



CITY of NOVI CITY COUNCIL

**Agenda Item K
May 17, 2010**

SUBJECT: Approval of form of deed for dedication of right-of-way of city owned property within The Landings site to provide 60-foot wide dedicated rights-of-way for portions of South Lake Drive and East Lake Drive.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BTC*

CITY MANAGER APPROVAL: *R24* 

BACKGROUND INFORMATION:

The City Council adopted several resolutions on March 22, 2010 vacating the existing rights-of-way for unimproved or "paper" streets located on city-owned property at the southeast corner of Walled Lake. An additional action is needed to identify and designate the right-of-way for East Lake Drive and South Lake Drive through the city-owned property. The enclosed quit claim deeds and accompanying legal descriptions have been developed to dedicate a 60-foot wide right-of-way along East Lake Drive and South Lake Drive.

The form of quit claim deed was prepared by the City Attorney and the legal descriptions were prepared by for the city by Orchard, Hiltz and McCliment and reviewed by the Engineering Division.

RECOMMENDED ACTION: Approval of form of deed for dedication of right-of-way of city owned property within The Landings site to provide 60-foot wide dedicated rights-of-way for portions of South Lake Drive and East Lake Drive.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

QUIT CLAIM DEED FOR CORPORATION

KNOW ALL MEN BY THESE PRESENTS: That the CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375

Quit Claims to the CITY OF NOVI, a Michigan municipal corporation,

whose street number and post office address is 45175 West Ten Mile Road, Novi, Michigan 48372

the following described premises situated in the City of Novi, County of Oakland, and the State of Michigan, described on the attached Exhibit "A", being conveyed for the dedication of land for road right-of-way purposes.

for the sum of \$1.00.

Dated this _____ day of May, 2010

Signed in the presence of:

Signed by:

CITY OF NOVI

By

David B. Landry
Its Mayor

and

Maryanne Cornelius
Its Clerk

STATE OF MICHIGAN }
COUNTY OF OAKLAND }ss.

The foregoing instrument was acknowledged before me this ____ day of May

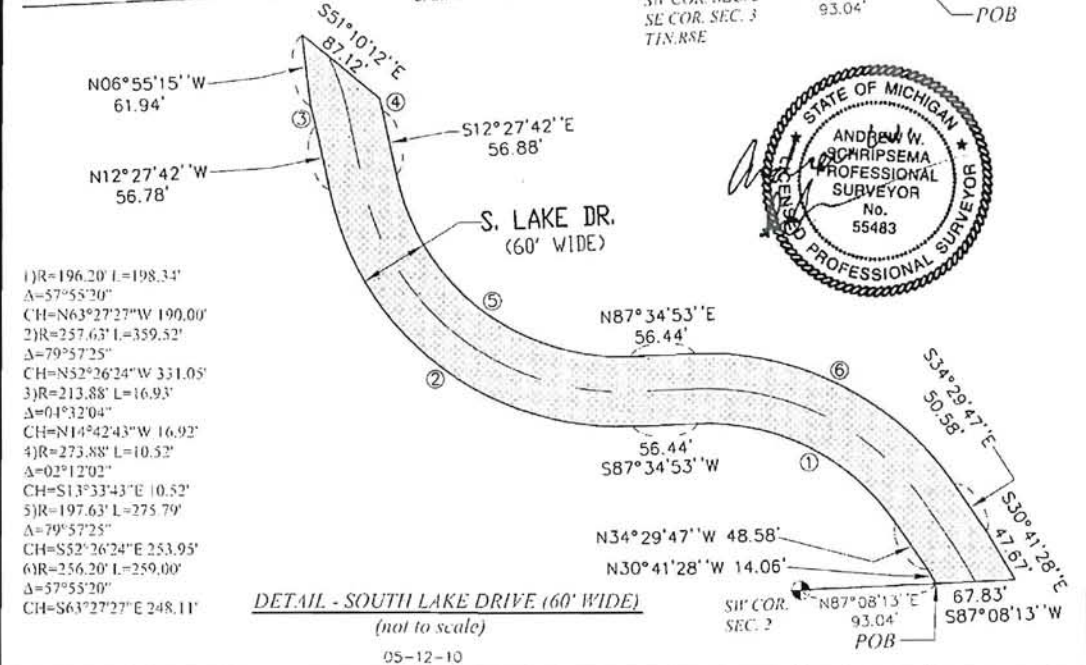
2010 by David B. Landry, Mayor, and Maryanne Cornelius, City Clerk, of the City of Novi, a Michigan municipal corporation, on behalf of the corporation.

Notary Public, Oakland County, Michigan
My commission expires:

When Recorded Return To: Grantee	Send Subsequent Tax Bills To: Grantee	Drafted By: Thomas R. Schultz, Esq Business Address: Secrest, Wardle, Lynch 30903 Northwestern Highway, P.O. Box 3040 Farmington Hills, MI 48333-3040
Tax Parcel # Part of 22-02-352-001 Part of 22-02-358-014 Part of 22-03-479-003 Part of 22-03-481-015 Part of 22-03-482-001 Part of 22-02-353-003	Recording Fee \$	Revenue Stamps Exempt Pursuant to MCLA §207.505(a) and (h)(i) and 207.526(a) and (h)(i)

SOUTH LAKE DRIVE DEDICATION

"Exhibit A"



- 1) R=196.20' L=198.34'
Δ=57°55'20"
- 2) R=257.63' L=359.52'
Δ=79°57'25"
- 3) R=213.88' L=16.93'
Δ=04°32'04"
- 4) R=273.88' L=10.52'
Δ=02°12'02"
- 5) R=197.63' L=275.79'
Δ=79°57'25"
- 6) R=256.20' L=259.00'
Δ=57°55'20"
- CH=N14°42'43" W 16.92'
- CH=N52°26'24" W 331.05'
- CH=S13°33'43" E 10.52'
- CH=S52°26'24" E 253.95'
- CH=S63°27'27" E 248.11'

SOUTH LAKE DRIVE DEDICATION PART OF SW 1/4 OF SECTION 2 & SE 1/4 OF SECTION 3, T1N, R6E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN		SHEET 1 OF 2
CITY OF NOVI	0163-10-0111	
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM		

Copyright 2010 OHM Advisors and certain materials appearing herein constitute the original and unpublished work of OHM and the same may not be duplicated, distributed or disclosed without prior written consent of OHM.

SOUTH LAKE DRIVE DEDICATION


"Exhibit A"

South Lake Drive (60 ft. wide) TO BE DEDICATED

A 60 foot wide being part of "Pratt Subdivision", as recorded in Liber 11 of Plats, Page 13, Oakland County records and part of "Walled Lake Shores Subdivision", as recorded in Liber 28 of Plats, Page 20, Oakland County records, also part of the SW 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows:

Commencing at the SW corner of said Section 2; thence N 87°08'13" E 93.04 feet along the South line of said Section 2 to the Point of Beginning; thence N 30°41'28" W 14.06 feet; thence N 34°29'47" W 48.58 feet; thence 198.34 feet along a curve to the left having a radius of 196.20 feet, delta of 57°55'20", chord bears N 63°27'27" W 190.00 feet; thence S 87°34'53" W 56.44 feet; thence 359.52 feet along a curve to the right having a radius of 257.63 feet, delta of 79°57'25", chord bears N 52°26'24" W 331.05 feet; thence N 12°27'42" W 56.78 feet; thence 16.93 feet along a curve to the left having a radius of 213.88 feet, delta of 04°32'04", chord bears N 14°42'43" W 16.92 feet to a point on the East right of way line of Duana Street (20 ft. wide), as platted in said "Walled Lake Shores Subdivision"; thence along said East line N 06°55'15" W 61.94 feet to a point on the Southerly right of way line of Lake Avenue (50 ft. wide), as platted in said "Walled Lake Shores Subdivision"; thence along said Southerly line S 51°10'12" E 87.12 feet; thence 10.52 feet along a curve to the right having a radius of 273.88 feet, delta of 02°12'02", chord bears S 13°33'43" E 10.52 feet; thence S 12°27'42" E 56.88 feet; thence 275.79 feet along a curve to the left having a radius of 197.63 feet, delta of 79°57'25", chord bears S 52°26'24" E 253.95 feet; thence N 87°34'53" E 56.44 feet; thence 259.00 feet along a curve to the right having a radius of 256.20 feet, delta of 57°55'20", chord bears S 63°27'27" E 248.11 feet; thence S 34°29'47" E 50.58 feet; thence S 30°41'28" E 47.67 feet to a point on the South line of said Section 2; thence along said South line S 87°08'13" W 67.83 feet to the Point of Beginning. Said right of way falling over portions of the following platted lots: Lot 20 of said "Walled Lake Shores Sub." and Lots 1, 2, 3, 17-21, 28-39 and part of Duana Ave. (40 ft. wide) and part of Charlotte St. (25 ft. wide) of said "Pratt Sub.", also part of Walled Lake Avenue.

05-12-10

CITY OF NOVI ROAD VACATIONS PART OF SW 1/4 OF SECTION 2, T1N, R8E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN	SHEET 2 OF 2	
CITY OF NOVI	0163-10-0111	
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM		
COPYRIGHT 2011 OHM ALL RIGHTS RESERVED. WRITTEN MATERIALS HEREIN CONTAIN THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, WITHOUT THE WRITTEN CONSENT OF OHM.		

QUIT CLAIM DEED FOR CORPORATION

KNOW ALL MEN BY THESE PRESENTS: That the CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375

Quit Claims to the CITY OF NOVI, a Michigan municipal corporation,

whose street number and post office address is 45175 West Ten Mile Road, Novi, Michigan 48372

the following described premises situated in the City of Novi, County of Oakland, and the State of Michigan, described on the attached Exhibit "A", being conveyed for the dedication of land for road right-of-way purposes.

for the sum of \$1.00.

Dated this _____ day of May, 2010

Signed in the presence of:

Signed by:

CITY OF NOVI

By

David B. Landry
Its Mayor

and

Maryanne Cornelius
Its Clerk

STATE OF MICHIGAN }
COUNTY OF OAKLAND }ss.

The foregoing instrument was acknowledged before me this ___ day of May

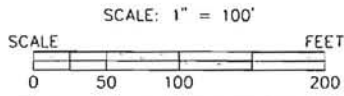
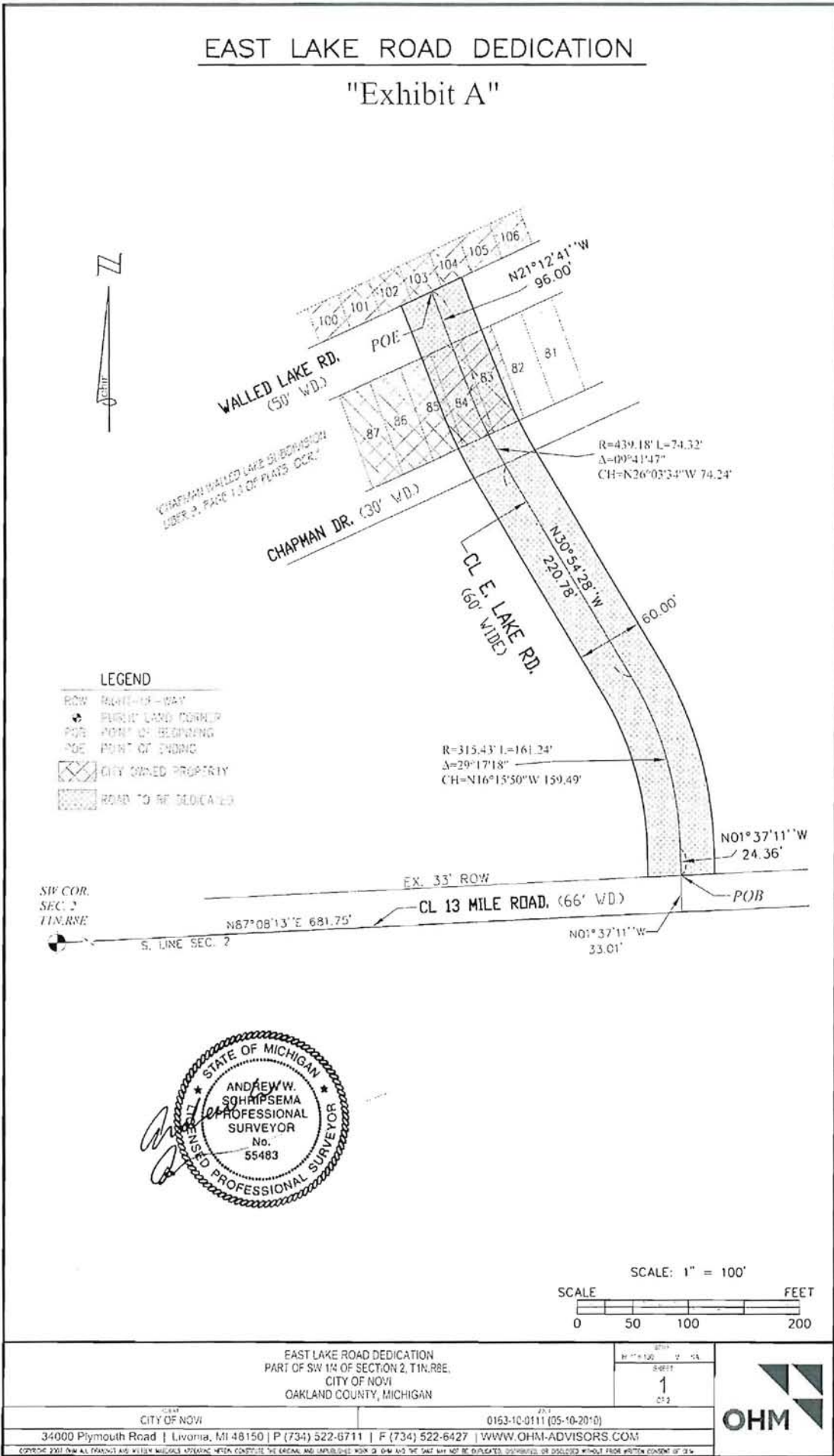
2010 by David B. Landry, Mayor, and Maryanne Cornelius, City Clerk, of the City of Novi, a Michigan municipal corporation, on behalf of the corporation.

Notary Public, Oakland County, Michigan
My commission expires:

When Recorded Return To: Grantee	Send Subsequent Tax Bills To: Grantee	Drafted By: Thomas R. Schultz, Esq Business Address: Secrest, Wardle, Lynch 30903 Northwestern Highway, P.O. Box 3040 Farmington Hills, MI 48333-3040
Tax Parcel # Part of 22-02-358-014	Recording Fee \$	Revenue Stamps Exempt Pursuant to MCLA §207.505(a) and (h)(i) and 207.526(a) and (h)(i)

EAST LAKE ROAD DEDICATION

"Exhibit A"



EAST LAKE ROAD DEDICATION PART OF SW 1/4 OF SECTION 2, T1N.R9E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN		SHEET 1 OF 2
CITY OF NOVI		0153-10-0111 (05-10-2010)
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM		
COPYRIGHT 2010 OHM ALL RIGHTS RESERVED. ALL RIGHTS RESERVED. THESE DOCUMENTS, THE ORIGINAL AND ANY REVISIONS, SHALL BE THE PROPERTY OF OHM AND SHALL NOT BE REPRODUCED, COPIED, OR DISSEMINATED WITHOUT PRIOR WRITTEN CONSENT OF OHM.		



EAST LAKE ROAD DEDICATION

"Exhibit A"

East Lake Road (60 ft. wide) TO BE DEDICATED

A 60 foot wide road being part of Lots 83 & 85 and all of Lot 84 and part of Chapman Drive (30 ft. wide) and part of Walled Lake Road (50 ft. wide) all being part of "Chapman Walled Lake Subdivision", as recorded in Liber 9 of Plats, Page 13, Oakland County records, also part of the SW 1/4 of Section 2, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. The road is 30 feet on each side of the following described centerline with the side line of the proposed right of way being extended or shortened to terminate at the North right of way line of 13 Mile Road and the North right of way line of Walled Lake Road:

Commencing at the SW corner of said Section 2; thence N 87°08'13" E 681.75 feet along the South line of said Section 2 and the centerline of 13 Mile Road (66 ft. wide); thence N 01°37'11" W 33.01 feet to a point on the North right of way line of said 13 Mile Road and the centerline of East Lake Road (60 ft. wide), also being the Point of Beginning; thence along the centerline of said East Lake Road the following five (5) courses: 1) N 01°37'11" W 24.36 feet, 2) 161.24 feet along a curve to the left having a radius of 315.43 feet, delta of 29°17'18", chord bears N 16°15'50" W 159.49 feet, 3) N 30°54'28" W 220.78 feet, 4) 74.32 feet along a curve to the right having a radius of 439.18 feet, delta of 09°41'47", chord bears N 26°03'34" W 74.24 feet, 5) N 21°12'41" W 96.00 feet to a point on the North right of way line of Walled Lake Road (50 ft. wide), as platted in said "Chapman Walled Lake Subdivision", also being the Point of Ending.

EAST LAKE ROAD DEDICATION PART OF SW 1/4 OF SECTION 2, T1N R8E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN		SCALE 1" = 100' SHEET 2 OF 2	
CITY OF NOVI	0183-10-0111 (05-10-2010)		
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM			
<small>COPYING OR REPRODUCING ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE CITY OF NOVI IS PROHIBITED.</small>			

Location Map

ROW Dedication for South Lake Drive and East Lake Drive



Map Legend



Landings Area Property/ROW

- Park Property
- Dedicated ROW
- City of Novi Properties
- Proposed ROW



1 inch = 200 feet



City of Novi
Engineering Division
Department of Public Services
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Brian Coburn
Date: 5/10/10
Project: Landings Area ROW Dedication
Version #: 1.0

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.