

**SUBJECT:** Acceptance of a water main easement from Lestlyde Limited Partnership, for construction of a water main along the north side of Ten Mile Road west of Wixom Road (parcel 22-19-400-010) in the amount of \$1,695, conditioned upon receipt of a properly executed easement from grantor.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

<b>EXPENDITURE REQUIRED</b>	<b>\$ 1,695</b>
<b>AMOUNT BUDGETED</b>	<b>\$ 310,160</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>LINE ITEM NUMBER</b>	<b>592-592.00-976.017</b>

**BACKGROUND INFORMATION:**

The Ten Mile Water Main project involves the completion of two existing water main gaps along the north side of Ten Mile near Wixom Road. One of the locations requires a permanent easement from two property owners on Ten Mile adjacent to Wixom Road.

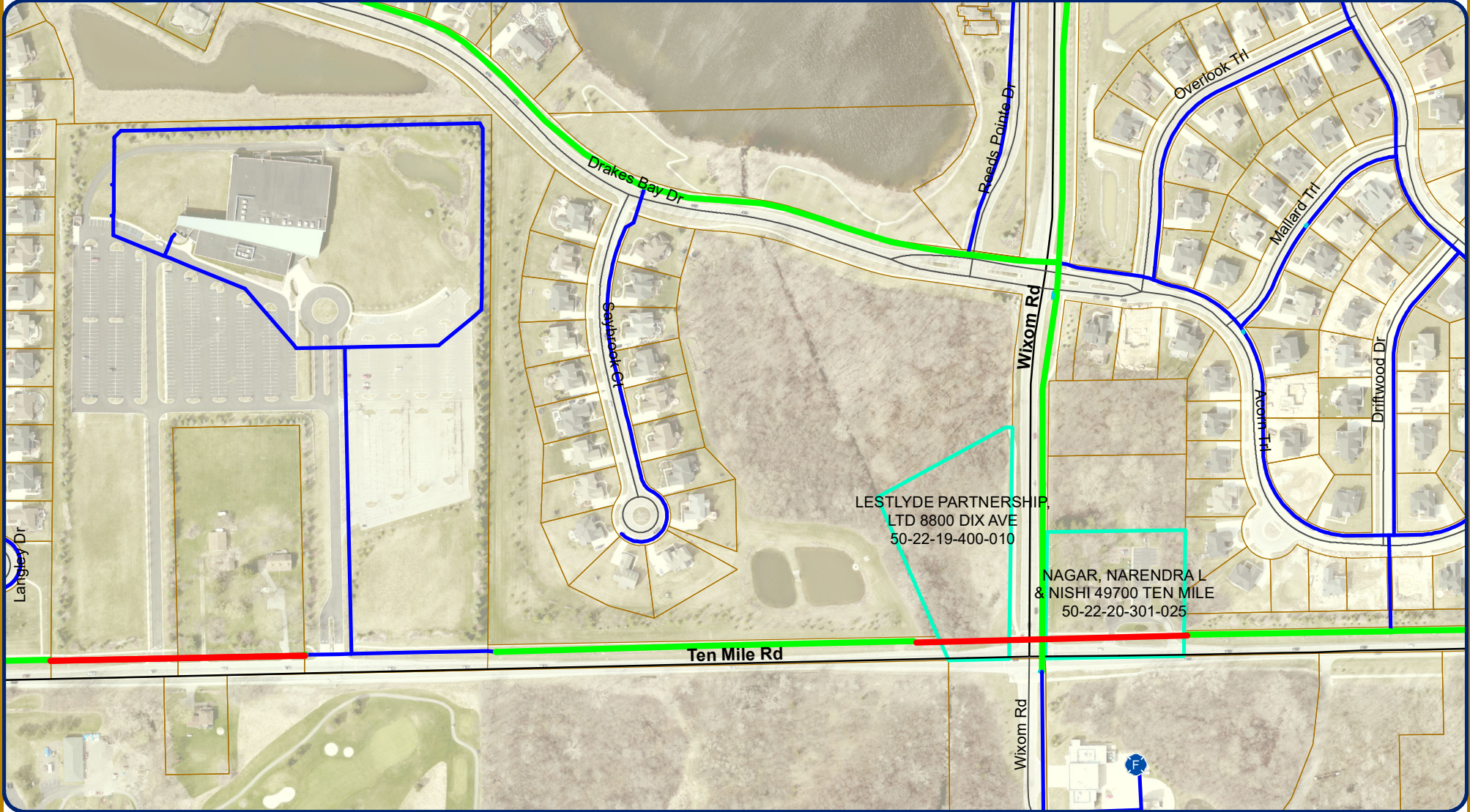
This project will provide better water pressure, flow and redundancy by creating a connection of the water main on 10 Mile Road across Wixom Road. Additionally, the project eliminates dead end (gaps) water mains on either side of the parcel(s) created by development over the last decade (see attached map). Eliminating dead ends reduces stagnant water and decreases trapped sediment in water mains, thereby improving water quality.

Lestlyde Limited Partnership, the property owner of vacant parcel 50-22-301-025, has agreed to grant the water main easement for \$1,695, which is the calculated value of the easement.

**RECOMMENDED ACTION:** Acceptance of a water main easement from Lestlyde Limited Partnership, for construction of a water main along the north side of Ten Mile Road west of Wixom Road (parcel 22-19-400-010) in the amount of \$1,695, conditioned upon receipt of a properly executed easement from grantor.

# Ten Mile Water Main

## Location Map



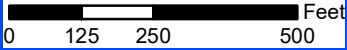
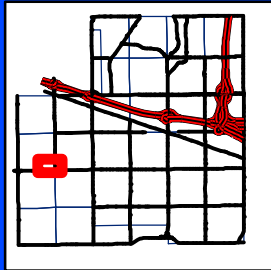
Map Author: Croy  
 Date: 12/18/19  
 Project: Ten Mile WM  
 Version #: v1.0

**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.

### Map Legend

- Proposed Water Main
- Properties Requiring Easements



**City of Novi**

Engineering Division  
 Department of Public Works  
 26300 Lee BeGole Drive  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

## WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Lestlyde Limited Partnership, a Michigan Limited Partnership, whose address is 8800 Dix Hwy, Detroit, Michigan 48209, (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: 50-22-19-400-010

for and in consideration of One Thousand Six Hundred and Ninety-Five (\$1,695.00) Dollars, 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 B]*

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 A.



# EXHIBIT A - PROPERTY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 19, T1N-R8E, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN

THE LAND REFERRED TO IS DESCRIBED AS FOLLOWS: CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN

PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A DISTANT POINT SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST 86.05 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST 144.59 FEET; THENCE NORTH 22 DEGREES 30 MINUTES 38 SECONDS WEST 423.30 FEET; THENCE NORTH 62 DEGREES 28 MINUTES 04 SECONDS EAST 345.32 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 27 SECONDS EAST 17.00 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 29 SECONDS WEST 549.99 FEET TO THE POINT OF BEGINNING.

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**AECOM**

WATER MAIN  
EASEMENT  
NOVI, MI

**SURVEY FOR:**

CITY OF NOVI

DATE: 06/06/2018

JOB NO. : 60547361

DRAWN: AECOM

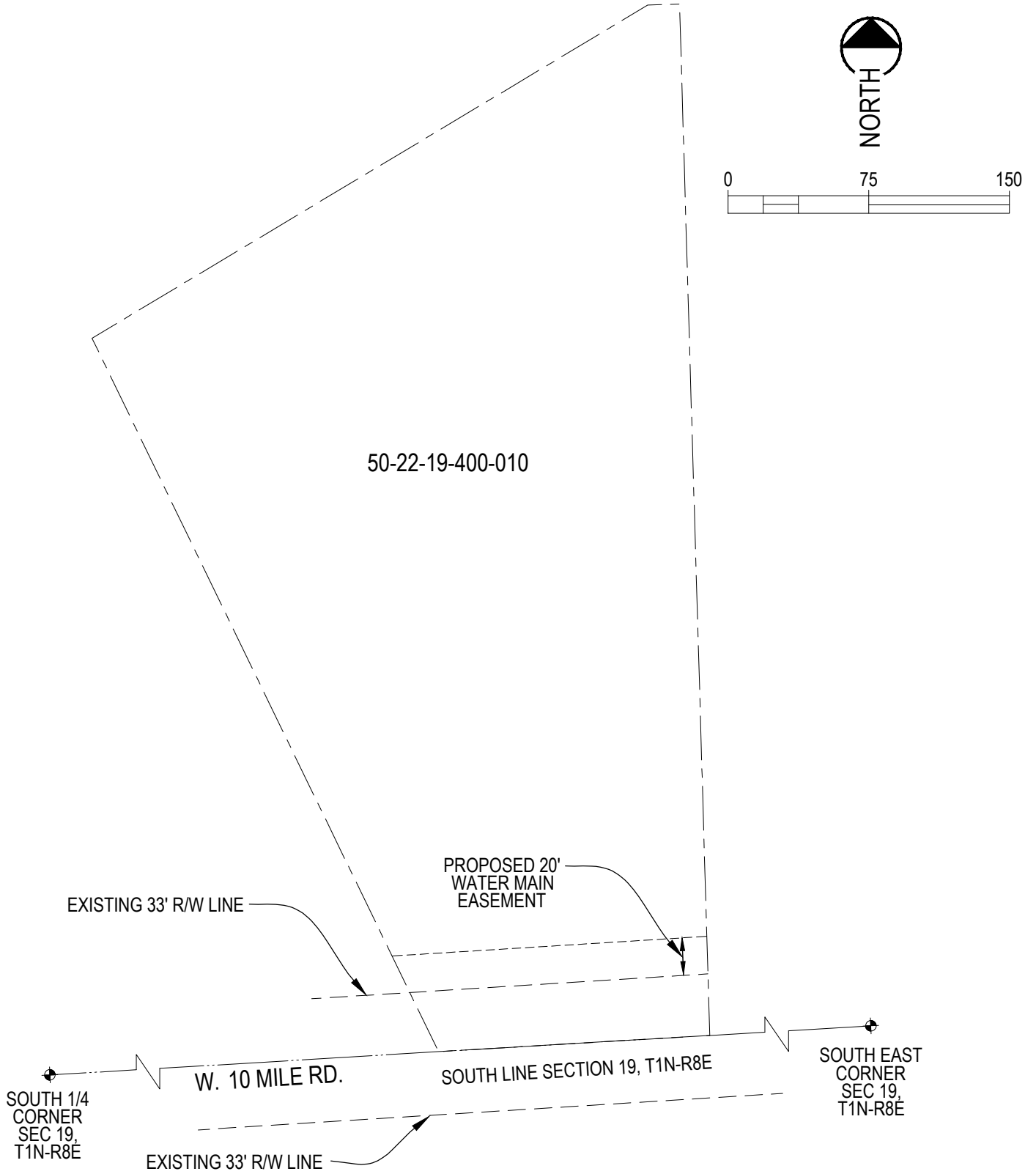
CHECKED BY: AECOM



# EXHIBIT B - WATER MAIN EASEMENT

PROPOSED 20' WIDE WATER MAIN EASEMENT DESCRIPTION:

THE NORTH 20 FEET OF THE SOUTH 53 FEET OF THE SUBJECT PARCEL.



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WATER MAIN  
EASEMENT  
NOVI, MI

**SURVEY FOR:**

CITY OF NOVI  
DATE: 06/06/2018  
JOB NO. : 60547361  
DRAWN: AECOM  
CHECKED BY: AECOM

**LEGEND**

- GOVERNMENT CORNER
- PARENT PARCEL
- EXISTING 33' R/W LINE
- PROPOSED EASEMENT
- SECTION LINE



# VALUATION STATEMENT

## Easements

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Property Owner(s): Lestlyde Limited Partnership.

9300 Dix Ave, Dearborn, MI 48120.

Address: 50-22-19-400-010.

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Area to be acquired: 3,260 SF (Permanent).

Price per square foot/acres x \$ 1.04.

Total \$ N/A. Fee (Permanent)

x 50% \$ 1,695. Easement (Permanent)

x 10% \$ N/A. Grading Permit (Temporary)

Just Compensation \$ 1,695.

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### ADDITIONAL INFORMATION:

#### Valuations Disclaimer

The information and material presented in the valuation statement are provided to you for informational purposes. Neither the City of Novi nor any of its affiliates makes any representation or warranty or guarantee as to the completeness, accuracy, timeliness or suitability of any information contained within any part of the statement nor that it is free from error. The City of Novi does not accept any liability for any loss or damage (including, without limitation, loss of profit), which may arise directly or indirectly from use of or reliance on such information. Whilst the information provided has been obtained from sources believed to be reliable (2017 Valuation of Land), neither the City of Novi nor any of its affiliates attests to its accuracy or completeness.