



**CITY OF NOVI CITY COUNCIL  
DECEMBER 21, 2020**

**SUBJECT:** Acceptance of a Warranty Deed to dedicate 30 feet of half-width right-of-way along the west side of Holmes Road as part of the Manchester residential development (parcel 50-22-11-200-019).

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

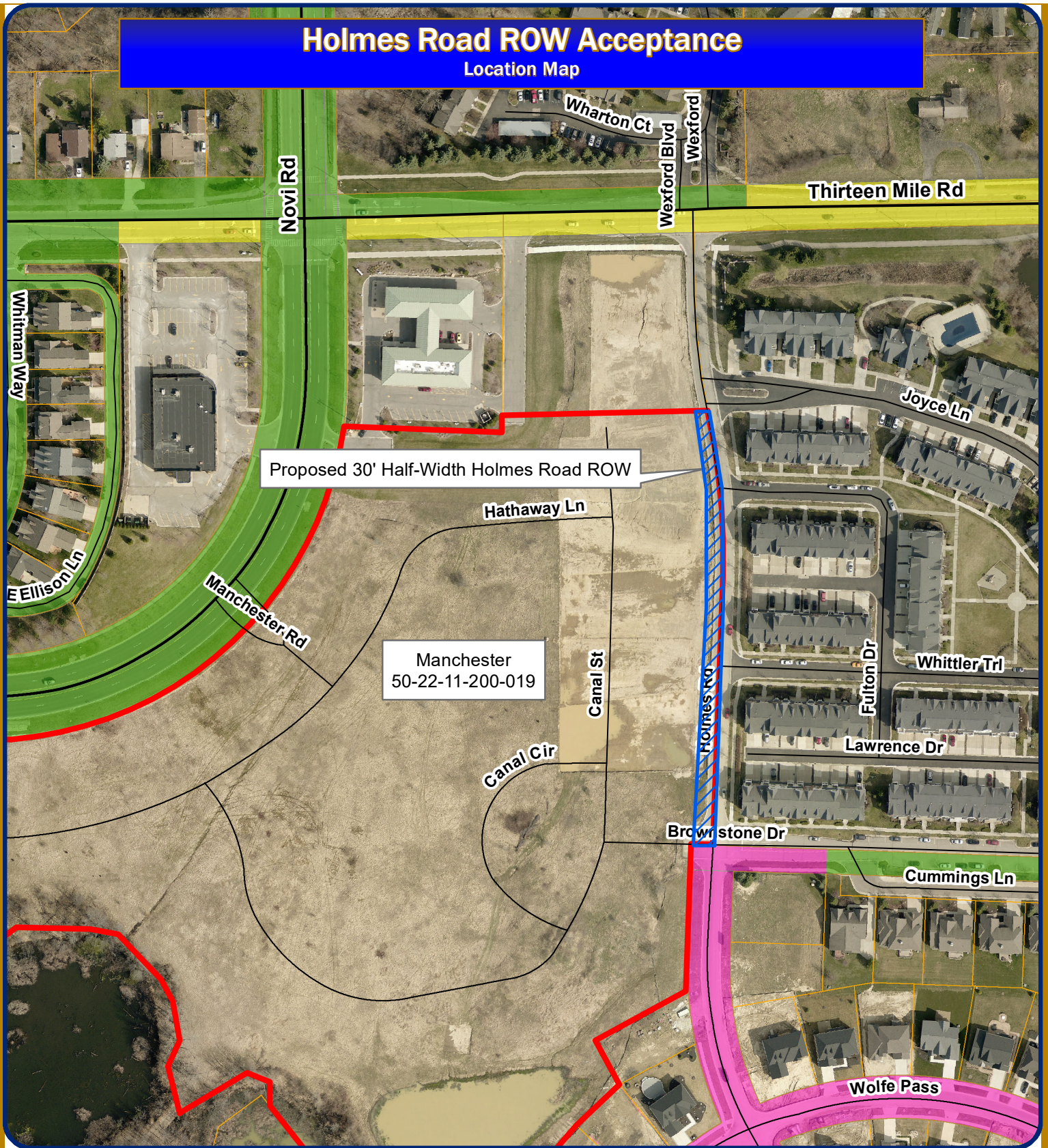
**BACKGROUND INFORMATION:** Manchester 13 Mile Road, LLC is requesting the acceptance of a Warranty Deed conveying 30 feet of proposed half-width right-of-way along the west side of the Holmes Road frontage that abuts the Manchester development. The proposed right-of-way dedication will bring this segment of Holmes Road to its full master planned right-of-way width.

The enclosed letter from City Attorney (Beth Saarela, August 23, 2019) provides the Warranty Deed prepared for this dedication. This document has been reviewed and approved by the City Attorney and City's Engineering Consultant, Spalding DeDecker (July 26, 2019), and is recommended for acceptance.

**RECOMMENDED ACTION:** Acceptance of a Warranty Deed to dedicate 30 feet of half-width right-of-way along the west side of Holmes Road as part of the Manchester residential development (parcel 50-22-11-200-019).

# Holmes Road ROW Acceptance

Location Map



Proposed 30' Half-Width Holmes Road ROW

Manchester  
50-22-11-200-019

Map Author: Kate Richardson  
 Date: 12/07/2020  
 Project: Holmes Road ROW Acceptance  
 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.

**Map Legend**

- Major Roads
- Minor Roads
- Subject Parcel

**Right of Way**

- Dedicated
- Prescriptive
- Private



**CITY OF NOVI**  
 Engineering Division  
 Department of Public Works  
 26300 Lee BeGole Drive  
 Novi, MI 48375  
 cityofnovi.org

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

Feet  
 0 40 80 160 240  
 1 inch = 184 feet

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

August 23, 2019

Jeffrey Herczeg, Director of Public Works  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375-3024

**Re: Manchester, JSP15-0052**  
***Holmes Road***

Dear Mr. Herczeg:

We have received and reviewed the Warranty Deed and updated title commitment for Holmes Road adjacent to the Manchester multi-family development. The Warranty Deed appears to be in order. A Partial Discharge of Mortgage has been provided by the lender on the project, a copy of which is enclosed. The exhibits to the Warranty Deed have been reviewed and approved by the City's Consulting Engineer. The Warranty Deed should be placed on an upcoming City Council Agenda for acceptance and recorded in the usual manner. The updated title commitment and copy of the Partial Discharged of Mortgage documents should be retained in the City's file, as they have already been recorded.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over the printed name.

Elizabeth Kudla Saarela

EKS  
Enclosures

Jeffrey Herczeg, Director of Public Works  
City of Novi  
August 23, 2019  
Page 2

C: Cortney Hanson, Clerk (w/Original Enclosures)  
Charles Boulard, Community Development Director (w/Enclosures)  
Barb McBeth, City Planner (w/Enclosures)  
Sri Komaragiri, Planner (w/Enclosures)  
Lindsay Bell, Planner (w/Enclosures)  
Madeleine Kopko, Planning Assistant (w/Enclosures)  
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)  
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)  
Ben Croy, City Engineer (w/Enclosures)  
Kate Richardson, Plan Review Engineer (w/Enclosures)  
Rebecca Runkel, Staff Engineer (w/Enclosures)  
Michael Freckelton/Taylor Reynolds/Ted Meadows, Spalding DeDecker (w/Enclosures)  
Sue Troutman, City Clerk's Office (w/Enclosures)  
Daniel R. Boynton, Esquire (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Manchester 13 Mile Road, LLC**, a Michigan limited liability company of 45511 Market Street, Shelby Twp., MI 48315, conveys and warrants to **City of Novi**, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

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

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

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

Dated this 9 day of July, 2019.

GRANTOR:

**Manchester 13 Mile Road, LLC**, a Michigan limited liability company

[Signature]

By: Michael Furnari

Its: Manager

STATE OF MICHIGAN  
COUNTY OF Oakland ) ss.

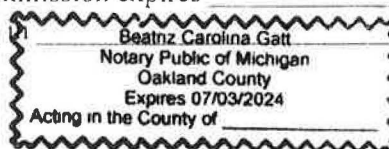
On this 9 day of July, 2019, before me, personally appeared the above named Michael Furnari, the Manager of Manchester 13 Mile Road, LLC, a Michigan limited liability company, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as free act and deed.

Beatriz Carolina Gatt  
\_\_\_\_\_, Notary Public

Oakland County, State of MI

My commission expires \_\_\_\_\_

Acting in \_\_\_\_\_ County



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

Job No. \_\_\_\_\_ Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

**EXHIBIT A**  
**DESCRIPTION OF THE PROPERTY**

Legal Description Holmes Road Dedication (As Surveyed)

A part of the Northeast 1/4 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the North 1/4 of said Section 11; thence along the North line of said Section 11 and centerline of 13 Mile Road (120 Foot Wide-Public-Right-of-Way), N86°25'18"E, 335.33 feet; thence S01°51'31"E, 284.22 feet; thence N86°25'18"E, 258.17 feet to the POINT OF BEGINNING of the Parcel to be described;

thence N86°25'18"E, 30.47 feet;

thence 8.76 feet, along the arc of a curve to the right, said curve has a radius of 916.10 feet, a central angle of 00°32'52", and a chord which bears S14°02'41"E at a distance of 8.76 feet;

thence 226.03 feet, along the arc of a curve to the right, said curve has a radius of 916.02 feet, a central angle of 14°08'17", and a chord which bears S07°14'59"E at a distance of 225.46 feet;

thence S00°10'51"E, 375.82 feet;

thence S89°47'21"W, 30.00 feet;

thence N00°10'51"W, 375.84 feet;

thence 218.63 feet, along the arc of a curve to the left, said curve has a radius of 886.02 feet, a central angle of 14°08'17", and a chord which bears N07°14'59"W at a distance of 218.08 feet;

thence 14.44 feet, along the arc of a curve to the left, said curve has a radius of 946.10 feet, a central angle of 00°52'27", and a chord which bears N13°52'53"W at a distance of 14.44 feet to the POINT OF BEGINNING, containing 0.420 acres and subject to any easements or restrictions of record

Commonly known as: Vacant Land, Novi, MI

Part of Tax Parcel 22-11-200-019

# CERTIFIED SURVEY MAP

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

## RECORDING INFORMATION

THIS IS ATTACHED TO AND MADE PART OF THE SKETCH TO FOLLOW.

### Scope of Survey

Monument Engineering Group Associates, Inc. (MEGA) was contracted to perform a road dedication for Tax ID: 50-22-11-200-019.

### Bearing Reference

Basis of bearing for this drawing is Michigan State Plane Coordinate System per City of Novi requirements.

### Sections corner Witnesses

#### ***N 1/4 corner Section 11, J-3***

Found monument as described and recorded in L.16850, P.429, Oakland County Records.

#### ***NE corner Section 11, K-3***

Found monument as described and recorded in L.16850, P.432, Oakland County Records.

### Certification

I, Marc E. Budzinski, P.S., 53492 being a Licensed Professional Surveyor, hereby certify to the client named hereon that I have surveyed and mapped the parcel(s) hereon described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.



*M E B*

### INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS



298 VETERANS DRIVE  
FOWLerville,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSSB)

LAST REVISION:

CLIENT: **MANCHESTER  
13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

(M) - Measured Dist. (R) - Recorded Dist.  
● MON - Found Concrete Monument  
● FIR/P - Found Iron Rod/Pipe  
○ SIR - Set Iron Rod  
△ MAG - Set Magnetic Nail  
P.O.B./E. - Point of Beginning/Ending  
● - Soil Evaluation Dig  
\*--\*--\* - Fence

SCALE: N/A

SHEET: 1 of 6

DATE: 11/20/2018

DR. BY: BN

CHK BY: MB

FILE : 17-072\_ROW Ded

JOB No. 17-072



# CERTIFIED SURVEY MAP

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

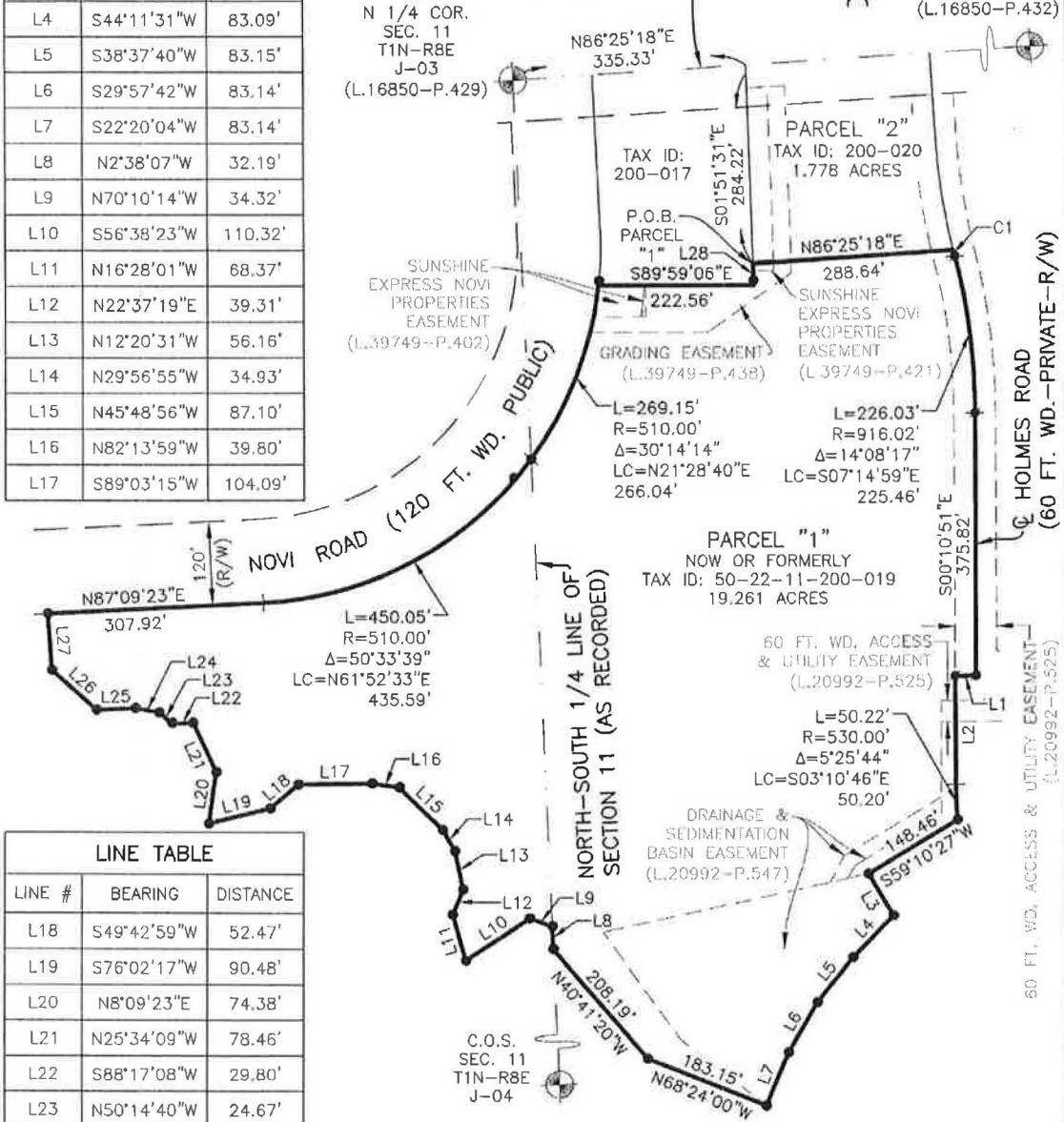
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°47'21"W	30.00'
L2	S0°27'53"E	154.74'
L3	S30°49'33"E	70.00'
L4	S44°11'31"W	83.09'
L5	S38°37'40"W	83.15'
L6	S29°57'42"W	83.14'
L7	S22°20'04"W	83.14'
L8	N2°38'07"W	32.19'
L9	N70°10'14"W	34.32'
L10	S56°38'23"W	110.32'
L11	N16°28'01"W	68.37'
L12	N22°37'19"E	39.31'
L13	N12°20'31"W	56.16'
L14	N29°56'55"W	34.93'
L15	N45°48'56"W	87.10'
L16	N82°13'59"W	39.80'
L17	S89°03'15"W	104.09'

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	S49°42'59"W	52.47'
L19	S76°02'17"W	90.48'
L20	N8°09'23"E	74.38'
L21	N25°34'09"W	78.46'
L22	S88°17'08"W	29.80'
L23	N50°14'40"W	24.67'
L24	N79°48'07"W	34.29'
L25	S87°13'32"W	55.93'
L26	N47°28'32"W	85.53'
L27	N4°07'29"W	81.15'
L28	N1°51'31"W	31.07'

NORTH LINE OF SECTION 11  
& Q 13 MILE ROAD  
(120 FT. WD.-PUBLIC-R/W)  
N86°25'18"E 2672.91'

N 1/4 COR.  
SEC. 11  
T1N-R8E  
J-03  
(L.16850-P.429)

NE COR.  
SEC. 11  
T1N-R8E  
K-03  
(L.16850-P.432)



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	8.76'	916.10'	0°32'52"	S14°02'41"E 8.76'



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**

298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

ENGINEERING GROUP ASSOCIATES  
**MEGA**  
INC.

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION:

CLIENT: **MANCHESTER**  
**13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

(M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
 ● FIR/P - Found Iron Rod/Pipe  
 ○ SIR - Set Iron Rod  
 ▲ MAG - Set Magnetic Nail  
 P.O.B./E. - Point of Beginning/Ending  
 ● - Soil Evaluation Dig  
 - - - - - Fence

DATE: 11/20/2018 DR. BY: BN CHK BY: MB

SCALE: 1"=200' SHEET: 2 of 6 FILE: 17-072\_ROW Ded JOB No. 17-072

# CERTIFIED SURVEY MAP

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

Legal Description (As Provided)

Parcel "1" (Tax Id: 50-22-11-200-019):

A part of the Northeast 1/4 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as:  
 Commencing at the North 1/4 corner of said Section 11;  
 thence along the North Section line and the centerline of Thirteen Mile Road, N86°25'18"E, 335.33 feet;  
 thence S01°51'31"E, 284.22 feet to the POINT OF BEGINNING; thence N86°25'18"E, 288.64 feet;  
 thence 8.76 feet along a curve to the left, having a central angle of 0°32'52", a radius of 916.10 feet, and a long chord bearing S14°02'41"E, 8.76 feet;  
 thence 226.03 feet along a reverse curve to the right, having a central angle of 14°08'17", a radius of 916.02 feet and a long chord bearing S07°14'59"E, 225.46 feet; thence S00°10'51"E, 375.82 feet;  
 thence S89°47'21"W, 30.00 feet;  
 thence S00°27'53"E, 154.74 feet;  
 thence 50.22 feet along a curve to the left, having a central angle of 05°25'44", a radius of 530.00 feet and a long chord bearing S03°10'46"E, 50.20 feet;  
 thence S59°10'27"W, 148.46 feet;  
 thence S30°49'33"E, 70.00 feet;  
 thence S44°11'31"W, 83.09 feet;  
 thence S38°37'40"W, 83.15 feet;  
 thence S29°57'42"W, 83.14 feet;  
 thence S22°20'04"W, 83.14 feet;  
 thence N68°24'00"W, 183.15 feet;  
 thence N40°41'20"W, 208.19 feet to a point on the North-South 1/4 Section line of said Section 11;  
 thence along said North-South 1/4 Section line, N02°38'07"W, 32.19 feet;  
 thence N70°10'14"W, 34.32 feet;  
 thence S56°38'23"W, 110.32 feet;  
 thence N16°28'01"W, 68.37 feet;  
 thence N22°37'19"E, 39.31 feet;  
 thence N12°20'31"W, 56.16 feet;  
 thence N29°56'55"W, 34.93 feet;  
 thence N45°48'56"W, 87.10 feet;  
 thence N82°13'59"W, 39.80 feet;  
 thence S89°03'15"W, 104.09 feet;  
 thence S49°42'59"W, 52.47 feet;  
 thence S76°02'17"W, 90.48 feet;  
 thence N08°09'23"E, 74.38 feet;  
 thence N25°34'09"W, 78.46 feet;  
 thence S88°17'08"W, 29.80 feet;  
 thence N50°14'40"W, 24.67 feet;  
 thence N79°48'07"W, 34.29 feet;  
 thence S87°13'32"W, 55.93 feet;  
 thence N47°28'32"W, 85.53 feet;  
 thence N04°07'29"W, 81.15 feet to a point on the Southeasterly Right of Way line of Novi Road (120.00 feet wide);  
 thence along said right of way line, N87°09'23"E, 307.92 feet;  
 thence 450.05 feet along a curve to the left, having a central angle of 50°33'39", a radius of 510.00 feet and a chord bearing N61°52'33"E, 435.59 feet;  
 thence 269.15 feet on a non-tangent curve to the left, having a central angle of 30°14'14", a radius of 510.00 feet, and a long chord bearing N21°28'40"E, 266.04 feet;  
 thence S89°59'06"E, 222.56 feet;  
 thence N01°51'31"W, 31.07 feet to the POINT OF BEGINNING.  
 Containing ±19.261 acres of land.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**



298 VETERANS DRIVE  
 FOWLerville,  
 MICHIGAN 48836  
 (OFFICE) 517-223-3512  
 monumentengineering.com  
 SERVICE DISABLED VETERAN OWNED  
 SMALL BUSINESS (SDVOSB)

LAST REVISION:

CLIENT: **MANCHESTER  
 13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

- (M) - Measured Dist. (R) - Recorded Dist.
- ⊙ MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- △ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- ⊙ - Soil Evaluation Dig
- \*-\*- - Fence

*Man*

SCALE: N/A	SHEET: 3 of 6	DATE: 11/20/2018	DR. BY: BN
		FILE: 17-072_ROW Ded	CHK BY: MB
		JOB No. 17-072	

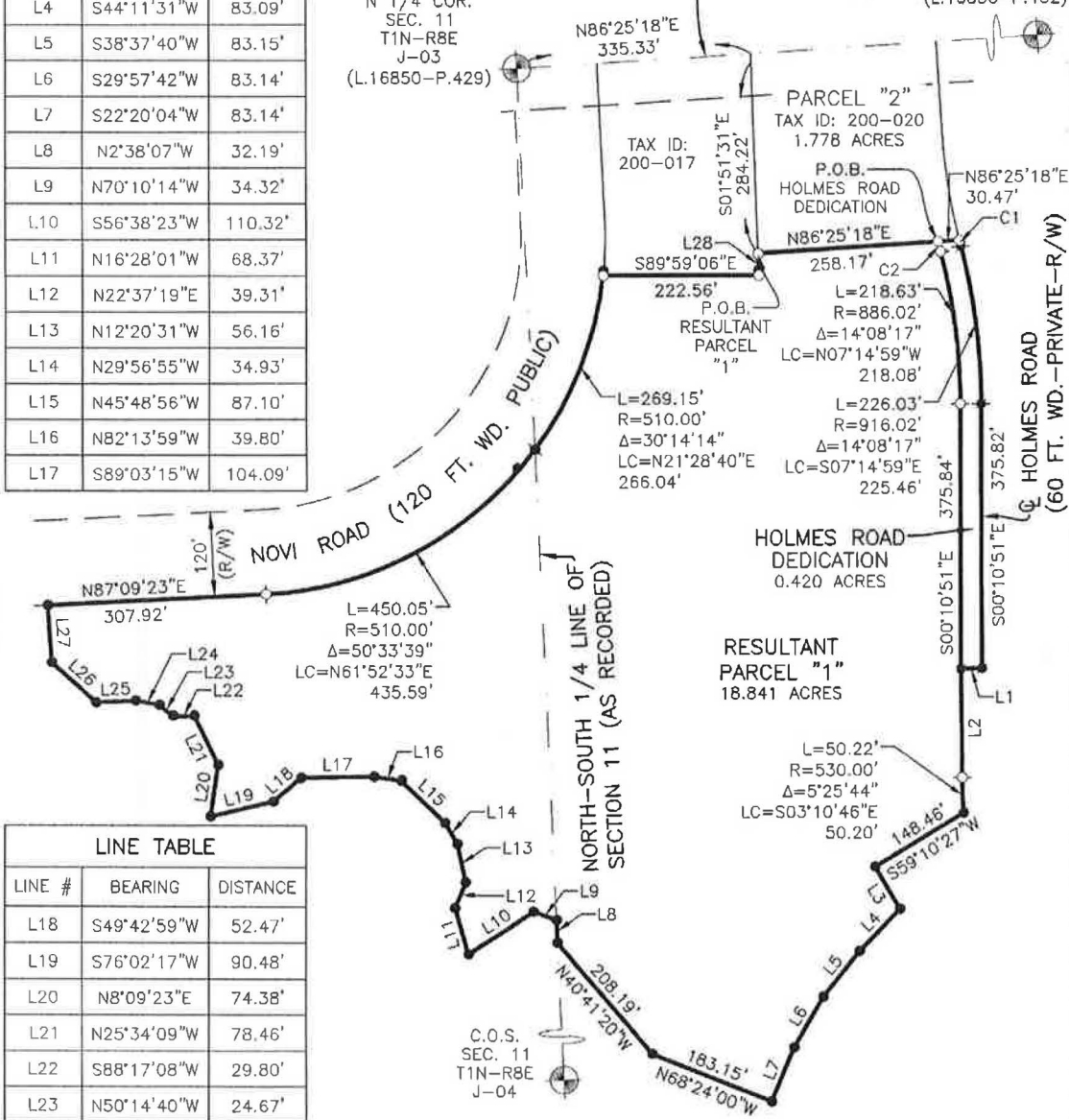
# CERTIFIED SURVEY MAP

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°47'21"W	30.00'
L2	S0°27'53"E	154.74'
L3	S30°49'33"E	70.00'
L4	S44°11'31"W	83.09'
L5	S38°37'40"W	83.15'
L6	S29°57'42"W	83.14'
L7	S22°20'04"W	83.14'
L8	N2°38'07"W	32.19'
L9	N70°10'14"W	34.32'
L10	S56°38'23"W	110.32'
L11	N16°28'01"W	68.37'
L12	N22°37'19"E	39.31'
L13	N12°20'31"W	56.16'
L14	N29°56'55"W	34.93'
L15	N45°48'56"W	87.10'
L16	N82°13'59"W	39.80'
L17	S89°03'15"W	104.09'

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

NORTH LINE OF SECTION 11  
& Q 13 MILE ROAD  
(120 FT. WD.-PUBLIC-R/W)  
N86°25'18"E 2672.91'

NE COR.  
SEC. 11  
T1N-R8E  
K-03  
(L.16850-P.432)



LINE TABLE		
LINE #	BEARING	DISTANCE
L18	S49°42'59"W	52.47'
L19	S76°02'17"W	90.48'
L20	N8°09'23"E	74.38'
L21	N25°34'09"W	78.46'
L22	S88°17'08"W	29.80'
L23	N50°14'40"W	24.67'
L24	N79°48'07"W	34.29'
L25	S87°13'32"W	55.93'
L26	N47°28'32"W	85.53'
L27	N4°07'29"W	81.15'
L28	N1°51'31"W	31.07'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	8.76'	916.10'	0°32'52"	S14°02'41"E 8.76'
C2	14.44'	946.10'	0°52'27"	N13°52'53"W 14.44'



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**

298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION:

CLIENT: **MANCHESTER  
13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

(M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
 ● FIR/P - Found Iron Rod/Pipe  
 ○ SIR - Set Iron Rod  
 △ MAG - Set Magnetic Nail  
 P.O.B./E. - Point of Beginning/Ending  
 ⊙ - Soil Evaluation Dig  
 - - - - - Fence

# CERTIFIED SURVEY MAP

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

## Legal Description Resultant Parcel "1" (As Surveyed)

A part of the North 1/2 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the North 1/4 of said Section 11; thence along the North line of said Section 11 and centerline of 13 Mile Road (120 Foot Wide-Public-Right-of-Way), N86°25'18"E, 335.33 feet; thence S01°51'31"E, 284.22 feet to the POINT OF BEGINNING of the Parcel to be described;

thence N86°25'18"E, 258.17 feet;

thence 14.44 feet, along the arc of a curve to the right, said curve has a radius of 946.10 feet, a central angle of 00°52'27", and a chord which bears S13°52'53"E at a distance of 14.44 feet;

thence 218.63 feet, along the arc of a curve to the right, said curve has a radius of 886.02 feet, a central angle of 14°08'17", and a chord which bears S07°14'59"E at a distance of 218.08 feet;

thence S00°10'51"E, 375.84 feet;

thence S00°27'53"E, 154.74 feet;

thence 50.22 feet, along the arc of a curve to the left, said curve has a radius of 530.00 feet, a central angle of 05°25'44", and a chord which bears S03°10'46"E at a distance of 50.20 feet;

thence S59°10'27"W, 148.46 feet;

thence S30°49'33"E, 70.00 feet;

thence S44°11'31"W, 83.09 feet;

thence S38°37'40"W, 83.15 feet;

thence S29°57'42"W, 83.14 feet;

thence S22°20'04"W, 83.14 feet;

thence N68°24'00"W, 183.15 feet;

thence N40°41'20"W, 208.19 feet to a point on the North-South 1/4 line of said Section 11;

thence along said North-South 1/4 line of Section 11, N02°38'07"W, 32.19 feet;

thence N70°10'14"W, 34.32 feet;

thence S56°38'23"W, 110.32 feet;

thence N16°28'01"W, 68.37 feet;

thence N22°37'19"E, 39.31 feet;

thence N12°20'31"W, 56.16 feet;

thence N29°56'55"W, 34.93 feet;

thence N45°48'56"W, 87.10 feet;

thence N82°13'59"W, 39.80 feet;

thence S89°03'15"W, 104.09 feet;

thence S49°42'59"W, 52.47 feet;

thence S76°02'17"W, 90.48 feet;

thence N08°09'23"E, 74.38 feet;

thence N25°34'09"W, 78.46 feet;

thence S88°17'08"W, 29.80 feet;

thence N50°14'40"W, 24.67 feet;

thence N79°48'07"W, 34.29 feet;

thence S87°13'32"W, 55.93 feet;

thence N47°28'32"W, 85.53 feet;

thence N04°07'29"W, 81.15 feet;

thence N87°09'23"E, 307.92 feet;

thence 450.05 feet, along the arc of a curve to the left, said curve has a radius of 510.00 feet, a central angle of 50°33'39", and a chord which bears N61°52'33"E at a distance of 435.59 feet, to a point on the North-South 1/4 line of said Section 11;

thence 269.15 feet, along the arc of a curve to the left, said curve has a radius of 510.00 feet, a central angle of 30°14'14", and a chord which bears N21°28'40"E at a distance of 266.04 feet;

thence S89°59'06"E, 222.56 feet;

thence N01°51'31"W, 31.07 feet to the POINT OF BEGINNING containing 18.841 acres and subject to any easements or restrictions of record.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**



298 VETERANS DRIVE  
FOWLerville,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOBS)

LAST REVISION:

SCALE: N/A	SHEET: 5 of 6	DATE: 11/20/2018
	FILE: 17-072_ROW	DR. BY: BN

CLIENT: **MANCHESTER  
13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

(M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
 ● FIR/P - Found Iron Rod/Pipe  
 ○ SIR - Set Iron Rod  
 ▲ MAG - Set Magnetic Nail  
 P.O.B./L - Point of Beginning/Ending  
 ● - Soil Evaluation Dig  
 \*-\*-\* - Fence

DR. BY: BN	CHK BY: MB
JOB No. 17-072	

# CERTIFIED SURVEY MAP

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

## Legal Description Holmes Road Dedication (As Surveyed)

A part of the Northeast 1/4 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the North 1/4 of said Section 11; thence along the North line of said Section 11 and centerline of 13 Mile Road (120 Foot Wide-Public-Right-of-Way), N86°25'18"E, 335.33 feet; thence S01°51'31"E, 284.22 feet; thence N86°25'18"E, 258.17 feet to the POINT OF BEGINNING of the Parcel to be described;  
 thence N86°25'18"E, 30.47 feet;  
 thence 8.76 feet, along the arc of a curve to the right, said curve has a radius of 916.10 feet, a central angle of 00°32'52", and a chord which bears S14°02'41"E at a distance of 8.76 feet;  
 thence 226.03 feet, along the arc of a curve to the right, said curve has a radius of 916.02 feet, a central angle of 14°08'17", and a chord which bears S07°14'59"E at a distance of 225.46 feet;  
 thence S00°10'51"E, 375.82 feet;  
 thence S89°47'21"W, 30.00 feet;  
 thence N00°10'51"W, 375.84 feet;  
 thence 218.63 feet, along the arc of a curve to the left, said curve has a radius of 886.02 feet, a central angle of 14°08'17", and a chord which bears N07°14'59"W at a distance of 218.08 feet;  
 thence 14.44 feet, along the arc of a curve to the left, said curve has a radius of 946.10 feet, a central angle of 00°52'27", and a chord which bears N13°52'53"W at a distance of 14.44 feet to the POINT OF BEGINNING containing 0.420 acres and subject to any easements or restrictions of record.



*M. E. Budzinski*

**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**



298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION:

CLIENT: **MANCHESTER  
13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

- (M) - Measured Dist. (R) - Recorded Dist.
- ⊙ MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- △ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- ⊙ - Soil Evaluation Dig
- \*-\*-\*- - Fence

SCALE: N/A	SHEET: 6 of 6	DATE: 11/20/2018	DR. BY: BN
		FILE : 17-072_ROW	CHK BY: MB
		Ded	JOB No. 17-072

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2019 JUL -9 PM 2:31

108679  
LIBER 53006 PAGE 132  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
07/09/2019 02:56:09 P.M. RECEIPT# 74530  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

## FIRST AMENDMENT OF MORTGAGE

HUD Project Number 044-35688

Project Name: Manchester

This **FIRST AMENDMENT OF MORTGAGE** (the "First Amendment") is made on March 21, 2019, between **Manchester 13 Mile Road, LLC**, a Michigan limited liability company, whose address is 45511 Market Street, Shelby Township, Michigan 48315 ("Borrower") and **Love Funding Corporation**, a Virginia corporation, whose address is 1250 Connecticut Avenue, N.W., Suite 310, Washington, DC 20036 ("Lender"), on the terms and conditions set forth below.

A. **WHEREAS**, Borrower gave Lender a Mortgage dated June 1, 2017, which was recorded on June 26, 2017, as Document No. 0122777 in Liber 50806, page 729, Oakland County Records (the "Mortgage") on real property described in Exhibit A to the Mortgage.

B. **WHEREAS**, Borrower and Lender desire to amend the Mortgage for the purpose of revising the legal description of the property subject to the Mortgage as a result of the dedication of the portion of such property that was subject to the right of way for the private Holmes Road.

C. **WHEREAS**, Lender has executed a partial release of the Mortgage with respect to the portion of the property subject to the Mortgage being dedicated, which was subject to the right of way for the private Holmes Road

NOW, therefore, in consideration of the mutual covenants, promises, and agreements and subject to the terms and conditions contained herein, the parties agree that the Mortgage is amended by this First Amendment as follows:

1. Exhibit A of the Mortgage is hereby amended and restated in its entirety and shall be replaced by the Amended Exhibit A attached to this First Amendment.
2. The definition of the term "Land" in Section 1.(p) of the Mortgage and the term "Land" wherever used in the Mortgage shall be deemed to refer to the Amended Exhibit A attached to this First Amendment.
3. Effect of First Amendment. Except as amended by this First Amendment, the Mortgage shall continue in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

**BORROWER:**

**Manchester 13 Mile Road, LLC,**  
a Michigan limited liability company

James C. George  
By: James C. George  
Its: Manager

STATE OF MICHIGAN        }  
  }  
COUNTY OF OAKLAND       }

The foregoing instrument was acknowledged before me this <sup>July</sup> 9<sup>th</sup> day of ~~March~~, 2019, by James C. George, as the Manager of **Manchester 13 Mile Road, LLC**, a Michigan limited liability company. The signatory is personally known to me or produced acceptable identification to me.

Jo Ann Robinson  
Jo Ann Robinson, Notary Public  
Oakland County, State of Michigan  
Acting in the County of Oakland  
My commission expires: 12-3-2022

JO ANN ROBINSON  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Dec 3, 2022  
ACTING IN COUNTY OF Oakland

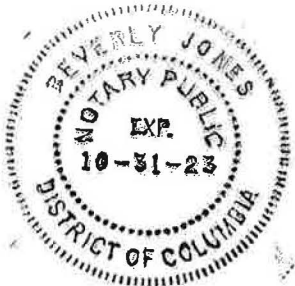
**LENDER:**  
**Love Funding Corporation,**  
a Virginia corporation

By: *La Fonte Nesbitt*  
La Fonte Nesbitt  
Its: Senior Vice President

DISTRICT OF COLUMBIA }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2019, by La Fonte Nesbitt, as Senior Vice President of **Love Funding Corporation**, a Virginia corporation, on behalf of the corporation. The signatory is personally known to me or produced acceptable identification to me.

*Beverly Jones*  
Beverly Jones, Notary Public  
District of Columbia



BEVERLY JONES  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires October 31, 2023

My commission expires: \_\_\_\_\_

Drafted by and when recorded return to:  
Daniel R. Boynton, Esq., Driggers, Schultz & Herbst, P.C.  
2600 W. Big Beaver Road, Suite 550, Troy, MI 48084



## AMENDED EXHIBIT A

A part of the North 1/2 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the North 1/4 of said Section 11; thence along the North line of said Section 11 and centerline of 13 Mile Road (120 Foot Wide- Public-Right-of-Way ), N86°25'18"E, 335.33 feet; thence S01°51'31"E, 284.22 feet to the POINT OF BEGINNING of the Parcel to be described;

thence N86°25'18"E, 258.17 feet;

thence 14.44 feet, along the arc of a curve to the right, said curve has a radius of 946.10 feet, a central angle of 00°52'27", and a chord which bears S13°52'53"E at a distance of 14.44 feet;

thence 218.63 feet, along the arc of a curve to the right, said curve has a radius of 886.02 feet, a central angle of 14°08'17", and a chord which bears S07°14'59"E at a distance of 218.08 feet;

thence S00°10'51"E, 375.84 feet;

thence S00°27'53"E, 154.74 feet;

thence 50.22 feet, along the arc of a curve to the left, said curve has a radius of 530.00 feet, a central angle of 05°25'44" and a chord which bears S03°10'46"E at a distance of 50.20 feet;

thence S59 °10'27"W, 148.46 feet;

thence S30°49'33"E, 70.00 feet;

thence S44 °11'31"W, 83.09 feet;

thence S38°37'40"W, 83.15 feet;

thence S29°57'42"W, 83.14 feet;

thence S22°20'04"W, 83.14 feet;

thence N68°24'00"W, 183.15 feet;

thence N40°41'20"W, 208.19 feet to a point on the North-South 1/4 line of said Section 11;

thence along said North-South 1/4 line of Section 11, N02°38'07"W, 32.19 feet;

thence N70° 10' 14"W, 34.32 feet;

thence S56°38'23"W, 110.32 feet;

thence N16°28'01"W, 68.37 feet ;

thence N22°37'19"E, 39.31 feet;

thence N12°20'31"W, 56.16 feet;

thence N29°56'55"W, 34.93 feet;

thence N45°48'56"W, 87.10 feet;

thence N82°13'59"W, 39.80 feet;

thence S89 °03'15"W, 104.09 feet;

thence S49°42'59"W, 52.47 feet;

thence S76°02'17"W, 90.48 feet;

thence N08°09'23"E, 74.38 feet;

thence N25°34'09"W, 78.46 feet;

thence S88°17'08W, 29.80 feet;

thence N50°14'40"W, 24.67 feet;

thence N79°48'07"W, 34.29 feet;

thence S87°13'32"W, 55.93 feet;  
thence N47°28'32"W, 85.53 feet;  
thence N04°07'29"W, 81.15 feet;  
thence N87°09'23" E, 307.92 feet;  
thence 450.05 feet, along the arc of a curve to the left, said curve has a radius of 510.00 feet, a central angle of 50°33'39" and a chord which bears N61°52'33"E at a distance of 435.59 feet, to a point on the North-South 1/4 line of said Section 11;  
thence 269.15 feet, along the arc of a curve to the left, said curve has a radius of 510.00 feet, a central angle of 30°14'14" and a chord which bears N21°28'40"E at a distance of 266.04 feet;  
thence S89°59'06"E, 222.56 feet;  
thence N01°51'31"W, 31.07 feet to the POINT OF BEGINNING containing 18.841 acres and subject to any easements or restrictions or record.

Commonly known as: Vacant land, Novi, Michigan  
Part of Tax Parcel: 50-22-11-200-019

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2019 JUL -9 PM 2:31

108681  
LIBER 53006 PAGE 139  
\$26.00 MISC RECORDING  
\$4.00 REINUMENTATION  
07/09/2019 02:56:09 P.M. RECEIPT# 74530  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

**FIRST AMENDMENT OF U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT REGULATORY AGREEMENT FOR MULTIFAMILY PROJECTS**

HUD Project Number 044-35688

Project Name: Manchester

This **FIRST AMENDMENT OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATORY AGREEMENT FOR MULTIFAMILY PROJECTS** (the "First Amendment of Regulatory Agreement") is made on ~~March~~ <sup>July</sup> 8, 2019, between **Manchester 13 Mile Road, LLC**, a Michigan limited liability company, whose address is 45511 Market Street, Shelby Township, Michigan 48315 ("Borrower") and **U.S. Department of Housing and Urban Development**, a United States governmental agency, whose address is 477 Michigan Avenue, Room 1725, Detroit, Michigan 48226 ("HUD"), on the terms and conditions set forth below.

A. **WHEREAS**, Borrower and HUD entered into a U.S. Department of Housing and Urban Development Regulatory Agreement For Multifamily Projects dated June 1, 2017, which was recorded on June 26, 2017, as Document No. 0122778 in Liber 50806, page 780, Oakland County Records (the "Regulatory Agreement") on real property described in Exhibit A to the Mortgage.

B. **WHEREAS**, Borrower and HUD desire to amend the Regulatory Agreement for the purpose of revising the legal description of the property subject to the Regulatory Agreement as a result of the dedication of the portion of such property that was subject to the right of way for the private Holmes Road.

C. **WHEREAS**, HUD has executed a partial release of the Regulatory Agreement with respect to the portion of the property subject to the Regulatory Agreement being dedicated, which was subject to the right of way for the private Holmes Road

NOW, therefore, in consideration of the mutual covenants, promises, and agreements and subject to the terms and conditions contained herein, the parties agree that the Mortgage is amended by this First Amendment of Regulatory Agreement as follows:

1. Exhibit A of the Regulatory Agreement is hereby amended and restated in its entirety and shall be replaced by the Amended Exhibit A attached to this First Amendment of Regulatory Agreement.

2. The definition of the term "Land" in Section 1.o. of the Regulatory Agreement and the term "Land" wherever used in the Regulatory Agreement shall be deemed to refer to the Amended Exhibit A attached to this First Amendment of Regulatory Agreement.

3. Effect of First Amendment of Regulatory Agreement. Except as amended by this First Amendment of Regulatory Agreement, the Regulatory Agreement shall continue in full force and effect.

**[SIGNATURE PAGES TO FOLLOW]**

**BORROWER:**

**Manchester 13 Mile Road, LLC,**  
a Michigan limited liability company

James C. George  
By: James C. George  
Its: Manager

STATE OF MICHIGAN     }  
  }  
COUNTY OF OAKLAND   }

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of ~~March~~ July, 2019, by James C. George, as the Manager of **Manchester 13 Mile Road, LLC**, a Michigan limited liability company. The signatory is personally known to me or produced acceptable identification to me.

Jo Ann Robinson  
Jo Ann Robinson, Notary Public  
Oakland County, State of Michigan  
Acting in the County of Oakland  
My commission expires: 12-3-2022

JO ANN ROBINSON  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Dec 3, 2022  
ACTING IN COUNTY OF Oakland

**HUD:  
U.S. Department of Housing and Urban  
Development**

By: Mary Mathis  
Chief, Account Executive Branch  
Its: \_\_\_\_\_

STATE OF Michigan }  
COUNTY OF Wayne }

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 2019, by Mary Mathis, as Chief, Account Executive of **U.S. Department of Housing and Urban Development**, a U.S. government agency, on behalf of such agency. The signatory is personally known to me or produced acceptable identification to me.

Rasheedah Dix  
Rasheedah Dix, Notary Public  
Wayne County, State of Michigan  
Acting in the County of Wayne  
My commission expires: August 15, 2025

RASHEEDAH DIX  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires Aug. 15, 2025  
Acting in the County of Wayne

Drafted by and when recorded return to:  
Daniel R. Boynton, Esq., Driggers, Schultz & Herbst, P.C.  
2600 W. Big Beaver Road, Suite 550, Troy, MI 48084

## AMENDED EXHIBIT A

A part of the North 1/2 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the North 1/4 of said Section 11; thence along the North line of said Section 11 and centerline of 13 Mile Road (120 Foot Wide- Public-Right-of-Way ), N86°25'18"E, 335.33 feet; thence S01°51'31"E, 284.22 feet to the POINT OF BEGINNING of the Parcel to be described;

thence N86°25'18"E, 258.17 feet;

thence 14.44 feet, along the arc of a curve to the right, said curve has a radius of 946.10 feet, a central angle of 00°52'27", and a chord which bears S13°52'53"E at a distance of 14.44 feet;

thence 218.63 feet, along the arc of a curve to the right, said curve has a radius of 886.02 feet, a central angle of 14°08'17", and a chord which bears S07°14'59"E at a distance of 218.08 feet;

thence S00°10'51"E, 375.84 feet;

thence S00°27'53"E, 154.74 feet;

thence 50.22 feet, along the arc of a curve to the left, said curve has a radius of 530.00 feet, a central angle of 05°25'44" and a chord which bears S03°10'46"E at a distance of 50.20 feet;

thence S59 °10'27"W, 148.46 feet;

thence S30°49'33"E, 70.00 feet;

thence S44 °11'31"W, 83.09 feet;

thence S38°37'40"W, 83.15 feet;

thence S29°57'42"W, 83.14 feet;

thence S22°20'04"W, 83.14 feet;

thence N68°24'00"W, 183.15 feet;

thence N40°41'20"W, 208.19 feet to a point on the North-South 1/4 line of said Section 11;

thence along said North-South 1/4 line of Section 11, N02°38'07"W, 32.19 feet;

thence N70° 10'14"W, 34.32 feet;

thence S56°38'23"W, 110.32 feet;

thence N16°28'01"W, 68.37 feet ;

thence N22°37'19"E, 39.31 feet;

thence N12°20'31"W, 56.16 feet;

thence N29°56'55"W, 34.93 feet;

thence N45°48'56"W, 87.10 feet;

thence N82°13'59"W, 39.80 feet;

thence S89 °03'15"W, 104.09 feet;

thence S49°42'59"W, 52.47 feet;

thence S76°02'17"W, 90.48 feet;

thence N08°09'23"E, 74.38 feet;

thence N25°34'09"W, 78.46 feet;

thence S88°17'08W, 29.80 feet;

thence N50°14'40"W, 24.67 feet;

thence N79°48'07"W, 34.29 feet;

thence S87°13'32"W, 55.93 feet;  
thence N47°28'32"W, 85.53 feet;  
thence N04°07'29"W, 81.15 feet;  
thence N87°09'23" E, 307.92 feet;  
thence 450.05 feet, along the arc of a curve to the left, said curve has a radius of 510.00 feet, a central angle of 50°33'39" and a chord which bears N61°52'33"E at a distance of 435.59 feet, to a point on the North-South 1/4 line of said Section 11;  
thence 269.15 feet, along the arc of a curve to the left, said curve has a radius of 510.00 feet, a central angle of 30°14'14" and a chord which bears N21°28'40"E at a distance of 266.04 feet;  
thence S89°59'06"E, 222.56 feet;  
thence N01°51'31"W, 31.07 feet to the POINT OF BEGINNING containing 18.841 acres and subject to any easements or restrictions or record.

pt 22-11-200-019



## ENDORSEMENT

Attached to Policy No.: 5011300-2389912e / File No. TC13-65777

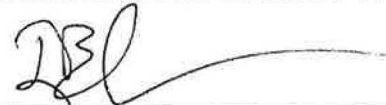
ISSUED BY

### *First American Title Insurance Company*

1. Schedules A, B - Part 1 and B - Part 2 of the policy are amended as follows:
  - a. Schedule A of the policy is amended as follows:
    - i. Date of Policy is amended to: July 9, 2019.
    - ii. the Amount of Insurance is amended to: \$ No change.
    - iii. the name of Insured is amended to: No change.
    - iv. Title is, at the amended Date of Policy, vested in: Manchester 13 Mile Road, LLC.
    - v. the description of the Insured Mortgage and assignments thereof, if any, is amended as follows: First Amendment of Mortgage dated 3/21/19 and recorded 7/9/19 in Liber 53006, Page 132, Oakland County Records. Partial Discharge of Mortgage dated 3/21/19 and recorded 7/9/19 in Liber 53006, Page 145, Oakland County Records. Partial Release of U.S. Department of Housing and Urban Development Regulatory Agreement for Multifamily Projects dated 7/8/19 and recorded 7/9/19 in Liber 53006, Page 137, Oakland County Records. First Amendment of U.S. Department of Housing and Urban Development Regulatory Agreement for Multifamily Projects dated 7/8/19 and recorded 7/9/19 in Liber 53006, Page 139, Oakland County Records.
    - vi. the description of the Land is amended as follows: By deleting from said description the following described land: See attached legal description for deleted land.
  - b. Schedule B – Part 1 is amended as follows: By amending item no. 23 to read as follows: Taxes for the year 2019 and subsequent years, a lien but not yet due and payable. Also, by adding thereto the following exception: Terms, provisions and conditions as contained in Sanitary Sewer Easement recorded in Liber 52693, Page 721.
  - c. Schedule B – Part 2 is amended as follows: By amending item no. 1 to add the following: Amendment to UCC Financing Statement recorded 7/9/19 in Liber 53006, Page 126, Oakland County Records.
2. This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

*First American Title Insurance Company*

By:



Authorized Signature

# CERTIFIED SURVEY MAP

(ROAD DEDICATION)  
(TAX ID: 50-22-11-200-019)

Legal Description Holmes Road Dedication (As Surveyed)

A part of the Northeast 1/4 of Section 11, Town 1 North, Range 8 East, City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Commencing at the North 1/4 of said Section 11; thence along the North line of said Section 11 and centerline of 13 Mile Road (120 Foot Wide-Public-Right-of-Way), N86°25'18"E, 335.33 feet; thence S01°51'31"E, 284.22 feet; thence N86°25'18"E, 258.17 feet to the POINT OF BEGINNING of the Parcel to be described;  
 thence N86°25'18"E, 30.47 feet;  
 thence 8.76 feet, along the arc of a curve to the right, said curve has a radius of 916.10 feet, a central angle of 00°32'52", and a chord which bears S14°02'41"E at a distance of 8.76 feet;  
 thence 226.03 feet, along the arc of a curve to the right, said curve has a radius of 916.02 feet, a central angle of 14°08'17", and a chord which bears S07°14'59"E at a distance of 225.46 feet;  
 thence S00°10'51"E, 375.82 feet;  
 thence S89°47'21"W, 30.00 feet;  
 thence N00°10'51"W, 375.84 feet;  
 thence 218.63 feet, along the arc of a curve to the left, said curve has a radius of 886.02 feet, a central angle of 14°08'17", and a chord which bears N07°14'59"W at a distance of 218.08 feet;  
 thence 14.44 feet, along the arc of a curve to the left, said curve has a radius of 946.10 feet, a central angle of 00°52'27", and a chord which bears N13°52'53"W at a distance of 14.44 feet to the POINT OF BEGINNING containing 0.420 acres and subject to any easements or restrictions of record.



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS


 298 VETERANS DRIVE  
 FOWLerville,  
 MICHIGAN 48836  
 (OFFICE) 517-223-3512  
 monumentengineering.com  
 SERVICE DISABLED VETERAN OWNED  
 SMALL BUSINESS (SDVOSB)

CLIENT: **MANCHESTER  
13 MILE ROAD, LLC**

N 1/2, SEC 11, T1N-R8E, NOVI, MI

(M) - Measured Dist. (R) - Recorded Dist.  
 ● MON - Found Concrete Monument  
 ● FIR/P - Found Iron Rod/Pipe  
 ○ SIR - Set Iron Rod  
 △ MAC - Set Magnetic Nail  
 P.O.B./E. - Point of Beginning/Ending  
 ● - Soil Evaluation Dig  
 \*-\*-\* - Fence

SCALE: N/A	SHEET: 6 of 6	DATE: 11/20/2018
LAST REVISION:		DR. BY: BN
FILE : 17-072_ROW Ded		CHK BY: MB
		JOB No. 17-072

7/26/2019

Jeff Herczeg  
City of Novi  
26300 Lee BeGole Drive  
Novi, Michigan 48375

Re: Manchester - Acceptance Documents Review  
Novi # 15-0052  
SDA Job No. NV17-226  
**EXHIBITS APPROVED**

Dear Mr. Herczeg:

We have reviewed the Roads Bill of Sale received by our office on July 11, 2019 against the Final Site Plan (Stamping Set) approved on July 18, 2018. We offer the following comments:

**Roads Acceptance Documents:**

**1. Parcel 1 - Holmes Road ROW Warranty Deed – Exhibits Approved**

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.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

**SPALDING DEDECKER**



Mike Freckelton, EIT  
Engineer

Cc (via Email): Cortney Hanson, City Clerk  
Sarah Marchioni, City Building Project Coordinator  
Ted Meadows, Spalding DeDecker  
Taylor Reynolds, Spalding DeDecker



Angie Sosnowski, City Community Development Bond Coordinator  
Beth Saarela, Johnson Rosati, Schultz, Joppich PC  
Kate Richardson, City of Novi  
Hannah Smith, City of Novi