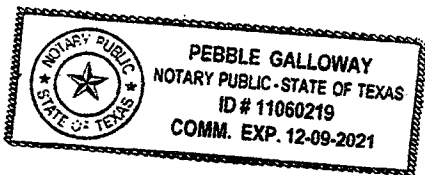
By: Sheryl Haugen
Sheryl Haugen, Vice President

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Sheryl Haugen, Vice President for Compass Bank, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on March 6, 2018.

SEAL



Pebble Galloway
NOTARY PUBLIC, in and for
Dallas County, Texas

Return Original To:
Compass Bank
Attn: Sheryl Haugen
P.O. Box 797808
Dallas, TX 75379-7808

Exhibit "A"

RIGHT OF WAY DEDICATION AREA DESCRIPTION:

A STRIP OF LAND IN THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 17; THENCE EAST, 1878.14 FEET; THENCE SOUTH, 60.00 FEET; THENCE EAST, 168.75 FEET; THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 100.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 10.00 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 263.30 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 10.13 FEET; THENCE SOUTH 70 DEGREES 04 MINUTES 59 SECONDS EAST, 265.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.061 ACRES.

October 26, 2017

Tim Storey
Storey Engineering Group, LLC
48264 Manchester
Macomb, Michigan 48044

Re: The Goddard School - Novi - Acceptance Documents Review
Novi # JSP16-0050
SDA Job No. NV17-204
FINAL DOCUMENTS - EXHIBITS APPROVED

Dear Mr. Storey:

We have reviewed the Acceptance Document Package received by our office on October 26, 2017 against the Final Site Plan (Stamping Set) approved on February 3, 2017 and field records from construction inspection. 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 black ink as the County will reject them otherwise.

1. On-Site Water System Easement – (unexecuted: exhibit dated 01/15/17) – Exhibits Approved.
2. On-Site Sanitary Sewer Manhole Access Easement – (unexecuted: exhibit dated 01/20/17) – Exhibits Approved.
3. Storm Drainage Facility / Maintenance Easement Agreement – (unexecuted: exhibit dated 01/15/17) – Exhibits Approved.
4. Warranty Deed for Grand River Ave Right-of-Way – (executed, unrecorded, dated 01/14/17) – Exhibits Approved.
5. Bills of Sale: Water Supply System – (executed, dated 10/23/17) Approved with Water System Easement Exhibit.
6. Full Unconditional Waivers of Lien from contractors installing public utilities – PROVIDED
7. 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 March 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



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 Rechtien, City Construction Engineer
 Angie Pawlowski, City Community Development Bond Coordinator



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

March 19, 2018

Jeffrey Herczeg, Director of Public Services
CITY OF NOVI
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: The Goddard School JSP 16-0050
Acceptance Documents**

Dear Mr. Herczeg:

In connection with the conveyance of the Grand River Right-of-Way, as set forth in our review letter dated March 14, 2018, we have prepared the enclosed Quit Claim Deed re-conveying the Right-of-Way to the Road Commission for Oakland County upon acceptance by the City. The Quit Claim Deed should be placed on City Council's Agenda for approval in connection with the acceptance of the Grand River Right-of-Way.

Once the City accepts and records the Warranty Deed conveying the Grand River Right-of-Way adjacent to the Goddard School, the City should execute and forward the Quit Claim Deed to my attention. Once received, I will send a package to the Road Commission's Attorney for acceptance by the Board of County Road Commissioners.

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/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Sri Komaragiri, Planner (w/Enclosures)
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Michael Freckelton, Taylor Reynolds, and Ted Meadows, Spalding DeDecker
(w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

QUIT CLAIM DEED

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi Michigan, 48375, ("Grantor"), Quit Claim(s) to Board of County Road Commissioners of the County of Oakland, ("Board") State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, a portion of the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Part of Tax Parcel No.: 50-22-17-126-012

SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," AND
LEGAL DESCRIPTION, ATTACHED AS EXHIBIT "B,"
BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make 0 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City of Novi, City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2018.

GRANTOR:
THE CITY OF NOVI, a Michigan municipal corporation

Robert J. Gatt, Mayor

Cortney Hanson, Clerk

COUNTY OF OAKLAND)
) ss.
STATE OF MICHIGAN)

On this _____ day of _____ 2018, Robert J. Gatt, Mayor, and Cortney Hanson, Clerk, executed the foregoing document before me and, being duly sworn, on behalf of the City of Novi with its full authority and as its free act and deed.

Notary Public
Acting in Oakland County, Michigan
My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTIONS

PROPERTY DESCRIPTION OF PARENT PARCEL:

(TAX ID# 22-17-126-012)

PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 1878.14 FEET AND SOUTH 60 FEET FROM THE NORTHWEST SECTION CORNER, THENCE EAST 168.75 FEET, THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 110.55 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 263.30 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 350.26 FEET TO THE POINT OF BEGINNING. CONTAINING 2.096 ACRES.

RIGHT OF WAY DEDICATION AREA DESCRIPTION:

A STRIP OF LAND IN THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 17; THENCE EAST, 1878.14 FEET; THENCE SOUTH, 60.00 FEET; THENCE EAST, 168.75 FEET; THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 100.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 10.00 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 263.30 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 10.13 FEET; THENCE SOUTH 70 DEGREES 04 MINUTES 59 SECONDS EAST, 265.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.061 ACRES.

PROPERTY DESCRIPTION OF RESULTANT PARCEL:

PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 1878.14 FEET AND SOUTH 60 FEET FROM THE NORTHWEST SECTION CORNER, THENCE EAST 168.75 FEET, THENCE SOUTH 09 DEGREES 04 MINUTES 39 SECONDS EAST, 334.61 FEET; THENCE SOUTH 20 DEGREES 37 MINUTES 47 SECONDS WEST, 100.55 FEET; THENCE NORTH 70 DEGREES 04 MINUTES 59 SECONDS WEST, 265.05 FEET; THENCE NORTH 10 DEGREES 41 MINUTES 18 SECONDS EAST, 340.13 FEET TO THE POINT OF BEGINNING. CONTAINING 2.035 ACRES.



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48264 MANCHESTER
MACOMB, MI 48044
(586) 216-1043
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CLIENT:

DERICK & BOBBIE DOE
9255 RED MAPLE CT
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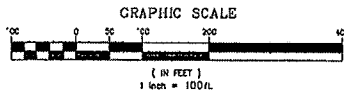
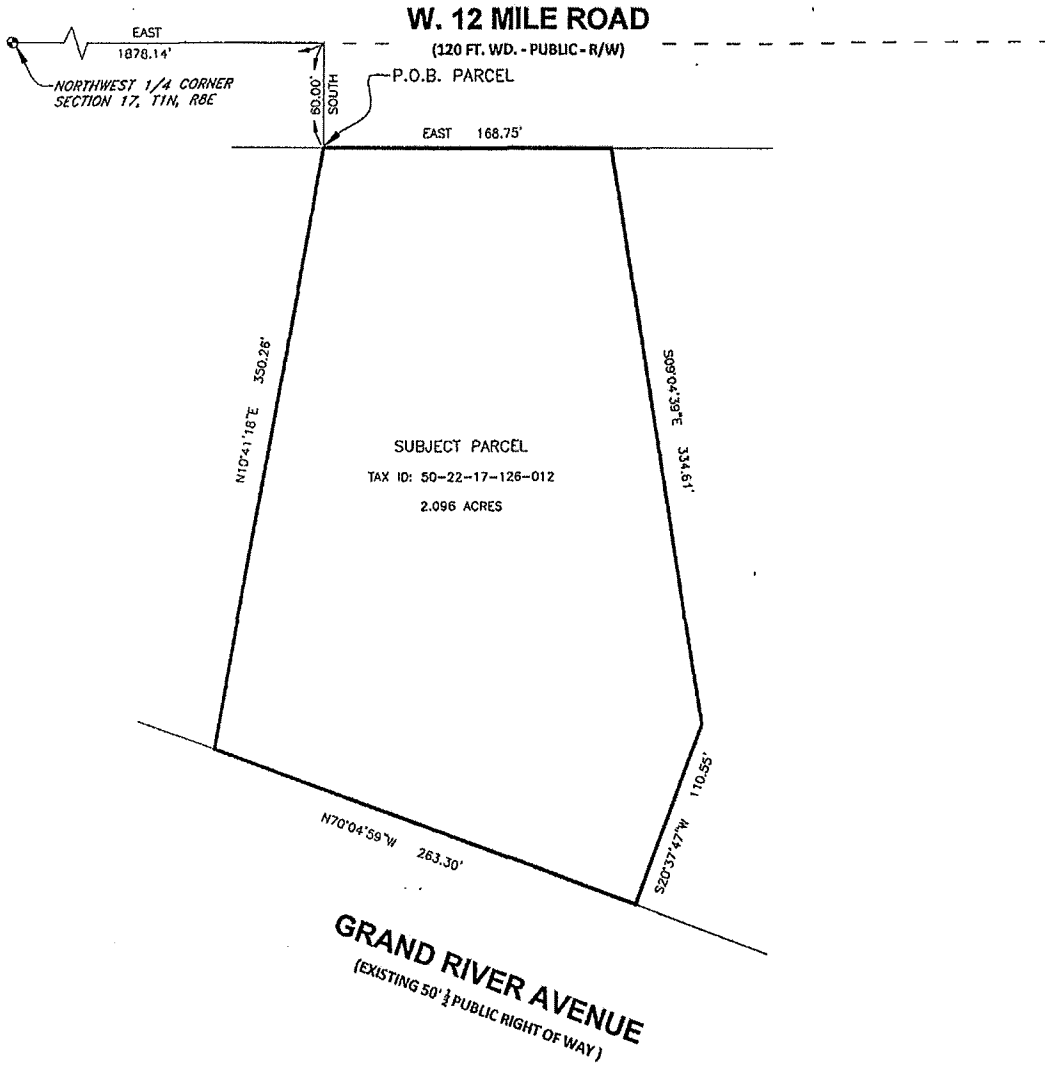
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JOB No:2016-011

DATE: 1-14-17

DWG. No: 1 of 3

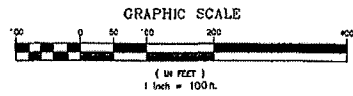
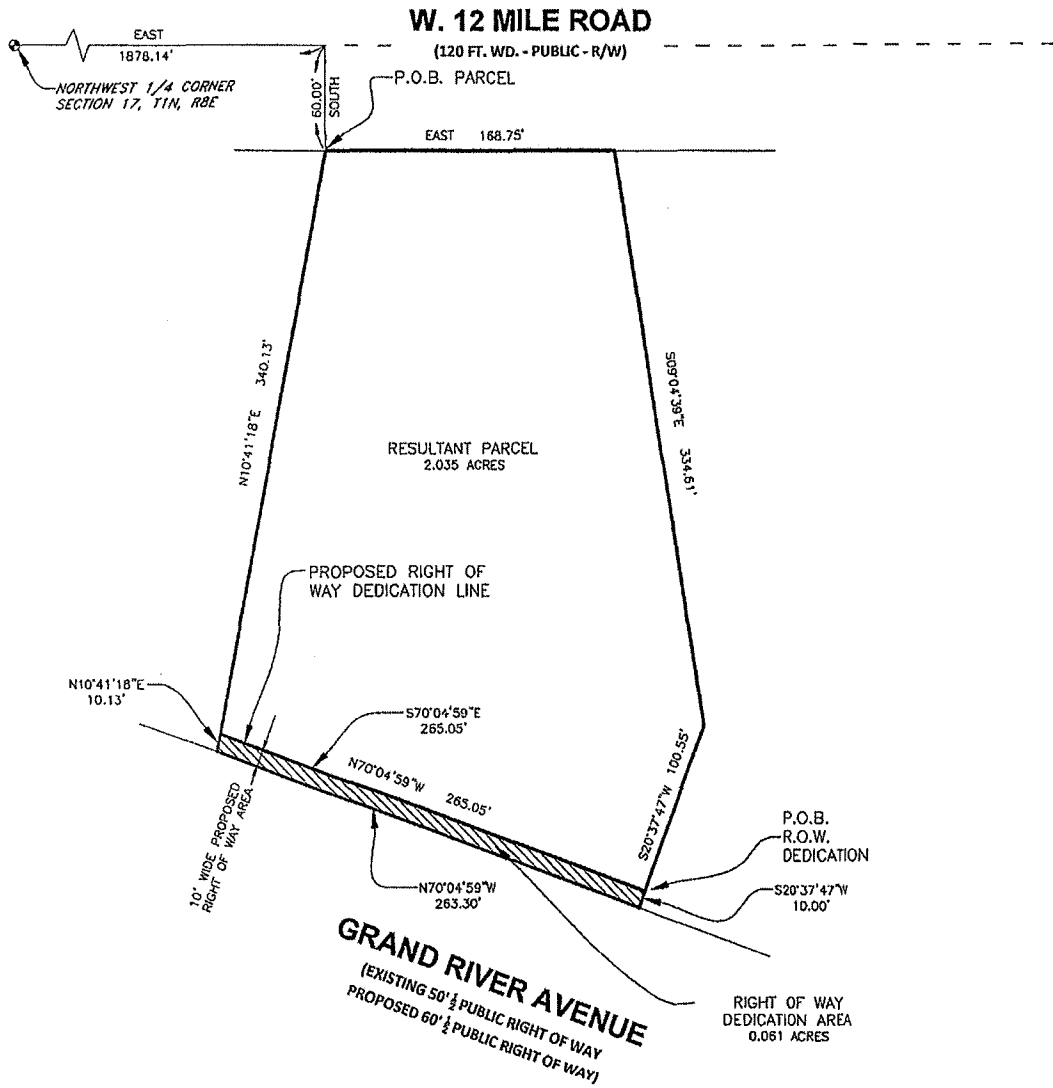
EXHIBIT "A"
 SKETCH OF PARENT PARCEL



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 MACOMB, MI 48044
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 www.storeyengineering.com

CLIENT: DERICK & BOBBIE DOE 9255 RED MAPLE CT PLYMOUTH, MI 48170	SCALE: 1" = 100'	JOB No: 2016-011
	DATE: 1-14-17	DWG. No: 2 of 3

EXHIBIT "A"
 SKETCH OF RIGHT OF WAY AREA
 & RESULTANT PARCEL



SEG

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CLIENT:
 DERICK & BOBBIE DOE
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 PLYMOUTH, MI 48170

SCALE: 1" = 100'	JOB No: 2016-011
DATE: 1-14-17	DWG. No: 3 of 3