



CITY of NOVI CITY COUNCIL

Agenda Item I
January 22, 2018

SUBJECT: Approval of a Quit Claim Deed for a parcel located on the west side of Haggerty Road, south of Thirteen Mile Road to dedicate the 60-foot master planned right-of-way along Haggerty Road to the Road Commission for Oakland County (parcel 50-22-12-200-055).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

In connection with the Warranty Deed that was accepted by City Council on January 8, 2018, the 60-foot master planned right-of-way along the east property line of the subject parcel needs to be dedicated to the Road Commission for Oakland County since it has jurisdiction over Haggerty Road. The Road Commission is willing to accept the right-of-way, and if approved by City Council, the Quit Claim Deed would be presented to the Board of Road Commissioners for formal acceptance.

The enclosed letter by the City Attorney Beth Saarela, dated January 6, 2018, provides the Quit Claim Deed that was prepared for this dedication and is recommended for acceptance.

RECOMMENDED ACTION: Approval of a Quit Claim Deed for a parcel located on the west side of Haggerty Road, south of Thirteen Mile Road to dedicate the 60-foot master planned right-of-way along Haggerty Road to the Road Commission for Oakland County (parcel 50-22-12-200-055).

Thirteen Mile Rd

Autoneum Haggerty Road

Location Map

Proposed 60'-wide half R.O.W.

Haggerty Rd

Map Author: Theresa Bridges
Date: 12/21/2017
Project:
Version #:

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

Feet
0 30 60 120 180

1 inch = 157 feet





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@jrsjlaw.com

www.jrsjlaw.com

January 6, 2018

Jeffrey Herczeg, Director of Public Services
CITY OF NOVI
Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Autoneum, JSP14-0080
Warranty Deed – Haggerty Road Right-of-Way
Quit Claim Deed to RCOC**

Dear Mr. Herczeg:

In connection with the Warranty Deed that we approved and forwarded on December 12, 2017, enclosed please find a Quit Claim Deed to the Board of County Road Commissioners for the purpose of conveying the same right-of-way to the County upon acceptance by the City.

The enclosed Quit Claim Deed should be placed on an upcoming City Council Agenda, along with the previously forwarded Warranty Deed. Once approved by City Council, the City Clerk's Office should record the Warranty Deed with the Oakland County Register of Deeds in the usual manner. The fully executed Quit Claim Deed may be returned to my attention to forward to the Board of County Road Commissioners for acceptance.

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

Sincerely,

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

Elizabeth K. Saarela

EKS

Jeffrey Herczeg, Director of Public Services

January 6, 2018

Page 2

- C: Cortney Hanson, Clerk (w/Enclosures)
- Charles Boulard, Community Development Director (w/Enclosures)
- Barb McBeth, City Planner (w/Enclosures)
- Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)
- George Melistas, Senior Engineering Manager (w/Enclosures)
- Theresa Bridges, Construction Engineer (w/Enclosures)
- Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
- Taylor Reynolds, and Ted Meadows, Spalding DeDecker (w/Enclosures)
- Sue Troutman, City Clerk's Office (w/Enclosures)
- Glenn Jones, Dembs Development (w/Enclosures)
- Thomas R. Schultz, Esquire (w/Enclosures)

QUIT CLAIM DEED

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi Michigan, 48375, ("Grantor"), Quit Claim(s) to 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, a portion of the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Commonly known as: 29293 Haggerty Road, Novi, Michigan
Part of Tax Parcel No.: 50-22-12-200-055

SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," AND
LEGAL DESCRIPTION, ATTACHED AS EXHIBIT "B,"
BOTH OF WHICH ARE 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 of Novi, 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 _____ 2018.

GRANTOR:
THE CITY OF NOVI, a Michigan municipal corporation

Robert J. Gatt, Mayor

Cortney Hanson, Clerk

COUNTY OF OAKLAND)
) ss.
STATE OF MICHIGAN)

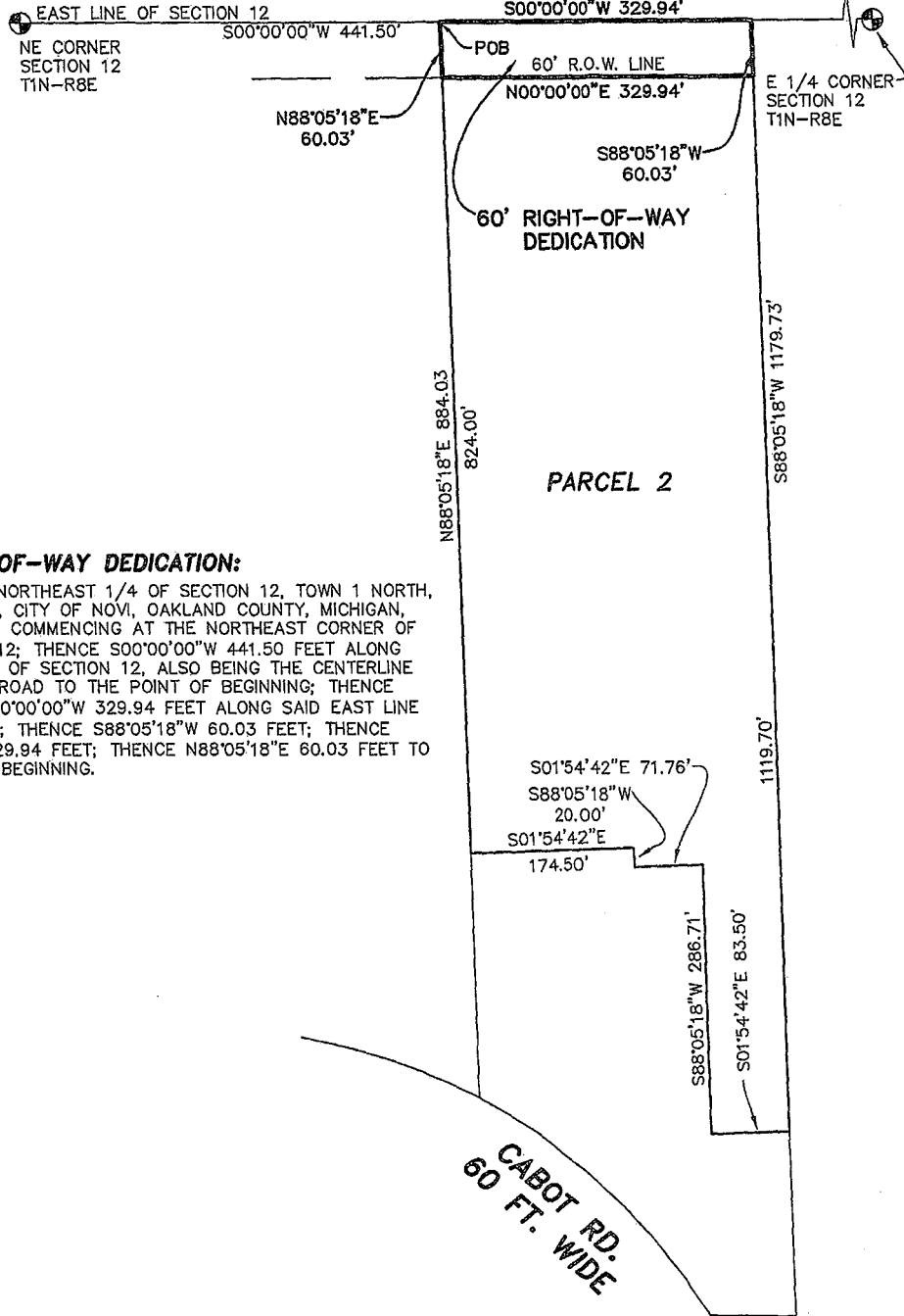
On this _____ day of _____ 2018, Robert J. Gatt, Mayor, and Cortney Hanson, Clerk, executed the foregoing document before me and, being duly sworn, on behalf of the City of Novi with its full authority and as its free act and deed.

Notary Public
Acting in Oakland County, Michigan
My commission expires: _____

EXHIBIT A



HAGGERTY RD.



60' RIGHT-OF-WAY DEDICATION:

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE S00°00'00"W 441.50 FEET ALONG THE EAST LINE OF SECTION 12, ALSO BEING THE CENTERLINE OF HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'00"W 329.94 FEET ALONG SAID EAST LINE OF SECTION 12; THENCE S88°05'18"W 60.03 FEET; THENCE N00°00'00"E 329.94 FEET; THENCE N88°05'18"E 60.03 FEET TO THE POINT OF BEGINNING.

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

CLIENT:	DATE:	2/21/17
DEMBS DEVELOPMENT, INC.	DRAWN BY:	JRV
R.O.W. DEDICATION	CHECKED BY:	JDH
29293 HAGGERTY RD.	0 75 150	
SECTION: 12 TOWNSHIP: 1N RANGE: 8E	FBK:	1 / 14-346
CITY OF NOVI OAKLAND COUNTY MICHIGAN	CHF:	
	SCALE HOR 1"=150 FT. VER 1"=- FT.	