



CITY of NOVI CITY COUNCIL

Agenda Item H
October 12, 2015

SUBJECT: Approval of a resolution authorizing termination of an existing sanitary sewer easement (recorded at Liber 22132, Page 169, Oakland County Records), which was replaced by a revised sanitary sewer easement (recorded at Liber 40820, page 72, Oakland County Records) in 2009.

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

In 2002, the Section 1 & 12 sanitary sewer was constructed through land that has now been developed as the Haggerty Corridor Corporate Park Phase 2, located north of 13 Mile Road between M-5 and Haggerty Road. The property owner provided easements in 2000 in order to facilitate design and construction of the project. After the easement was recorded, the property owner worked with the City to realign the sanitary sewer along the proposed drive that is now constructed as Cabot Drive. A revised easement was recorded in 2009 for the final constructed location of the sanitary sewer.

The original easement for the sanitary sewer was never terminated. The property owner for the Magna development is requesting that the City terminate this outdated and unnecessary easement to unencumber the property.

The resolution and exhibit A were drafted by the City Attorney and Engineering staff, respectively, and are recommended for approval.

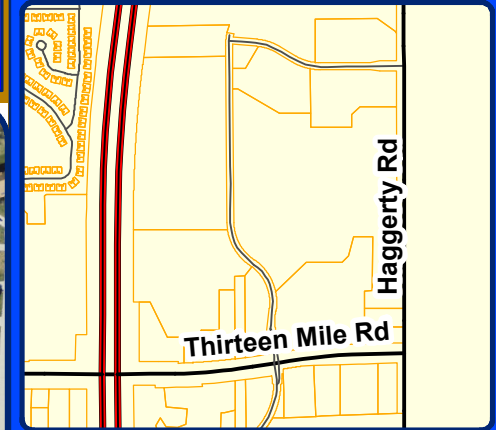
RECOMMENDED ACTION: Approval of a resolution authorizing termination of an existing sanitary sewer easement (recorded at Liber 22132, Page 169, Oakland County Records), which was replaced by a revised sanitary sewer easement (recorded at Liber 40820, page 72, Oakland County Records) in 2009.

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

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

JSP 15-46 Magna Seating of America

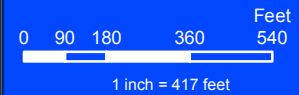
Location



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 07/02/15
Project: JSP15-46 Magna Seating of America
Version #: 1



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.



JOHNSON ROSATI SCHULTZ JOPPICH PC

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Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

October 6, 2015

Rob Hayes, Public Services Director
CITY OF NOVI
45175 Ten Mile Road
Novi, Michigan 48375

Re: Termination of Sanitary Sewer Easement

Dear Mr. Hayes:

Northern Equities has requested the termination of an existing Sanitary Sewer Easement, over and through its property located along Haggerty Road, a portion of which is currently part of Magna Development. The sanitary sewer which was originally constructed within the easement has been relocated in connection with adjacent developments and is no longer in the easement area. Engineering has confirmed that there is no need for the City to retain the Sanitary Sewer Easement for the purpose of operating and maintaining a sanitary sewer, now or in the future. In that regard, we have prepared the enclosed Resolution of the City Council Authorizing Termination of Sanitary Sewer Easement for the purpose of terminating the Sanitary Sewer Easement dated August 31, 2000, and recorded at Liber 22132, Pages 169 and 170.

Once approved by City Council, the Resolution Terminating the existing Sanitary Sewer Easement 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
Enclosures

Rob Hayes, Public Services Director
October 6, 2015
Page 2

C: Maryanne Cornelius, Clerk (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Adam Wayne, Construction Engineer (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Matt Sosin and Julie Barnard, Northern Equities (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

**RESOLUTION OF THE CITY COUNCIL AUTHORIZING
TERMINATION OF SANITARY SEWER EASEMENT**

RECITATIONS UNDERLYING THIS RESOLUTION:

The easement for operating, constructing, maintaining and repairing a sanitary sewer granted to the City of Novi (the "City") whose address is 45175 Ten Mile Road, Novi, Michigan 48375, which easement is located in Section 1 of the City of Novi, as described on the attached and incorporated Exhibit B 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 A, upon which the Easement is located (the "Property"), granted an easement dated August 31, 2000, recorded on December 19, 2000 at Liber 22132, Pages 169 through 170, Oakland County Records, for a public sanitary sewer. The sanitary sewer located within the Easement has been relocated in connection with development of the site. As such, the City has offered to terminate and vacate the 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 sanitary sewer 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 shown on Exhibit B and hereby agree to terminate it.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

- I. The Sanitary Sewer System Easement described in the attached and incorporated Exhibit B, located in Section 1 of the City, described in the Easement which is recorded at Liber 22132, Pages 169 through 170, Oakland County Records, for operating, constructing, maintaining and repairing a sanitary sewer, 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

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

EXHIBIT A

EXHIBIT A

Parcel 50-22-01-200-041

PROPERTY DESCRIPTION:

PART OF THE EAST 1/2 OF SECTION 1, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SE CORNER OF SECTION 1, THENCE ALONG THE EAST LINE OF SAID SECTION 1, N02°30'06"W 632.02 FEET, THENCE CONTINUING ALONG SAID EAST LINE, N02°30'06"W 1992.61 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 1, THENCE CONTINUING ALONG SAID EAST LINE, N02°30'31"W 232.23 FEET, THENCE S87°29'29"W, 60.00 FEET TO THE POINT OF BEGINNING THENCE N38°03'06"W 25.39 FEET, THENCE N58°01'38"W 187.59 FEET, THENCE S87°29'39"W 535.74 FEET, THENCE S02°30'21"E 377.51 FEET TO THE NORTH LINE OF MACKENZIE DRIVE (60 FEET R/W), THENCE ALONG SAID NORTH LINE, 181.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS 420.00 FEET AND A CHORD BEARING N74°19'12"W 180.04 FEET, THENCE CONTINUING ALONG SAID NORTH LINE, N61°56'30"W, 159.14 FEET, THENCE CONTINUING ALONG SAID NORTH LINE, 212.59 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS 480.00 FEET AND A CHORD BEARING N74°37'48"W 210.86 FEET, THENCE CONTINUING ALONG SAID NORTH LINE, N87°19'07"W 207.14 FEET TO THE EAST LINE OF CABOT DRIVE (60 FEET R/W), THENCE ALONG SAID EAST LINE, 26.43 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS 420.00 FEET AND A CHORD BEARING N08°34'49"E 26.43 FEET, THENCE WESTERLY ACROSS SAID CABOT DRIVE, N81°15'14"W 60.02 FEET; THENCE NORTHERLY ALONG THE WEST LINE OF SAID DRIVE, 74.28 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS 480.00 FEET AND A CHORD BEARING N14°35'43"E 74.20 FEET, THENCE S86°37'42"W, 708.27 FEET TO THE EAST R/W LINE OF M-5, THENCE ALONG SAID EAST LINE, N04°53'47"E, 957.06 FEET, THENCE N86°48'52"E 2037.15 FEET, THENCE S02°30'31"E 1041.03 FEET TO THE POINT OF BEGINNING

CONTAINING 2,115,510.6 SQ FT AND/OR 48.57 ACRES SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

PARCEL I.D. – 22-01-400-020

A PARCEL OF LAND, PART OF THE EAST 1/2 SECTION 1, T1N., R8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N02°30'04"W, 632.02 FEET ALONG THE EAST LINE OF SECTION 1 AND S85°30'21"W, 275.75 FEET FROM THE SOUTHEAST CORNER OF SECTION 1; THENCE S85°30'21"W, 69.23 FEET; THENCE S02°30'04"E, 454.16 FEET; THENCE 743.73 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5819.58 FEET AND A CHORD BEARING S81°40'19"W, 743.23 FEET; THENCE S77°54'36"W, 1.19 FEET; THENCE N11°00'55"W, 189.03 FEET; THENCE 173.17 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 570.00 FEET AND A CHORD BEARING N02°18'44"W, 172.50 FEET; THENCE 165.24 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 455.00 FEET AND A CHORD BEARING N04°00'45"W, 164.33 FEET; THENCE N44°08'59"E, , 370.52 FEET; THENCE N87°29'56"E, 312.43 FEET; THENCE N41°04'28"E, 75.81 FEET; THENCE N13°30'29"E, 174.90 FEET, THENCE N87°57'28"E, 162.89 FEET, THENCE S02°02'32"E, 467.58 FEET TO THE POINT OF BEGINNING. CONTAINING 13.539 ACRES. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD.

Parcel 50-22-01-400-022

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

Part of the East 1/2 of Section 1, Town 1 North, Range 8 East, described as: Beginning at the East 1/4 corner; thence South 02 degrees 30 minutes 06 seconds East 6.24 feet; thence South 87 degrees 29 minutes 54 seconds West 60.00 feet; thence South 87 degrees 29 minutes 39 seconds West 145.57 feet; thence South 78 degrees 16 minutes 26 seconds West 87.38 feet; thence South 87 degrees 29 minutes 39 seconds West 430.82 feet; thence along a curve to the right, Radius of 420.00 feet; Chord Bears North 89 degrees 36 minutes 07 seconds West 42.56 feet, distance of 42.58 feet; thence North 02 degrees 30 minutes 21 seconds West 377.51 feet; thence North 87 degrees 29 minutes 39 seconds East 535.74 feet; thence South 58 degrees 01 minutes 38 seconds East 187.59 feet; thence South 38 degrees 03 minutes 06 seconds East 25.39 feet; thence North 87 degrees 29 minutes 31 seconds East 60.00 feet; thence South 02 degrees 30 minutes 29 seconds East 232.58 feet to the point of beginning, except that part along the East line taken for Haggerty Road.

Parcel 50-22-01-400-027

Land in part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County Michigan; being more particularly described as: Commencing at the Southeast Corner of said Section 1; thence N02°30'06"W, 2530.04 feet along the east line of said section; thence S87°29'39"W, 60.00 feet to the intersection of the west line of Haggerty Road (120' wide) and the south line of Mackenzie Drive also being the POINT OF BEGINNING;

thence along the south line of Mackenzie Drive the following four (4) courses: S87°29'39"W, 145.57 feet and N83°17'09"W, 87.38 feet and S87°29'39"W, 430.82 feet and 86.46 feet along the arc of a curve to the right, having a radius of 480.00 feet, a central angle of 10°19'09", chord bearing N87°20'46"W, 86.34; thence S02°30'19"E, 508.62 feet; thence N87°29'07"E, 355.89 feet; thence N01°15'44"W, 108.60 feet, thence N43°04'21"E, 97.24 feet; thence N87°29'39"E, 320.91 feet to the aforementioned west line of Haggerty Road; thence N02°30'06"W, 310.17 feet along said west line to the POINT OF BEGINNING;

Parcel 50-22-01-400-028

A parcel of land being a part of the East 1/2 of Section 1, town 1 North, Range 8 East, City of Novi, Oakland County, Michigan described as: Beginning at a point distant N°02'30"06 W, 632.02 feet & S 85°30'21" W, 60.04 feet & S 85°30'21" W, 215.71 feet & N 02°02'32" W, 467.58 feet & S 87°57'28" W, 162.89 feet & S 13°30'29" W, 174.90 feet & S 41°04'28" W, 75.81 feet & S 87°29'56" W, 312.43 feet & S 44°08'59" W, 370.51 feet & N 36°07'04" W, 336.51 feet & N 30°23'13" W, 363.98 feet & N 02°57'07" W, 1337.65 feet from Southeast Section corner; thence N 02°57'07" W, 202.15 feet; thence along a curve to right an arc distance of 11.27 feet, having a radius of 420 feet and long chord bears N 02°11'00" W, 11.27 feet; thence S 87°19'07" E, 207.14 feet; thence along a curve to right an arc distance of 17.04, having a radius of 420 feet, a long chord that bears S 86°09'22" E, 17.04 feet; thence S 28°03'30" W, 222.93 feet; thence S 87°02'53" W, 108.36 feet to the Point of Beginning.

Parcel 50-22-01-400-029

Being Part of the East 1/2 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County Michigan, being more particularly described as: Commencing at the Southeast corner of said Section 1; thence $N02^{\circ}30'06''W$, 632.02 feet along the east line of said section; thence $S85^{\circ}30'21''W$, 60.04 feet to the west line of Haggerty Road (120' wide); thence continuing $S85^{\circ}30'21''W$, 215.71 feet; thence $N02^{\circ}02'32''W$, 467.58 feet; thence $S87^{\circ}57'28''W$, 162.89 feet; thence $S13^{\circ}30'29''W$, 174.90 feet; thence $S41^{\circ}04'28''W$, 75.81 feet; thence $S87^{\circ}29'56''W$, 312.43 feet; thence $S44^{\circ}08'59''W$, 370.51 feet to the east line of Cabot Drive (60' wide); thence the following three courses along said east line: 344.70 feet along the arc of a curve to left, having a radius of 455.00 feet and a chord that bears $N36^{\circ}07'04''W$, 336.51 feet and 378.27 feet along the arc of a curve to right, having a radius of 395.00 feet and a chord that bears $N30^{\circ}23'13''W$, 363.98 feet and $N02^{\circ}57'07''W$, 1161.60 feet to the Point of Beginning; thence continuing along said east line, $N02^{\circ}57'07''W$, 176.05 feet, thence $N87^{\circ}02'53''E$, 108.36 feet; thence $N28^{\circ}03'30''E$, 222.93 feet to the south line of Mackenzie Drive (60' Wide); thence the following three courses along said south line, 168.98 feet along the arc of a curve to the right, having a radius of 420.00 feet and chord that bears $S73^{\circ}28'03''E$, 167.85 feet and $S61^{\circ}56'30''E$, 159.14 feet and 169.59 feet along the arc of a curve to the left, having a radius of 480.00 feet and a chord that bears $S72^{\circ}03'48''E$, 168.71 feet to the west line of tax parcel 22-01-400-027; thence along said west line $S02^{\circ}30'19''E$, 387.94 feet; thence $S87^{\circ}29'41''W$, 268.09 feet; thence $N61^{\circ}56'30''W$, 420.91 feet; thence $S87^{\circ}02'53''W$, 43.61 feet to the aforementioned east line of Cabot Drive and the Point of Beginning. Containing 6.195 Acres of land more or less.

50-22-01-400-030

Part of the East 1/2 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County Michigan, being more particularly described as: Commencing at the Southeast corner of said Section 1; thence $N02^{\circ}30'06''W$, 632.02 feet along the east line of said section; thence $S85^{\circ}30'21''W$, 60.04 feet to the west line of Haggerty Road (120' wide) and the Point of Beginning; thence continuing $S85^{\circ}30'21''W$, 215.71 feet; thence $N02^{\circ}02'32''W$, 467.58 feet; thence $S87^{\circ}57'28''W$, 162.89 feet; thence $S13^{\circ}30'29''W$, 174.90 feet; thence $S41^{\circ}04'28''W$, 75.81 feet; thence $S87^{\circ}29'56''W$, 312.43 feet; thence $S44^{\circ}08'59''W$, 370.51 feet to the east line of Cabot Drive (60' wide); thence the following three courses along said east line: 344.70 feet along the arc of a curve to left, having a radius of 455.00 feet and a chord that bears $N36^{\circ}07'04''W$, 336.51 feet and 378.27 feet along the arc of a curve to right, having a radius of 395.00 feet and a chord that bears $N30^{\circ}23'13''W$, 363.98 feet and $N02^{\circ}57'07''W$, 1161.60 feet; thence $N87^{\circ}02'53''E$, 43.61 feet; thence $S61^{\circ}56'30''E$, 420.91 feet, thence $N87^{\circ}29'41''E$, 268.09 feet to the west line of tax parcel 22-01-400-027; thence the following five courses along the west and south lines of tax parcel 22-01-400-027: $S02^{\circ}30'19''E$, 120.68 feet and $N87^{\circ}29'07''E$, 355.89 feet and $N01^{\circ}15'44''W$, 108.60 feet and $N43^{\circ}04'21''E$, 97.24 feet and $N87^{\circ}29'39''E$, 320.91 feet to the aforementioned west line of Haggerty Road; thence along said west line $S02^{\circ}30'06''E$, 1589.94 feet to the Point of Beginning. Containing 43.490 Acres of land more or less.

Parcel 50-22-01-400-031

A parcel of land being a part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan described as: Beginning at a point distant N 02°30'06" W, 90.22 feet & S 87°29'54" W, 1085.33 feet & S 77°54'36" W, 89.62 feet & S 77°54'36" W, 28.57 feet & S 78°55'26" W, 176.08 feet & N 02°54'28" W, 708.68 feet & S 85°15'02" W, 90.05 feet & S 02°54'28" E, 716.54 feet & S 83°15'33" W, 496.04 feet & N 04°27'15" W, 15.08 feet & S 86°44'01" W, 173.35 feet & S 87°17'58" W, 163.56 feet & N 02°26'23" W, 516.95 feet & S 87°39'29" W, 49.67 feet & N 02°28'25" W, 631.50 feet from Southeast Section corner; thence N 02°28'25" W, 79.04 feet; thence along a curve to right and arc distance of 1418.24 feet, having a radius of 11320.16 feet and a long chord bearing N 01°07'47" E, 1417.30 feet; thence N 86°37'42" E, 710.98 feet; thence S 02°57'07" E, 1446.10 feet; thence along a curve to the left an arc distance of 58.83 feet, having a radius of 455 feet, a long chord that bears S 06°39'23" E, 58.79 feet; thence S 87°31'35" W, 816.33 feet to the Point of Beginning.

50-22-01-400-032

The land situated in the City of Novi, County of Oakland, State of Michigan, is described as follows:

LAND IN PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N02°30'06"W, 90.22 FEET ALONG THE EAST LINE OF SAID SECTION 1; THENCE S87°29'54"W, 1085.33 FEET; THENCE S77°54'36"W, 89.62 FEET TO THE INTERSECTION OF THE WEST LINE OF CABOT DRIVE (60 FEET WIDE) AND THE NORTH LINE OF 13 MILE ROAD (WIDTH VARIES); THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1. S77°54'36"W, 28.57 FEET; 2. AND 176.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, AND A CHORD BEARING S78°55'26"W, 176.08 FEET; THENCE NON-TANGENT TO SAID CURVE N02°54'28"W, 708.68 FEET TO THE POINT OF BEGINNING; THENCE S85°15'02"W, 90.04 FEET; THENCE S02°54'28"E, 115.00 FEET; THENCE S87°31'35"W, 135.71 FEET; THENCE S02°28'25"E, 351.48 FEET; THENCE S87°31'35"W, 152.56 FEET; THENCE 52.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 197.00 FEET, AND A CHORD BEARING S25°43'29"W, 52.33 FEET; THENCE 174.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, AND A CHORD BEARING S15°27'32"W, 172.10 FEET; THENCE S02°26'23"E, 71.92 FEET TO THE AFOREMENTIONED NORTH LINE OF 13 MILE ROAD; THENCE ALONG SAID NORTH LINE 75.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, AND A CHORD BEARING S84°54'01"W, 75.08 FEET; THENCE NON-TANGENT TO SAID CURVE N02°26'23"W, 225.23 FEET; THENCE S87°33'38"W, 141.99 FEET; THENCE N29°13'41"W, 337.92 FEET; THENCE S87°39'29"W, 141.69 FEET TO THE EAST LINE OF M-5 HIGHWAY (AKA HAGGERTY CONNECTOR-VARIABLE WIDTH); THENCE ALONG SAID EAST LINE N02°28'25"W, 631.50 FEET; THENCE N87°31'35"E, 816.33 FEET TO THE AFOREMENTIONED WEST LINE OF CABOT DRIVE; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES; 1. 376.89 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, AND A CHORD BEARING S34°05'22"E, 366.21 FEET; 2. AND 22.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, AND A CHORD BEARING S56°09'20"E, 22.97 FEET; THENCE NONTANGENT TO SAID CURVE S35°30'40"W, 99.13 FEET TO THE POINT OF BEGINNING.

50-22-01-400-035

A parcel of land being a part of the Southeast 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan described as: Beginning at a point distant N 02°30'06" W, 90.22 feet & S 87°29'54" W, 1085.33 feet & S 77°54'36" W, 89.62 feet from Southeast Section corner; thence S 77°54'36" W, 28.57 feet; thence along a curve to right an arc distance of 176.08 feet, having a radius of 5639.58 feet, a long chord that bears S 78°55'26" W, 176.08 feet; thence N 02°54'28" W, 708.68 feet; thence N 35°30'40" E, 99.13 feet; thence along a curve to right an arc distance of 408.11 feet, having a radius of 395 feet, a chord bearing S 24°53'30" E, 390.19 feet; thence S 04°25'26" W, 195.42 feet; thence along a curve to the left an arc distance of 72 feet, having a radius of 257.94 feet, and chord bearing S 03°34'23" E, 71.77 feet; thence S 11°13'28" E, 130.75 feet to the Point of Beginning.

EXHIBIT B

LIBER 22132 PG 169

316584

LIBER 22132 PAGE 169
\$9.00 MISC RECORDING
\$2.00 REMONUMENTATION
12/19/2000 03:20:06 P.M. RECEIPT# 88035
PAID RECORDED - OAKLAND COUNTY
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

7655717

LIBER PAGE
SANITARY EASEMENT
\$1.00 TRANSFER TX COMBINED

KNOW ALL MEN BY THESE PRESENTS, that Haggerty Corridor Partners, L.L.C. whose address is 3900 Country Club Drive, Farmington Hills, Michigan 48331 hereby conveys to City of Novi, Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48376, an easement for constructing, operating, maintaining and/or repairing a sanitary sewer system in, over, upon and through the following described premises situated in the City of Novi, Oakland County, State of Michigan, to wit:

A strip of land 30 feet wide being part of the SE 1/4 of Section 1, T.1N., R.8E., City of Novi, Oakland County, Michigan, the centerline of said strip beginning at a point located distant S85°31'06"W 1161.27 feet along the south line of said section and N06°37'32"W 315.06 feet from the SE corner of said section; thence N06°37'32"W 50.00 feet to a point of curve; thence along a curve to the right 417.19 feet, said curve having a radius of 645.00 feet, a central angle of 37°03'32", and a long chord bearing of N11°54'17"E 409.95 feet; thence along a curve to the left 323.06 feet, said curve having a radius of 555.00 feet, a central angle of 33°21'04", and a long chord bearing of N13°45'32"E 318.52 feet; thence N02°55'00"W 1583.18 feet to the point of ending. Containing 1.63 acres.

#

22-01-400-012
22-01-400-016

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

For the sum of \$1.00 (One and no/100 _____ Dollars)

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, 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 acquisition of the property rights conveyed herein is an exercise of the City of Novi's eminent domain authority by purchase in lieu of condemnation.

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

Dated this 31st day of AUGUST, 2000.

Signed in the presence of:

CHRIS HAUPT

Colleen D. Bergh

HAGGERTY CORRIDOR PARTNERS, L.L.C.
By: FG38 Corporation, a Michigan Corporation
Its Managing Partner

By:
Neil J. Sosin
Its: President

ETP22

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 31st day of AUGUST, 2000, by Neil J. Sosin, President of FG38 Corporation, a Michigan Corporation, Managing Partner of Haggerty Corridor Partners, L.L.C.

GAIL DEHS MILLS Notary Public
OAKLAND County, Michigan
My Commission Expires: 9/30/2003

Drafted by and return to:
Gary E. Bowman
JCK & Associates, Inc.
P.O. Box 759
Novi, Michigan 48376

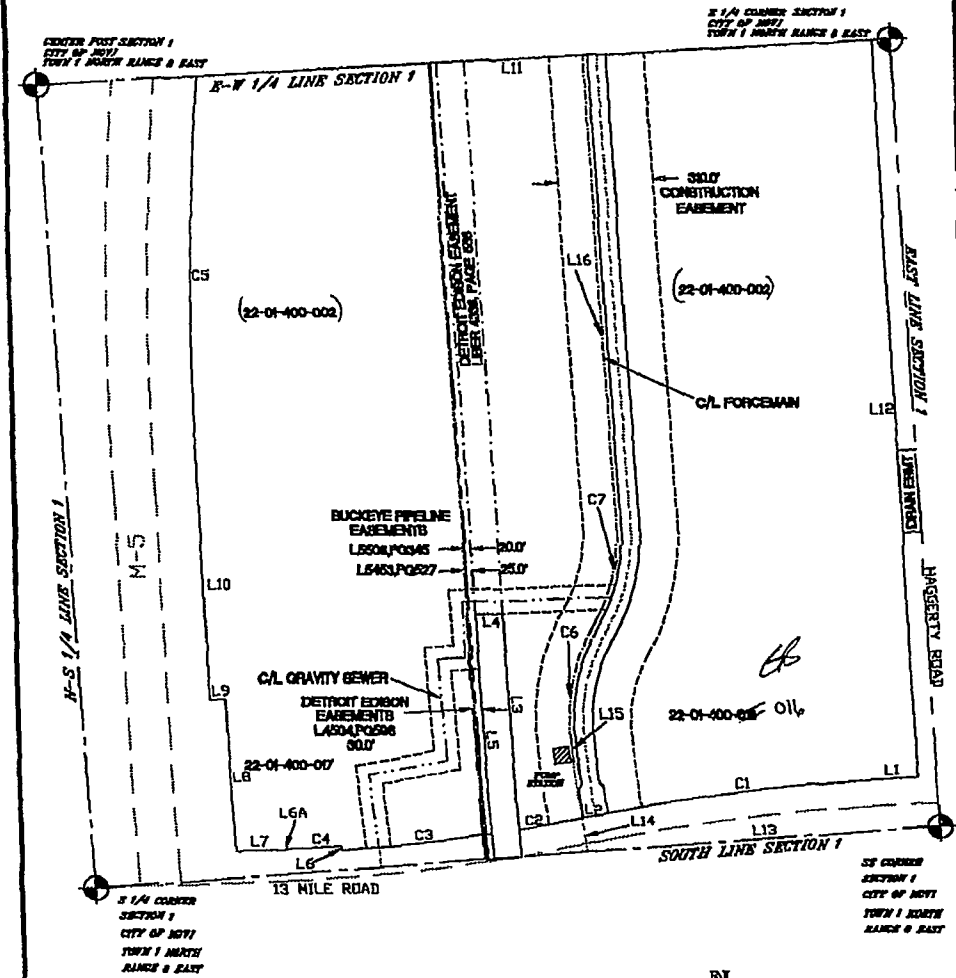
OK-A.K.

N-6292
08/16/00

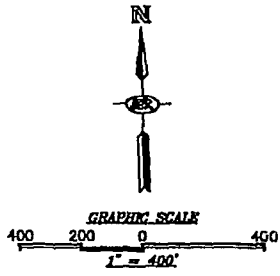
(Part of 22-01-400-018 & -002)

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EXHIBIT "A"



LINE	BEARING	LENGTH
L1	S88°30'30"W	168.52'
L2	S78°01'10"W	118.16'
L3	N02°53'28"W	718.88'
L4	S85°54'01"W	80.02'
L5	S02°55'28"E	728.80'
L6	N04°13'58"W	15.00'
L6A	S87°32'11"W	8.06'
L7	S87°32'11"W	188.08'
L8	N02°27'12"W	518.48'
L9	S87°39'12"W	50.00'
L10	N02°37'15"W	713.15'
L11	N88°37'52"E	2203.51'
L12	S02°28'34"E	2451.03'
L13	N65°51'04"E	1161.27'
L14	N08°37'35"W	315.05'
L15	N08°37'32"W	50.00'
L16	N02°55'00"W	1583.18'



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	852.23'	5819.52'	08°29'21"	S82°15'51"W	881.44'
C2	178.94'	5838.88'	01°48'32"	S78°55'28"W	178.03'
C3	483.91'	5838.88'	05°01'55"	S83°15'28"W	483.75'
C4	173.70'	824.88'	01°48'02"	S84°39'08"W	173.68'
C5	1357.49'	11320.18'	06°52'13"	N00°58'53"E	1356.58'
C6	417.18'	648.00'	37°03'32"	N11°54'17"E	408.85'
C7	323.06'	555.00'	33°21'04"	N13°45'31"E	318.52'

J&K CONSULTING ENGINEERS
 NOV. MICH. REG. NO. (415) 348-2680

SECTION 1 & 12
SANITARY SEWER

22-01-400-018, 002
SANITARY EASEMENT

Drawn: JEM Date: 8/9/2000 Scale: 1"=400' Job No.: N-6292 Sheet No.:

Designed: DE
 Checked: HJGR