



# CITY of NOVI CITY COUNCIL

**Agenda Item 1**  
**September 26, 2016**

**SUBJECT:** Acceptance of a Tree Preservation Easement and a Wetland Conservation Easement from Valencia South Land, LLC, offered as a part of the Valencia South development, JSP13-75, located in Section 29 on the southwest corner of Beck Road and Ten Mile Road.

**SUBMITTING DEPARTMENT:** Department of Community Development, Planning Division

**CITY MANAGER APPROVAL:** *[Signature]*

*Baugh*

**BACKGROUND INFORMATION:**

The applicant has received Final Site Plan approval for a three-phase 64-unit single family residential development located on 41.21 acres of land. The properties were rezoned from R-1 to R-3 on July 27, 2015, using the City's Planned Rezoning Overlay (PRO) option. The rezoning allowed for smaller and narrower lots, while maintaining a density that is permitted in the R-1 zone district. The PRO agreement was approved and recorded by Oakland County on August 24, 2015. The Final Site Plan was approved administratively on June 20, 2016. Phases 1 and 2 will be built concurrently, and Phase 3 will be built at a later date.

A 30' wide tree preservation easement is provided along the entire length of the west and south property lines. This preservation easement area is currently wooded and will remain as a natural buffer to the existing subdivisions to the extent possible. However, as part of the PRO agreement, additional trees will be planted as space provides. A second tree preservation area is located in the center of the proposed subdivision. Altogether, the tree preservation areas total 5.619 acres. Exhibit B in the tree preservation easement graphically depicts the preserved area.

There are six on-site regulated wetlands (wetlands A-F). The applicant has agreed to provide a wetland conservation easement totaling 1.602 acres, and encompassing wetlands A, C, D, and E. Exhibit B in wetland conservation easement graphically depicts the preserved area.

Both easements have been reviewed by the City's professional staff and consultants. The easements are currently in formats acceptable to the City Attorney's office for acceptance by the City Council.

**RECOMMENDED ACTION:** Acceptance of a Tree Preservation Easement and a Wetland Conservation Easement from Valencia South Land, LLC, offered as a part of the Valencia South development, JSP13-75, located in Section 29 on the southwest corner of Beck Road and Ten Mile Road.

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

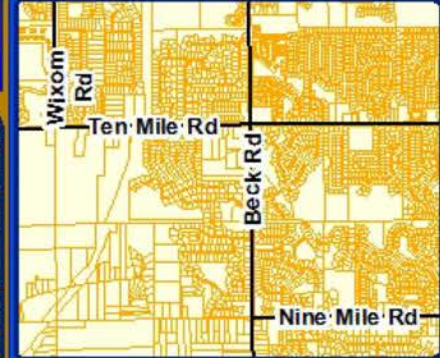
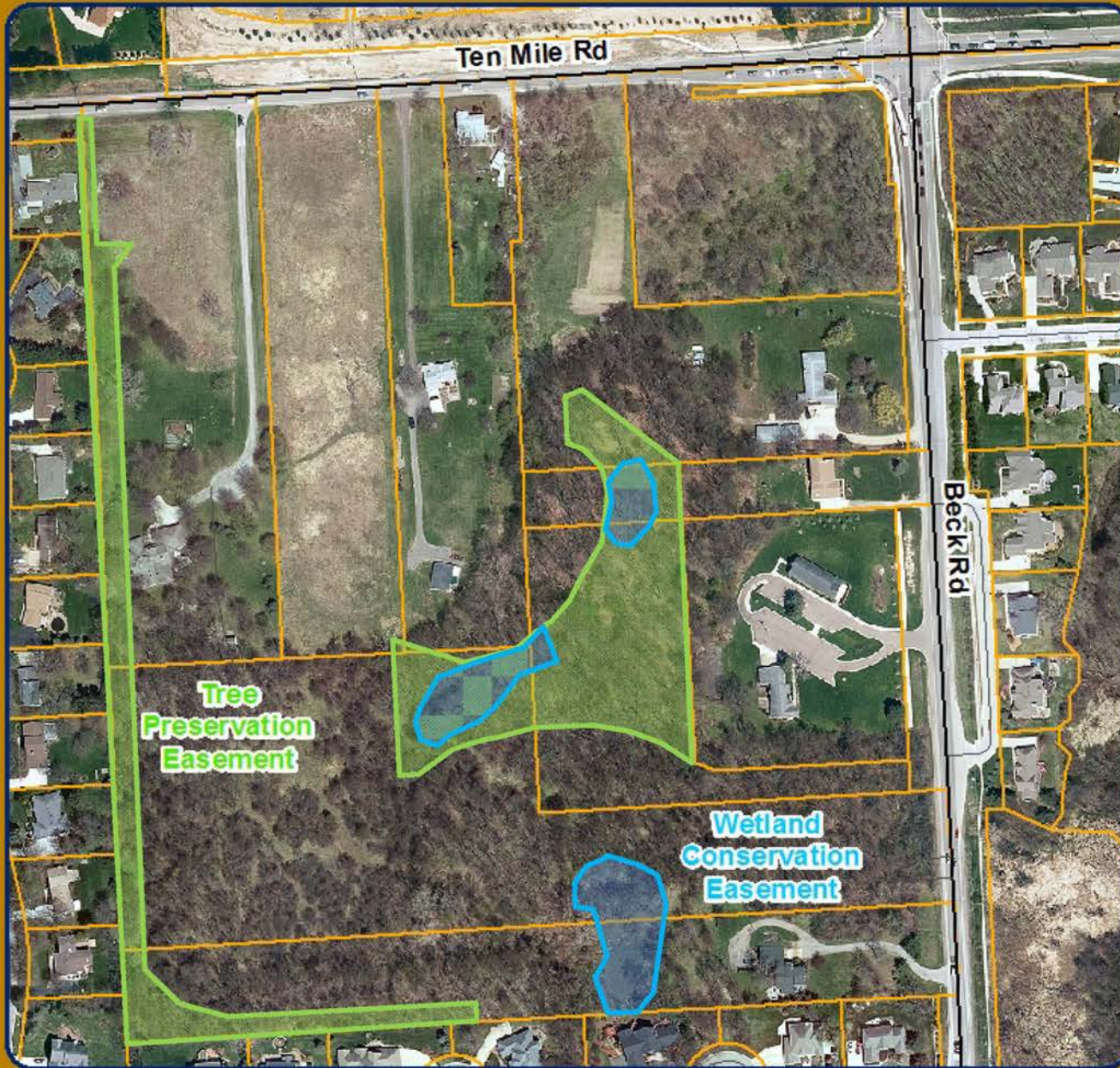
	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

LOCATION MAP



# Valencia South

## Tree Preservation and Wetland Conservation Easements



### Legend

- Freeway
- Major Streets
- Minor Streets
- Railroad
- Tax Parcels



**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Adrianna Jordan  
 Date: 08/19/16  
 Project: Valencia South Conservation Easements  
 Version #: 1



#### 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 or 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 ATTORNEY LETTER



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

August 16, 2016

Barb McBeth  
Deputy Community Development Director  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375-3024

**RE: Valencia South JSP 13-0075**  
***Wetland Conservation Easement and Tree Preservation Easement Agreement***

Dear Ms. McBeth:

We have received and reviewed the original executed Wetland Conservation Easement for the wetlands and mitigation areas within the Valencia South residential site condominium development. The original executed Wetland Conservation Easement is consistent with the previously approved draft and appears to be acceptable subject to review and approval of the exhibits by the City's Planner for consistency with the approved site plan.

We have also reviewed and approved the original executed Tree Preservation Easement Agreement for a 30' wide tree preservation area within the Condominium. The original executed Tree Preservation Easement Agreement is consistent with the previously approved draft and appears to be acceptable subject to review and approval of the exhibits by the City's Planner for consistency with the approved site plan.

The Wetland Conservation Easement and Tree Preservation Easement Agreement may be placed on an upcoming City Council Agenda for acceptance.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Sincerely,

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

  
Elizabeth K. Saarela

EKS

C: Cortney Hanson, Clerk (w/Original Enclosures)

Charles Boulard, Community Development Director (w/Enclosures)  
Sri Komaragiri, Planner (w/Enclosures)  
Angie Pawlowski, Community Development Bond Coordinator (w/Enclosures)  
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)  
Adam Wayne, Civil Engineer (w/Enclosures)  
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)  
Brittany Allen and Ted Meadows, Spalding DeDecker (w/Enclosures)  
Sue Troutman, City Clerk's Office (w/Enclosures)  
Brad Botham, Pinnacle Homes (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

TREE PRESERVATION EASEMENT



## EXHIBIT A

### “VALENCIA SOUTH ESTATES”

#### LEGAL DESCRIPTION SUBJECT PROPERTY

A parcel of land located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, particularly described as commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 1184.73 feet, along the East line of said Section 29 and the centerline of Beck Road; thence South 89°54'00" West, 33.00 feet, to a point on the Westerly right-of-way line of said Beck Road and for a POINT OF BEGINNING; thence South 00°10'28" West, 331.38 feet, along the Westerly right-of-way line of said Beck Road; thence South 89°52'18" West, 1311.40 feet, along the extension of and the Northerly line of "Andover Pointe No. 2", as recorded in Liber 231 of Plats, on Pages 30 and 31, Oakland County Records, to the Northwest corner of said "Andover Pointe No.2", and to the Easterly line of "Andover Pointe No. 1", as recorded in Liber 231 of Plats, on Pages 11 through 16, inclusive, Oakland County Records; thence North 00°10'48" East, 78.27 feet, (previously recorded as 78.32 feet), to the northeast corner of Lot 1 of said "Andover Pointe No. 1", to a point on the East line of "Echo Valley Estates", as recorded in Liber 92 of Plats, on Pages 11 and 12, Oakland County Records; thence North 00°25'08" East, 809.64 feet, along the East line of said "Echo Valley Estates"; thence Due East, 209.67 feet; thence Due South 68.24 feet; thence Due East, 131.02 feet; thence Due South 95.00 feet; thence South 12°50'41" East, 97.32 feet; thence South 73°40'42" East, 161.00 feet; thence North 84°17'17" East, 100.96 feet; thence North 58°36'46" East, 79.11 feet; thence North 38°34'07" East, 37.44 feet; thence South 89°49'32" East, 227.21 feet; thence South 00°10'28" West, 263.55 feet; thence South 66°03'48" East, 36.82 feet; thence North 89°54'00" East, 311.18 feet, to a point on the Westerly right-of-way line of said Beck Road; thence South 00°10'28" West, 52.13 feet, along the Westerly right-of-way line of said Beck Road; thence North 89°54'00" East, 27.00 feet, to the Point of Beginning. All of the above containing 18.634 Acres. All of the above being subject to easements, restrictions and the right-of-way on record. All of the above being subject to the rights of the public in Beck Road.



## EXHIBIT A

### “VALENCIA SOUTH ESTATES”

#### LEGAL DESCRIPTION FUTURE DEVELOPMENT

A parcel of land located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, Oakland County, Michigan, particularly described as commencing at the Northeast Corner of said Section 29; thence Due West, 109.00 feet, along the North line of said Section 29 and the centerline of Ten Mile Road, for a POINT OF BEGINNING; thence South 44°54'46" East, 46.60 feet, to a point on the Southerly right-of-way line of said Ten Mile Road; thence Due West, 274.00 feet, along the Southerly right-of-way line of said Ten Mile Road; thence South 00°10'28" West, 15.00 feet; thence Due East, 289.00 feet; thence South 44°54'46" East, 26.83 feet; thence South 00°10'28" West, 137.00 feet; thence Due East, 9.00 feet, to a point on the Westerly right-of-way line of Beck Road; thence South 00°10'28" West, 431.33 feet, along the Westerly right-of-way line of said Beck Road; thence South 89°59'34" West, 371.88 feet; thence South 00°10'28" West, 219.38 feet; thence North 89°49'32" West, 227.21 feet; thence South 38°34'07" West, 37.44 feet; thence South 58°36'46" West, 79.11 feet; thence South 84°17'17" West, 100.96 feet; thence North 73°40'42" West, 161.00 feet; thence North 12°50'41" West, 97.32 feet; thence Due North, 95.00 feet; thence Due West, 131.02 feet; thence Due North, 68.24 feet; thence Due West, 209.67 feet, to a point on the East line of “Echo Valley Estates”, a subdivision as recorded in Liber 92 of Plats, on Pages 11 and 12, Oakland County Records; thence North 00°25'08" East, 631.23 feet, along the East line of said “Echo Valley Estates”, to a point on the North line of said Section 29 and the centerline of said Ten Mile Road; thence Due East, 1229.24 feet, to the Point of Beginning. All of the above containing 22.488 Acres. All of the above being subject to easements, restrictions and the right-of-way on record. All of the above being subject to the rights of the public in Beck Road and Ten Mile Road.

## EXHIBIT B

### “VALENCIA SOUTH ESTATES”

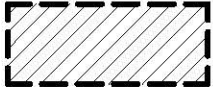
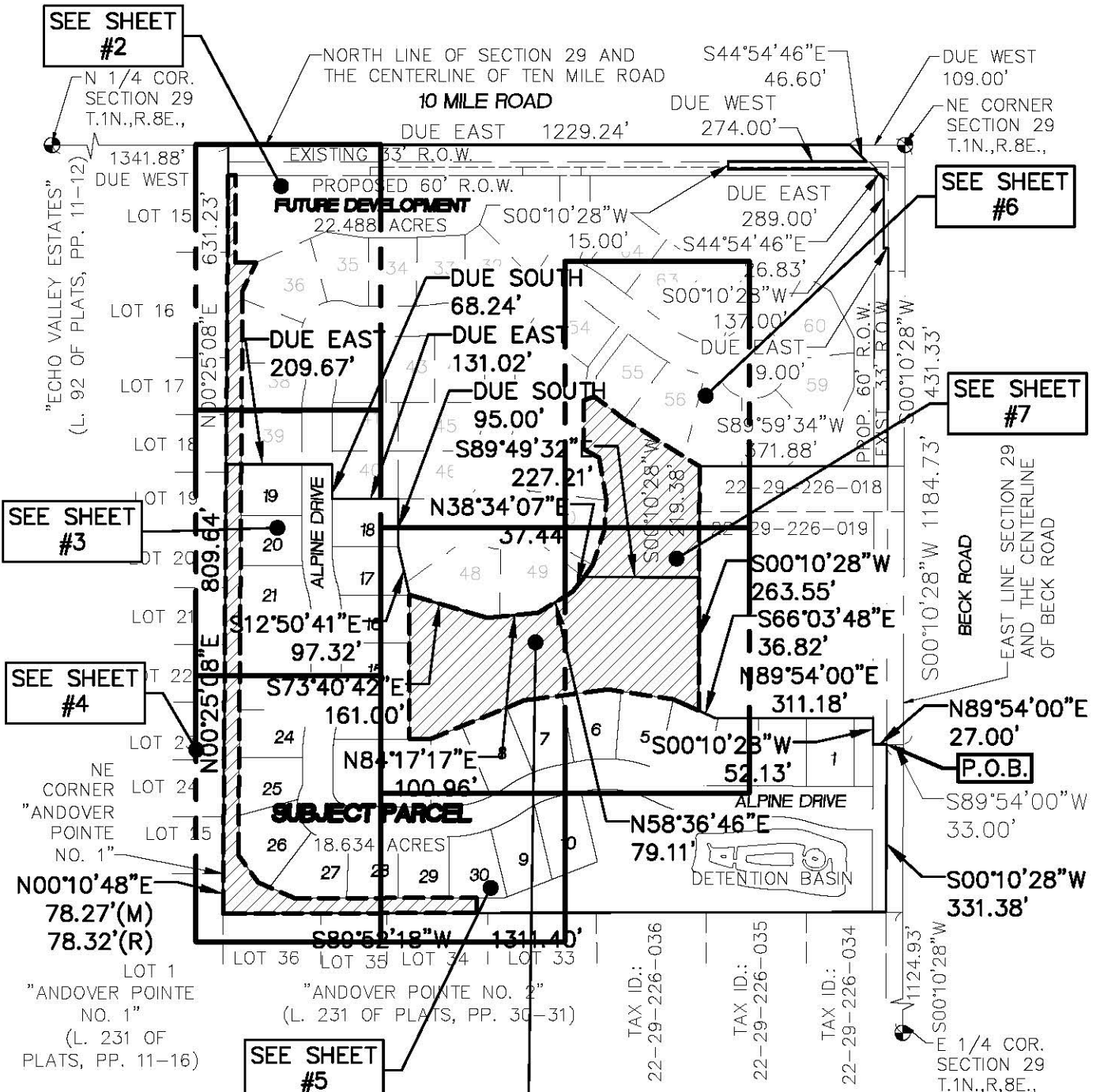
#### LEGAL DESCRIPTION

#### TREE PRESERVATION EASEMENT

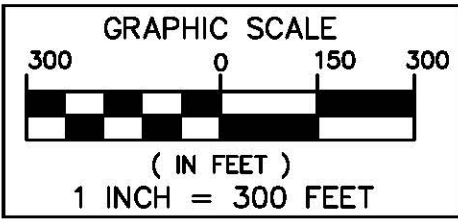
A Tree Preservation Easement, located in a Part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the North 1/4 Corner of said Section 29; thence Due East, 1341.88 feet, along the North Line of said Section 29 and the centerline of Ten Mile Road; thence South 00°25'08" West, 60.00 feet, for a POINT OF BEGINNING 'A'; thence Due East, 15.03 feet; thence South 00°25'08" West, 172.26 feet; thence South 89°34'52" East, 41.76 feet; thence South 26°15'49" West, 61.38 feet; thence South 00°25'08" West, 1116.52 feet; thence South 36°03'52" East, 66.23 feet; thence South 66°30'13" East, 78.28 feet; thence North 89°52'18" East, 359.76 feet; thence South 00°07'42" East, 30.00 feet, to a point on the North line of "Andover Pointe No. 2", a subdivision recorded in Liber 231 of Plats, on Pages 30 & 31, Oakland County Records; thence South 89°52'18" West, 501.15 feet, along the North line of said "Andover Pointe No. 2", to a Point on the East line of "Andover Pointe No.1", a subdivision as recorded in Liber 231 of Plats, on Pages 11 through 16, inclusive, Oakland County Records; thence North 00°10'48" East, 78.27 feet, (previously recorded as 78.32 feet), to the northeast corner of Lot 1 of said "Andover Pointe No. 1", to a point on the east line of "Echo Valley Estates", a subdivision as recorded in Liber 92 of Plats, on Pages 11 and 12, Oakland County Records; thence North 00°25'08" East, 1380.87 feet, along the east line of said "Echo Valley Estates", to the Point of Beginning 'A'

And also, commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 635.33 feet, along the East line of said Section 29 and the centerline of Beck Road; thence South 89°59'34" West, 404.88 feet, for a POINT OF BEGINNING 'B'; thence South 00°10'28" West, 482.94 feet; thence North 66°03'48" West, 55.30 feet; thence North 81°20'55" West, 129.75 feet; thence South 82°39'32" West, 167.38 feet; thence South 67°36'31" West, 200.98 feet; thence Due West, 41.59 feet; thence Due North 285.00 feet; thence South 73°40'42" East, 161.00 feet; thence North 84°17'17" East, 100.96 feet; thence North 58°36'46" East, 79.11 feet; thence North 38°34'07" East, 37.44 feet; thence North 35°00'49" East, 29.56 feet; thence North 18°14'46" East, 74.60 feet; thence North 03°34'47" East, 56.98 feet; thence North 09°47'50" West, 85.09 feet; thence North 60°23'48" West, 34.82 feet; thence North 00°20'29" West, 95.75 feet; thence North 68°44'42" East, 22.83 feet; thence South 52°52'48" East, 74.56 feet; thence South 57°51'44" East, 175.48 feet, to the Point of Beginning 'B'. All of the above containing 5.619 Acres.

# EXHIBIT B



**TREE PRESERVATION EASEMENT (5.619 ACRES)**



**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

**VALENCIA SOUTH ESTATES PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
 RANGE 8 EAST, CITY OF NOVI,  
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 8

# EXHIBIT B

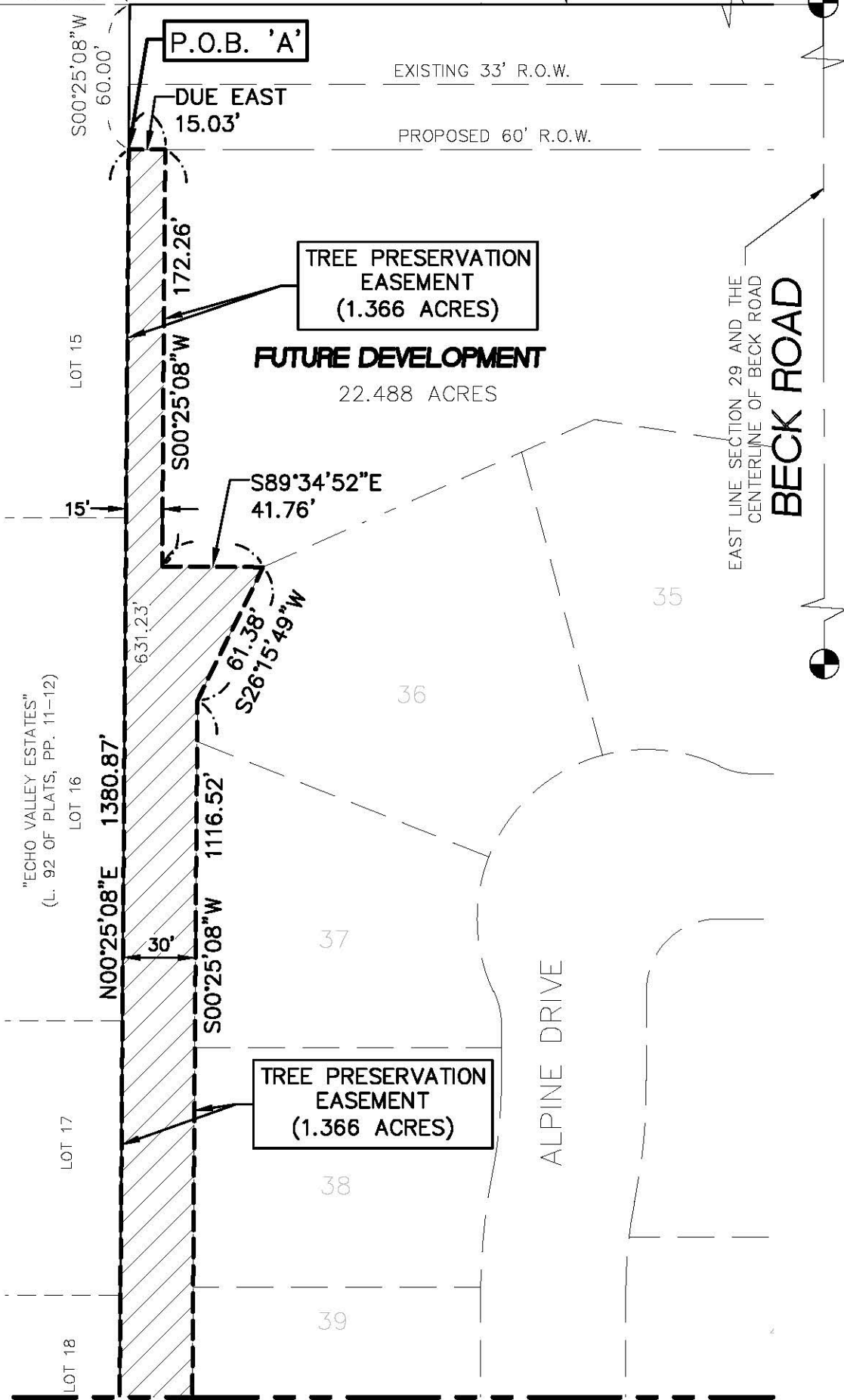
NORTH LINE SECTION 29 AND THE  
CENTERLINE OF TEN MILE ROAD

## TEN MILE ROAD

N 1/4. COR.  
SECTION 29  
T.1N.,R.8E.,

DUE EAST  
1341.88

NE. COR.  
SECTION 29  
T.1N.,R.8E.,

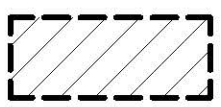
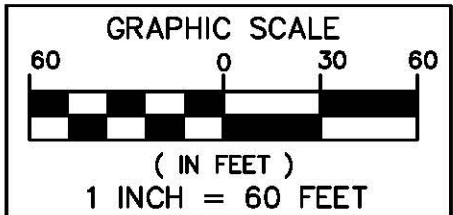


TREE PRESERVATION  
EASEMENT  
(1.366 ACRES)

FUTURE DEVELOPMENT  
22.488 ACRES

TREE PRESERVATION  
EASEMENT  
(1.366 ACRES)

TREE PRESERVATION  
EASEMENT  
(5.619 ACRES)



### TREE PRESERVATION EASEMENT



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

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

### VALENCIA SOUTH ESTATES PHASE 1 & 2

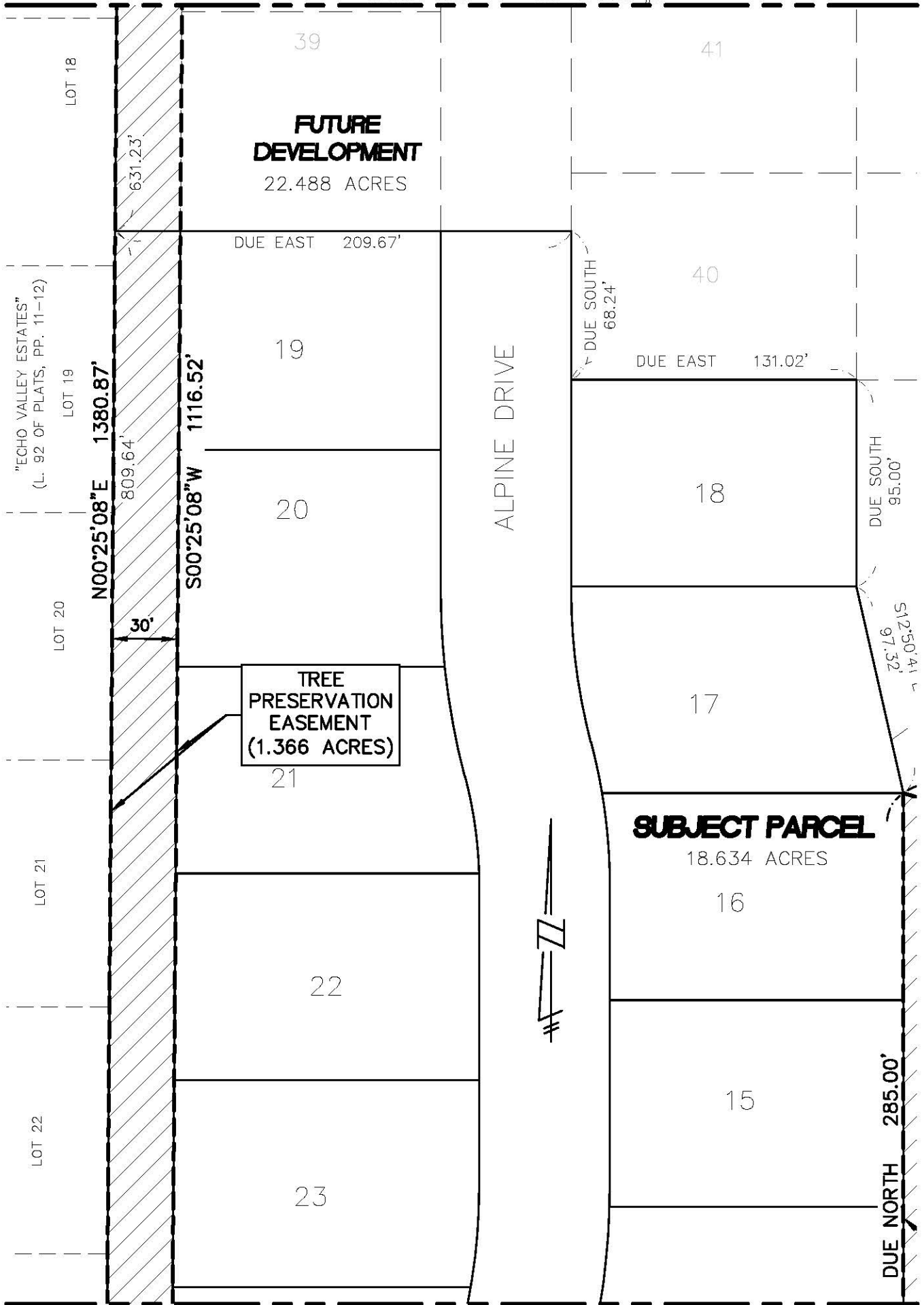
SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 8

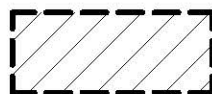
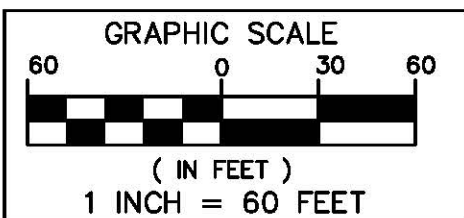


# EXHIBIT B

MATCH LINE - SEE SHEET #2



MATCH LINE - SEE SHEET #4



TREE PRESERVATION EASEMENT  
(5.619 ACRES)

## TREE PRESERVATION EASEMENT



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

CONSULTING ENGINEERS

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

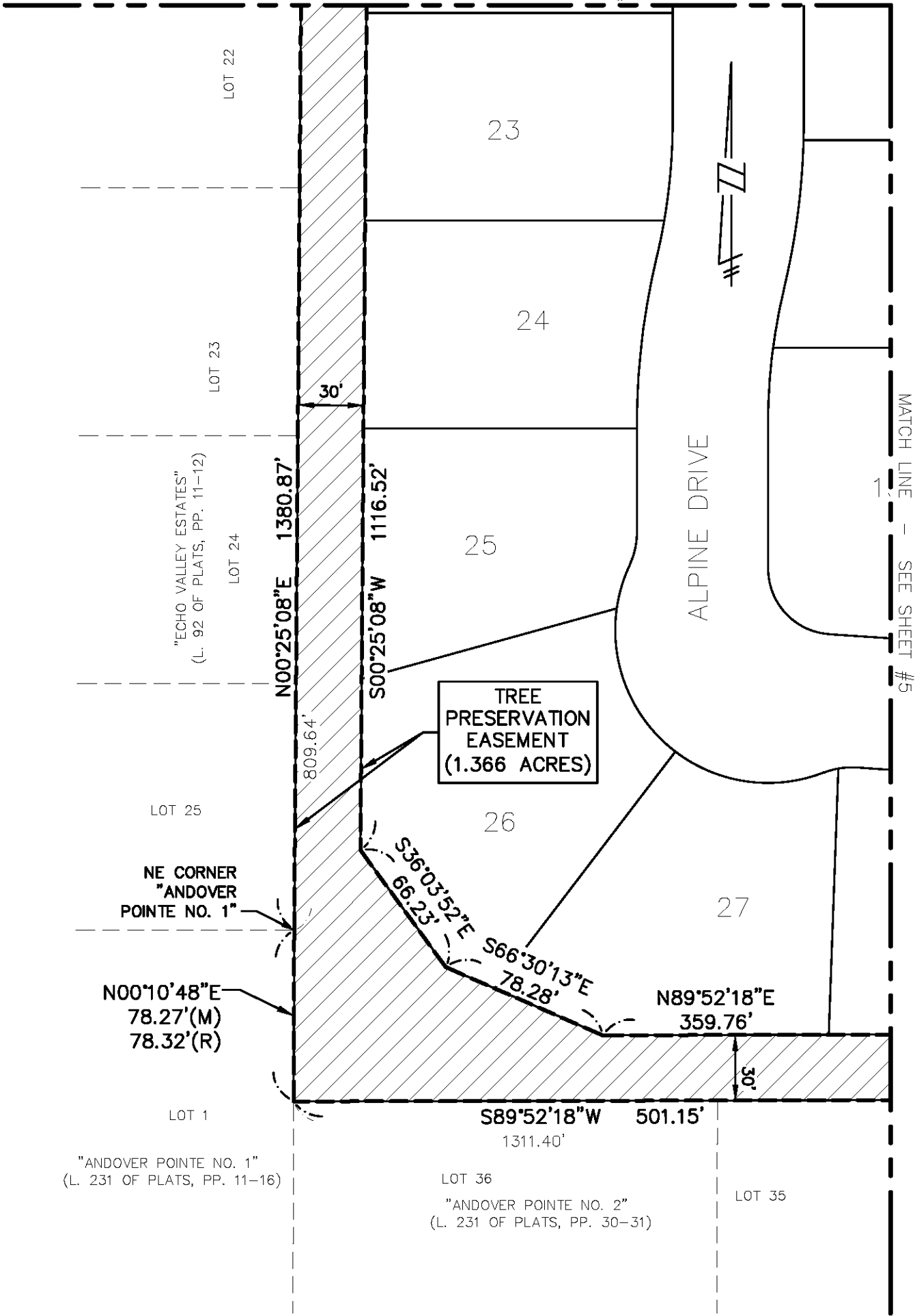
**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'  
DATE: 08-05-16  
JOB NO.: 14-002  
DWG FILE: 14-002ESMT-TP1  
DRAWN BY: DFR  
CHECK: PK  
SHEET: 3 OF 8

# EXHIBIT B

MATCH LINE - SEE SHEET #3



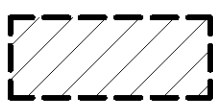
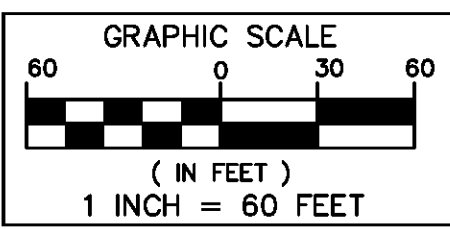
NE CORNER  
"ANDOVER  
POINTE NO. 1"

N00°10'48"E  
78.27'(M)  
78.32'(R)

"ANDOVER POINTE NO. 1"  
(L. 231 OF PLATS, PP. 11-16)

LOT 36  
"ANDOVER POINTE NO. 2"  
(L. 231 OF PLATS, PP. 30-31)

LOT 35



TREE PRESERVATION  
EASEMENT  
(5.619 ACRES)

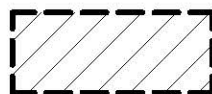
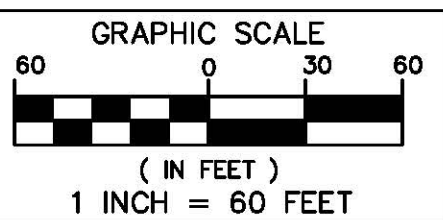
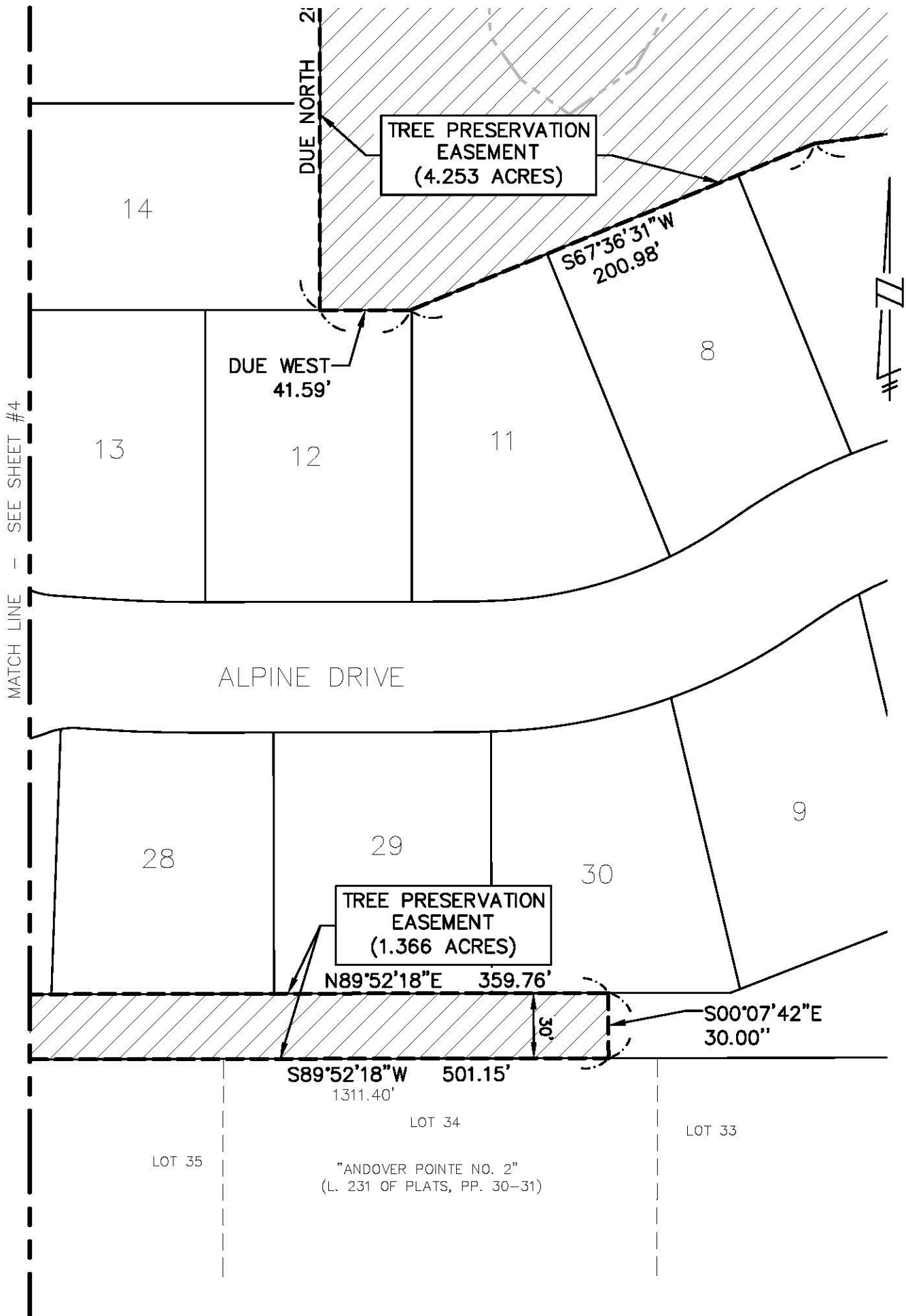
## TREE PRESERVATION EASEMENT

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

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**  
SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 8

# EXHIBIT B



TREE PRESERVATION EASEMENT  
(5.619 ACRES)

## TREE PRESERVATION EASEMENT



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

CONSULTING ENGINEERS

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

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	5 OF 8

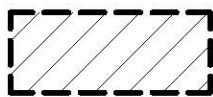
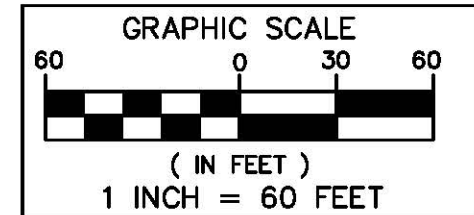
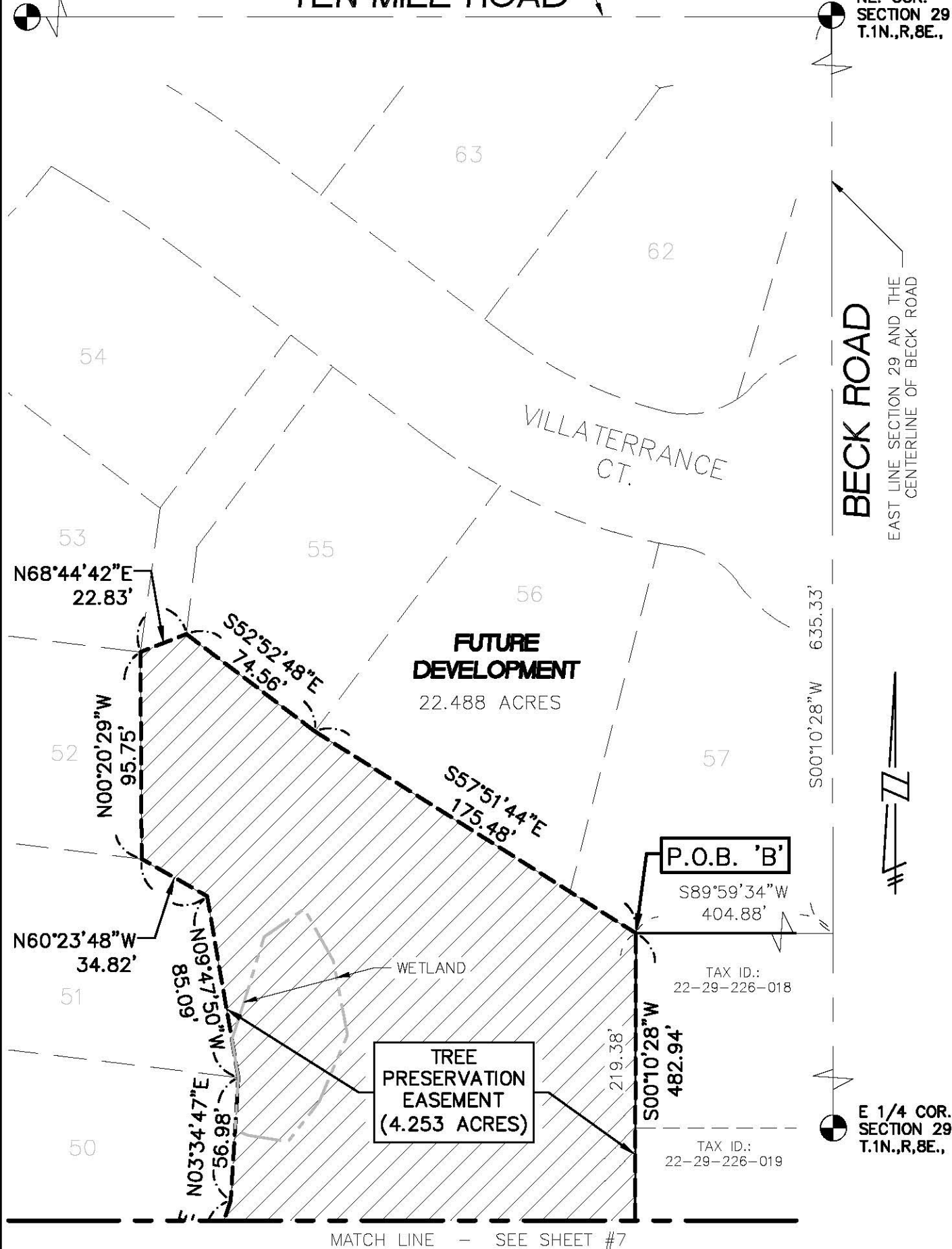
# EXHIBIT B

NORTH LINE SECTION 29 AND THE  
CENTERLINE OF TEN MILE ROAD

## TEN MILE ROAD

N 1/4. COR.  
SECTION 29  
T.1N.,R.8E.,

NE. COR.  
SECTION 29  
T.1N.,R.8E.,



TREE PRESERVATION  
EASEMENT  
(5.619 ACRES)

### TREE PRESERVATION EASEMENT



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

CONSULTING ENGINEERS

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

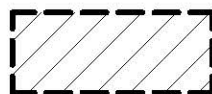
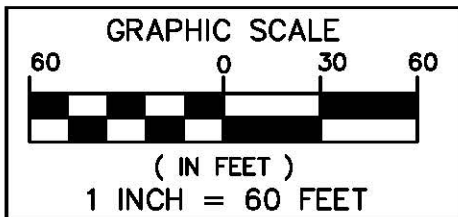
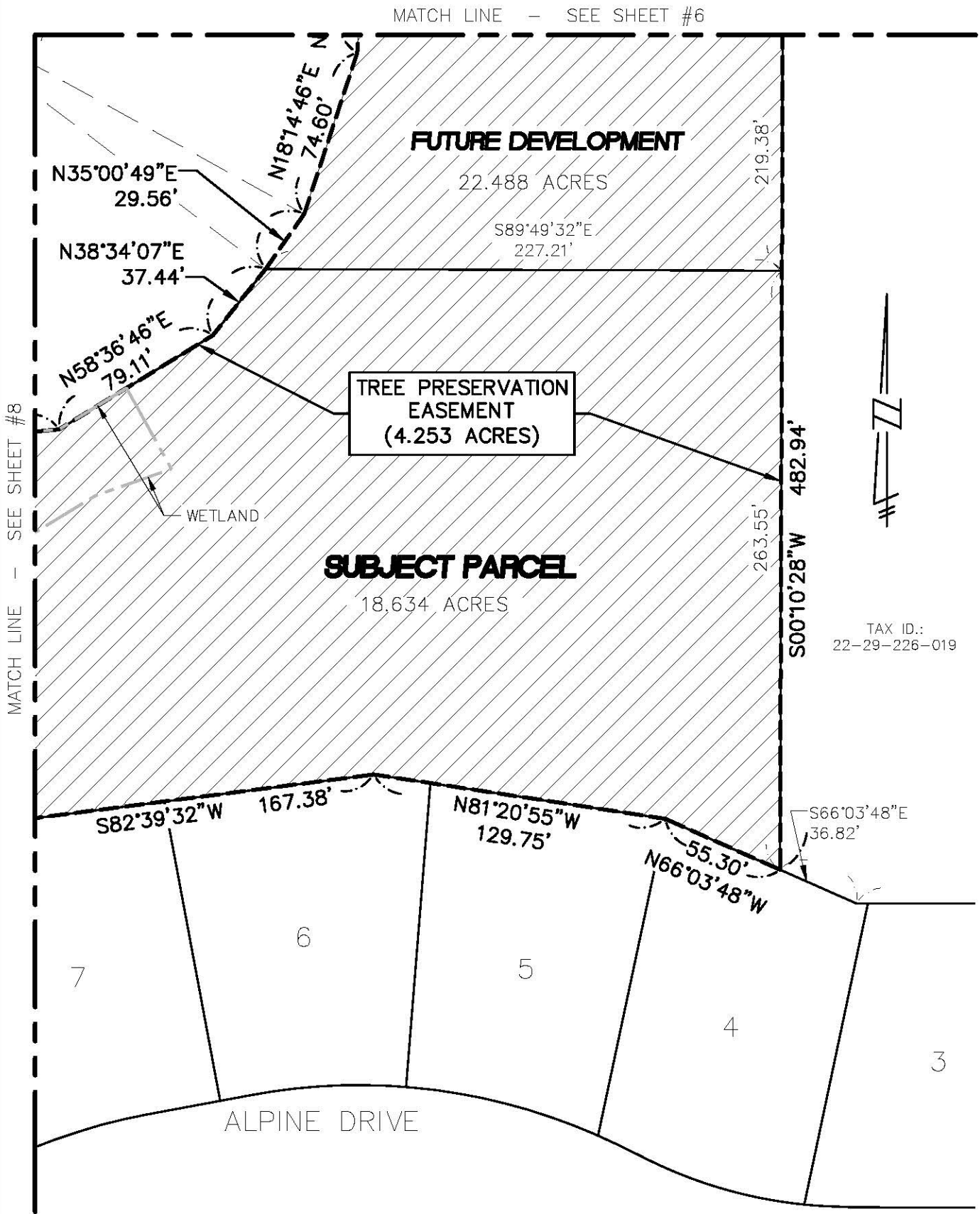
**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	6 OF 8



# EXHIBIT B



**TREE PRESERVATION EASEMENT (5.619 ACRES)**

## TREE PRESERVATION EASEMENT



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

CONSULTING ENGINEERS

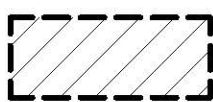
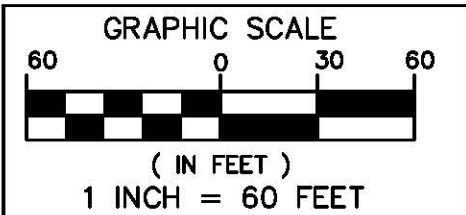
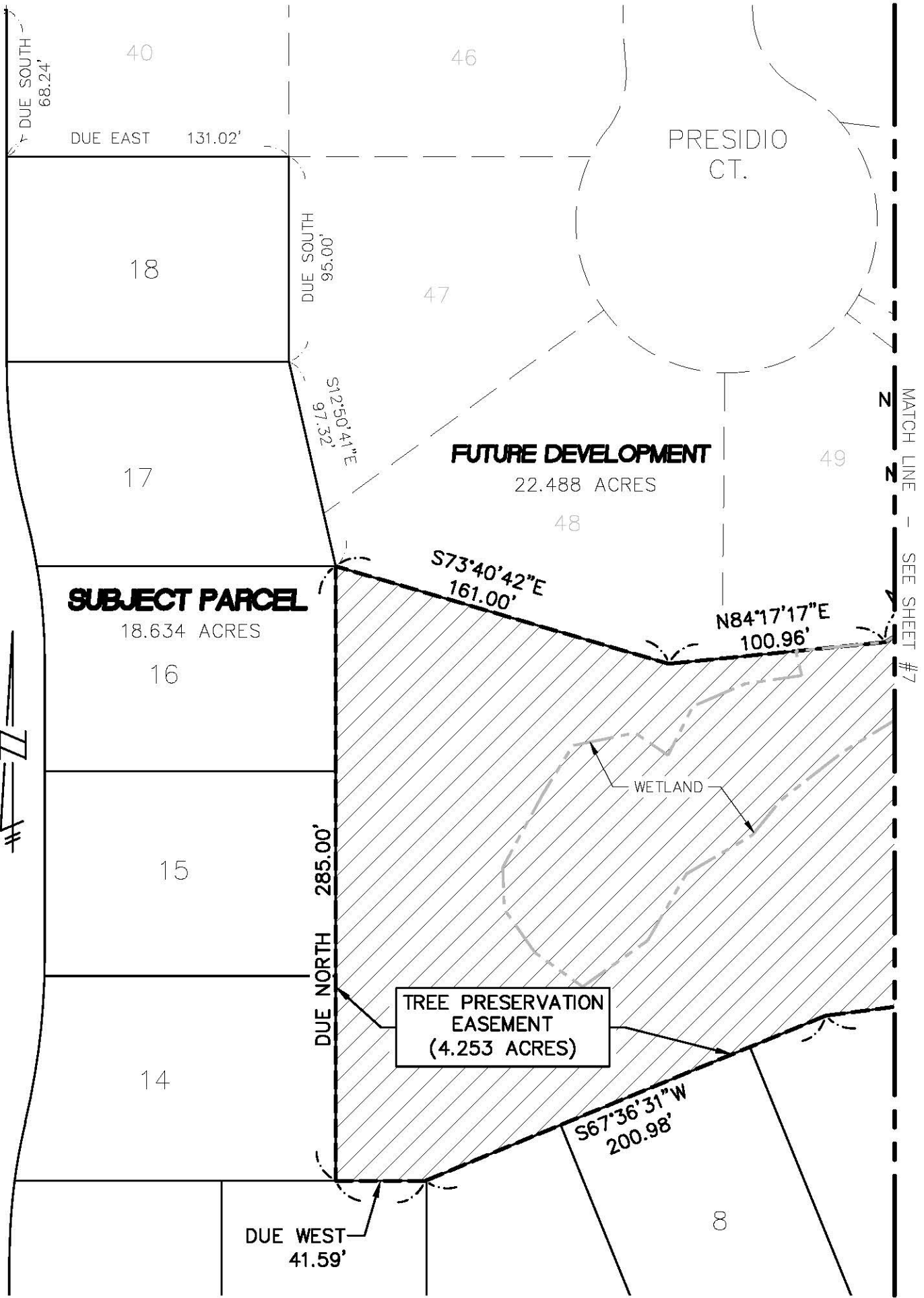
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

**VALENCIA SOUTH ESTATES PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	7 OF 8

# EXHIBIT B



TREE PRESERVATION EASEMENT  
(5.619 ACRES)

## TREE PRESERVATION EASEMENT



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

CONSULTING ENGINEERS

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

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-TP1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	8 OF 8

WETLAND CONSERVATION EASEMENT

## EXHIBIT A

### “VALENCIA SOUTH ESTATES”

#### LEGAL DESCRIPTION SUBJECT PROPERTY

A parcel of land located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, particularly described as commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 1184.73 feet, along the East line of said Section 29 and the centerline of Beck Road; thence South 89°54'00" West, 33.00 feet, to a point on the Westerly right-of-way line of said Beck Road and for a POINT OF BEGINNING; thence South 00°10'28" West, 331.38 feet, along the Westerly right-of-way line of said Beck Road; thence South 89°52'18" West, 1311.40 feet, along the extension of and the Northerly line of "Andover Pointe No. 2", as recorded in Liber 231 of Plats, on Pages 30 and 31, Oakland County Records, to the Northwest corner of said "Andover Pointe No.2", and to the Easterly line of "Andover Pointe No. 1", as recorded in Liber 231 of Plats, on Pages 11 through 16, inclusive, Oakland County Records; thence North 00°10'48" East, 78.27 feet, (previously recorded as 78.32 feet), to the northeast corner of Lot 1 of said "Andover Pointe No. 1", to a point on the East line of "Echo Valley Estates", as recorded in Liber 92 of Plats, on Pages 11 and 12, Oakland County Records; thence North 00°25'08" East, 809.64 feet, along the East line of said "Echo Valley Estates"; thence Due East, 209.67 feet; thence Due South 68.24 feet; thence Due East, 131.02 feet; thence Due South 95.00 feet; thence South 12°50'41" East, 97.32 feet; thence South 73°40'42" East, 161.00 feet; thence North 84°17'17" East, 100.96 feet; thence North 58°36'46" East, 79.11 feet; thence North 38°34'07" East, 37.44 feet; thence South 89°49'32" East, 227.21 feet; thence South 00°10'28" West, 263.55 feet; thence South 66°03'48" East, 36.82 feet; thence North 89°54'00" East, 311.18 feet, to a point on the Westerly right-of-way line of said Beck Road; thence South 00°10'28" West, 52.13 feet, along the Westerly right-of-way line of said Beck Road; thence North 89°54'00" East, 27.00 feet, to the Point of Beginning. All of the above containing 18.634 Acres. All of the above being subject to easements, restrictions and the right-of-way on record. All of the above being subject to the rights of the public in Beck Road.



## EXHIBIT A

### “VALENCIA SOUTH ESTATES”

#### LEGAL DESCRIPTION FUTURE DEVELOPMENT

A parcel of land located in a part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, Oakland County, Michigan, particularly described as commencing at the Northeast Corner of said Section 29; thence Due West, 109.00 feet, along the North line of said Section 29 and the centerline of Ten Mile Road, for a POINT OF BEGINNING; thence South 44°54'46" East, 46.60 feet, to a point on the Southerly right-of-way line of said Ten Mile Road; thence Due West, 274.00 feet, along the Southerly right-of-way line of said Ten Mile Road; thence South 00°10'28" West, 15.00 feet; thence Due East, 289.00 feet; thence South 44°54'46" East, 26.83 feet; thence South 00°10'28" West, 137.00 feet; thence Due East, 9.00 feet, to a point on the Westerly right-of-way line of Beck Road; thence South 00°10'28" West, 431.33 feet, along the Westerly right-of-way line of said Beck Road; thence South 89°59'34" West, 371.88 feet; thence South 00°10'28" West, 219.38 feet; thence North 89°49'32" West, 227.21 feet; thence South 38°34'07" West, 37.44 feet; thence South 58°36'46" West, 79.11 feet; thence South 84°17'17" West, 100.96 feet; thence North 73°40'42" West, 161.00 feet; thence North 12°50'41" West, 97.32 feet; thence Due North, 95.00 feet; thence Due West, 131.02 feet; thence Due North, 68.24 feet; thence Due West, 209.67 feet, to a point on the East line of “Echo Valley Estates”, a subdivision as recorded in Liber 92 of Plats, on Pages 11 and 12, Oakland County Records; thence North 00°25'08" East, 631.23 feet, along the East line of said “Echo Valley Estates”, to a point on the North line of said Section 29 and the centerline of said Ten Mile Road; thence Due East, 1229.24 feet, to the Point of Beginning. All of the above containing 22.488 Acres. All of the above being subject to easements, restrictions and the right-of-way on record. All of the above being subject to the rights of the public in Beck Road and Ten Mile Road.

## EXHIBIT B

“VALENCIA SOUTH ESTATES”

### LEGAL DESCRIPTION

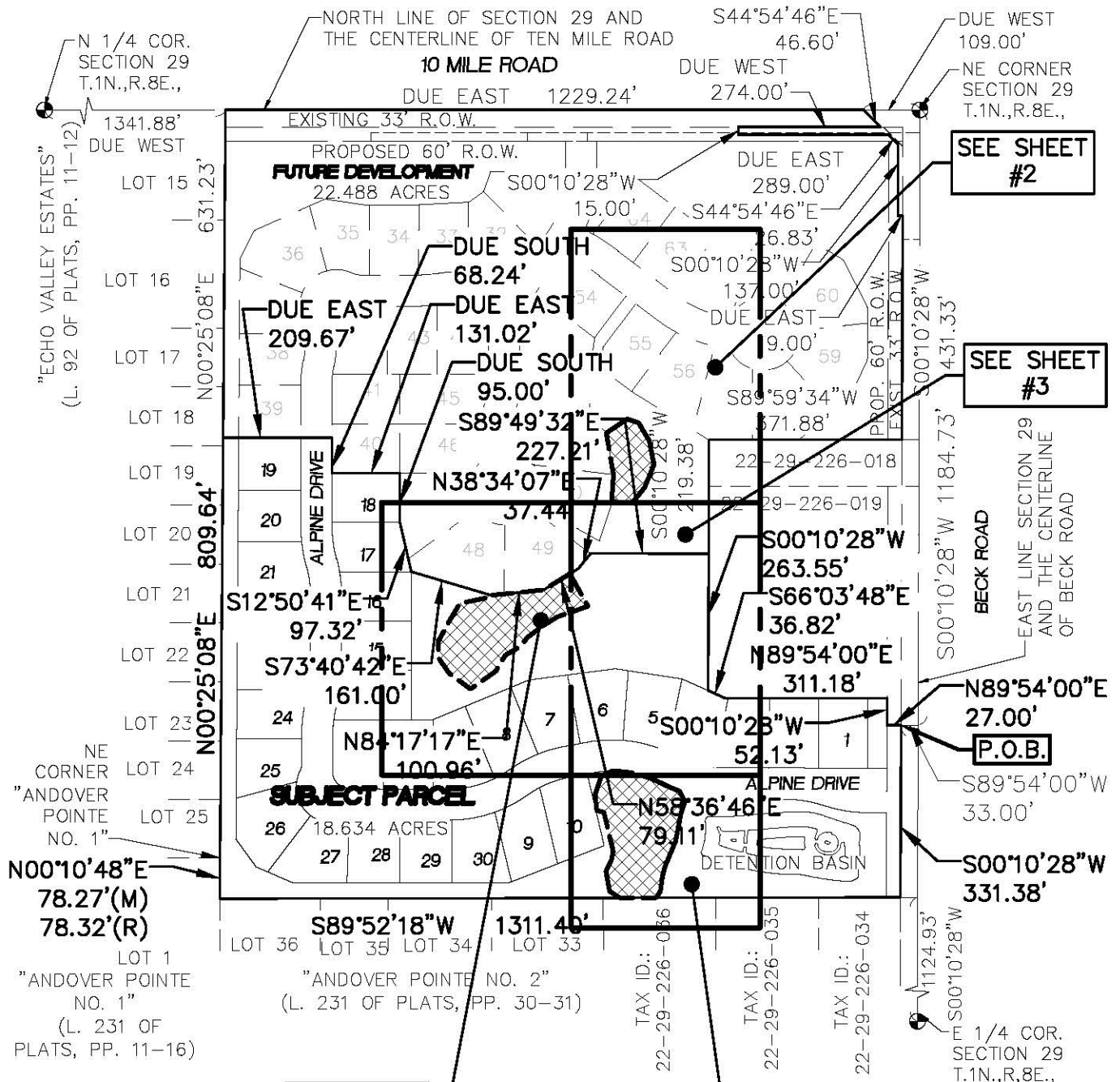
#### WETLAND CONSERVATION EASEMENT

A Wetland Conservation Easement, located in a Part of the Northeast 1/4 of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 635.33 feet, along the East line of said Section 29 and the centerline of Beck Road; thence South 89°59'34" West, 404.88 feet; thence South 89°02'21" West, 114.75 feet, for a POINT OF BEGINNING 'A'; thence South 11°02'52" East, 46.65 feet; thence South 22°32'04" West, 47.91 feet; thence South 38°30'56" West, 35.40 feet; thence South 79°09'59" West, 15.36 feet; thence North 81°18'42" West, 26.26 feet, for a reference POINT 'A'; thence North 03°34'47" East, 51.91 feet; thence North 09°47'50" West, 81.19 feet; thence North 56°25'39" East, 48.41 feet; thence South 71°47'38" East, 23.23 feet; thence South 30°48'37" East, 40.38 feet, to the Point of Beginning 'A'.

And also, commencing at said reference POINT 'A'; thence South 03°34'47" West, 5.07 feet; thence South 18°14'46" West, 74.60 feet; thence South 35°00'49" West, 29.56 feet; thence South 38°34'07" West, 37.44 feet; thence South 58°36'46" West, 19.36 feet, for a POINT OF BEGINNING 'B'; thence South 29°03'45" East, 71.38 feet; thence South 70°41'00" West, 62.34 feet; thence South 58°43'38" West, 36.92 feet; thence South 52°10'46" West, 33.40 feet; thence South 39°04'35" West, 22.21 feet; thence South 59°31'35" West, 33.43 feet; thence South 30°12'31" West, 34.70 feet; thence South 54°42'11" West, 60.17 feet; thence North 54°23'28" West, 49.24 feet; thence North 35°13'55" West, 36.10 feet; thence North 02°23'39" West, 33.66 feet; thence North 28°38'28" East, 46.79 feet; thence North 31°49'50" East, 37.69 feet; thence North 78°27'38" East, 50.79 feet; thence North 33°35'55" East, 8.44 feet; thence South 73°40'42" East, 5.77 feet; thence North 84°17'17" East, 100.96 feet; thence North 58°36'46" East, 59.75 feet, to the Point of Beginning 'B'.

And also, commencing at the Northeast Corner of said Section 29; thence South 00°10'28" West, 1516.10 feet along the East line of said Section 29 and the centerline of Beck Road; thence South 89°52'18" West, 504.13 feet, for a POINT OF BEGINNING 'C'; thence continuing South 89°52'18" West, 70.35 feet; thence North 55°29'15" West, 23.30 feet; thence North 10°28'33" West, 38.75 feet; thence North 25°54'29" East, 23.71 feet; thence North 11°43'11" East, 17.34 feet; thence North 13°12'50" West, 77.11 feet; thence North 74°45'15" West, 14.17 feet; thence North 06°12'57" West, 30.62 feet; thence North 17°49'00" East, 37.92 feet; thence North 65°43'59" East, 22.90 feet; thence 97.67 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of 27°58'49" and a chord bearing and distance of South 76°01'16" East, 96.70 feet; thence 40.13 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 08°50'37" and a chord bearing and distance of South 66°27'11" East, 40.09 feet; thence South 27°26'46" East, 21.44 feet; thence South 18°16'38" West, 25.06 feet; thence South 10°28'24" West, 52.87 feet; thence South 22°52'14" West, 54.71 feet; thence South 13°54'34" West, 21.32 feet; thence South 07°33'15" West, 25.97 feet; thence South 32°25'36" West, 15.58 feet, to the Point of Beginning 'C'. All of the above containing 1.602 Acres.

# EXHIBIT B

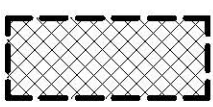


SEE SHEET #2

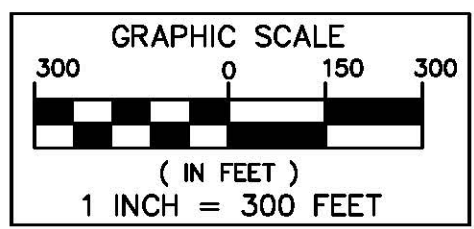
SEE SHEET #3

SEE SHEET #4

SEE SHEET #5



WETLAND CONSERVATION EASEMENT  
(1.602 ACRES)



## 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

**VALENCIA SOUTH ESTATES PHASE 1 & 2**  
SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-WC1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 5

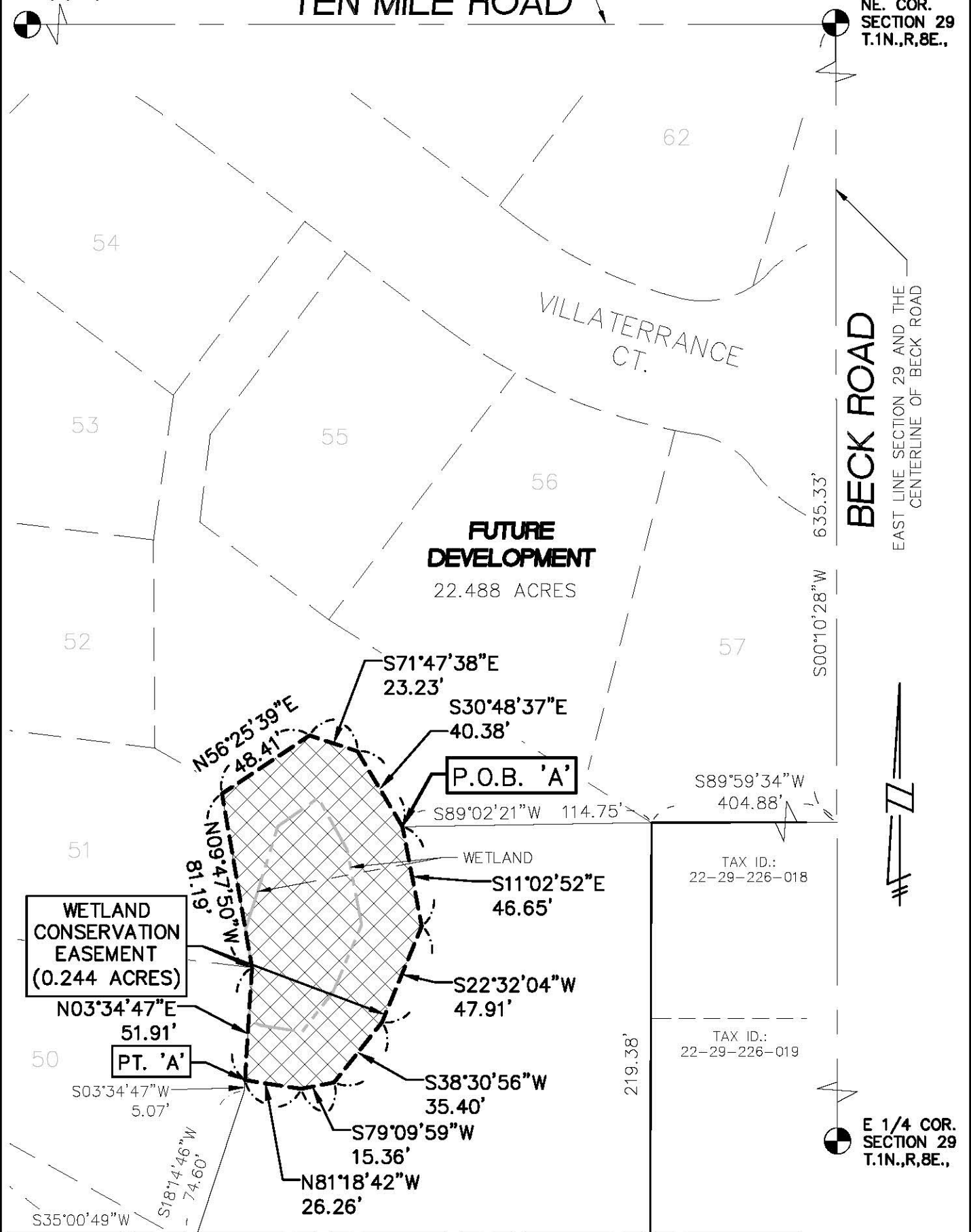
# EXHIBIT B

NORTH LINE SECTION 29 AND THE  
CENTERLINE OF TEN MILE ROAD

## TEN MILE ROAD

N 1/4. COR.  
SECTION 29  
T.1N.,R.8E.,

NE. COR.  
SECTION 29  
T.1N.,R.8E.,



**WETLAND  
CONSERVATION  
EASEMENT  
(0.244 ACRES)**

**FUTURE  
DEVELOPMENT  
22.488 ACRES**

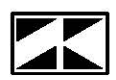
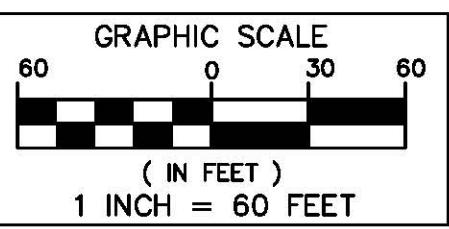
**PT. 'A'**

**P.O.B. 'A'**

WETLAND

**WETLAND CONSERVATION EASEMENT  
(1.602 ACRES)**

### WETLAND CONSERVATION EASEMENT



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

CONSULTING ENGINEERS

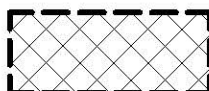
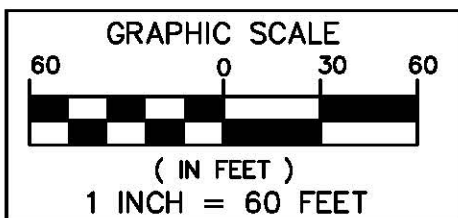
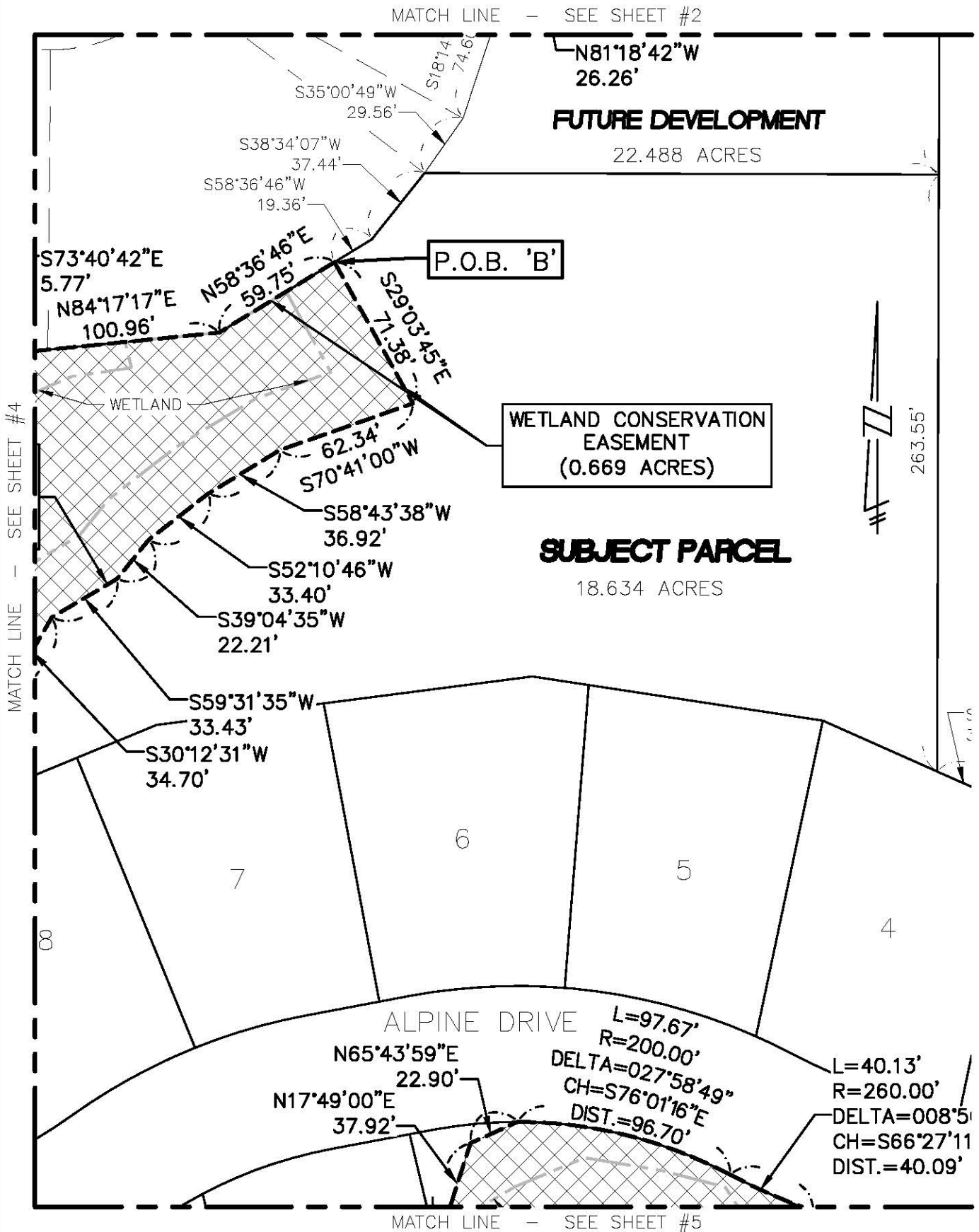
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-WC1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 5

# EXHIBIT B



**WETLAND CONSERVATION EASEMENT**  
(1.602 ACRES)

## WETLAND CONSERVATION EASEMENT



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

CONSULTING ENGINEERS

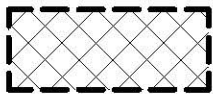
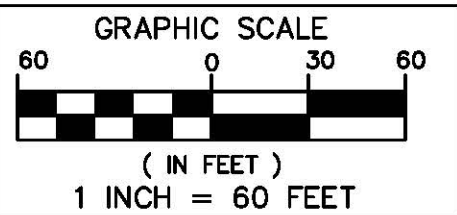
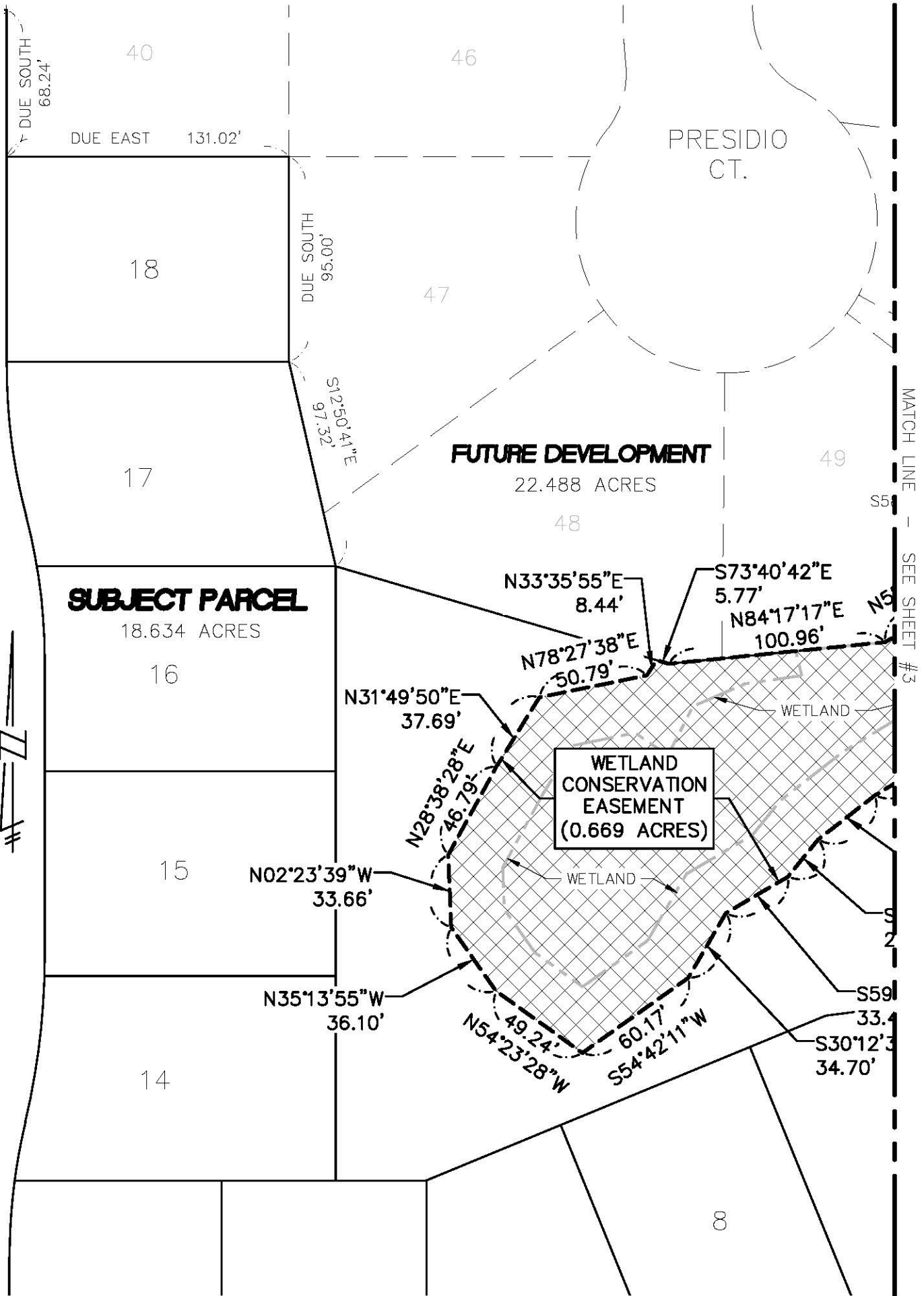
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 60'  
DATE: 08-05-16  
JOB NO.: 14-002  
DWG FILE: 14-002ESMT-WC1  
DRAWN BY: DFR  
CHECK: PK  
SHEET: 3 OF 5

# EXHIBIT B



WETLAND CONSERVATION EASEMENT  
(1.602 ACRES)

## WETLAND CONSERVATION EASEMENT



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

CONSULTING ENGINEERS

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

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**

SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-WC1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 5

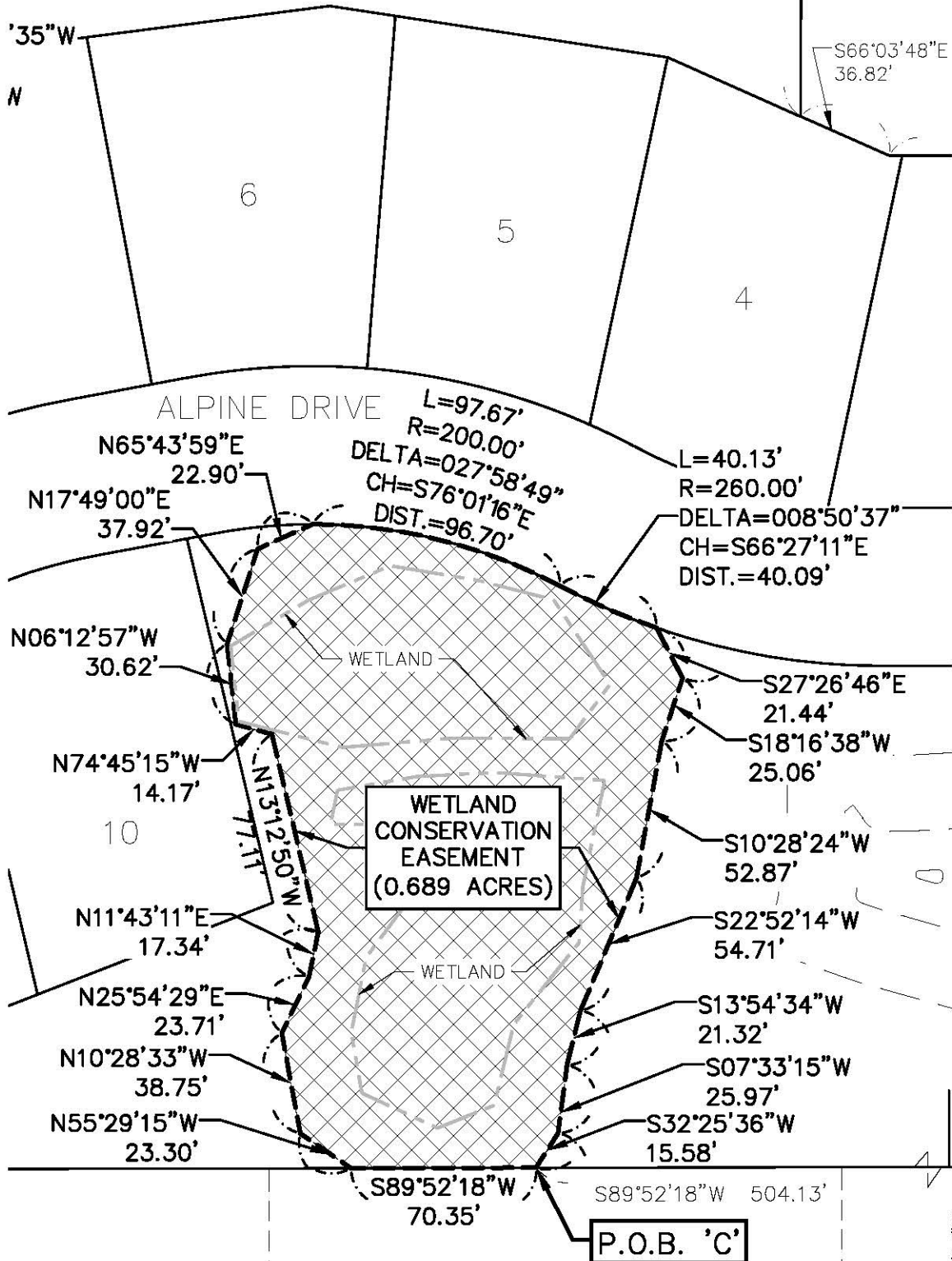


# EXHIBIT B

## TEN MILE ROAD

NORTH LINE SECTION 29 AND THE CENTERLINE OF TEN MILE ROAD

NE. COR.  
SECTION 29  
T.1N.,R.8E.,

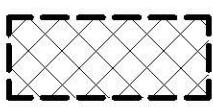
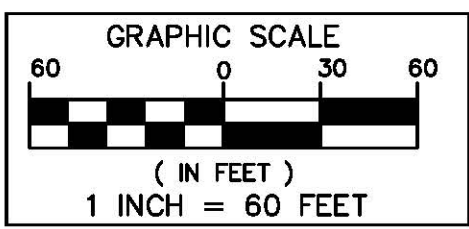


LOT 33  
"ANDOVER POINTE  
NO. 2"  
(L. 231 OF PLATS,  
PP. 30-31)

TAX ID.: 22-29-226-036

BECK ROAD  
EAST LINE SECTION 29 AND  
THE CENTERLINE OF BECK ROAD

E 1/4 COR.  
SECTION 29  
T.1N.,R.8E.,



WETLAND CONSERVATION EASEMENT  
(1.602 ACRES)

### WETLAND CONSERVATION EASEMENT

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

**VALENCIA SOUTH ESTATES  
PHASE 1 & 2**  
SECTION 29, TOWN 1 NORTH,  
RANGE 8 EAST, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 60'
DATE:	08-05-16
JOB NO.:	14-002
DWG FILE:	14-002ESMT-WC1
DRAWN BY:	DFR
CHECK:	PK
SHEET:	5 OF 5