



CITY OF NOVI CITY COUNCIL
MAY 22, 2023

SUBJECT: Approval to accept the residential streets as part of Dunhill Park and adoption of Act 51 New Street Resolution accepting Dunhill Drive, Dunhill Court, and Wales Court as public, adding 0.42 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Hunter Pasteur Homes Dunhill Park, LLC has requested the dedication and acceptance of Dunhill Drive, Dunhill Court, and Wales Court as a public asset. The Dunhill Park development is comprised of 31 single family home lots. The project is located west of Beck Road and north of Eight Mile Road. The right-of-way width for the proposed streets shall be sixty (60) feet wide.

According to the City's consulting engineer and the City Engineering Division, the streets meet city design and construction standards (Spalding DeDecker, November 10, 2020, and Engineering Division, November 24, 2021). The legal documents required for street acceptance took a few months to be approved and executed after Spalding DeDecker's site work approval letter was issued on November 10, 2020. During this time, additional issues with the streets were discovered and communicated to the developer. The streets were approved the second time by the Engineering Division on November 24, 2021. From November 24, 2021, to November 30, 2022, the street maintenance bond was not paid, and streets were not accepted. Once the bond was paid, an additional final site work approval letter was issued on April 28, 2023.

The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form so as to permit acceptance by City Council (Spalding DeDecker, July 19, 2021, and Beth Saarela, July 22, 2021, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.42 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential streets as part of Dunhill Park and adoption of Act 51 New Street Resolution accepting Dunhill Drive, Dunhill Court, and Wales Court as public, adding 0.42 miles of roadway to the City's public street system.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

NEW STREET ACCEPTANCE

**Dunhill Park
Dunhill Drive, Dunhill Court, and Wales Court**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on May 22, 2023, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS; the City's Act 51 Program Manager is requesting formal acceptance of Dunhill Drive, Dunhill Court, and Wales Court and,

WHEREAS; that said streets are located within a City right-of-way that is under the control of the City of Novi, and,

WHEREAS; that Dunhill Drive, Dunhill Court, and Wales Court were open to the public since April 2023.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the Mayor and Novi City Council hereby accept Dunhill Drive, Dunhill Court, and Wales Court and direct such to be included in the City's public street system.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 22nd day of May, 2023 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi

Dunhill Park Street Acceptance

Location Map



Map Author: Kate Purpura
Date: 11/23/2021
Project: Dunhill Park
Version: 1.0

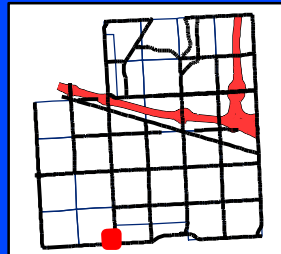
Amended By:
Date:
Department:

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.

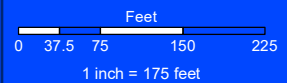
Legend

- Major Roads
- Minor Roads
- Proposed Public Streets



City of Novi

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



April 28, 2023

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

**Re: Dunhill Park
Site Work Final Approval**
Novi SP No.: JSP15-0013
SDA Job No.: NV16-226

Dear Mrs. Anjum:

Please be advised that the public site utilities, grading, and pavement for the above referenced project were confirmed by SDA to have been completed in accordance with the approved construction plans on November 10, 2020. Hunter Pasteur did not submit the required paperwork for street acceptance, so the roads continued to deteriorate and additional repairs were needed. Those repairs were completed in December 2022, and at this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released. The condition of the streets will be evaluated for additional repairs prior to the street maintenance bond expiration.

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

Heather Gendron

Digitally signed by Heather
Gendron
Date: 2023.05.04 10:34:06-04'00'

Heather Gendron
Project Manager

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)
Andrew Milia, Franklin Construction Co. (e-mail)
Seth Herkowitz, Hunter Pasteur Homes (e-mail)
SDA Job File

July 19, 2021

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

Re: Dunhill Park - Acceptance Documents Review
Novi # JSP15-0013
SDA Job No. NV16-226
FINAL DOCUMENTS APPROVED

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on June 16, 2021 against the Final Site Plan (Stamping Set) approved on August 25, 2016. 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. Warranty Deed for Streets Right-of-Way
(executed 05/21/21, unrecorded, dated 10/28/16)
Exhibits Approved
2. Bills of Sale: Sanitary Sewer System and Water Supply System
SUPPLIED – APPROVED
3. Bill of Sale: Streets
SUPPLIED – APPROVED
4. Full Unconditional Waivers of Lien from contractors installing streets
SUPPLIED – APPROVED
5. Sworn Statement signed by Developer for Streets Installation
SUPPLIED - 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.

It should be noted that the Plan Review Center Report dated July 1, 2016 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



Mike Freckelton, EIT
Project Engineer

Cc (via Email): Victor Boron, City of Novi
 Taylor Reynolds, Spalding DeDecker
 Courtney Hanson, City of Novi
 Madeleine Daniels, City of Novi
 Sarah Marchioni, City of Novi
 Ted Meadows, Spalding DeDecker
 Kate Purpura, City of Novi
 Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
 Angie Sosnowski, City of Novi
 Melissa Morris, City of Novi

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

July 22, 2021

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: Dunhill Park JSP 15-0013
Right-of-Way Acceptance Documents – Interior Roads**

Dear Mr. Herczeg:

We have received and reviewed the following **original** documents for Dunhill Park, enclosed:

1. Warranty Deed for Interior Roads (**Approved**)
2. Bill of Sale for Paving (**Approved**)
3. Title Search
4. Partial Discharge of Mortgage – Roads and General Common Elements (**Approved**)

Warranty Deed

The Warranty Deed provided conveys the Condominium's interior roads to the City. The Warranty Deed is consistent with the title search provided. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. The Bill of Sale for paving conveys the paving and is acceptable as provided. The Warranty Deed may be placed on an upcoming City Council Agenda for acceptance. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner. The original Bill of Sale should be retained in the City's file. The Partial Discharge of Mortgage releasing the roads from the Developer's Construction Mortgage has been recorded.

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

Jeffrey Herczeg, Director of Public Works
City of Novi
July 22, 2021
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

- C: Cortney Hanson, Clerk (w/ Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Daniels, 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)
Rebecca Runkel, Project Engineer (w/Enclosures)
Kate Richardson, Project Engineer (w/Enclosures)
Victor Boron, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Melissa Morris, Administrative Assistant (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Wendy Taylor, Hunter Pasteur Homes (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Hunter Pasteur Homes Dunhill Park, LLC, a Michigan limited liability company, whose address is 32300 Northwestern Highway, Suite 230, Farmington Hills, Michigan 48334, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, for right-of-way purposes, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

See attached Exhibits "A, B and C" 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-----Dollars (\$1.00), and subject to all building and use restrictions, easements, encumbrances and other matters of record.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. 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 21st day of May 2021

Hunter Pasteur Homes Dunhill Park, LLC,
a Michigan Limited Liability Company

By: [Signature]
Randy Wertheimer
Its: Member



STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of May 2021, by Randy Wertheimer, a Member of Hunter Pasteur Homes Dunhill Park, LLC, a Michigan Limited Liability Company.

[Signature], Notary Public
Oakland County, Michigan
My Commission Expires 4/3/2027
Acting in Oakland County

When Recorded Return to: Maryanne Cornelius, 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. Kudla 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
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Tax Parcel Nos. _____

Job No. _____ Recording Fee _____ Transfer Tax _____

EXHIBIT A

"DUNHILL PARK"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 32, T1N-R8E, CITY OF NOVI, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N00°00'00"E 60.00 FEET ALONG THE EAST LINE OF SAID SECTION 32 AND THE CENTERLINE OF BECK ROAD; THENCE S89°25'00"W 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°25'00"W 974.64 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD; THENCE N00°00'00"E 1260.00 FEET; THENCE N89°25'00"E 330.00 FEET; THENCE S00°00'00"W 330.00 FEET; THENCE N89°25'00"E 644.64 FEET; THENCE S00°00'00"W 930.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.31 ACRES OF LAND, MORE OR LESS.

EXHIBIT B

"DUNHILL PARK"

LEGAL DESCRIPTION ROAD RIGHT-OF-WAY DEDICATION

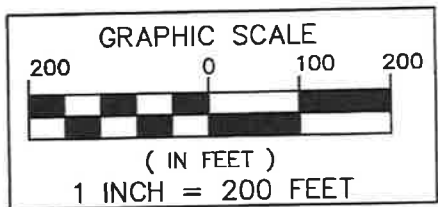
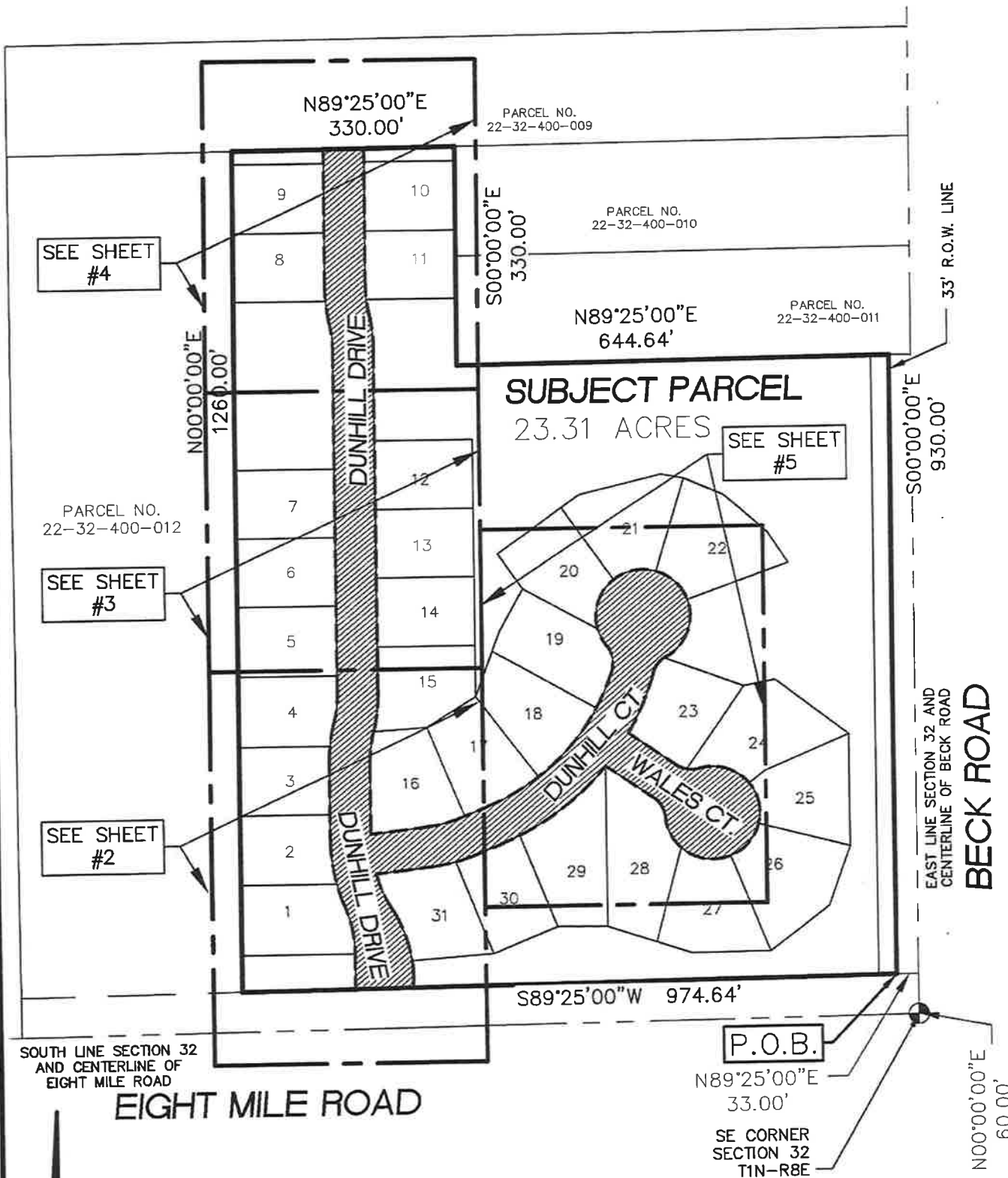
A Road Right-Of-Way Dedication located in a part of the Southeast 1/4 of Section 32, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 32; thence Due North, 60.00 feet, along the East Line of said Section 32 and centerline of Beck Road; thence South 89°25'00" West, 754.57 feet, to a point on the Northerly right-of-way line of Eight Mile Road and the Southerly line of Subject Property, for a POINT OF BEGINNING; thence continuing South 89°25'00" West, 86.00 feet, along the Northerly line of said Eight Mile Road and the Southerly line of said Subject Property; thence Due North, 48.78 feet; thence 77.25 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 22°07'52" and a chord bearing and distance of North 11°03'56" West, 76.77 feet; thence 100.43 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 22°07'52" and a chord bearing and distance of North 11°03'56" West, 99.80 feet; thence Due North, 116.10 feet; thence 61.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 13°34'06" and a chord bearing and distance of North 06°47'03" East, 61.43 feet; thence 47.36 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 13°34'06" and a chord bearing and distance of North 06°47'03" East, 47.25 feet; thence Due North, 507.96 feet; thence 43.84 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 12°33'36" and a chord bearing and distance of North 06°16'48" West, 43.76 feet; thence 57.00 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 12°33'36" and a chord bearing and distance of North 06°16'48" West, 56.88 feet; thence Due North, 205.59 feet, to a point on the Northerly line of said Subject Property; thence North 89°25'00" East, 60.00 feet, along the Northerly of said Subject Property; thence Due South, 206.20 feet; thence 43.84 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 12°33'36" and a chord bearing and distance of South 06°16'48" East, 43.76 feet; thence 5.00 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 12°33'36" and a chord bearing and distance of South 06°16'48" East, 56.88 feet; thence Due South, 507.96 feet; thence 61.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 13°34'06" and a chord bearing and distance of South 06°47'03" West, 61.43 feet; thence 47.36 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 13°34'06" and a chord bearing and distance of South 06°47'03" West, 47.25 feet; thence Due South, 108.35 feet; thence North 83°35'56" East, 81.42 feet; thence 54.12 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 15°30'13" and a chord bearing and distance of North 75°50'50" East, 53.95 feet; thence North 68°05'43" East, 44.18 feet; thence 282.00 feet along a curve to the left, said curve having a radius of 330.00 feet, a central angle of 48°57'45" and a chord bearing and distance of North 43°36'51" East, 273.50 feet; thence 42.27 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 57°40'01" and a chord bearing and distance of North 09°42'03" West, 40.51 feet; thence 341.31 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 279°21'47" and a chord bearing and distance of South 78°51'10" East, 90.58 feet; thence 32.52 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 44°22'03" and a chord bearing and distance of South 38°38'42" West, 31.72 feet; thence 95.61 feet along a curve to the right, said curve having a radius of 390.00 feet, a central angle of 14°02'48" and a chord bearing and distance South 23°29'05" West, 95.37 feet; thence South 55°04'49" East, 85.44 feet; thence 36.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of South 80°04'40" East, 35.50 feet; thence 342.07 feet along a curve to the right,

EXHIBIT B

said curve having a radius of 70.00 feet, a central angle of $279^{\circ}59'23''$ and a chord bearing and distance of South $34^{\circ}55'11''$ West, 90.00 feet; thence 36.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of $49^{\circ}59'41''$ and a chord bearing and distance of North $30^{\circ}04'59''$ West, 35.50 feet; thence North $55^{\circ}04'49''$ West, 85.44 feet; thence 195.79 feet along a curve to the right, said curve having a radius of 390.00 feet, a central angle of $28^{\circ}45'50''$ and a chord bearing and distance of South $53^{\circ}42'48''$ West, 193.74 feet; thence South $68^{\circ}05'43''$ West, 44.18 feet; thence 70.35 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $15^{\circ}30'13''$ and a chord bearing and distance of South $75^{\circ}50'50''$ West, 70.14 feet; thence South $83^{\circ}35'56''$ West, 81.26 feet; thence 58.40 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $16^{\circ}43'51''$ and a chord bearing and distance of South $23^{\circ}23'36''$ East, 58.19 feet; thence 110.86 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of $31^{\circ}45'31''$ and a chord bearing and distance of South $15^{\circ}52'46''$ East, 109.45 feet; thence Due South, 10.66 feet, to the Point of Beginning. All of the above containing 3.373 Acres.

EXHIBIT C

P:\14-011 Dunhill Park-8 Mile & Beck\CASEMENTS\14-011ROW-INTERIOR.dwg



SUBJECT PROPERTY AND SHEET INDEX

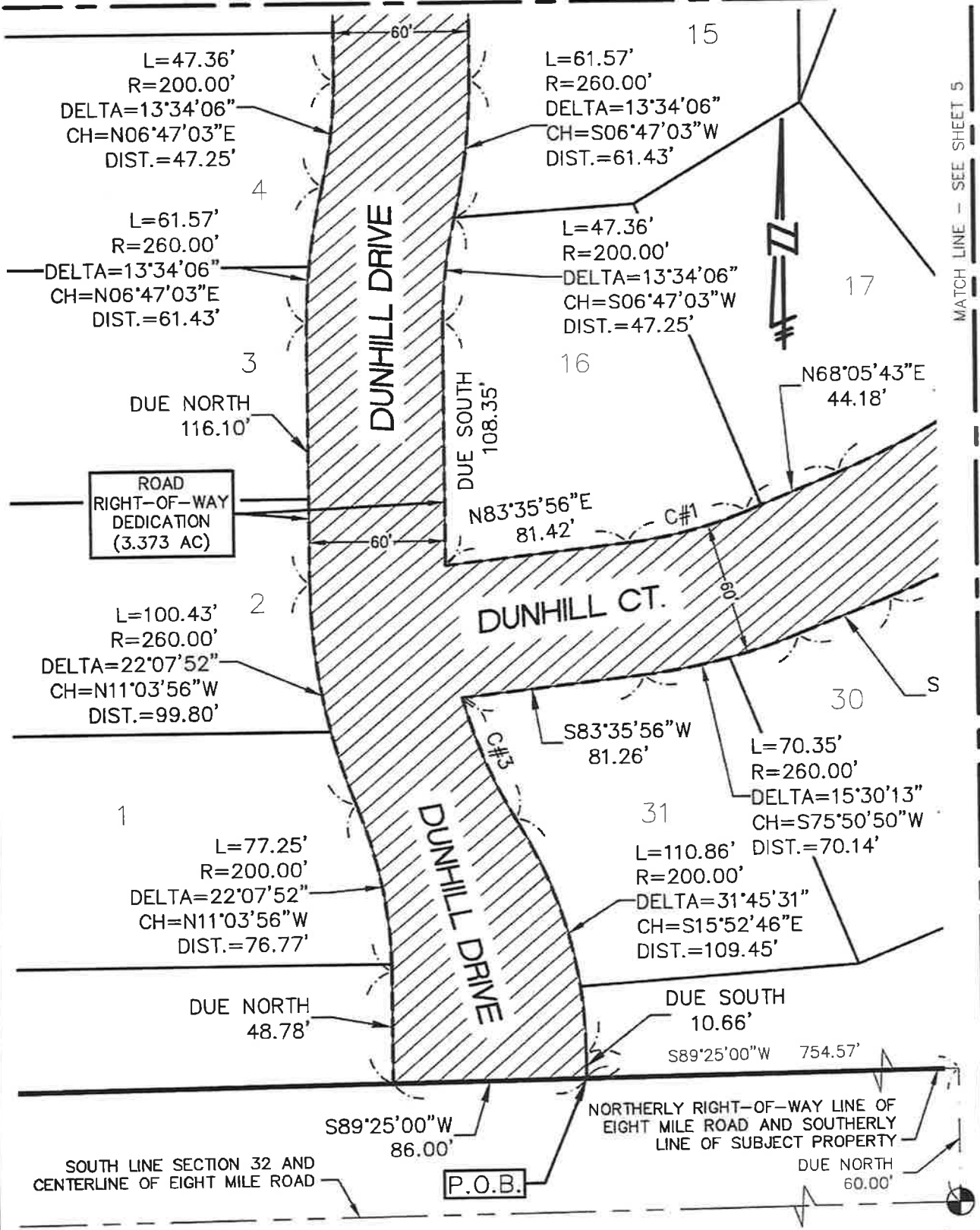
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

DUNHILL PARK
SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 200'
DATE:	10-28-16
JOB NO.:	14-011
DWG FILE:	14-011ESMT-ROW
DRAWN BY:	AT, DFR
CHECK:	BE
SHEET:	1 OF 5

EXHIBIT C

MATCH LINE - SEE SHEET 2



ROAD
RIGHT-OF-WAY
DEDICATION
(3.373 AC)

P.O.B.

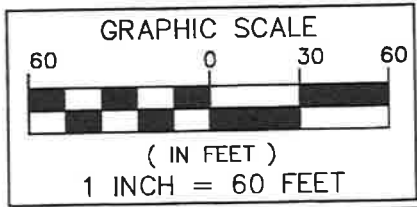
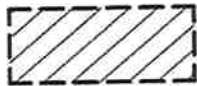
SOUTH LINE SECTION 32 AND
CENTERLINE OF EIGHT MILE ROAD

NORTHERLY RIGHT-OF-WAY LINE OF
EIGHT MILE ROAD AND SOUTHERLY
LINE OF SUBJECT PROPERTY

SE CORNER
SECTION 32
T1N-R8E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	54.12'	200.00'	15°30'13"	N75°50'50"E	53.95'
C#3	58.40'	200.00'	16°43'51"	S23°23'36"E	58.19'

ROAD RIGHT-OF-WAY
DEDICATION
(3.373 ACRES)



P:\14-011_Dunhill Park-8 Usa & Back\CASEMOUNT\14-011ROW-NITR08.dwg



**SEIBER, KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

DUNHILL PARK

SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
DATE: 10-28-16
JOB NO.: 14-011
DWG FILE: 14-011ESMT-ROW
DRAWN BY: AT, DFR
CHECK: BE
SHEET: 2 OF 5

EXHIBIT C

MATCH LINE - SEE SHEET 4

PARC
22-32

L=43.84'
R=200.00'
DELTA=12°33'36"
CH=N06°16'48"W
DIST.=43.76'

L=57.00'
R=260.00'
DELTA=12°33'36"
CH=S06°16'48"E
DIST.=56.88'

S00°00'00"E
PA
22-32
N89°25'00"E
677.64'



DUNHILL PARK

DUNHILL PARK

ROAD
RIGHT-OF-WAY
DEDICATION
(3.373 AC)

N00°00'00"E 12600.00'

PARCEL NO.
22-32-400-012

7

12

6

13

DUNHILL DRIVE

N00°00'00"E 507.96'

S00°00'00"E 507.96'

DUNHILL I

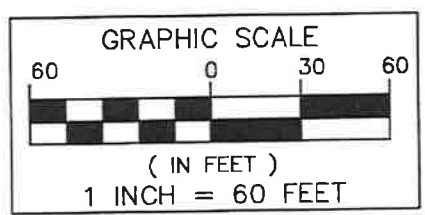
5

14

15

MATCH LINE - SEE SHEET 2

ROAD RIGHT-OF-WAY
DEDICATION
(3.373 ACRES)



**SEIBER, KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

DUNHILL PARK

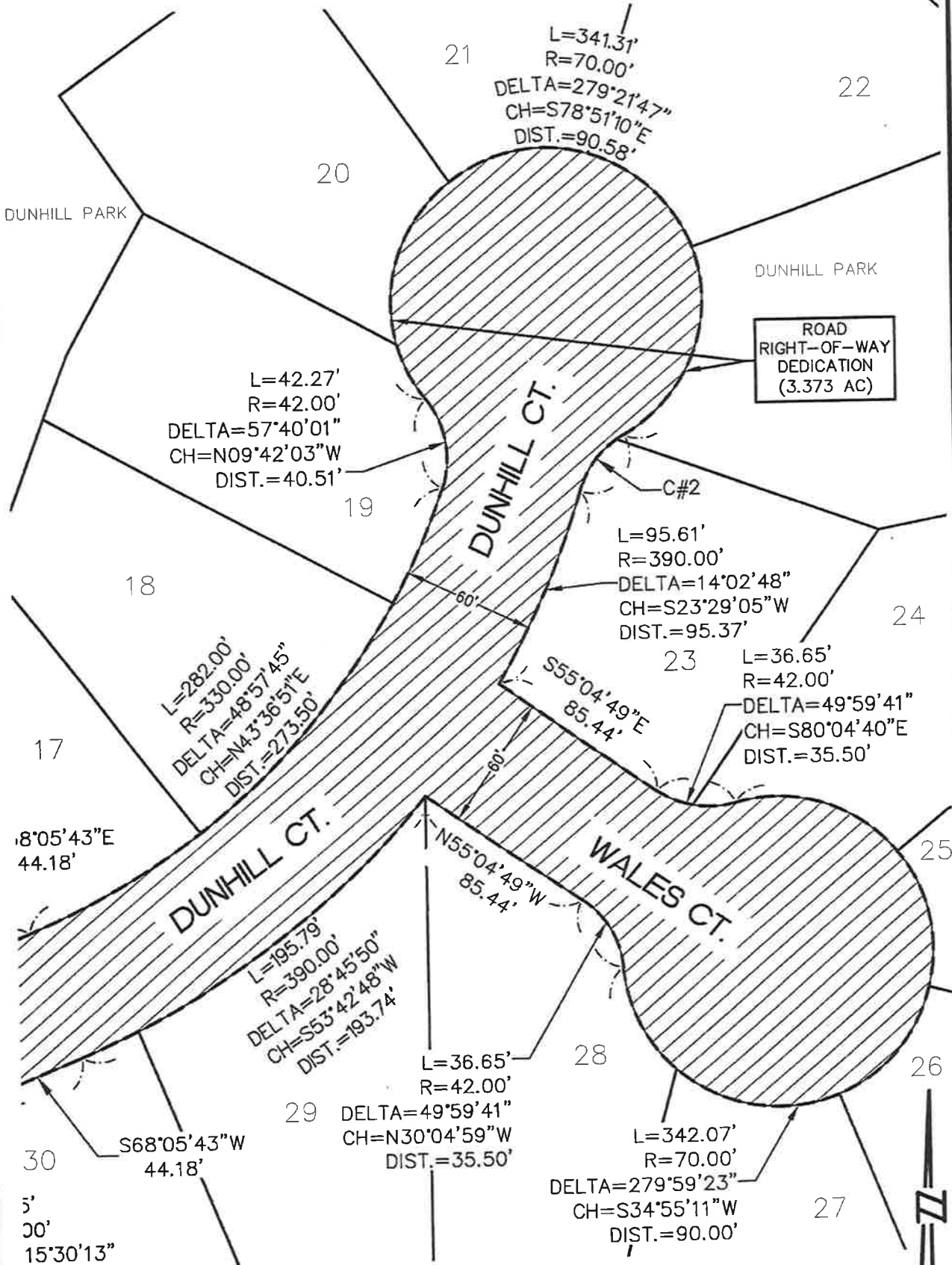
SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	10-28-16
JOB NO.:	14-011
DWG FILE:	14-011ESMT-ROW
DRAWN BY:	AT, DFR
CHECK:	BE
SHEET:	3 OF 5

P:\14-011 Dunhill Park-B Mts & Brck\ESMT\14-011ROW-INTERIOR.dwg

EXHIBIT C

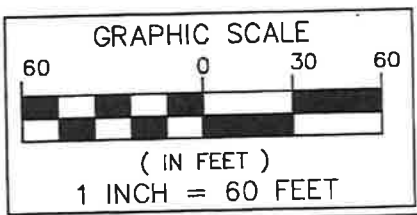
MATCH LINE - SEE SHEET 2



ROAD RIGHT-OF-WAY DEDICATION (3.373 AC)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#2	32.52'	42.00'	44°22'03"	S38°38'42"W	31.72'

ROAD RIGHT-OF-WAY DEDICATION (3.373 ACRES)



P:\14-011 Dunhill Park-b slls & files\CASEFILES\14-011ROW-REC008.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

DUNHILL PARK

SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	10-28-16
JOB NO.:	14-011
DWG FILE:	14-011ESMT-ROW
DRAWN BY:	AT, DFR
CHECK:	BE
SHEET:	5 OF 5

BILL OF SALE

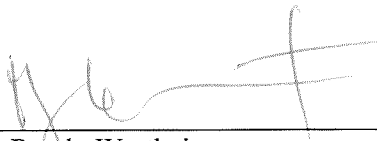
KNOW ALL MEN BY THESE PRESENTS, that Hunter Pasteur Homes Dunhill Park LLC, whose address is 32300 Northwestern Highway, Suite 230, Farmington, Michigan 48334 for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the street paving according to the public rights-of-way therefore established described as follows:

{See attached Exhibits "A, B, and C" attached hereto and made a part hereof}

In witness whereof, the undersigned has executed these presents this 13th day of July, 2021

Signed by

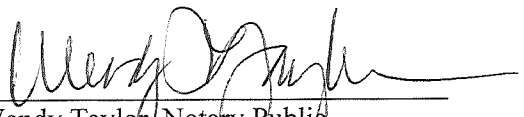
Hunter Pasteur Homes Dunhill Park LLC.
a Michigan Limited Liability Company



By: Randy Wertheimer

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of July, 2021, by Randy Wertheimer, Managing Member of Hunter Pasteur Homes Dunhill Park LLC, a Michigan Limited Liability Company on behalf of said company.



Wendy Taylor, Notary Public
Oakland County, Michigan
My Commission Expires:

Drafted by: Return To:
Elizabeth M. Kudla Cortney Hanson, Clerk
30903 Northwestern Highway City of Novi
Farmington Hills, MI 48334 45175 West Ten Mile Road
 Novi, MI 48375-3024



EXHIBIT A

"DUNHILL PARK"

LEGAL DESCRIPTION
SUBJECT PROPERTY

PART OF THE SOUTHEAST 1/4 OF SECTION 32, T1N-R8E, CITY OF NOVI, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N00°00'00"E 60.00 FEET ALONG THE EAST LINE OF SAID SECTION 32 AND THE CENTERLINE OF BECK ROAD; THENCE S89°25'00"W 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°25'00"W 974.64 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD; THENCE N00°00'00"E 1260.00 FEET; THENCE N89°25'00"E 330.00 FEET; THENCE S00°00'00"W 330.00 FEET; THENCE N89°25'00"E 644.64 FEET; THENCE S00°00'00"W 930.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.31 ACRES OF LAND, MORE OR LESS.

EXHIBIT B

“DUNHILL PARK”

LEGAL DESCRIPTION ROAD RIGHT-OF-WAY DEDICATION

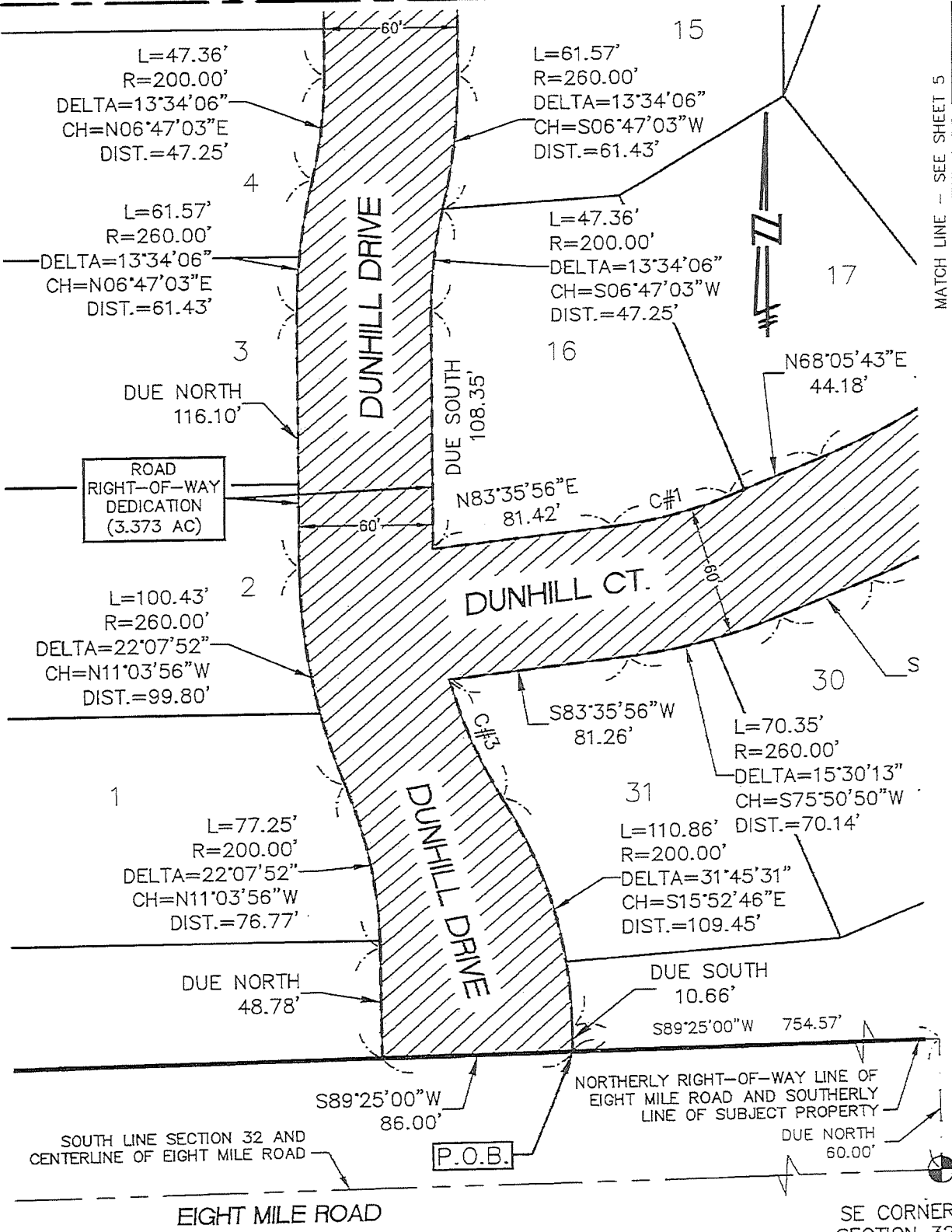
A Road Right-Of-Way Dedication located in a part of the Southeast 1/4 of Section 32, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 32; thence Due North, 60.00 feet, along the East Line of said Section 32 and centerline of Beck Road; thence South 89°25'00" West, 754.57 feet, to a point on the Northerly right-of-way line of Eight Mile Road and the Southerly line of Subject Property, for a POINT OF BEGINNING; thence continuing South 89°25'00" West, 86.00 feet, along the Northerly line of said Eight Mile Road and the Southerly line of said Subject Property; thence Due North, 48.78 feet; thence 77.25 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 22°07'52" and a chord bearing and distance of North 11°03'56" West, 76.77 feet; thence 100.43 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 22°07'52" and a chord bearing and distance of North 11°03'56" West, 99.80 feet; thence Due North, 116.10 feet; thence 61.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 13°34'06" and a chord bearing and distance of North 06°47'03" East, 61.43 feet; thence 47.36 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 13°34'06" and a chord bearing and distance of North 06°47'03" East, 47.25 feet; thence Due North, 507.96 feet; thence 43.84 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 12°33'36" and a chord bearing and distance of North 06°16'48" West, 43.76 feet; thence 57.00 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 12°33'36" and a chord bearing and distance of North 06°16'48" West, 56.88 feet; thence Due North, 205.59 feet, to a point on the Northerly line of said Subject Property; thence North 89°25'00" East, 60.00 feet, along the Northerly of said Subject Property; thence Due South, 206.20 feet; thence 43.84 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 12°33'36" and a chord bearing and distance of South 06°16'48" East, 43.76 feet; thence 5.00 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 12°33'36" and a chord bearing and distance of South 06°16'48" East, 56.88 feet; thence Due South, 507.96 feet; thence 61.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 13°34'06" and a chord bearing and distance of South 06°47'03" West, 61.43 feet; thence 47.36 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 13°34'06" and a chord bearing and distance of South 06°47'03" West, 47.25 feet; thence Due South, 108.35 feet; thence North 83°35'56" East, 81.42 feet; thence 54.12 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 15°30'13" and a chord bearing and distance of North 75°50'50" East, 53.95 feet; thence North 68°05'43" East, 44.18 feet; thence 282.00 feet along a curve to the left, said curve having a radius of 330.00 feet, a central angle of 48°57'45" and a chord bearing and distance of North 43°36'51" East, 273.50 feet; thence 42.27 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 57°40'01" and a chord bearing and distance of North 09°42'03" West, 40.51 feet; thence 341.31 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 279°21'47" and a chord bearing and distance of South 78°51'10" East, 90.58 feet; thence 32.52 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 44°22'03" and a chord bearing and distance of South 38°38'42" West, 31.72 feet; thence 95.61 feet along a curve to the right, said curve having a radius of 390.00 feet, a central angle of 14°02'48" and a chord bearing and distance South 23°29'05" West, 95.37 feet; thence South 55°04'49" East, 85.44 feet; thence 36.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of South 80°04'40" East, 35.50 feet; thence 342.07 feet along a curve to the right,

EXHIBIT B

said curve having a radius of 70.00 feet, a central angle of $279^{\circ}59'23''$ and a chord bearing and distance of South $34^{\circ}55'11''$ West, 90.00 feet; thence 36.65 feet along a curve to the left, said curve having a radius of 42.00 feet, a central angle of $49^{\circ}59'41''$ and a chord bearing and distance of North $30^{\circ}04'59''$ West, 35.50 feet; thence North $55^{\circ}04'49''$ West, 85.44 feet; thence 195.79 feet along a curve to the right, said curve having a radius of 390.00 feet, a central angle of $28^{\circ}45'50''$ and a chord bearing and distance of South $53^{\circ}42'48''$ West, 193.74 feet; thence South $68^{\circ}05'43''$ West, 44.18 feet; thence 70.35 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of $15^{\circ}30'13''$ and a chord bearing and distance of South $75^{\circ}50'50''$ West, 70.14 feet; thence South $83^{\circ}35'56''$ West, 81.26 feet; thence 58.40 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of $16^{\circ}43'51''$ and a chord bearing and distance of South $23^{\circ}23'36''$ East, 58.19 feet; thence 110.86 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of $31^{\circ}45'31''$ and a chord bearing and distance of South $15^{\circ}52'46''$ East, 109.45 feet; thence Due South, 10.66 feet, to the Point of Beginning. All of the above containing 3.373 Acres.

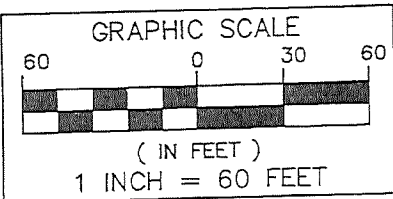
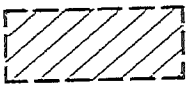
EXHIBIT C

MATCH LINE - SEE SHEET 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	54.12'	200.00'	15°30'13"	N75°50'50"E	53.95'
C#3	58.40'	200.00'	16°43'51"	S23°23'36"E	58.19'

ROAD RIGHT-OF-WAY DEDICATION (3.373 ACRES)



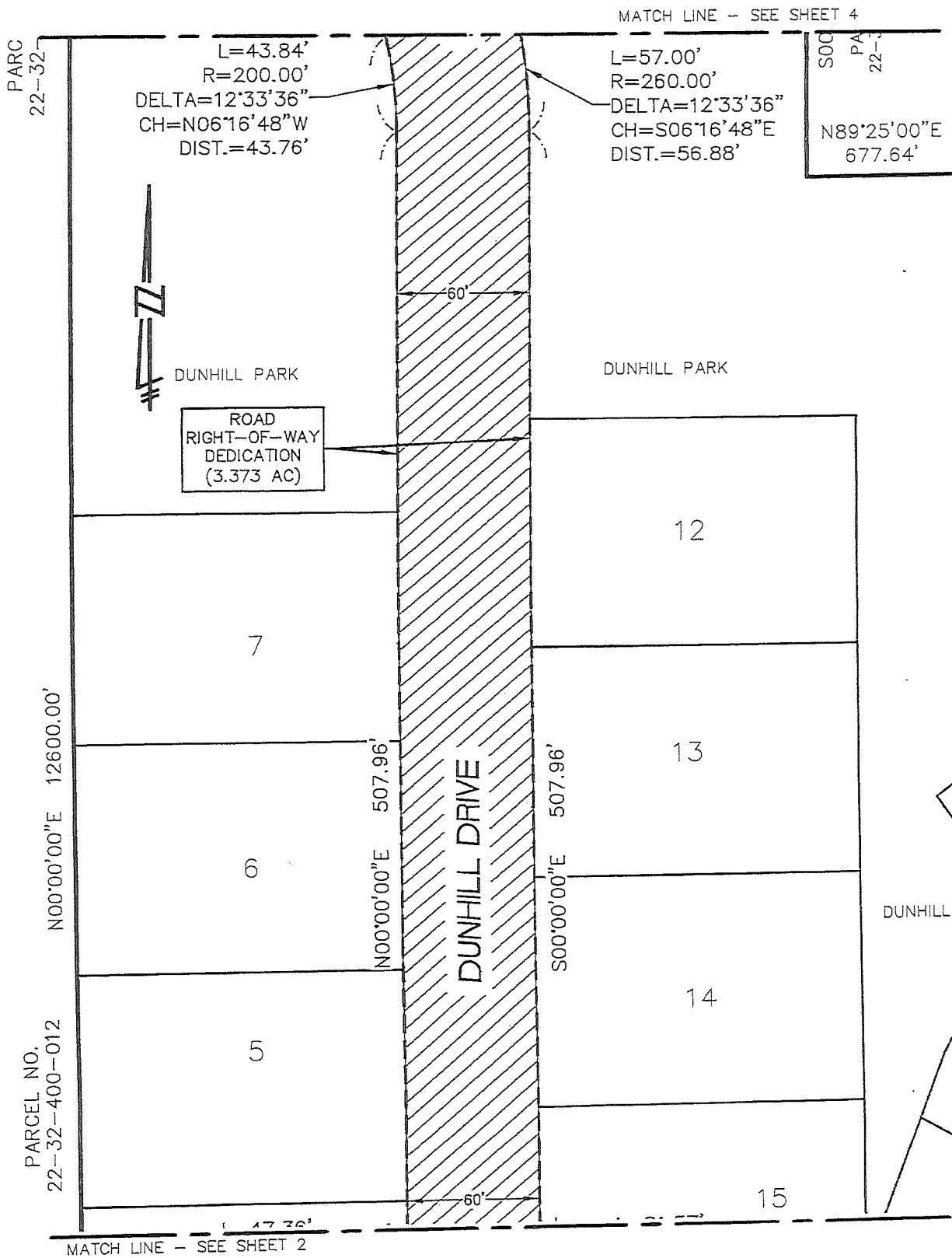
P:\14-011_Dunhill Park-8 Wks & 1/2\14-011ESMT-ROW-PIERCE.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

DUNHILL PARK
SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

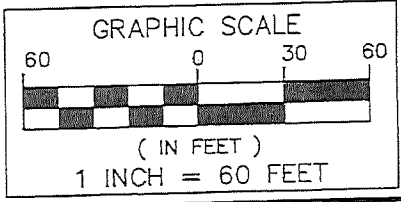
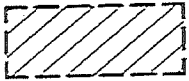
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JOB NO.:	14-011
DWG FILE:	14-011ESMT-ROW
DRAWN BY:	AT, DFR
CHECK:	BE
SHEET:	2 OF 5

EXHIBIT C



P:\14-011 Dunhill Park-B Me & Deck\CASEMENTS\14-011ROW-INTERIOR.dwg

ROAD RIGHT-OF-WAY DEDICATION (3.373 ACRES)



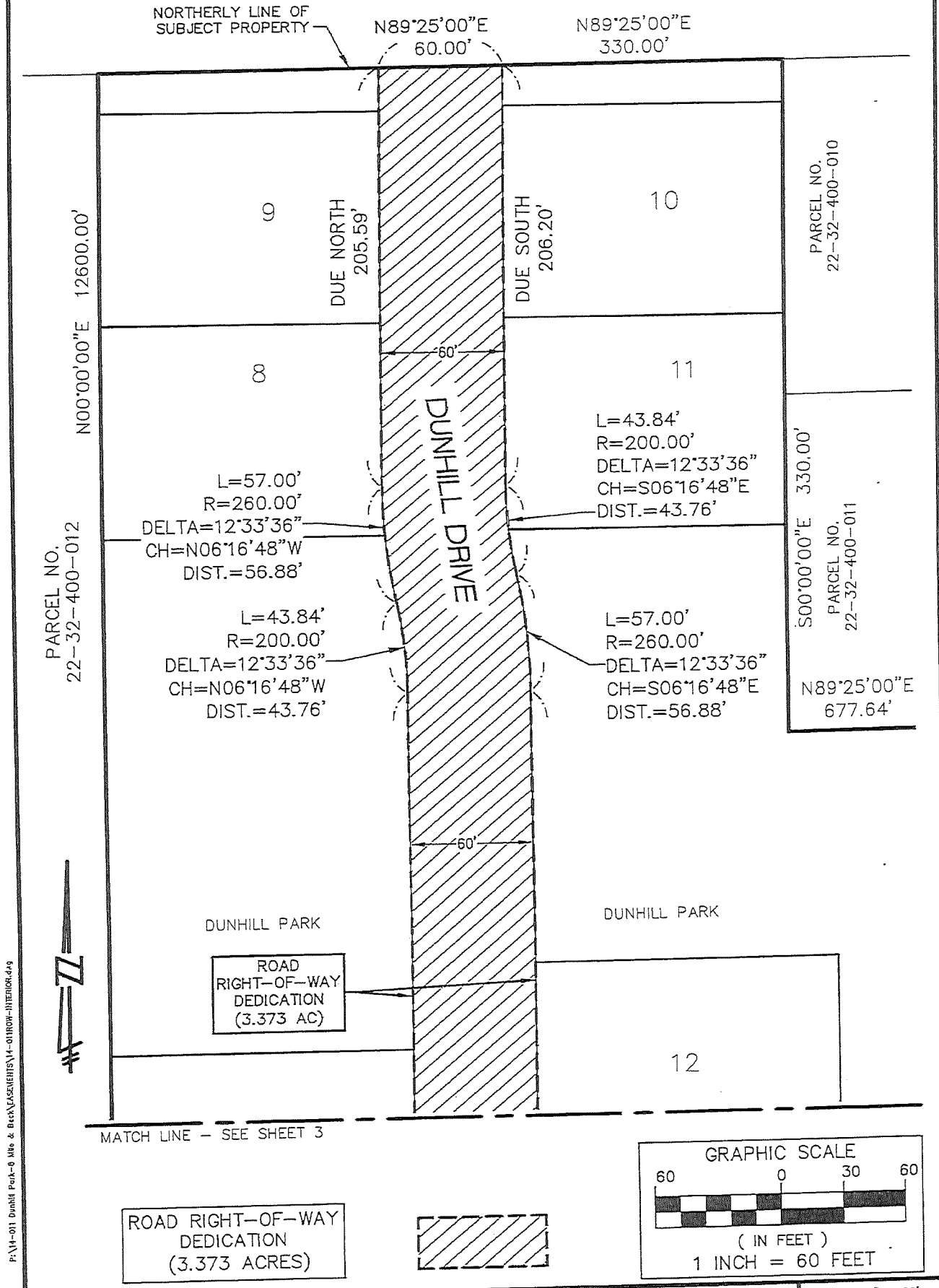
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DUNHILL PARK
SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	10-28-16
JOB NO.:	14-011
DWG FILE:	14-011ESMT-ROW
DRAWN BY:	AT, DFR
CHECK:	BE
SHEET:	3 OF 5

EXHIBIT C

PARCEL NO.
22-32-400-009



P:\14-011 Dunhill Park-0 Mts & Bck\14SEVENTHS\14-011ROW-INTERIOR.dwg



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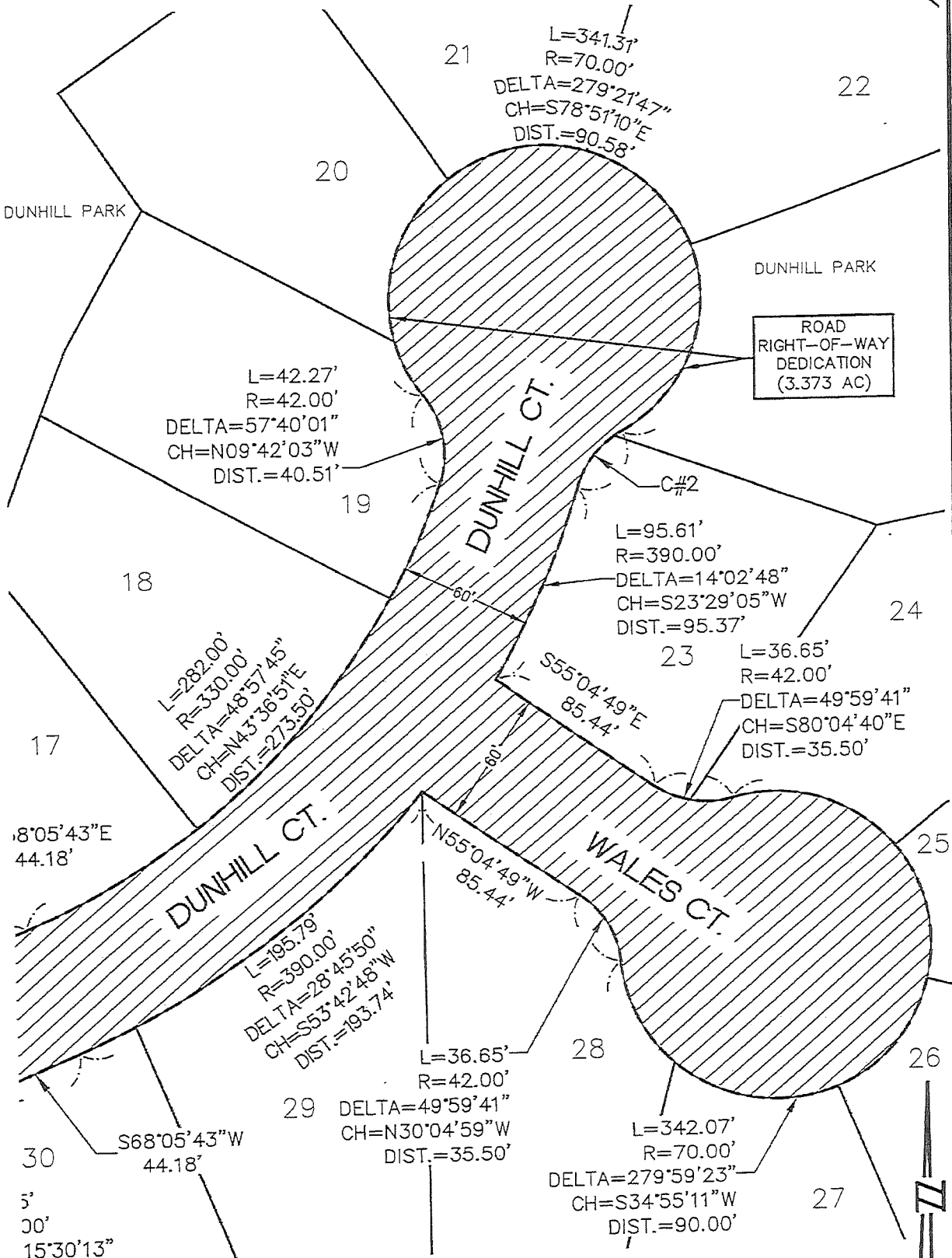
DUNHILL PARK

SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'
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JOB NO.: 14-011
DWG FILE: 14-011ESMT-ROW
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CHECK: BE
SHEET: 4 OF 5

EXHIBIT C

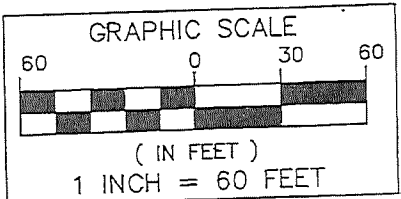
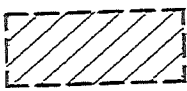
MATCH LINE - SEE SHEET 2



ROAD
RIGHT-OF-WAY
DEDICATION
(3.373 AC)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#2	32.52'	42.00'	44°22'03"	S38°38'42"W	31.72'

ROAD RIGHT-OF-WAY
DEDICATION
(3.373 ACRES)



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DUNHILL PARK
SECTION 32, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	10-28-16
JOB NO.:	14-011
DWG FILE:	14-011ESMT-ROW
DRAWN BY:	AT, DFR
CHECK:	BE
SHEET:	5 OF 5