



CITY OF NOVI CITY COUNCIL
FEBRUARY 24, 2025

SUBJECT: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the south side of Twelve Mile Road and acceptance of a sidewalk easement from Catholic Central High School as part of the Connector Road project (parcel 50-22-18-200-026 and 50-22-18-200-027).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings the segment to its full master planned right-of-way width.
- The process is required to accept sidewalk easements where public pathways cross on to private property.

BACKGROUND INFORMATION:

Catholic Central High School is requesting the acceptance of a Warranty Deed conveying 43 feet of additional right-of-way along the south side of Twelve Mile Road. The proposed right-of-way dedication will bring this segment of Twelve Mile to its full master planned half-width right-of-way of 43 feet.

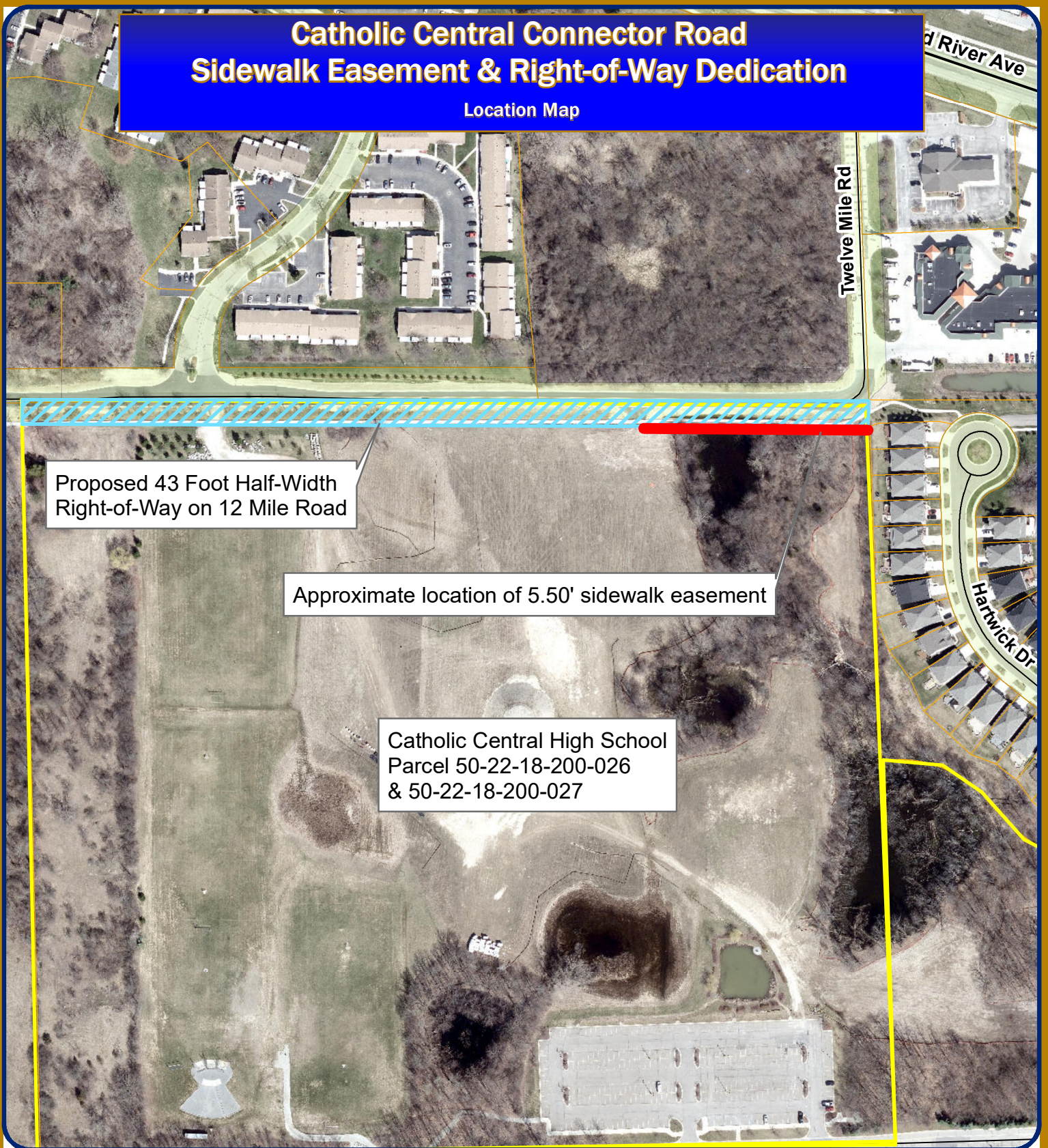
Catholic Central High School is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. The existing sidewalk on the south side of Twelve Mile Road was outside of the 43 feet of master planned right-of-way for Twelve Mile Road. Because of this a 5.5-foot-wide sidewalk easement was requested.

The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, December 11, 2024) and the City's Engineering Consultant (Spalding DeDecker, December 11, 2024). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Acceptance of a Warranty Deed to dedicate an additional 43 feet of right-of-way along the south side of Twelve Mile Road and acceptance of a sidewalk easement from Catholic Central High School as part of the Connector Road project (parcel 50-22-18-200-026 and 50-22-18-200-027).

Catholic Central Connector Road Sidewalk Easement & Right-of-Way Dedication

Location Map



Proposed 43 Foot Half-Width
Right-of-Way on 12 Mile Road

Approximate location of 5.50' sidewalk easement

Catholic Central High School
Parcel 50-22-18-200-026
& 50-22-18-200-027

Map Author: Humna Anjum
Date: 2/11/2025
Project: Catholic Central Connector Rd
Version: 1.0

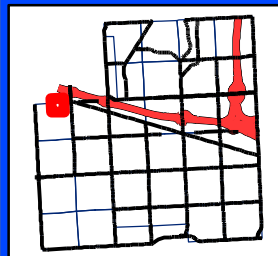
Amended By:
Date:
Department:

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
- ▭ Proposed right-of-way
- ▭ Project Location
- ▭ Sidewalk Easement Location



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
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 11, 2024

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

**Re: Catholic Central Connector Road JSP 22-48
Acceptance Documents**

Dear Mr Croy:

We have received and reviewed the following revised documents in connection with Catholic Central Connector Road Project:

- Water System Easement (***Approved***)
- Warranty Deed – 12 Mile ROW (***Approved***)
- Sidewalk Easement (***Approved***)
- Bill of Sale – Water Main (***Approved***)
- Title Search

Water System Easement

Catholic Central High School seeks to convey the Water System Easement and water main serving the Development to the City for ownership and operation by the City. The Easement is consistent with the title search provided, and is acceptable for the purposes provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

The Bill of Sale for water main is acceptable as provided.

Sidewalk Easement

The Sidewalk Easement is the City's standard form easement to provide public non-motorized access over the sidewalk area. The Easement is consistent with the title search provided, and is acceptable for the purpose provided. The exhibits have been reviewed and approved by the City's Consulting Engineer.

Warranty Deed for 12 Mile ROW

Ben Croy, City Engineer
City of Novi
December 11, 2024
Page 2

The Warranty Deed is the City's standard form deed for right-of-way for roadway purposes. The Warranty Deed is consistent with the title search provided, and is acceptable for the purpose provided. The exhibits have been reviewed and approved by the City's Consulting Engineer

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Barb McBeth, Planner
Lindsay Bell, Planner
Diana Shanahan, Planner
Dan Commer, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Alyssa Craigie, Administrative Assistant
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Ben Nelson, Project Engineer
Milad Alesmail, Project Engineer
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Jan Ziozios, City Assessor
Andy Wozniak, Ziemet Wozniak & Associates
Thomas R. Schultz, Esquire

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.) whose address is 27225 Wixom Road, Novi, Michigan 48374, 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 18, 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}

Tax Identification Number: 22-18-200-026

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 structures or improvements on, over, across, in, through, or under the above-described easement.

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.

Dated this 5TH day of DECEMBER, 20 24.

Signed by:

The Catholic Central High School of Detroit, Inc,
a Michigan non-profit corporation.



By: Edward Turek
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER 2024, by Edward Turek, as the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND



Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 10-15-28

Tax Identification Number: 22-18-200-026

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
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT 'A'

PARCEL 22-18-200-026 LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE S. 00°44'12" E. 1306.18 FEET; THENCE N. 89°31'51" W. 1492.48 FEET; THENCE N. 00°15'03" W. 1320.00 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 44.84 ACRES MORE OR LESS BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER 12 MILE ROAD.

BASIS OF BEARING FOR THE PROPERTY DESCRIPTION IS THE NORTH-SOUTH 1/4 LINE, SEC. 28 S. 00°15'03" E.

REVISIONS			OVERALL LEGAL DESCRIPTION CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN		DATE	SCALE HOR: 1" =	
ITEM	DATE	BY			8-15-22	FIELD BOOK NO.	
			 Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	© COPYRIGHT 2022
						19120.1	
					DRAWN BY	SHEET NO.	
					PTG	1/1	

EXHIBIT 'B'

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

N.E. CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

C/L 12 MILE ROAD

5.50' WIDE
SIDEWALK
EASEMENT

22-18-200-026

BERKSHIRE POINTE
O.C.S.P. NO. 2080

22-18-200-027

ISLAND LAKE ARBORS
O.C.S.P. NO. 1368

22-18-200-016

ISLAND LAKE
EAST ARBORS
O.C.S.P. NO. 1859

22-18-276-012

ISLAND LAKE OF NOVI
COMMUNITY ASSOC.

22-18-200-011

C/L WIXOM ROAD (33' WD., 1/2 WIDTH)

LEGEND

— BOUNDARY LINE



SCALE: 1" = 400'

REVISIONS		
ITEM	DATE	BY

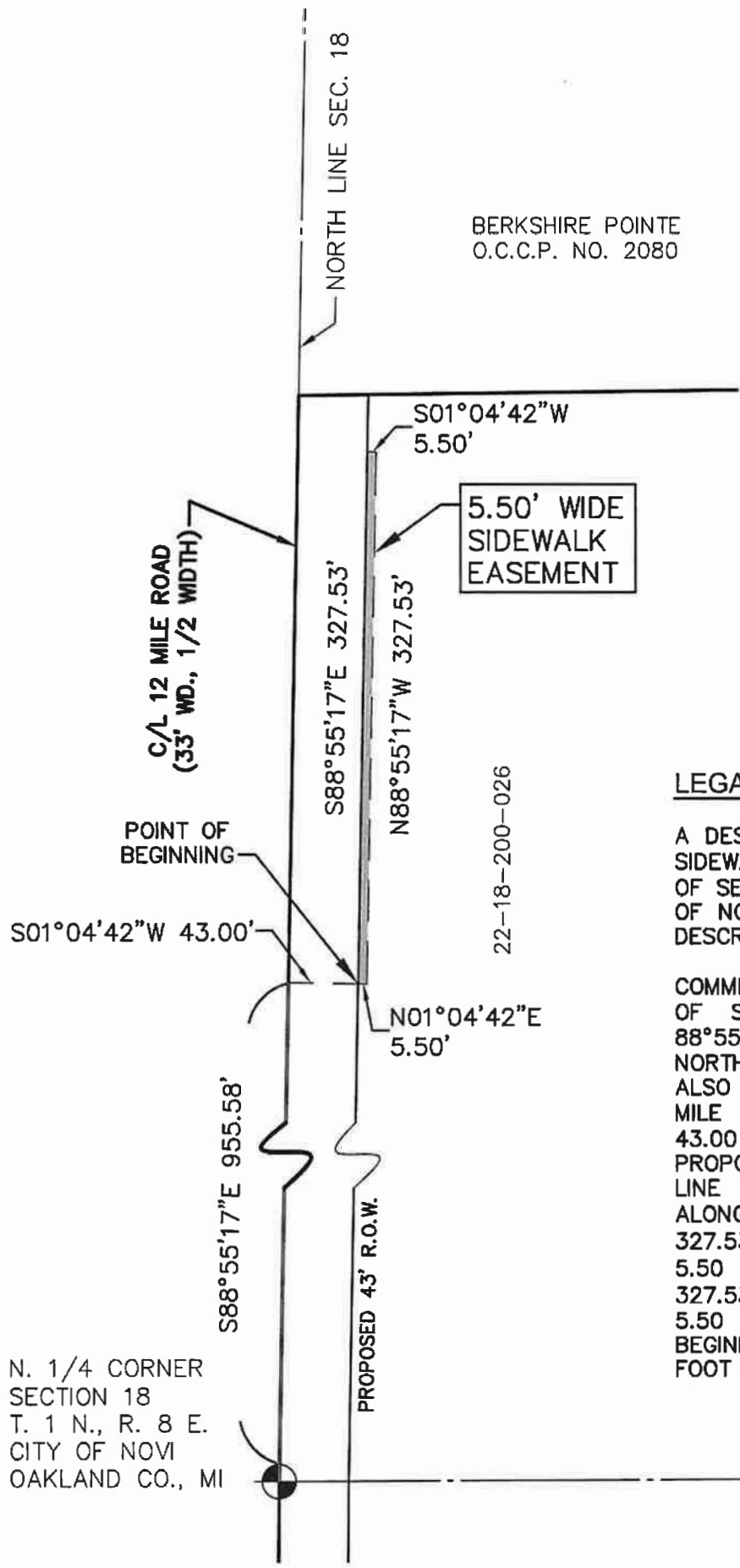
SIDEWALK EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
CITY OF NOVI OAKLAND COUNTY MICHIGAN

ZEIMET WOZNAK
& ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	8-15-22	SCALE HOR: 1" = 400'
DESIGNED BY	PTG	FIELD BOOK NO.
DRAWN BY	PTG	JOB NO. 19120.1
		SHEET NO. 1/2

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EXHIBIT 'B'



LEGAL DESCRIPTION

A DESCRIPTION OF A 5.50 FOOT WIDE SIDEWALK LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 955.58 FEET ALONG THE NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE S. 01°04'42" W. 43.00 FEET TO A POINT ON THE PROPOSED 43 FOOT RIGHT OF WAY LINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 88°55'17" E. 327.53 FEET; THENCE S. 01°04'42" W. 5.50 FEET; THENCE N. 88°55'17" W. 327.53 FEET; THENCE N. 01°04'42" E. 5.50 FEET TO THE POINT OF BEGINNING ON SAID PROPOSED 43 FOOT RIGHT OF WAY LINE.

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

REVISIONS			SIDEWALK EASEMENT CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN		DATE	SCALE HOR: 1" = 100'	
ITEM	DATE	BY			8-15-22	FIELD BOOK NO.	
			ZEIMET WOZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	19120.1
					DRAWN BY	SHEET NO.	
					PTG	2/2	

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BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, The Catholic Central High School of Detroit, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.), whose address is 27225 Wixom Road, Novi, Michigan 48374 for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Exhibit A}

Tax Identification Number: 22-18-200-027 and 22-18-200-026

In witness whereof, the undersigned has executed these presents this 5TH day of DECEMBER, 2024.

Signed by

The Catholic Central High School of Detroit, a Michigan nonprofit corporation




By: Edward Turek

It's: President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER, 2024, by Edward Turek, as the President of The Catholic Central High School of Detroit, a Michigan nonprofit corporation, on its behalf.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND


Notary Public
OAKLAND County, Michigan
My Commission Expires: 10-15-2028

Drafted by:
Elizabeth M. Kudla
30903 Northwestern Highway
Farmington Hills, MI 48334

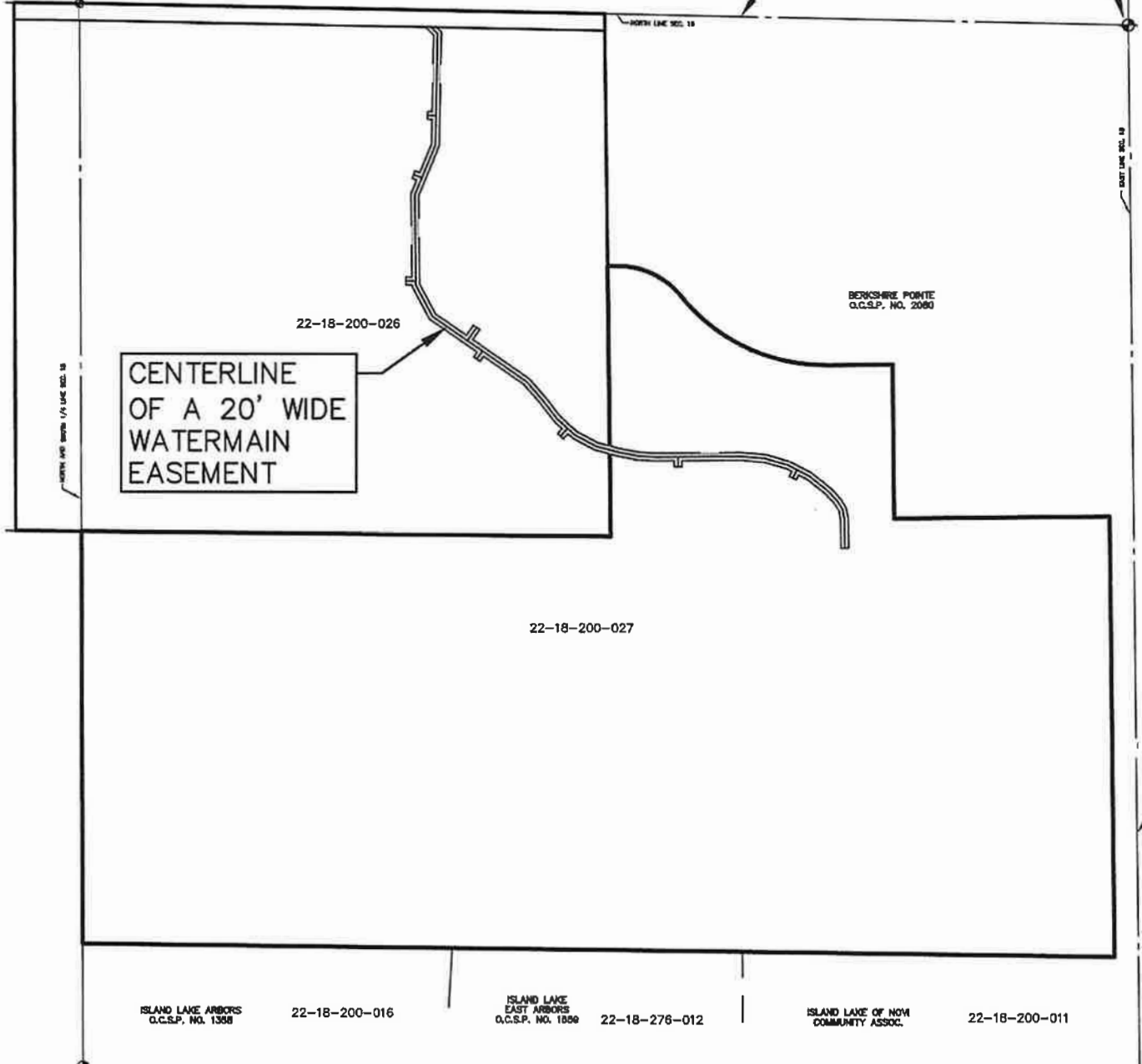
Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

Exhibit A

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

N.E. CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

C/L 12 MILE ROAD
(33' WD., 1/2 WIDTH)



CENTERLINE
OF A 20' WIDE
WATERMAIN
EASEMENT

LEGEND

- BOUNDARY LINE
- EASEMENTS (ESMT.)

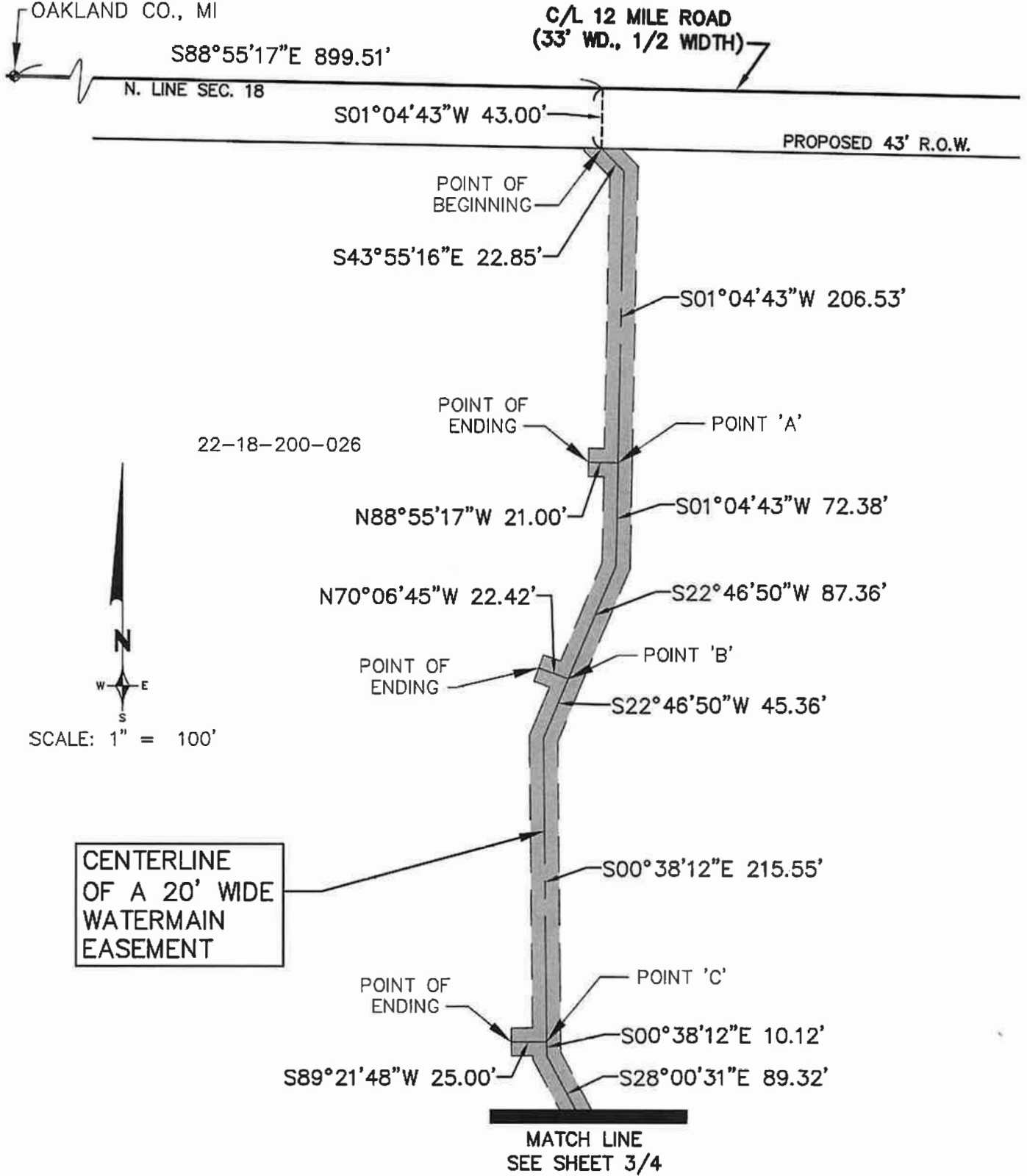


SCALE: 1" = 400'

REVISIONS			WATERMAIN EASEMENT CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN		DATE	SCALE HOR: 1" = 400'
ITEM	DATE	BY			1-13-23	FIELD BOOK NO.
			Z E I M E T W O Z N I A K & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO. 19120.1
					DRAWN BY PTG	SHEET NO. 1/4
					© COPYRIGHT 2022	

Exhibit A

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI



CENTERLINE
OF A 20' WIDE
WATERMAIN
EASEMENT



SCALE: 1" = 100'

22-18-200-026

MATCH LINE
SEE SHEET 3/4

REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
 CITY OF NOVI OAKLAND COUNTY MICHIGAN

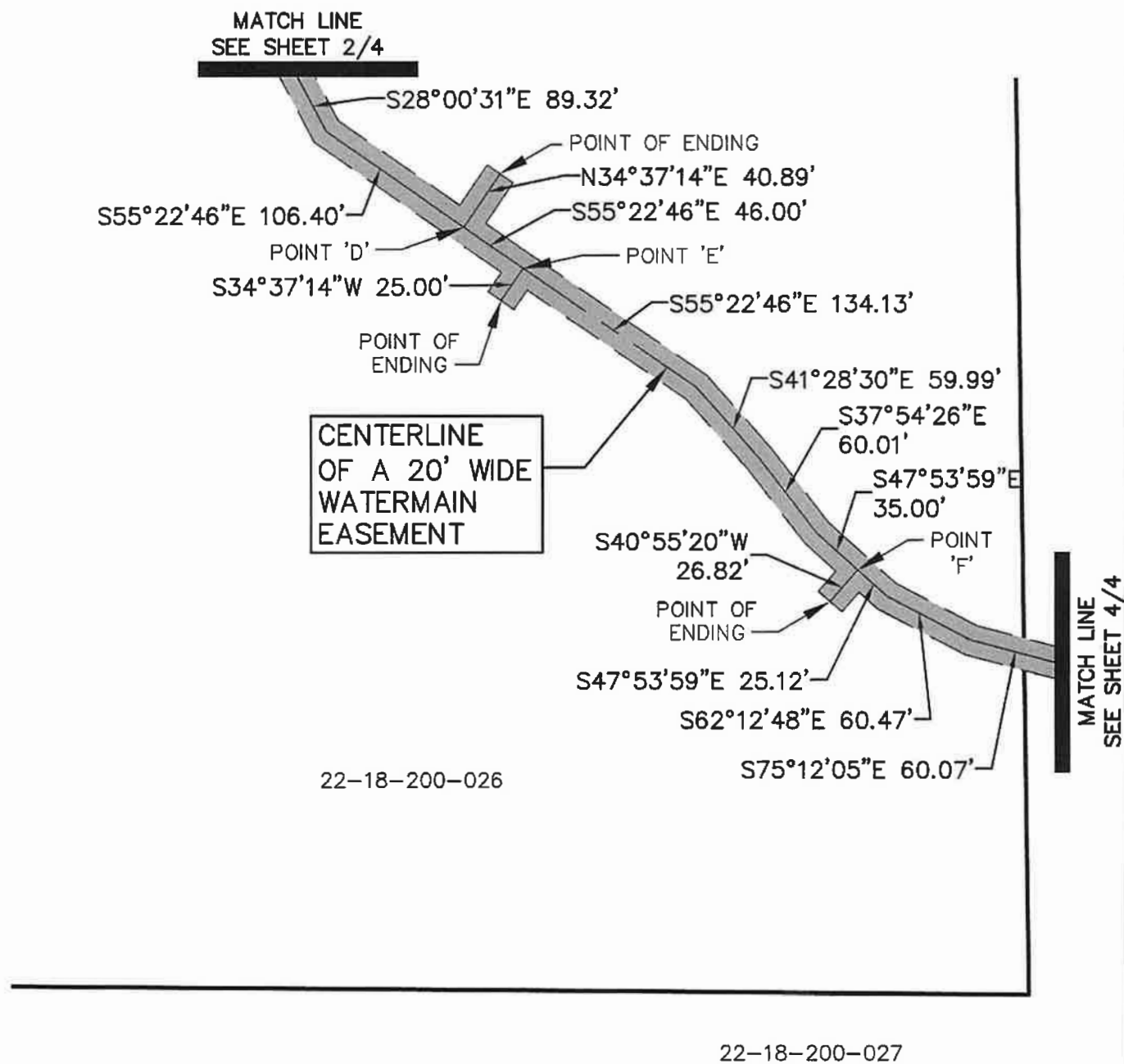
Z E I M E T W O Z N I A K
 & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 GRAND RIVER AVE, SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	1-13-23	SCALE	HOR: 1" = 100'
DESIGNED BY	JOB NO.	FIELD BOOK NO.	
DRAWN BY	SHEET NO.	© COPYRIGHT 2022	
PTG	2/4		

Exhibit A



SCALE: 1" = 100'



REVISIONS		
ITEM	DATE	BY

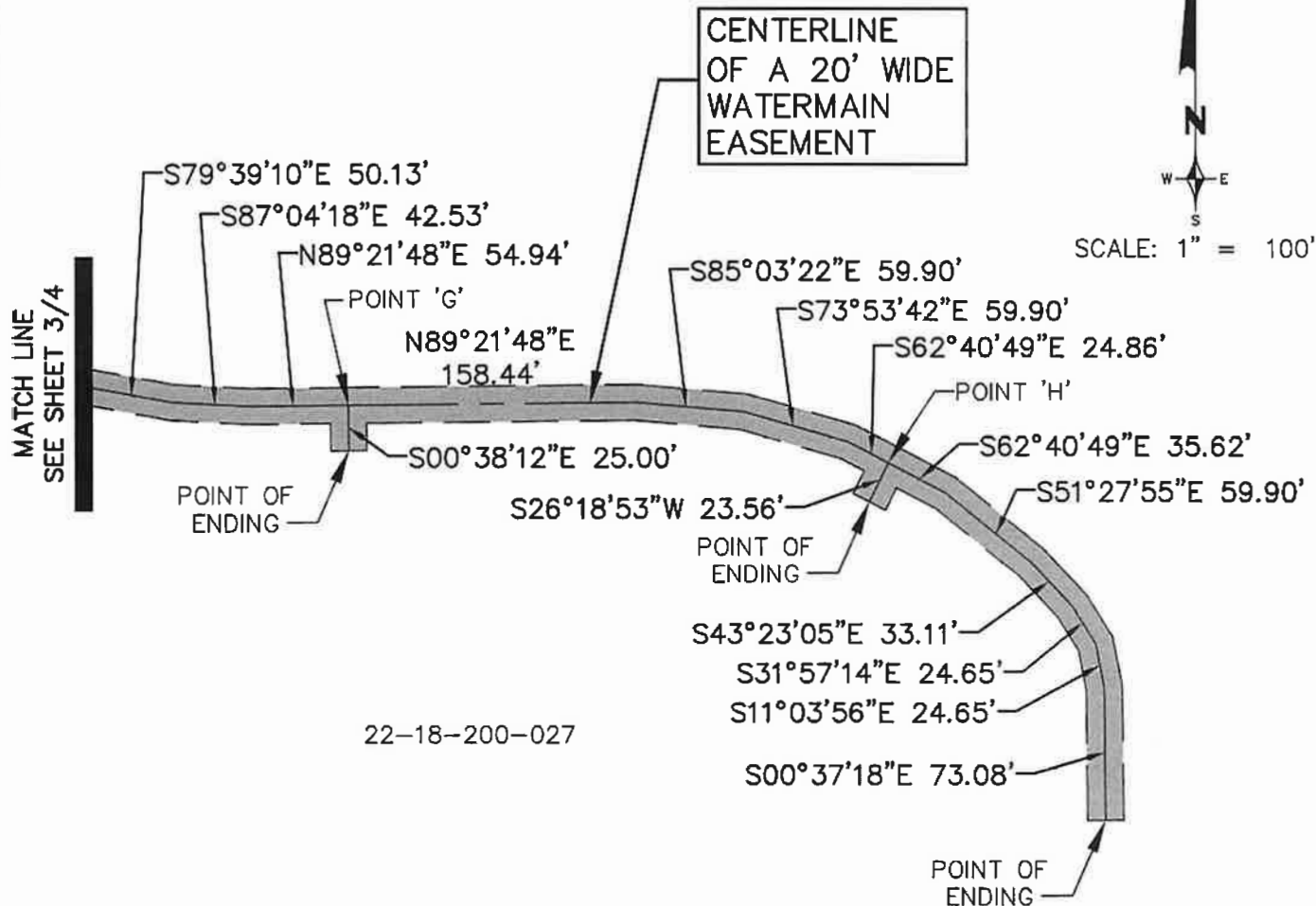
WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
 CITY OF NOVI OAKLAND COUNTY MICHIGAN

Z E I M E T W O Z N I A K
 & ASSOCIATES
 Civil Engineers & Land Surveyors
 55800 GRAND RIVER AVE, SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	SCALE
1-13-23	HOR: 1" = 100'
DESIGNED BY	FIELD BOOK NO.
JOB NO.	19120.1
DRAWN BY	SHEET NO.
PTG	3/4

© COPYRIGHT 2022

Exhibit A



WATERMAIN EASEMENT LEGAL DESCRIPTION

A CENTERLINE DESCRIPTION OF A 20 FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 883.36 FEET ALONG THE NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE S. 01°04'43" W. 43.00 FEET TO A POINT ON THE PROPOSED 43.00 FEET RIGHT OF WAY LINE OF 12 MILE ROAD, ALSO BEING THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE ALONG SAID EASEMENT CENTERLINE S. 43°55'16" E. 22.85 FEET; THENCE S. 01°04'43" W. 206.53 FEET TO POINT 'A'; THENCE N. 88°55'17" W. 21.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A', S. 01°04'43" W. 72.38 FEET; THENCE S. 22°46'50" W. 87.36 FEET TO POINT 'B'; THENCE N. 70°06'45" W. 22.42 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'B', S. 22°46'50" W. 45.36 FEET; THENCE S. 00°38'12" E. 215.55 FEET TO POINT 'C'; THENCE S. 89°21'48" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'C', S. 00°38'12" E. 10.12 FEET; THENCE S. 28°00'31" E. 89.32 FEET; THENCE S. 55°22'46" E. 106.405 FEET TO POINT 'D'; THENCE N. 34°37'14" E. 40.89 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'D', S. 55°22'46" E. 46.00 FEET TO POINT 'E'; THENCE S. 34°37'14" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'E', S. 55°22'46" E. 134.13 FEET; THENCE S. 41°28'30" E. 59.99 FEET; THENCE S. 37°54'26" E. 60.01 FEET; THENCE S. 47°53'59" E. 35.00 FEET TO POINT 'F'; THENCE S. 40°55'20" W. 26.82 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'F', S. 47°53'59" E. 25.12 FEET; THENCE S. 62°12'48" E. 60.47 FEET; THENCE S. 75°12'05" E. 60.07 FEET; THENCE S. 79°39'10" E. 50.13 FEET; THENCE S. 87°04'18" E. 42.53 FEET; THENCE N. 89°21'48" E. 54.94 FEET TO POINT 'G'; THENCE S. 00°38'12" E. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'G', N. 89°21'48" E. 158.44 FEET; THENCE S. 85°03'22" E. 59.90 FEET; THENCE S. 73°53'42" E. 59.90 FEET; THENCE S. 62°40'49" E. 24.86 FEET TO POINT 'H'; THENCE S. 26°18'53" W. 23.56 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'H', S. 62°40'49" E. 35.62 FEET; THENCE S. 51°27'55" E. 59.90 FEET; THENCE S. 43°23'05" E. 33.11 FEET; THENCE S. 31°57'14" E. 24.65 FEET; THENCE S. 11°03'56" E. 24.65 FEET; THENCE S. 00°37'18" E. 73.08 FEET TO THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.

REVISIONS			WATERMAIN EASEMENT		DATE	SCALE HOR: 1" = 100'	
ITEM	DATE	BY	CATHOLIC CENTRAL HIGH SCHOOL		1-13-23	FIELD BOOK NO.	
			CITY OF NOVI OAKLAND COUNTY MICHIGAN			DESIGNED BY	JOB NO.
			Z E I M E T W O Z N I A K				19120.1
			& ASSOCIATES			DRAWN BY	SHEET NO.
			Civil Engineers & Land Surveyors			PTG	4/4
			55800 GRAND RIVER AVE, SUITE 100				© COPYRIGHT 2022
			NEW HUDSON, MICHIGAN 48165				
			P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com				

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.), whose address is 27225 Wixom Rd., Novi, Michigan 48374 conveys and warrants for right-of-way purposes to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, 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 no/100---Dollars (\$1.00).

Dated this 5TH day of DECEMBER, 2024.

Signed by:


The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation


By: Edward Turek
It's President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER, 2024, by Edward Turek, the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND


Notary Public
OAKLAND County, Michigan
My Commission Expires: 10-15-28

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

Part of Tax Parcel No. 22-18-200-026

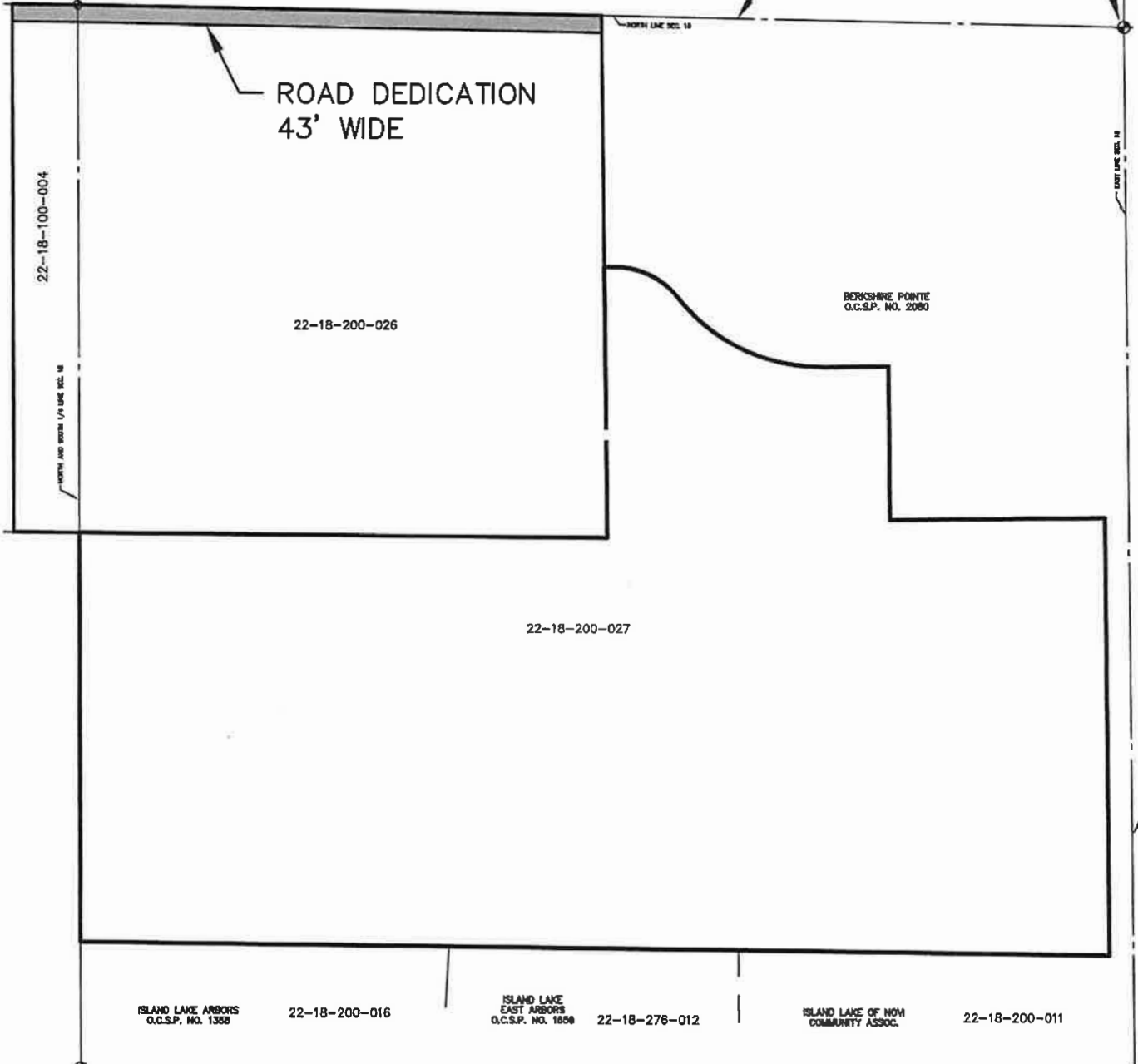
Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT 'A'

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

N.E. CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

C/L 12 MILE ROAD



LEGEND

———— BOUNDARY LINE



SCALE: 1" = 400'

REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">ITEM</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			ITEM	DATE	BY																															12 MILE ROAD DEDICATION CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN Zeimet Wozniak & Associates Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DATE 1-7-22	SCALE HOR: 1" = 400' FIELD BOOK NO.
ITEM	DATE	BY																																					
		DESIGNED BY	JOB NO. 19120.1																																				
		DRAWN BY PTG	SHEET NO. 1/2																																				

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EXHIBIT 'A'

BERKSHIRE POINTE
O.C.C.P. NO. 2080



NORTH LINE SEC. 18

S00°44'12"E 43.02'

C/L 12 MILE ROAD
(33' WD., 1/2 WIDTH)

S88°55'17"E 1316.65'

N88°55'17"W 1317.01'

22-18-200-026

LEGAL DESCRIPTION

A DESCRIPTION OF A ROAD DEDICATION LOCATED IN THE N.E. 1/4 AND THE N.W. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

BEGINNING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 1316.65 FEET ALONG THE NORTH LINE OF SAID SECTION 18 ALSO BEING THE CENTERLINE OF 12 MILE ROAD TO A POINT ON THE WEST LINE OF BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080; THENCE ALONG SAID WEST LINE S. 00°44'12" E. 43.02 FEET; THENCE N. 88°55'17" W. 1317.01 FEET; THENCE N. 89°31'41" W. 165.00 FEET; THENCE N. 00°15'03" W. 43.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18 AND CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO THE POINT OF BEGINNING AT THE N. 1/4 CORNER. CONTAINING 1.46 ACRES OF LAND MORE OR LESS.

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

S89°31'51"E 165.00'

N89°31'41"W 165.00'

N00°15'03"W 43.00'

REVISIONS			12 MILE ROAD DEDICATION CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN		DATE	SCALE HOR: 1" = 400'	
ITEM	DATE	BY			1-7-22	FIELD BOOK NO.	
			ZEIMET WOZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	© COPYRIGHT 2022
						19120.1	
					DRAWN BY	SHEET NO.	
					PTG	2/2	

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation, (aka Catholic Central High School of Detroit Michigan, Catholic Central High School, or Catholic Central High School of Detroit, Inc.) whose address is 27225 Wixom Road, Novi, Michigan 48374, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[See attached and incorporated Exhibit A]

Tax Identification Number: 22-18-200-026 and 22-18-200-027

for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey 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 following described real property, to-wit:

[See attached and incorporated Exhibit A]

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify, and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.

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 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.

IN WITNESS WHEREOF, the undersigned Grantor has affixed his signature this 5TH day of DECEMBER, 2024.

GRANTOR:

The Catholic Central High School of Detroit, Inc, a Michigan nonprofit corporation



By: Edward Turek

Its: President

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

On this 5TH day of DECEMBER, 2024, before me, personally appeared the above named Edward Turek the President of The Catholic Central High School of Detroit, Inc, a Michigan non-profit corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

MICHAEL D. WILSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 15, 2028
ACTING IN COUNTY OF OAKLAND



Notary Public,

Acting in OAKLAND County, MI

My commission expires: 10-15-2028

Tax Identification Number: 22-18-200-026 and 22-18-200-027

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

45175 Ten Mile

Novi, Michigan 48375

EXHIBIT 'A'

OVERALL LEGAL DESCRIPTION:

(TAX ID. 23-18-200-026 AND 22-18-200-027)

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 00°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 29.92 FEET, 3) 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET, 5) N. 89°19'00" E. 165.00 FEET, 6) S. 00°41'00" E. 384.00 FEET AND 7) N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 00°15'03" W. 1320.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

BASIS OF BEARING FOR THE PROPERTY DESCRIPTION IS THE NORTH-SOUTH 1/4 LINE, SEC. 28 S. 00°15'03" E.

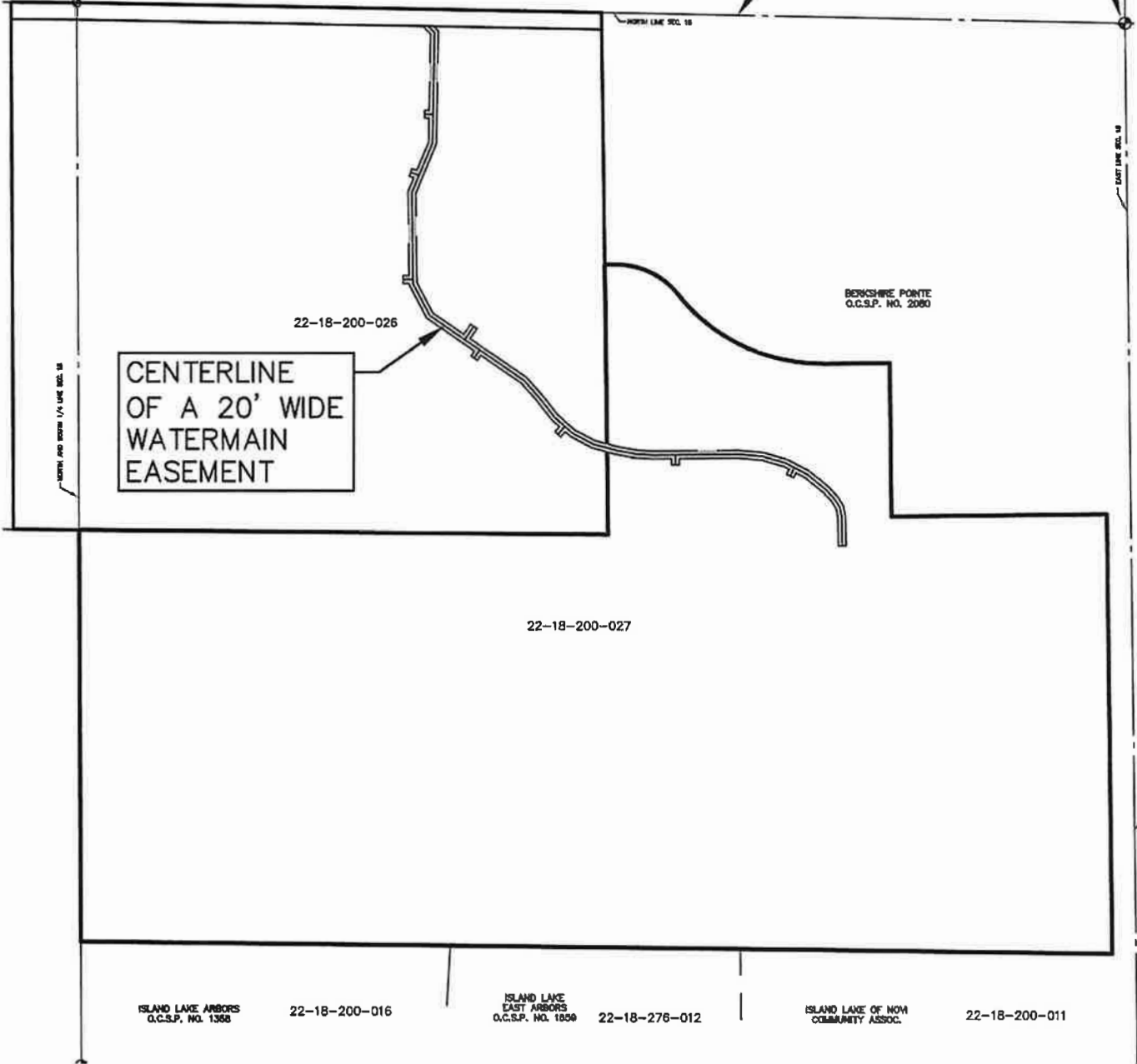
REVISIONS			OVERALL LEGAL DESCRIPTION		DATE	<small>SCALE</small> HOR: 1" =	
<small>ITEM</small>	<small>DATE</small>	<small>BY</small>	CATHOLIC CENTRAL HIGH SCHOOL		8-15-22	<small>FIELD BOOK NO.</small>	
			CITY OF NOVI OAKLAND COUNTY MICHIGAN			DESIGNED BY	JOB NO.
			Z E I M E T W O Z N I A K				19120.1
			<small>& ASSOCIATES</small>			DRAWN BY	SHEET NO.
			<small>Civil Engineers & Land Surveyors</small>		PTG		1/1
			<small>55800 GRAND RIVER AVE, SUITE 100</small>				<small>© COPYRIGHT 2022</small>
			<small>NEW HUDSON, MICHIGAN 48165</small>				
			<small>P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com</small>				

EXHIBIT 'B'

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

N.E. CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI

**C/L 12 MILE ROAD
(33' WD., 1/2 WIDTH)**



CENTERLINE
OF A 20' WIDE
WATERMAIN
EASEMENT

NORTH LINE SEC. 18

EAST LINE SEC. 18

C/L WIXOM ROAD (33' WD., 1/2 WIDTH)

LEGEND

- BOUNDARY LINE
- EASEMENTS (ESMT.)

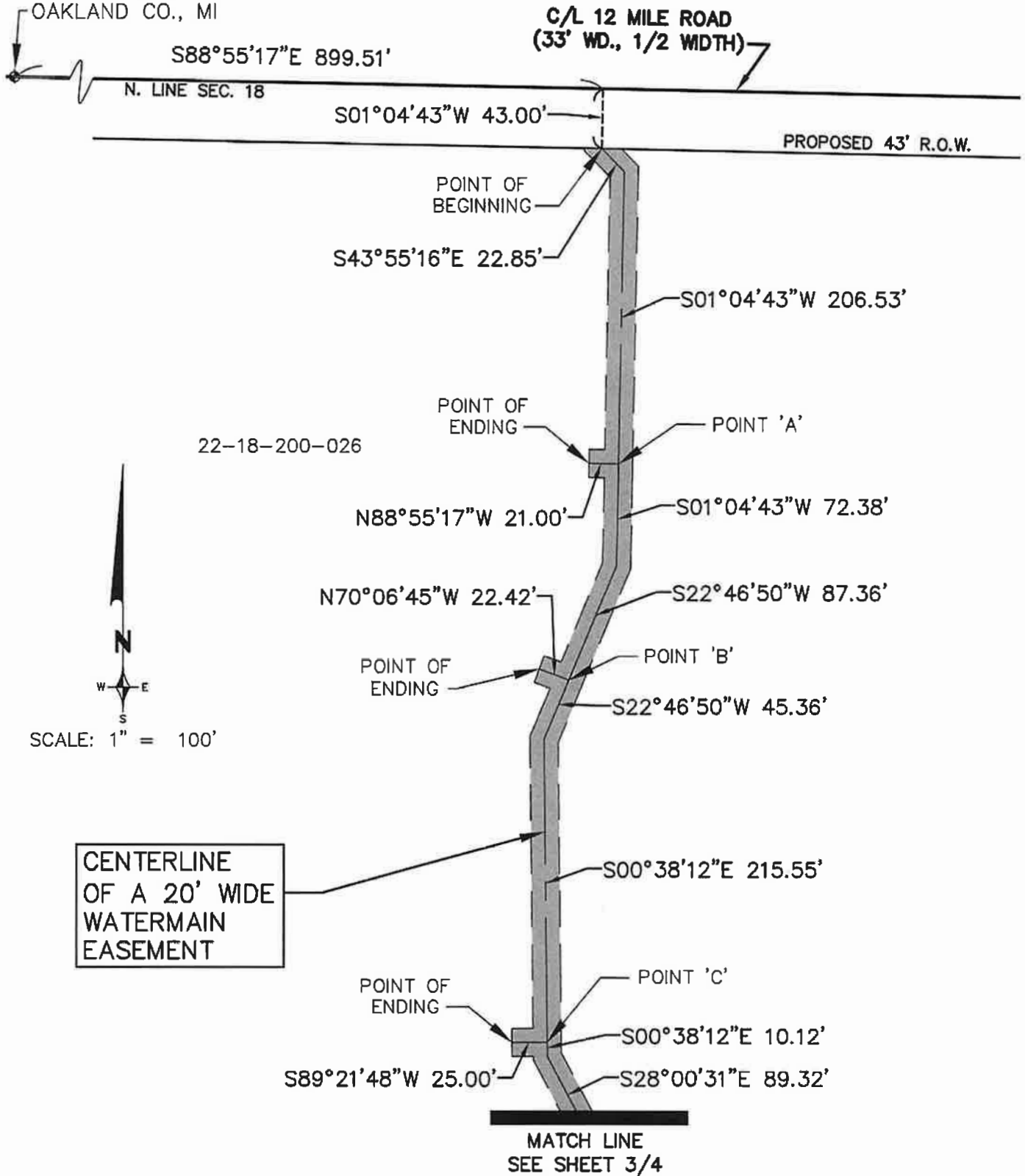


SCALE: 1" = 400'

REVISIONS			WATERMAIN EASEMENT CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN			DATE		SCALE		
ITEM	DATE	BY				1-13-23		HOR: 1" = 400'		FIELD BOOK NO.
			Z E I M E T W O Z N I A K & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com			DESIGNED BY		JOB NO.		© COPYRIGHT 2022
			PTG		19120.1		SHEET NO.			
					1/4					

EXHIBIT 'B'

N. 1/4 CORNER
SECTION 18
T. 1 N., R. 8 E.
CITY OF NOVI
OAKLAND CO., MI



SCALE: 1" = 100'

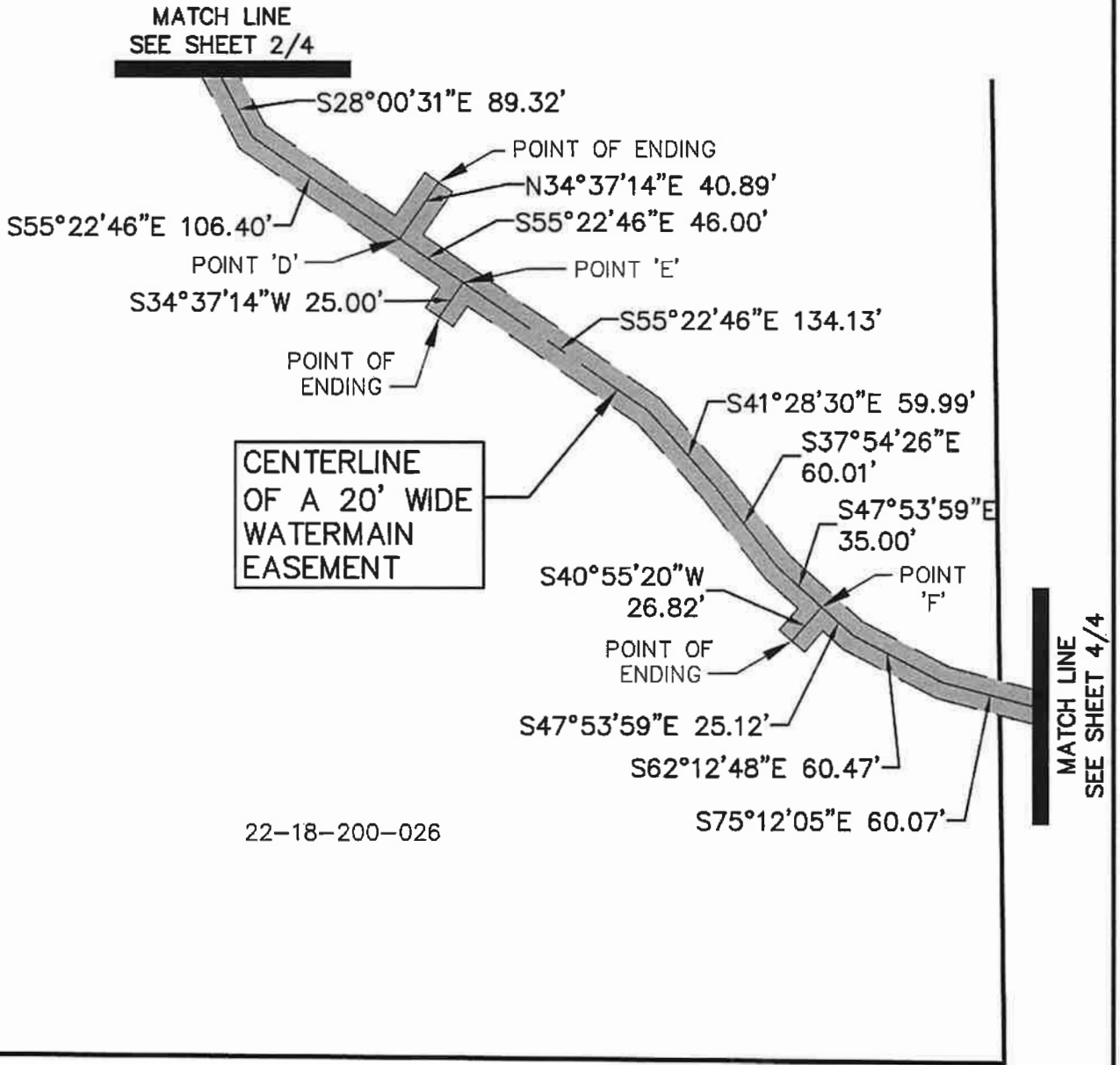
REVISIONS			WATERMAIN EASEMENT			DATE		SCALE HOR: 1" = 100'	
ITEM	DATE	BY	CATHOLIC CENTRAL HIGH SCHOOL			1-13-23		FIELD BOOK NO.	
			CITY OF NOVI OAKLAND COUNTY MICHIGAN			DESIGNED BY		JOB NO.	
			Z E I M E T W O Z N I A K					19120.1	
			Civil Engineers & Land Surveyors			DRAWN BY		SHEET NO.	
			55800 GRAND RIVER AVE, SUITE 100			PTG		2/4	
			NEW HUDSON, MICHIGAN 48165						
			P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com						

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EXHIBIT 'B'



SCALE: 1" = 100'



22-18-200-026

22-18-200-027

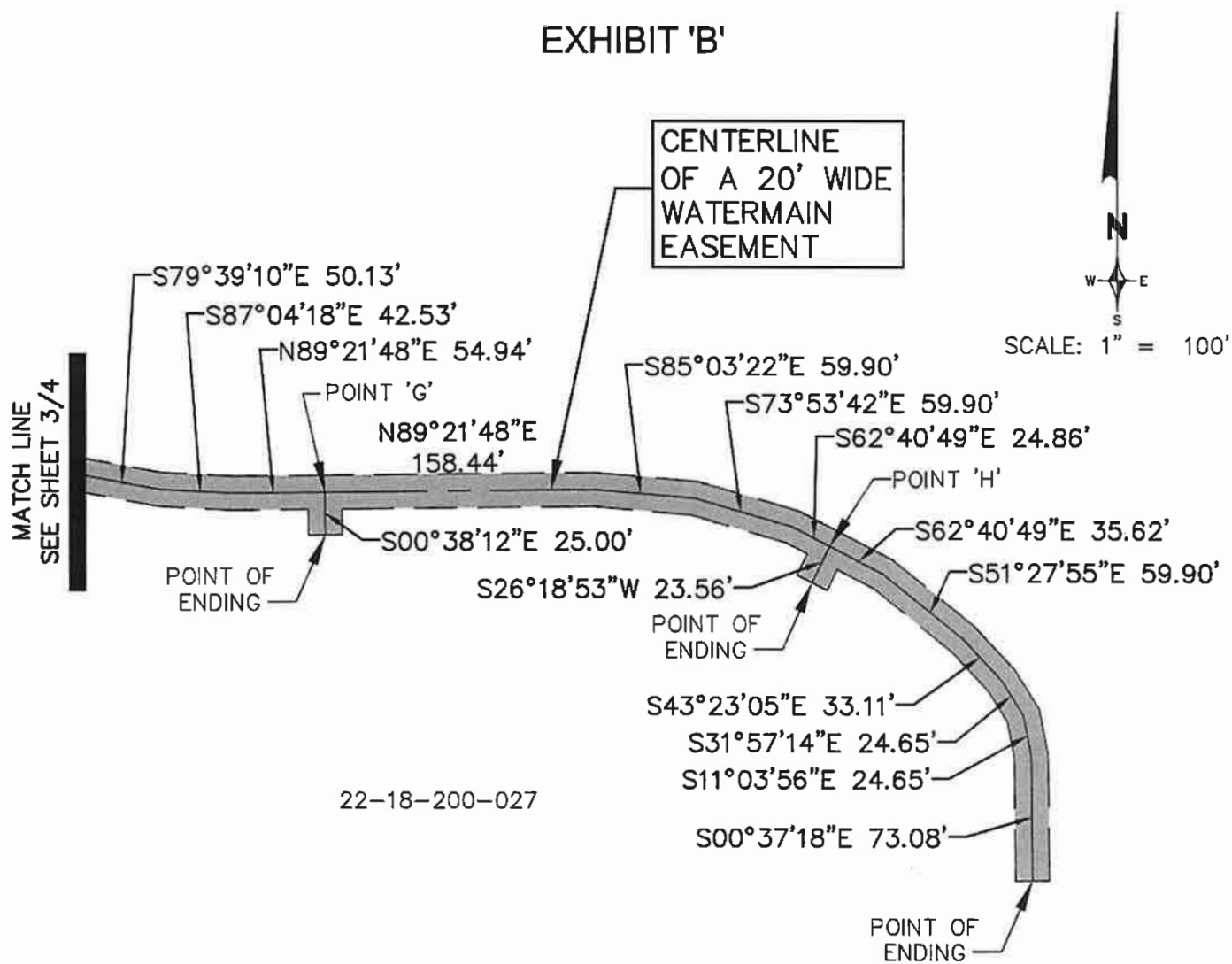
REVISIONS		
ITEM	DATE	BY

WATERMAIN EASEMENT
CATHOLIC CENTRAL HIGH SCHOOL
 CITY OF NOVI OAKLAND COUNTY MICHIGAN

Zeimet Wozniak & Associates
 Civil Engineers & Land Surveyors
 55800 GRAND RIVER AVE, SUITE 100
 NEW HUDSON, MICHIGAN 48165
 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	1-13-23	SCALE	HOR: 1" = 100'
DESIGNED BY		FIELD BOOK NO.	
DRAWN BY	PTG	JOB NO.	19120.1
		SHEET NO.	3/4
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EXHIBIT 'B'



22-18-200-027

WATERMAIN EASEMENT LEGAL DESCRIPTION

A CENTERLINE DESCRIPTION OF A 20 FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE N.E. 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 18, THENCE S. 88°55'17" E. 883.36 FEET ALONG THE NORTH LINE OF SAID SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH); THENCE S. 01°04'43" W. 43.00 FEET TO A POINT ON THE PROPOSED 43.00 FEET RIGHT OF WAY LINE OF 12 MILE ROAD, ALSO BEING THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE ALONG SAID EASEMENT CENTERLINE S. 43°55'16" E. 22.85 FEET; THENCE S. 01°04'43" W. 206.53 FEET TO POINT 'A'; THENCE N. 88°55'17" W. 21.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A', S. 01°04'43" W. 72.38 FEET; THENCE S. 22°46'50" W. 87.36 FEET TO POINT 'B'; THENCE N. 70°06'45" W. 22.42 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'B', S. 22°46'50" W. 45.36 FEET; THENCE S. 00°38'12" E. 215.55 FEET TO POINT 'C'; THENCE S. 89°21'48" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'C', S. 00°38'12" E. 10.12 FEET; THENCE S. 28°00'31" E. 89.32 FEET; THENCE S. 55°22'46" E. 106.405 FEET TO POINT 'D'; THENCE N. 34°37'14" E. 40.89 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'D', S. 55°22'46" E. 46.00 FEET TO POINT 'E'; THENCE S. 34°37'14" W. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'E', S. 55°22'46" E. 134.13 FEET; THENCE S. 41°28'30" E. 59.99 FEET; THENCE S. 37°54'26" E. 60.01 FEET; THENCE S. 47°53'59" E. 35.00 FEET TO POINT 'F'; THENCE S. 40°55'20" W. 26.82 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'F', S. 47°53'59" E. 25.12 FEET; THENCE S. 62°12'48" E. 60.47 FEET; THENCE S. 75°12'05" E. 60.07 FEET; THENCE S. 79°39'10" E. 50.13 FEET; THENCE S. 87°04'18" E. 42.53 FEET; THENCE N. 89°21'48" E. 54.94 FEET TO POINT 'G'; THENCE S. 00°38'12" E. 25.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'G', N. 89°21'48" E. 158.44 FEET; THENCE S. 85°03'22" E. 59.90 FEET; THENCE S. 73°53'42" E. 59.90 FEET; THENCE S. 62°40'49" E. 24.86 FEET TO POINT 'H'; THENCE S. 26°18'53" W. 23.56 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'H', S. 62°40'49" E. 35.62 FEET; THENCE S. 51°27'55" E. 59.90 FEET; THENCE S. 43°23'05" E. 33.11 FEET; THENCE S. 31°57'14" E. 24.65 FEET; THENCE S. 11°03'56" E. 24.65 FEET; THENCE S. 00°37'18" E. 73.08 FEET TO THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.

REVISIONS			WATERMAIN EASEMENT CATHOLIC CENTRAL HIGH SCHOOL CITY OF NOVI OAKLAND COUNTY MICHIGAN		DATE	SCALE HOR: 1" = 100'
ITEM	DATE	BY			1-13-23	FIELD BOOK NO.
			ZEIMET WOZNIAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com		DESIGNED BY	JOB NO. 19120.1
					DRAWN BY	SHEET NO. 4/4
					PTG	

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INFORMATIONAL TITLE REPORT

SCHEDULE A

1. **Effective Date:** June 24, 2022, 8:00 AM

2. **Fee Simple interest in the land described in this commitment is owned, at the commitment date by:**
The Catholic Central High School of Detroit, as to [Parcels 1, 2, 6, 7 and 8](#)
Catholic Central High School of Detroit Michigan, as to [Parcel 3](#)
Catholic Central High School, as to [Parcels 4 and 5](#)

3. **The land referred to in this Commitment is described as follows:**

Land situated in the City of Novi in the County of Oakland in the State of MI

(See Attached Exhibit A - Legal Description)

Client Reference: 14200 Breakfast Drive Novi, MI 48167

This report contains information from public land records available in the county 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 insurance. For matters of a legal nature, we suggest you contact your attorney. The liability of *Amrock, LLC* is limited to the amount paid for this report. *Amrock, LLC* assumes no liability, financial or otherwise, in association with the information in this report.

Issued By: Amrock, LLC
662 Woodward Ave.
Detroit, MI 48226
Phone: (800) 594-1044
Questions? Contact: Annie Marquard
440-940-3306
Fax:
Email: AnnieMarquard@Amrock.com
Website: www.amrock.com

SCHEDULE B - Part I
(Requirements)

1. This report is for informational purposes only.
2. TAXES: 50-22-18-200-027

TAX INFORMATION

NOVI CITY

45175 WEST TEN MILE ROAD, NOVI, MI 48375
(248) 347-0440

Property Tax ID: 50-22-18-200-027

Tax Type: Winter

Tax Year: 2021

Next Bill Date: 12/01/2022

Duplicate Bill Fee: \$0.00

Payment Frequency: ANNUAL

Tax Billing Period: 12/01/2021 - 11/30/2022

Paid/Due	Due Date	Delinquent Date	Amount	Amount Paid	Remaining Balance
Paid	12/01/2021	02/15/2022	\$0.00	\$0.00	None
Comments:					

TAX INFORMATION

NOVI CITY

45175 WEST TEN MILE ROAD, NOVI, MI 48375
(248) 347-0440

Property Tax ID: 50-22-18-200-027

Tax Type: Summer

Tax Year: 2022

Next Bill Date: 07/01/2023

Duplicate Bill Fee: \$0.00

Payment Frequency: ANNUAL

Tax Billing Period: 07/01/2022 - 06/30/2023

Paid/Due	Due Date	Delinquent Date	Amount	Amount Paid	Remaining Balance
Paid	07/01/2022	09/15/2022	\$0.00	\$0.00	None
Comments:					

SCHEDULE B - PART II
(Exceptions)

If a Policy of Policies are requested, Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or rights to lien for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes and assessments that have become a lien against the property but are not yet due and payable. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any exemption status for the insured premises.
7. Pole Line Permits granted to The Detroit Edison Company recorded April 17, 1956 in [Liber 3514, Page 121](#), [Liber 3514, Page 122](#), [Liber 3514, Page 123](#), [Liber 3514, Page 124](#), [Liber 3514, Page 129](#), and [Liber 3514, Page 131](#).
8. Partial Release of Right of Way dated April 27, 1972 and recorded May 11, 1972 in [Liber 5864, Page 705](#).
9. Oil and Gas Lease in favor of Michigan Oil and Gas Brokerage Service, Inc. recorded February 24, 1982 in [Liber 8151, Page 74](#), together with any Assignments, Assignments of Working Interest, Assignments of Overriding Royalty Interest, Pooling Agreements, and/or Mortgages and Security Assignments affecting said lease, whether recorded or unrecorded.
10. Temporary Construction Easement in favor of City of Novi, a Michigan Municipal Corporation, recorded April 15, 1993 in [Liber 13492, Page 339](#).
11. Temporary Construction Easement in favor of City of Novi, a Michigan Municipal Corporation, dated November 2, 1992 and recorded February 2, 1993 in [Liber 13311, Page 850](#).
12. Temporary Construction Easement in favor of City of Novi, a Michigan Municipal Corporation, dated December 8, 1992 and recorded February 2, 1993 in [Liber 13311, Page 853](#).
13. Temporary Construction Easement granted to City of Novi recorded June 2, 1993 in [Liber 13637, Page 770](#).
14. Oil, gas and mineral rights as set forth in Memorandum of Land Contract recorded February 18, 1994 in [Liber 14461, Page 341](#) and in Warranty Deed recorded August 20, 1996 in [Liber 16534, Page 197](#).
15. Easement Agreement recorded August 13, 2002 in [Liber 26299, Page 204](#).
16. Easement recorded August 13, 2002 in [Liber 26299, Page 213](#).
17. Conservation Easement granted to the Geological and Land Management Division of the Michigan Department of Environmental Quality (MDEQ), recorded April 20, 2004 in [Liber 32841, Page 86](#).
18. Water Main and Sanitary Sewer Easement Agreement recorded December 5, 2012 in [Liber 45048, Page 164](#).
19. Sanitary Sewer System Easement in favor of the City of Novi, a Michigan municipal corporation, dated October 15, 2013 and recorded October 30, 2013 in [Liber 46488, Page 47](#).
20. Sanitary Sewer System Easement in favor of the City of Novi, a Michigan municipal corporation, dated October 23, 2013 and recorded November 1, 2013 in [Liber 46498, Page 301](#).

21. Sanitary Sewer System Easement in favor of the City of Novi, a Michigan municipal corporation, dated June 27, 2013 and recorded September 25, 2013 in [Liber 46363, Page 614](#).
22. Storm Drainage Facility Maintenance Easement Agreement in favor of the City of Novi recorded December 8, 2015 in [Liber 48862, Page 810](#).
23. Negative Pledge Agreement executed by The Catholic Central High School of Detroit, a Michigan nonprofit corporation, in favor of Fifth Third Bank, an Ohio Banking corporation, dated March 27, 2018 and recorded April 23, 2018 in [Liber 51746, Page 69](#).
24. Sidewalk Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated August 15, 2019 and recorded January 13, 2020 in [Liber 53693, Page 108](#).
25. Notice of Commencement recorded April 10, 2020 in [Liber 54060, Page 864](#).
26. Woodland/Wetland Conservation Easement granted to the City of Novi, recorded December 21, 2020 in [Liber 55366, Page 316](#).
27. Agreement for Conservation Easement between The Catholic Central High School of Detroit, Inc., a Michigan nonprofit corporation, and the Michigan Department of Environment, Great Lakes, and Energy, recorded October 27, 2021 in [Liber 57030, Page 417](#).
28. Notice of Commencement, recorded April 21, 2022 in [Liber 57703, Page 565](#).
29. Notice of Commencement, recorded April 21, 2022 in [Liber 57703, Page 678](#).
30. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
31. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
32. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.
33. Interest, if any of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned Land.

NOTE: Any map/plat that is furnished is only an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE: This report and any policy issued pursuant hereto omits any covenant, condition or restriction based on race, color, religion, age, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 50-22-18-200-027

Parcel 1: A part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as beginning at a point on the North-South 1/4 line of Section 18, said point being distant South 00 degrees 15' 03" East 1320.00 feet from the North 1/4 corner of Section 18; thence from said point of beginning, South 89 degrees 31' 51" East 1097.20 feet; thence South 01 degree 10' 03" East 259.17 feet; thence North 89 degrees 19' 00" East 938.17 feet; thence North 00 degrees 41' 00" West 120.18 feet; thence North 89 degrees 19' 00" East 600.00 feet to the East line of Section 18 (nominal centerline of Wixom Road); thence South 00 degrees 41' 00" East 280.92 feet along said East line; thence North 89 degrees 19' 17" West 302.50 feet; thence South 00 degrees 41' 00" East 297.40 feet; thence North 89 degrees 19' 17" West 133.11 feet; thence South 00 degrees 41' 00" East 170.08 feet; thence South 89 degrees 23' 05" East 435.60 feet to said East line of Section 18; thence along said Section line South 00 degrees 41' 00" East 79.00 feet; thence North 89 degrees 23' 05" West 435.60 feet; thence South 00 degrees 41' 00" East 100.00 feet; thence North 89 degrees 23' 05" West 2210.18 feet to the North-South 1/4 line of Section 18; thence along said North-South line North 00 degrees 15' 03" West 1028.04 feet to the point of beginning.

Parcel 2: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the North 1/4 corner of said Section 18 and proceeding thence along the North-South 1/4 line of Section 18, South 00 degrees 15' 03" East 1308.50 feet; thence North 89 degrees 19' 00" East 99.37 feet to the point of beginning; thence North 89 degrees 19' 00" East 2537.88 feet; thence South 00 degrees 41' 00" East 172.56 feet along the East line of said Section, also being the centerline of Wixom Road (66 feet wide); thence South 89 degrees 19' 00" West 600.00 feet; thence South 00 degrees 41' 00" East 120.18 feet; thence South 89 degrees 19' 00" West 938.17 feet; thence North 01 degree 10' 03" West 259.17 feet; thence North 89 degrees 31' 51" West 1011.07 feet; thence North 44 degrees 32' 02" East 18.80 feet to the point of beginning.

Excepting from said Parcels 1 and 2, that part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the North 1/4 corner of said Section 18 and proceeding along the North-South 1/4 line of Section 18 South 00 degrees 15' 03" East 1320.00 feet to the point of beginning; thence North 89 degrees 31' 51" East 86.14 feet; thence South 44 degrees 32' 02" West 122.26 feet; thence along the North-South 1/4 line North 00 degrees 15' 03" West 87.86 feet to the point of beginning.

Also excepting from the above any portion of that part of the North 1/2 of Section 18, Town 1 North, Range 8 East, described as beginning at the North 1/4 corner of said Section; thence South 88 degrees 55' 17" East 1316.65 feet; thence South 00 degrees 44' 12" East 1306.18 feet; thence North 89 degrees 31' 51" West 1492.48 feet; thence North 00 degrees 15' 03" West 1320 feet; thence South 89 degrees 31' 51" East 165 feet to beginning.

Parcel 3: The North 100 feet of the South 412.3 feet of the East 435.6 feet of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East.

Parcel 4: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the North 1/4 corner of Section 18 and proceeding thence along the North-South 1/4 line of said Section 18, South 00 degrees 15' 03" East 1320.00 feet to the point of beginning; thence South 89 degrees 31' 51" East 86.14 feet; thence South 44 degrees 31' 59" West 122.28 feet; thence along the North-South 1/4 line of Section 18, North 00 degrees 15' 03" West 87.87 feet to the point of beginning.

Parcel 5: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the Northeast 1/4 corner of Section 18 and proceeding along the East line of said Section 18, also being the centerline of Wixom Road (33 feet wide, 1/2 width) South 00 degrees 41' 00" East 843.65 feet and South 89 degrees 19' 00" West 600.00 feet to the point of beginning; thence South 00 degrees 41' 00" East 384.00 feet; thence South 89 degrees 19' 00" West 710.17 feet; thence North 00 degrees 44' 12" West 637.95 feet; thence South 89 degrees 31' 51" East 29.92 feet; thence 177.40 feet along the arc of a curve to the right, radius 200.00 feet, central angle 50 degrees 49' 12" and a chord that bears South 64 degrees 07' 16" East 171.64 feet; thence 417.22 feet along the arc of a curve to the left, radius 459.96 feet, central angle 51 degrees 58' 21" and a chord that bears South 64 degrees 41' 50" East 403.07 feet; thence North 89 degrees 19' 00" East 165.00 feet to the point of beginning.

Excepting from the above described lands, a description of 2 non-contiguous parcels of land identified as Parcels A and B, located in part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, described as commencing at the Northeast corner of Section 18 and proceeding thence along the East line of said Section 18, said line also being the centerline of

Wixom Road (33 feet wide, 1/2 width) South 00 degrees 41' 00" East 1227.65 feet to the point of beginning of Parcel A; thence continuing along said East line of Section 18 and Wixom Road centerline South 00 degrees 41' 00" East 453.48 feet to a " Point A" ; thence North 89 degrees 19' 17" West 60.02 feet; thence along the proposed West 60 foot right of way line of said Wixom Road North 00 degrees 41' 00" West 452.05 feet; thence North 89 degrees 19' 00" East 60.00 feet to the point of beginning. Thence from said " Point A" and proceeding along said East line of Section 18 and Wixom Road centerline South 00 degrees 41' 00" East 467.00 feet to the point of beginning of Parcel B; thence continuing along said East line of Section 18 and Wixom Road centerline South 00 degrees 41' 00" East 179.00 feet; thence North 89 degrees 23' 05" West 60.02 feet; thence along the proposed West 60 foot right of way line of said Wixom Road North 00 degrees 41' 00" West 179.00 feet; thence South 89 degrees 23' 05" East 60.02 feet to the point of beginning.

Parcel 6: Part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, being more particularly described as beginning at a point on the East line of Section 18, North 723.80 feet from the East 1/4 section corner of Section 18, and running thence North 88 degrees 41 minutes 02 seconds West 302.50 feet; thence parallel to East line of Section 18, North 234.90 feet; thence parallel to the first course South 88 degrees 41 minutes 02 seconds East 302.50 feet; thence along East line of Section 18, South 234.90 feet to place of beginning.

Parcel 7: The East 302.5 feet of the South 62.5 feet of the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East.

Parcel 8: Part of the Northeast 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, County of Oakland, Michigan, described as follows: Beginning at a point distant North 491.30 feet from the East 1/4 corner; thence North 88 degrees 44 minutes West 435.60 feet; thence North 170.08 feet; thence South 88 degrees 40 minutes 13 seconds East 435.61 feet; thence South 169.60 feet to the point of beginning.

ALL AS ASSESSED AS:

Part of the Northeast 1/4 of Section 18, T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan described as:

Commencing at the North 1/4 corner of Section 18 and proceeding along the North and South 1/4 line of said Section 18, S. 00°15'03" E. 1320.00 feet to the point of beginning; thence S. 89°31'51" E. 1327.47 feet; thence N. 00°44'12" W. 676.15 feet; thence S. 89°31'51" E. 29.92 feet; thence 177.40 feet along the arc of a curve to the right, radius 200.00 feet, central angle 50°49'12" and a chord that bears S. 64°07'16" E. 171.64 feet; thence 417.22 feet along the arc of a curve to the left, radius 459.96 feet, central angle 51°58'21" and a chord that bears S. 64°41'50" E. 403.07 feet; thence N. 89°19'00" E. 165.00 feet; thence S. 00°41'00" E. 384.00 feet; thence N. 89°19'00" E. 539.99 feet to a point on the 60 foot right of way line of Wixom Road; thence along said line S. 00°41'00" E. 452.06 feet; thence S. 89°19'17" E. 60.02 feet to a point on the East line of said Section 18, also being the centerline of Wixom Road; thence along said line S. 00°41'00" E. 467.00 feet; thence N. 89°23'05" W. 60.02 feet to a point on the 60 foot right of way line of Wixom Road; thence along said line S. 00°41'00" E. 179.00 feet to a point on the North line of Island Lake Vineyards, Oakland County Condominium Plan Number 1271; thence along said line N. 89°23'05" W. 2585.76 feet to a point on the East line of Andelina Ridge, Oakland County Condominium Plan Number 2063; thence along said line N. 00°15'03" W. 1028.05 feet along said North-South 1/4 line to the point of beginning containing 70.91 acres more or less, being subject to easements and restrictions of record and the rights of the public or any governmental agency over Wixom Road.

SAVE AND EXCEPT FROM PARCELS 6 THROUGH 8:

A strip of land located in part of the N.E. 1/4 of Section 18, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as:

Commencing at the N.E. corner of Section 18 and proceeding along the East line of said Section 18, said line also being the centerline of Wixom Road (33 feet wide, 1/2 width) S. 00° 41' 00" E. 1681.14 feet to the point of beginning; thence continuing along said East line of Section 18 and Wixom Road centerline S. 00° 41' 00" E. 467.00 feet; thence N. 89° 23' 05" W. 60.02 feet to the proposed West 60 foot right-of-way line of said Wixom Road; thence along said proposed West 60 foot right-of-way line N. 00° 41' 01" W. 467.06 feet; thence S. 89° 19' 17" E. 60.02 feet to the point of beginning.

Client Reference: 14200 Breakfast Drive, Novi, MI 48167

December 11, 2024

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

Re: Catholic Central Connector Road - Acceptance Documents Review #4
Novi # JSP21-0017
SDA Job No. NV22-205
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on December 09, 2024 against the Final Site Plan (Stamping Set) approved on January 16, 2023. 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 12/05/2024)
Exhibits Approved.
2. Storm Drainage Facility / Maintenance Easement Agreement
(executed 12/05/2024)
Exhibits Approved.
3. Sidewalk Easement
(executed 12/05/2024)
Exhibit Approved.
4. Warranty Deed for Road Right-of-Way
(executed 12/05/2024)
Exhibits Approved.
5. Bills of Sale: Sanitary Sewer System and Water Supply System
(executed 12/05/2024)
Exhibits Approved.
6. Full Unconditional Waivers of Lien from contractors installing public utilities
(executed 05/15/2024)
Received
7. Sworn Statement signed by Developer
(executed 05/16/2024)
Received

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.

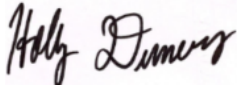
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated August 15, 2022 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 Nelson, 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
Milad Alesmail, City of Novi
Dan Commer, City of Novi
Ben Nelson, City of Novi
Andy Wozniak, Zeimet Wozniak & Associates

September 18, 2023

Mrs. Humna Anjum
Project Engineer
Department of Public Works
Field Services Complex – Engineering Division
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Catholic Central – Connector Road
Site Work Final Approval**
Novi SP No.: JSP21-0017
SDA Job No.: NV22-205

Mrs. Anjum:

Please be advised the water main, sanitary sewer, storm sewer, site lighting, grading and paving for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DEDECKER

Ted Meadows Digitally signed by Ted Meadows
Date: 2023.09.18 17:02:09 -0400

Ted Meadows
Vice President

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)
Justin Barringer, JS Vig (e-mail)
SDA Job File