



CITY of NOVI CITY COUNCIL

Agenda Item E
November 14, 2016

SUBJECT: Approval of three Quit Claim Deeds for The Preserve at Island Lake (Phase 8) and Island Lake Orchards (Phase 5B) to dedicate the master planned right-of-way along Napier Road and Ten Mile Road as follows: 1) Approval of Quit Claim Deed to convey the 60-foot half master planned right-of-way of Napier Road to the Road Commission for Oakland County (RCOC) along the Napier Road frontage of The Preserve at Island Lake (Phase 8), 2) Approval of Quit Claim Deed to convey the 60-foot half master planned right-of-way of Ten Mile Road to the RCOC along the Ten Mile Road frontage of The Preserve at Island Lake (Phase 8), and 3) Approval of Quit Claim Deed to convey the 60-foot half master planned right-of-way of Napier Road to the RCOC along the Napier Road frontage of Island Lake Orchards (Phase 5B).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division | GDM

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

A 60-foot wide strip of land along the property line of Island Lake Phase 8 and Island Lake phase 5B on Ten Mile Rd and Napier Rd for was previously acquired by the City and was never dedicated to the Road Commission for Oakland County, which has jurisdiction over Ten Mile Road and Napier Road.

The enclosed letter by the City Attorney Beth Saarela, dated October 7, 2016 provides additional information and the Quit Claim Deeds she prepared.

RECOMMENDED ACTION: Approval of three Quit Claim Deeds for The Preserve at Island Lake (Phase 8) and Island Lake Orchards (Phase 5B) to dedicate the master planned right-of-way along Napier Road and Ten Mile Road as follows: 1) Approval of Quit Claim Deed to convey the 60-foot half master planned right-of-way of Napier Road to the Road Commission for Oakland County (RCOC) along the Napier Road frontage of The Preserve at Island Lake (Phase 8), 2) Approval of Quit Claim Deed to convey the 60-foot half master planned right-of-way of Ten Mile Road to the RCOC along the Ten Mile Road frontage of The Preserve at Island Lake (Phase 8), and 3) Approval of Quit Claim Deed to convey the 60-foot half master planned right-of-way of Napier Road to the RCOC along the Napier Road frontage of Island Lake Orchards (Phase 5B).

	1	2	Y	N
Mayor Gaff				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

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

Island Lake Phases 8 and 5B Location Map

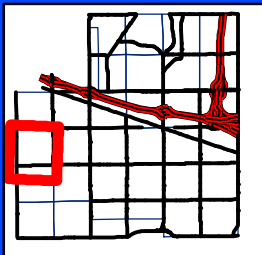


Map Author: Rasha Majzoub
Date: 10/20/2016

Amended By:
Date:
Department:

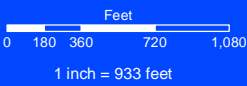
MAP INTERPRETATION NOTICE

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.



City of Novi

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





JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela
esaarela@jrslaw.com

www.jrslaw.com

October 7, 2016

Rob Hayes, Public Services Director
City of Novi, Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Quit Claim Deeds to Road Commission
*Ten Mile and Napier***

Dear Mr. Hayes:

City Council previously accepted deeds from the Developer and/or Association of the Island Lake of Novi Development for the Ten Mile and Novi Road right-of-way, as follows:

1. Ten Mile Road at Napier (Island Lake Phase 8) Accepted April 13, 2015
2. Napier Road (Island Lake Phase 8) Accepted September 12, 2016
3. Napier Road (Island Lake Phase 5B) Accepted September 12, 2016

Additionally, the Developer has provided the Warranty Deed for **Ten Mile adjacent to Island Lake Phase 5C**, which should be placed on an upcoming City Council Agenda for acceptance. It has already been recorded at Liber 49262, Page 367, Oakland County Records.

Each of the above deeds for right-of-way should be assigned to the Board of County Road Commissioners for on-going operation, maintenance repair and replacement. We have prepared the following enclosed Quit Claim Deeds for this purpose:

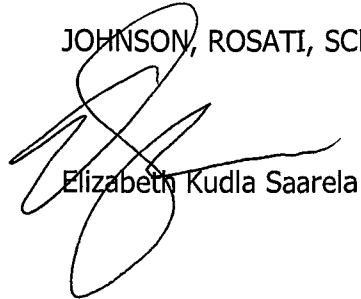
- Ten Mile Road at Napier (Island Lake Phase 8)
- Napier Road (Island Lake Phase 8)
- Napier Road (Island Lake Phase 5B)
- Ten Mile (Island Lake Phase 5C)

Once approved by City Council and executed, the original Quit Claim Deeds should be returned to my attention and I will forward them to counsel for the Board of County Road Commissioners.

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

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.



Elizabeth Kudla Saarela

EKS

- C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
Aaron Staup, Construction Engineer (w/Enclosures)
Theresa Bridges, Construction Engineer (w/Enclosures)
Adam Wayne, Civil Engineer (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

APR 13 2016

LIBER 49262 PAGE 367
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$.00 TRANSFER TX COMBINED
04/14/2016 01:54:00 PM RECEIPT# 40614
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

55.40
~~5.00~~ PD

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 208, 1893 as amended

STATE OF MICHIGAN



REAL ESTATE
TRANSFER TAX

OAKLAND
04/14/2016
40614

\$.00 CO
\$.00 ST
001050033



2015 NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that that Toll MI II Limited Partnership ("Developer"), whose address is 46670 Six Mile Road, Northville, Michigan 48168 conveys and warrants to the 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 and subject to easements and restrictions of record, for the sum of One and no/100 Dollars (\$1.00).

Developer makes this conveyance of roads and road rights of way and the land and pavement contained therein pursuant to authority reserved to it in Article VIII, Section 3 of the Master Deed of Island Lake Orchards at Liber 30468, Pages 611 through 689, both inclusive, Oakland County Records, as amended by the First Amendment to Master Deed thereof recorded at Liber 31833, Pages 132 through 150, both inclusive, Oakland County Records; the Second Amendment to Master Deed thereof recorded at Liber 34444, Pages 64 through 87, both inclusive, Oakland County Records; the Third Amendment to Master Deed thereof recorded at Liber 36379, Pages 520 through 543, both inclusive, Oakland County Records; and the Fourth Amendment to Master Deed thereof recorded at Liber 38053, Pages 20 through 45, both inclusive, Oakland County Records. The aforesaid Master Deed and amendments thereto pertain to Island Lake Orchards, a condominium development identified as Oakland County Condominium Subdivision Plan No. 1552.

3P
Coke

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 15th day of May, 2012

Signed:

Toll MI II Limited Partnership, a Michigan limited partnership

By: Toll MI GP Corp., a Michigan corporation, General Partner

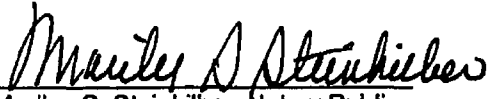
By: Michael Noles
Michael Noles

Its: Land Development VP

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2016 APR 11 AM 10:41

STATE OF MICHIGAN)
) SS
 COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 15th day of May, 2012, by Michael Noles, the Land Development Vice President of Toll MI GP Corp., a Michigan corporation, the General Partner of Toll MI II Limited Partnership, a Michigan limited partnership, on behalf of the limited partnership.

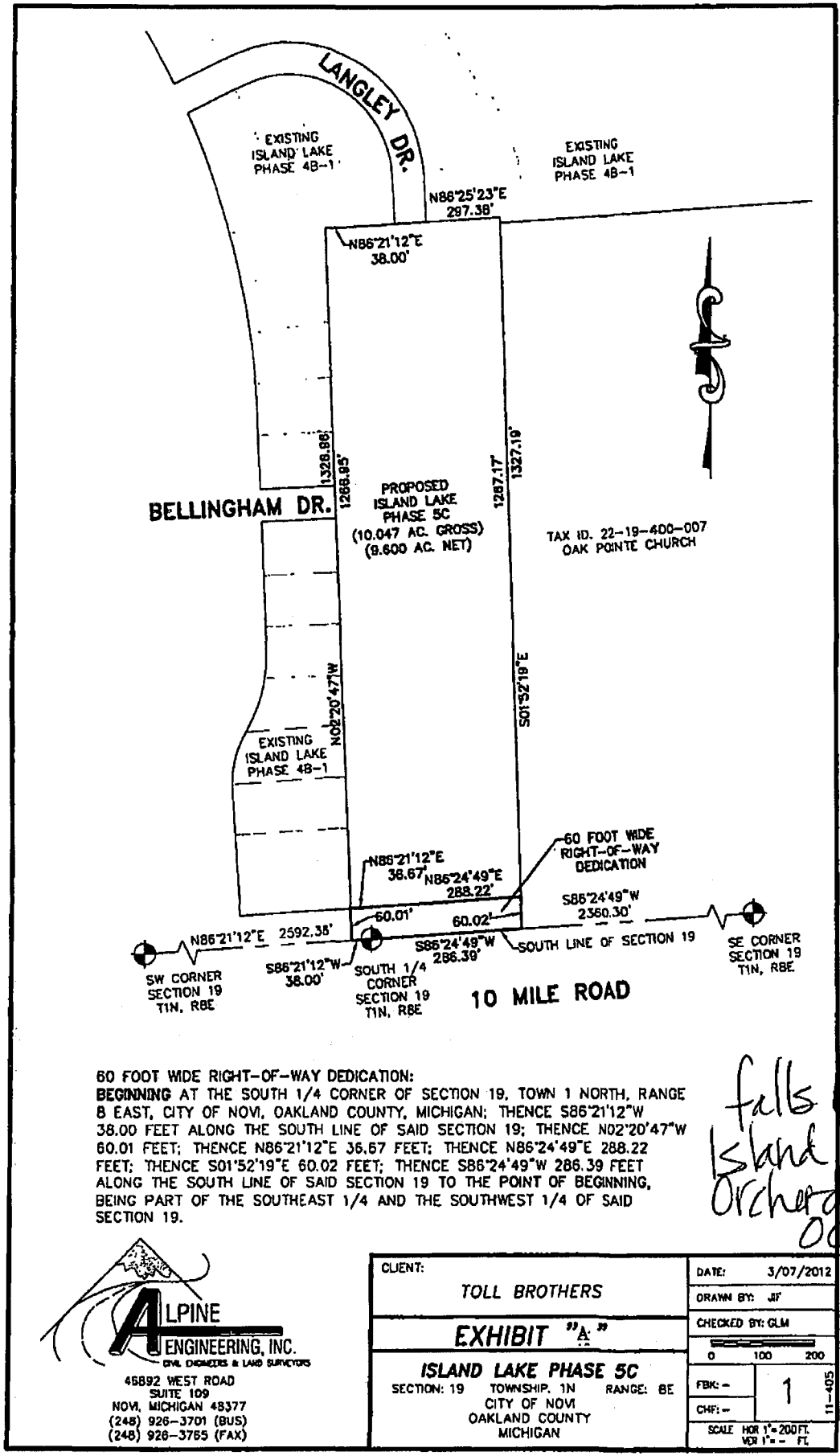

 Marilee S. Steinhilber, Notary Public
 Oakland County, Michigan
 My Commission Expires: 12-23-17
 Acting in Wayne County

When Recorded Return to: City of Novi 45175 West Ten Mile Road Novi, MI 48375	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, MI 48375	Drafted by: Scott I. Mirkes, Esq. Jackier Gould, P.C. 121 W. Long Lake Road, Ste 200, Bloomfield Hills, MI 48304
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Tax Parcel No. _____

Job No. _____ Recording Fee _____ Transfer Tax: Exempt per MCLA 207.505(a) and MCLA 207.526

J:\23511700151385.DOC



60 FOOT WIDE RIGHT-OF-WAY DEDICATION:
 BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN; THENCE S86°21'12"W 38.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 19; THENCE N02°20'47"W 60.01 FEET; THENCE N86°21'12"E 36.67 FEET; THENCE N86°24'49"E 288.22 FEET; THENCE S01°52'19"E 60.02 FEET; THENCE S86°24'49"W 286.39 FEET ALONG THE SOUTH LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SAID SECTION 19.

*falls within:
 Island Lake
 Orchards
 OCC # 1552
 22-19-316-000
 ent*

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 109
 NOV, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3785 (FAX)

CLIENT:	TOLL BROTHERS	DATE:	3/07/2012
	EXHIBIT "A"	DRAWN BY:	JF
	ISLAND LAKE PHASE 5C	CHECKED BY:	GLM
SECTION: 19	TOWNSHIP: 1N	RANGE: 8E	0 100 200
	CITY OF NOV	OAKLAND COUNTY	FBK: -
	MICHIGAN		CHP: -
			1
			11-405
		SCALE	HOR 1"=200 FT. VER 1"= 1 FT.

QUIT CLAIM DEED
Right-of-Way

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, Quit Claims to **the Board of County Road Commissioners of the County of Oakland, (“Board”)** State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for right-of-way purposes, to-wit:

**SEE PARCEL DRAWING, ATTACHED AS EXHIBIT
INCORPORATED BY REFERENCE HEREIN**

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2016.

GRANTOR:

The City of Novi

Robert J. Gatt, Mayor

Corney Hanson, Clerk

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Robert J. Gatt, executed the foregoing document before me and, being duly sworn, stated that he/she is the Mayor of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Cortney Hanson, executed the foregoing document before me and, being duly sworn, stated that he/she is the Clerk of the City of Novi with its full authority and as its free act and deed.

Notary Public

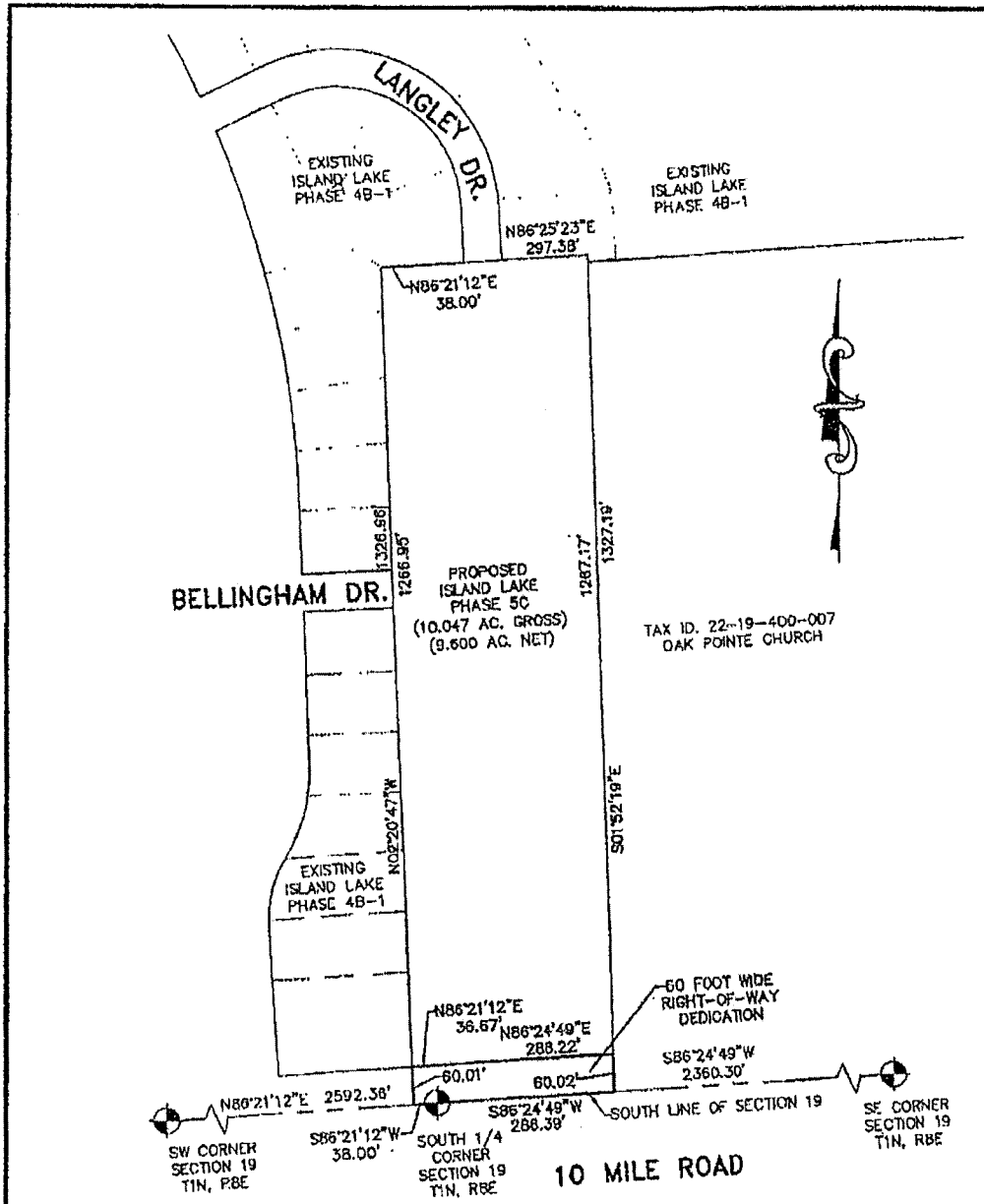
My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

Drafted by:

Elizabeth K. Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:

Project: _____ Project No.: _____ Parcel No.: _____
(Part of) Tax Parcel No.: _____
Recording Fee _____ Revenue Stamps _____



60 FOOT WIDE RIGHT-OF-WAY DEDICATION:
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ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

48892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 928-3765 (FAX)

CLIENT:	TOLL BROTHERS	DATE:	3/07/2012
	EXHIBIT "A"	DRAWN BY:	JTF
	ISLAND LAKE PHASE 5C	CHECKED BY:	GLM
SECTION: 19	TOWNSHIP: 1N	RANGE: 8E	
	CITY OF NOVI		
	OAKLAND COUNTY		
	MICHIGAN		
		SCALE:	1" = 405'
			1" = 200 FT. VER 1" = FE

QUIT CLAIM DEED
Right-of-Way

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, Quit Claims to **the Board of County Road Commissioners of the County of Oakland, ("Board")** State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for right-of-way purposes, to-wit:

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Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

NW CORNER
SECTION 19
T.1N., R.8E.

ISLAND LAKE NORTH BAY
O.C.C.P. #1413
L.24741, P.326-406



ISLAND LAKE ORCHARDS
O.C.C.P. #1552
L.30468, P.611-689

LEGAL DESCRIPTION FOR NAPIER ROAD RIGHT OF WAY DEDICATION:

A 60 FOOT WIDE PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 & THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE N03°01'04"W, 1466.97 FEET ALONG THE WEST LINE OF SAID SECTION 19 AND THE CENTER LINE OF NAPIER ROAD (120 FEET WIDE); THENCE N86°57'33"E, 59.98 FEET ALONG THE NORTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. #1552, L. 30468, PGS. 611-689 TO THE EAST RIGHT-OF-WAY LINE OF SAID NAPIER ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, S03°01'04"E, 1466.34 FEET TO THE EAST & WEST 1/4 LINE OF SECTION 19; THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE OF NAPIER ROAD, S02°49'46"E, 1315.09 FEET; THENCE S86°03'33"W, 60.01 FEET ALONG THE SOUTH LINE OF ISLAND LAKE ORCHARDS O.C.C.P. #1552, L.30468, PGS. 611-689 TO THE WEST LINE OF SAID SECTION 19 AND THE CENTERLINE OF NAPIER ROAD; THENCE ALONG SAID SECTION LINE, N02°49'46"W, 1315.42 FEET TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES MORE OR LESS.

NAPIER ROAD

W 1/4 CORNER
SECTION 19
T.1N., R.8E.

ISLAND LAKE ORCHARDS
O.C.C.P. #1552
L.30468, P.611-689

EAST & WEST 1/4 LINE SECTION 19

N02°49'46"W 1315.42'
WEST LINE OF SECTION 19 & CENTERLINE OF NAPIER ROAD
S02°49'46"E 1315.09'

S86°03'33"W
60.01'

THE PRESERVE AT ISLAND LAKE
O.C.C.P. #2084
L.47334, P.1-70

SW CORNER
SECTION 19
T.1N., R.8E.

SOUTH LINE OF SECTION 19 &
CENTERLINE OF 10 MILE RD.
TEN MILE ROAD

EXHIBIT
RIGHT-OF-WAY DEDICATION
ISLAND LAKE ORCHARDS CONDOMINIUM, PART OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND
COUNTY, MICHIGAN.

ESE	Land Planning Engineering Land Surveying	28004 Center Oaks Court Suite 200 Livonia, Michigan 48393 TEL: (248) 305-4013 FAX: (248) 305-4001
	CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS	
DESIGNED:	DRAWN: SRB	CHECKED: JF
SCALE: 1" = 300'	DATE: 12 AUG 2016	DWG. No.: 1938-NAPIER ROW

QUIT CLAIM DEED
Right-of-Way

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Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

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COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____, 2016, Cortney Hanson, executed the foregoing document before me and, being duly sworn, stated that he/she is the Clerk of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

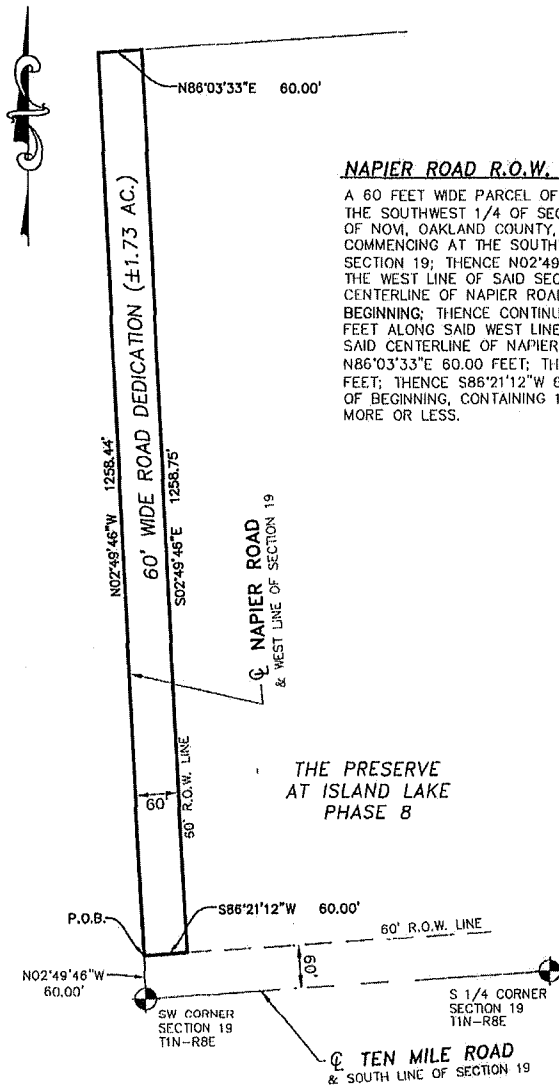
Drafted by:

Elizabeth K. Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:

Project: _____ Project No.: _____ Parcel No.: _____
(Part of) Tax Parcel No.: _____
Recording Fee _____ Revenue Stamps _____

EXHIBIT A



NAPIER ROAD R.O.W. DEDICATION

A 60 FEET WIDE PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 19, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N02°49'46\"/>

THE PRESERVE AT ISLAND LAKE
PHASE B

ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

48892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT: TOLL BROTHERS INC.	DATE: 4/17/15
R.O.W. DEDICATION	DRAWN BY: JRV
THE PRESERVE AT ISLAND LAKE	CHECKED BY: JDH
SECTION: 19 TOWNSHIP: 1 N. RANGE: 8 E.	0 75 150
CITY OF NOVI	FBK: -- 1 / 13-280
OAKLAND COUNTY	CHK: --
MICHIGAN	SCALE HOR 1"=150 FT. VER 1"= -- FT.

QUIT CLAIM DEED
Right-of-Way

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, Quit Claims to **the Board of County Road Commissioners of the County of Oakland, ("Board")** State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for right-of-way purposes, to-wit:

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INCORPORATED BY REFERENCE HEREIN**

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Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2016.

GRANTOR:

The City of Novi

Robert J. Gatt, Mayor

Corney Hanson, Clerk

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Robert J. Gatt, executed the foregoing document before me and, being duly sworn, stated that he/she is the Mayor of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Cortney Hanson, executed the foregoing document before me and, being duly sworn, stated that he/she is the Clerk of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

Drafted by:

Elizabeth K. Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:

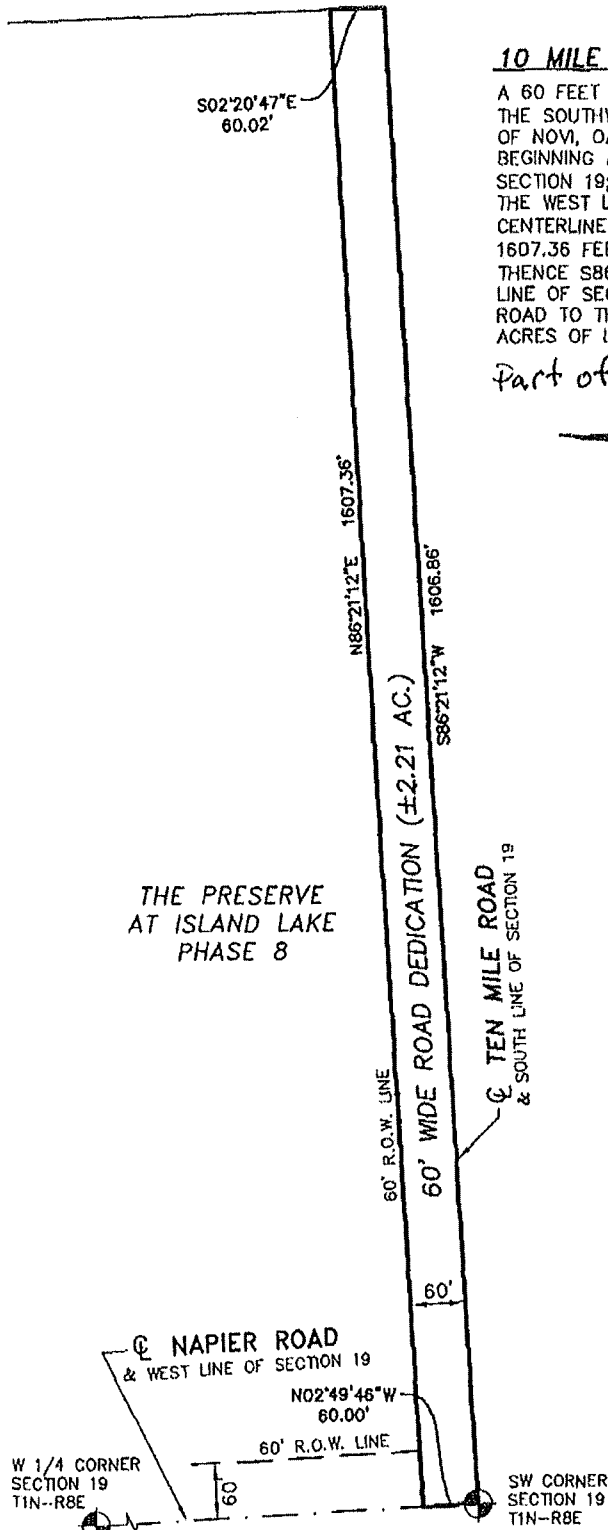
Project: _____ Project No.: _____ Parcel No.: _____
(Part of) Tax Parcel No.: _____
Recording Fee _____ Revenue Stamps _____

EXHIBIT A

10 MILE ROAD R.O.W. DEDICATION

A 60 FEET WIDE PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 19, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N02°49'46"W 60.00 FEET ALONG THE WEST LINE OF SAID SECTION 19 AND THE CENTERLINE OF NAPIER ROAD; THENCE N86°21'12"E 1607.36 FEET; THENCE S02°20'47"E 60.02 FEET; THENCE S86°21'12"W 1606.86 FEET ALONG SAID SOUTH LINE OF SECTION AND CENTERLINE OF SAID 10 MILE ROAD TO THE POINT OF BEGINNING, CONTAINING 2.21 ACRES OF LAND, MORE OR LESS.

Part of road, no sidewalk



ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	TOLL BROTHERS INC.	DATE:	12-23-14
	R.O.W. DEDICATION	DRAWN BY:	JRV
	THE PRESERVE AT ISLAND LAKE	CHECKED BY:	JDH
	SECTION: 19 TOWNSHIP: 1 N. RANGE: 8 E.		0 75 150
	CITY OF NOVI	FBK: -	1/1
	OAKLAND COUNTY	CHF: -	
	MICHIGAN	SCALE	HOR 1"=150 FT. VER 1"= 1 FT.

Return: 2777 Franklin Rd, suite 2506, Southfield, MI, 48034