



CITY of NOVI CITY COUNCIL

**Agenda Item E
December 6, 2010**

SUBJECT: Acceptance of Island Lake of Novi Subdivision, Phase 5B (The Highlands) streets and adoption of Act 51 New Street Resolution accepting Chesapeake Drive, Hadlock Drive, Amesburg Drive, Nepavine Drive, and Calvert Isle Drive as public, adding 8,684 linear feet or 1.64 miles of roadway to the City's street system.

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

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

BACKGROUND INFORMATION:

Toll Brothers, Inc., developers for the Island Lake of Novi Subdivision, requests the dedication of Chesapeake Drive, Hadlock Drive, Amesburg Drive, Nepavine Drive, and Calvert Isle Drive within the Island Lake of Novi – Phase 5B North and 5B South Subdivisions, and requests that the City of Novi accepts these streets as public assets (location maps attached). Right-of-way widths for the aforementioned streets are all sixty (60) feet.

Island of Novi Subdivision (Phases 5B North and 5B South) streets have been constructed in accordance with City Standards, and according to the City Attorney's office, the related acceptance documents are in a form so as to permit acceptance by Council (October 27, 2010 letter from Beth Kudla, attached). According to the city's consulting engineer, the streets meet city design and construction standards (Spalding DeDecker & Associates, Inc. November 18, 2010 letter, attached). The attached Resolution satisfies the Michigan Department of Transportation requirement for adding 8,684 linear feet or 1.64 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of Island Lake of Novi Subdivision, Phase 5B (The Highlands) streets and adoption of Act 51 New Street Resolution accepting Chesapeake Drive, Hadlock Drive, Amesburg Drive, Nepavine Drive, and Calvert Isle Drive as public, adding 8,684 linear feet or 1.64 miles of roadway to the City's street system.

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

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



CITY OF NOVI

NEW STREET ACCEPTANCE RESOLUTION

ISLAND LAKE OF NOVI SUBDIVISION – PHASE 5B:
Chesapeake Drive, Hadlock Drive, Amesburg Drive, Nepavine Drive, and
Calvert Isle Drive

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

City Manager
Clay J. Pearson

Director of Public Services/
City Engineer
Rob Hayes

WHEREAS, Singh Development, LLC., has dedicated Chesapeake Drive, Hadlock Drive, Amesburg Drive, Nepavine Drive, and Calvert Isle Drive and requested their acceptance by the Novi City Council; and,

WHEREAS, said streets within the Island Lake of Novi Subdivision – Phase 5B are now located within rights-of-way under the control of the City of Novi, have been constructed to City standards, and are open to the public; and,

WHEREAS, Chesapeake Drive measures 3,045 linear feet; Hadlock Drive measures 1,541 linear feet; Amesburg Drive measures 1,058 linear feet; Nepavine Drive measures 1,539 linear feet; and Calvert Isle Drive measures 1,501 linear feet, adding a total of 1.64 miles of roadway surface to Novi's public street system.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Novi City Council hereby accept Chesapeake Drive, Hadlock Drive, Amesburg Drive, Nepavine Drive, and Calvert Isle Drive and direct such be included in the City's public street system.

CERTIFICATION

I, Maryanne Cornelius, duly appointed City Clerk of the City of Novi, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a Regular meeting held this 6th day of December, 2010.

Maryanne Cornelius
City Clerk

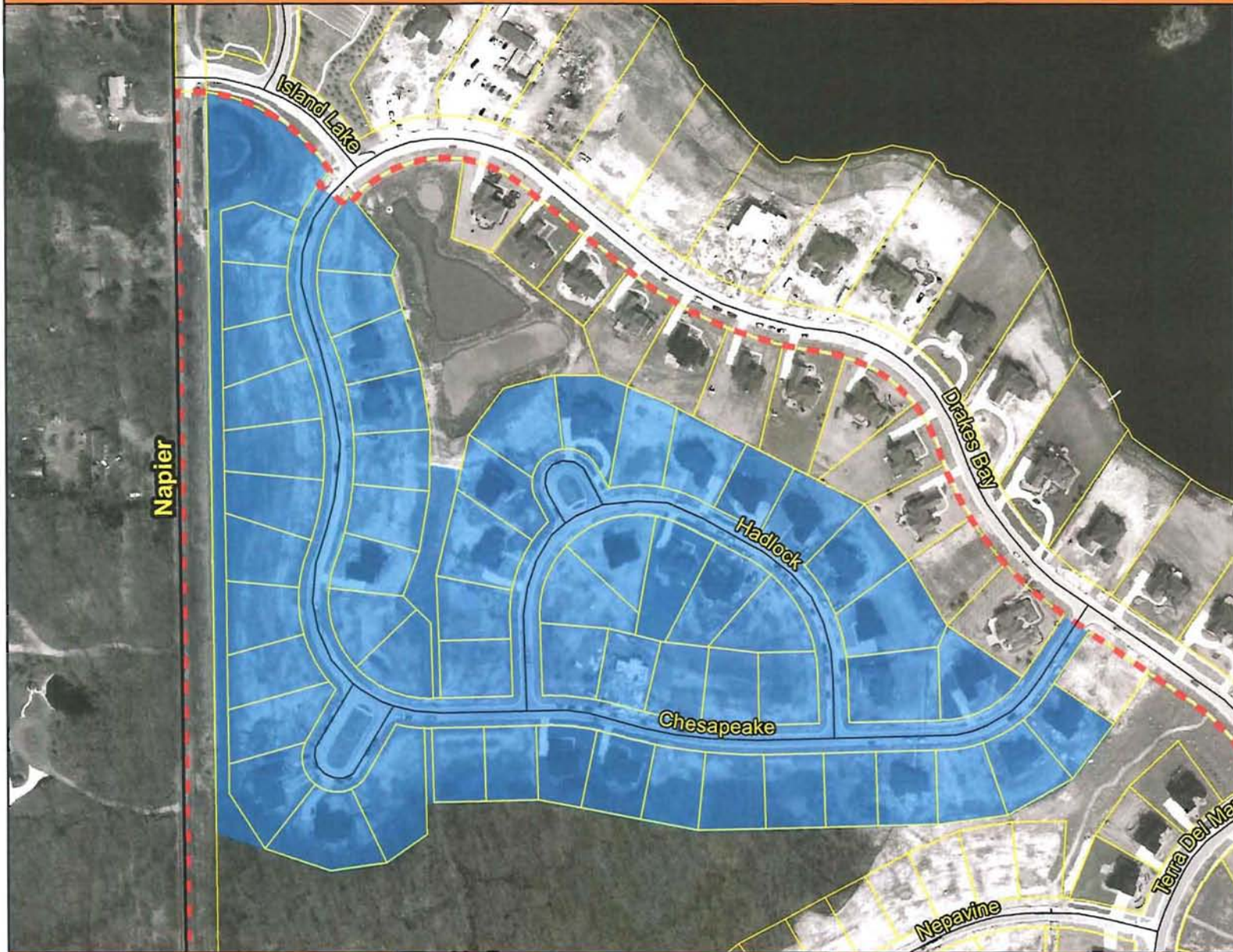
Department of Public Services
Field Services Complex
26300 Delwal Drive
Novi, Michigan 48375
248.735.5640
248.735.5659 fax

cityofnovi.org

ISLAND LAKE ORCHARDS CONDOMINIUM

Island Lake Phase 5B North

Linear Street Measurements



Island Lake Orchards Condominium

Island Lake Phase

- 5B North
- Tax Parcels

Roads

- Minor
- Major



cityofnovi.org



LINEAR STREET MEASURES

Street Name	Linear Feet	ROW Width
Chesapeake Dr	3,044.80	60 FT
Hadlock Dr	1,541.25	60 FT

CITY OF NOVI
 INFORMATION TECHNOLOGY
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0418
 MAP AUTHOR: STEPHANIE SAMBROOK
 CITY GIS TECHNICIAN



SOURCES OF INFORMATION FOR THIS MAP

Transportation Layer: City of Novi
 Land Records Layer: Oakland County
 2006 Aerial Photo: Oakland County

MAP PRINT DATE: 10/27/2010

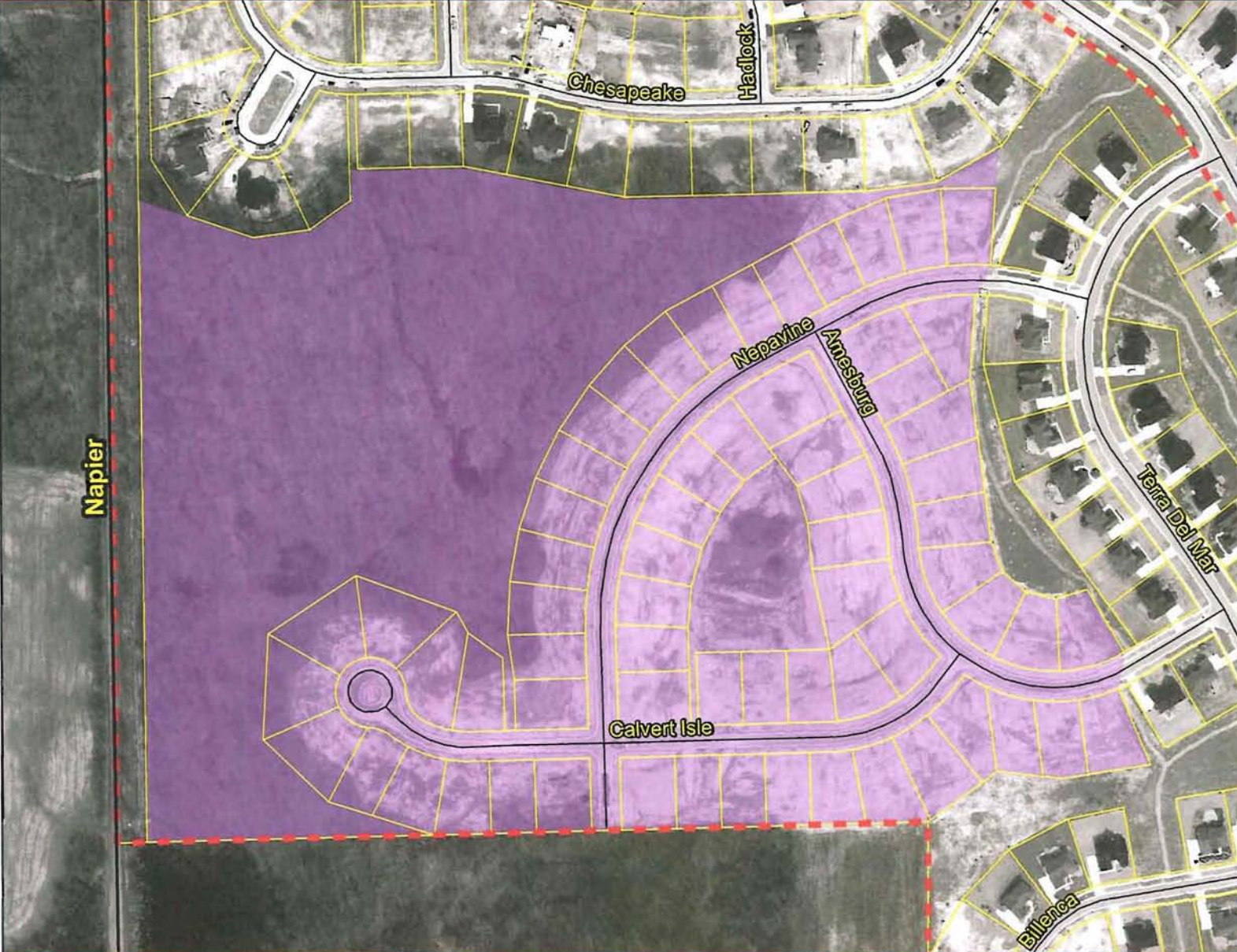
MAP INTERPRETATION NOTICE

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.

ISLAND LAKE ORCHARDS CONDOMINIUM

Island Lake Phase 5B-South

Linear Street Measurements



Island Lake Orchards Condominium

Island Lake Phase

- 5B South
- Tax Parcels

Roads

- Minor
- Major



cityofnovi.org



LINEAR STREET MEASURES

Street Name	Linear Feet	ROW Width
Amesburg Dr	1,058.45	60 FT
Calvert Isle Dr	1,501.44	60 FT
Nepavine Dr	1,538.50	60 FT

CITY OF NOVI
 INFORMATION TECHNOLOGY
 45175 W. TEN MILE ROAD
 NOVI, MI 48275-3024
 (248) 347-5418
 MAP AUTHOR: STEPHANIE SAMBROOK
 CITY GIS TECHNICIAN



SOURCES OF INFORMATION FOR THIS MAP

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October 27, 2010

30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-3040
Tel: 248-851-9500
Fax: 248-851-2158
www.secretwardle.com

Elizabeth M. Kudla
Director 248-539-2846
bkudla@secretwardle.com

Rob Hayes, Public Services Director
CITY OF NOVI
Public Services – DPW Garage
26300 Delwal Drive
Novi, MI 48375

**Re: Island Lake of Novi – Phases 5B
Street and Utility Acceptance
Our File No. 660022.NOVI**

Dear Mr. Hayes:

We have received and reviewed the following documents with respect to the dedication and acceptance of streets and utilities within Island Lake Phase 4B-1 and streets within Island Lake Phase 4B-2:

- Warranty Deed (5B Roads)
- Commitment for Title Insurance (5B)
- Maintenance and Guarantee Bonds for Paving and Utilities
- Bill of Sale – Water System (5B)
- Sanitary Sewer System Easement (5B)
- Bill of Sale – Sanitary Sewer (5B)

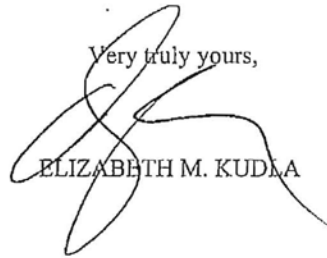
We note that the following documents are in the proper form and are properly executed. The Commitments for Title Insurance confirm that the ownership of the roadways and easement areas is in Toll MI II Limited Partnership, which is the grantor with respect to the above documents. It appears that no discharges of mortgage are required with respect to the roads and utilities.

Subject to approval of the legal descriptions by Engineering, we recommend placement of the matter on an upcoming City Council Agenda for acceptance. Once accepted, the City Clerk's Office should record the original Warranty Deed and Sanitary Sewer System Easement. The original Sanitary Sewer System Easement was forwarded to the City Clerk's Office with our correspondence dated February 26, 2010.

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

Rob Hayes, Public Services Director
October 27, 2010
Page 2

Very truly yours,



ELIZABETH M. KUDVA

EMK
Enclosures

cc: Maryanne Cornelius, Clerk (w/Enclosures)
Marina Neumaier, Assistant Finance Director (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Scott I. Mirkes, Esquire (w/Enclosures)
Thomas R. Schultz, Esq. (w/Enclosures)

1514028_1.doc

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" (6 sheets) 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.

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 17th day of September, 2010.

Signed:

Toll MI II Limited Partnership, a Michigan limited partnership

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

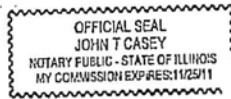
By: Keith Anderson
Keith Anderson
Its: Group President

ILLINOIS)
STATE OF MICHIGAN)
COUNTY OF COOK) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 17th day of September, 2010, by Keith Anderson, the Group 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.

John T. Casey
Notary Public
Ill County, Michigan
My Commission Expires: 11/25/11
Acting In COOK County IL

Revised by: Scott I. Mirkes, Esq.
Jackier Gould, P.C.
Suite 200, 121 West Long Lake Road
Bloomfield Hills, MI 48304



When Recorded Return to: Elizabeth M. Kudla, Esq. 30903 Northwestern Highway Farmington Hills, MI 48334	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, MI 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, MI 48334
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Tax Parcel No. _____

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

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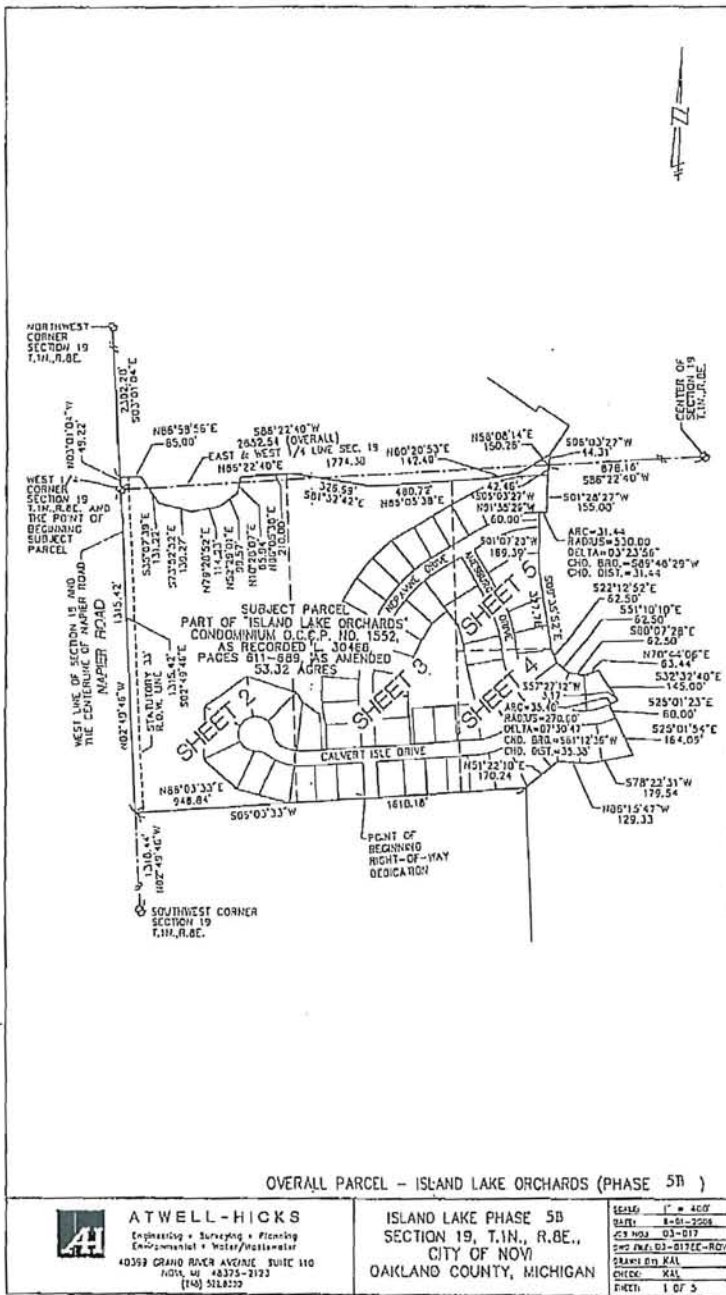
EXHIBIT A

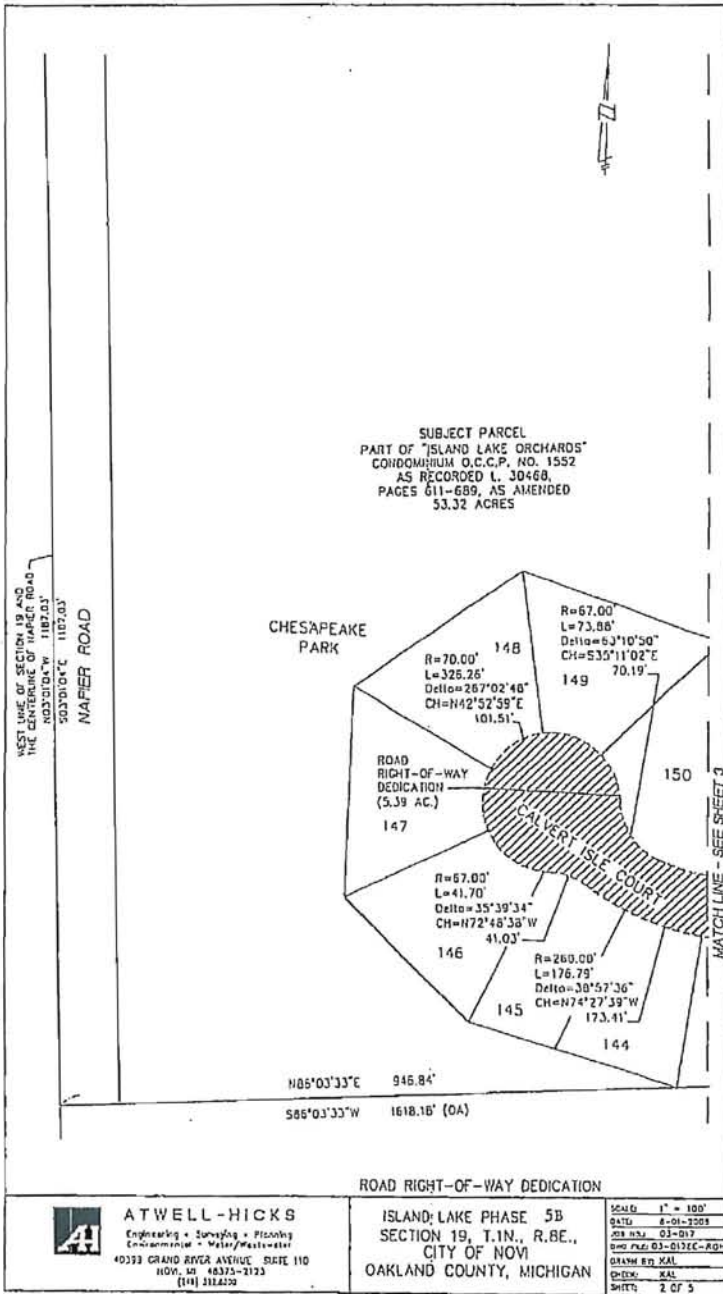
August 1, 2006
Job No. 03-017 (01-024)

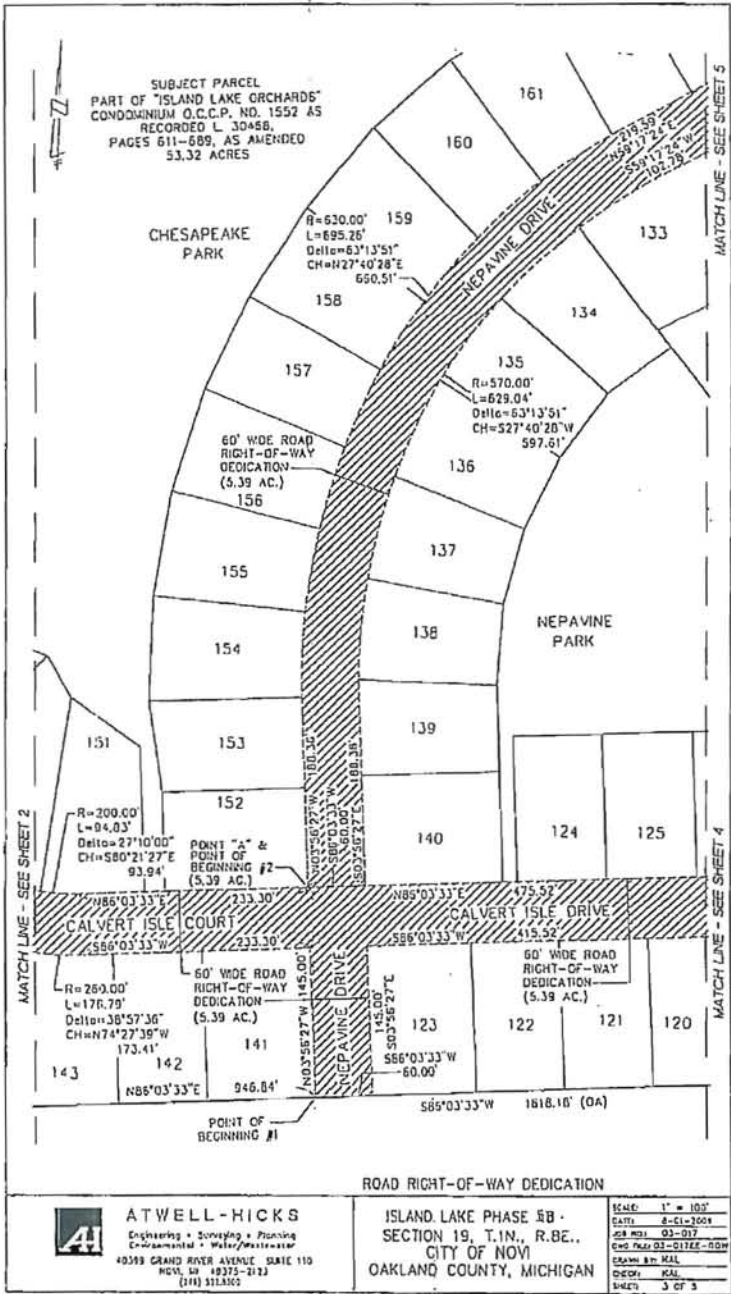
ROAD RIGHT-OF-WAY DEDICATION
ISLAND LAKE ORCHARDS (PHASE 5B)
(CALVERT ISLE COURT; PARTS OF CALVERT ISLE
DRIVE, NEPAVINE DRIVE, AND AMESBURG DRIVE)
LEGAL DESCRIPTION

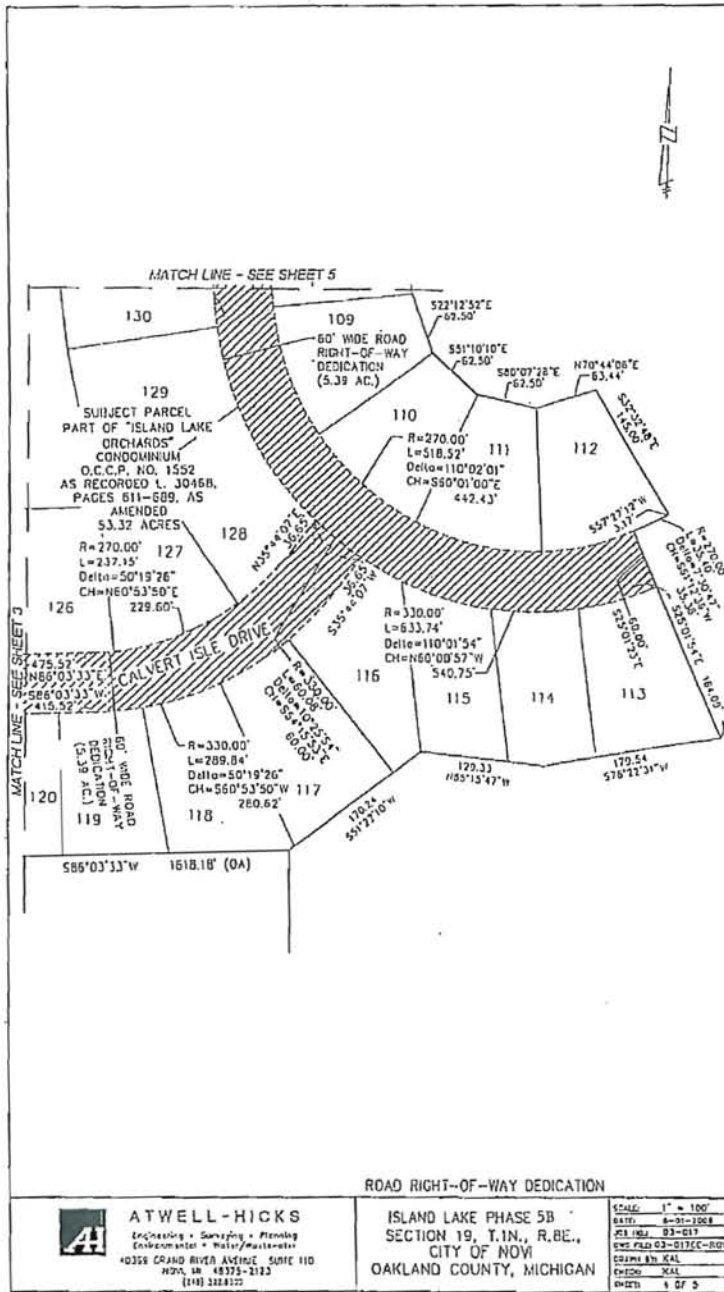
A part of "ISLAND LAKE ORCHARDS" Condominium, Oakland County Condominium Plan No. 1552, as recorded in Liber 30468, pages 611-689, as amended, Oakland County Records; being described as a part of the Southwest 1/4 and Northwest 1/4 of Section 19, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the West 1/4 Corner of said Section 19; thence South 02°49'45" East, 1315.42 feet, along the West line of said Section 19 and the centerline of Napier Road; thence North 86°03'33" East, 946.84 feet, along the Southerly boundary of said "Island Lake Orchards", to the POINT OF BEGINNING #1; thence North 03°56'27" West, 145.00 feet; thence South 86°03'33" West, 233.30 feet; thence 176.79 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 38°57'36", and a chord bearing and distance of North 74°27'39" West, 173.41 feet; thence 41.70 feet along a curve to the left, said curve having a radius of 67.00 feet, a central angle of 35°39'34", and a chord bearing and distance of North 72°48'38" West, 41.03 feet; thence 326.26 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 267°02'48", and a chord bearing and distance of North 42°52'59" East, 101.51 feet; thence 73.88 feet along a curve to the left, said curve having a radius of 67.00 feet, a central angle of 63°10'50", and a chord bearing and distance of South 35°11'02" East, 70.19 feet; thence 94.83 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 27°10'00", and a chord bearing and distance of South 80°21'27" East, 93.94 feet; thence North 86°03'33" East, 233.30 feet, to Point "A"; thence North 86°03'33" East, 475.52 feet; thence 237.15 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 50°19'26", and a chord bearing and distance of North 60°53'50" East, 229.60 feet; thence North 35°44'07" East, 36.65 feet; thence 60.08 feet along a curve to the left, said curve having a radius of 330.00 feet, a central angle of 10°25'54", and a chord bearing and distance of South 54°15'53" East, 60.00 feet; thence South 35°44'07" West, 36.65 feet; thence 289.84 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 50°19'26", and a chord bearing and distance of South 60°53'50" West, 280.62 feet; thence South 86°03'33" West, 415.52 feet; thence South 03°56'27" East, 145.00 feet, to the Southerly boundary of said "Island Lake Orchards"; thence South 86°03'33" West, 60.00 feet, along the Southerly boundary of said "Island Lake Orchards", to the POINT OF BEGINNING #1.

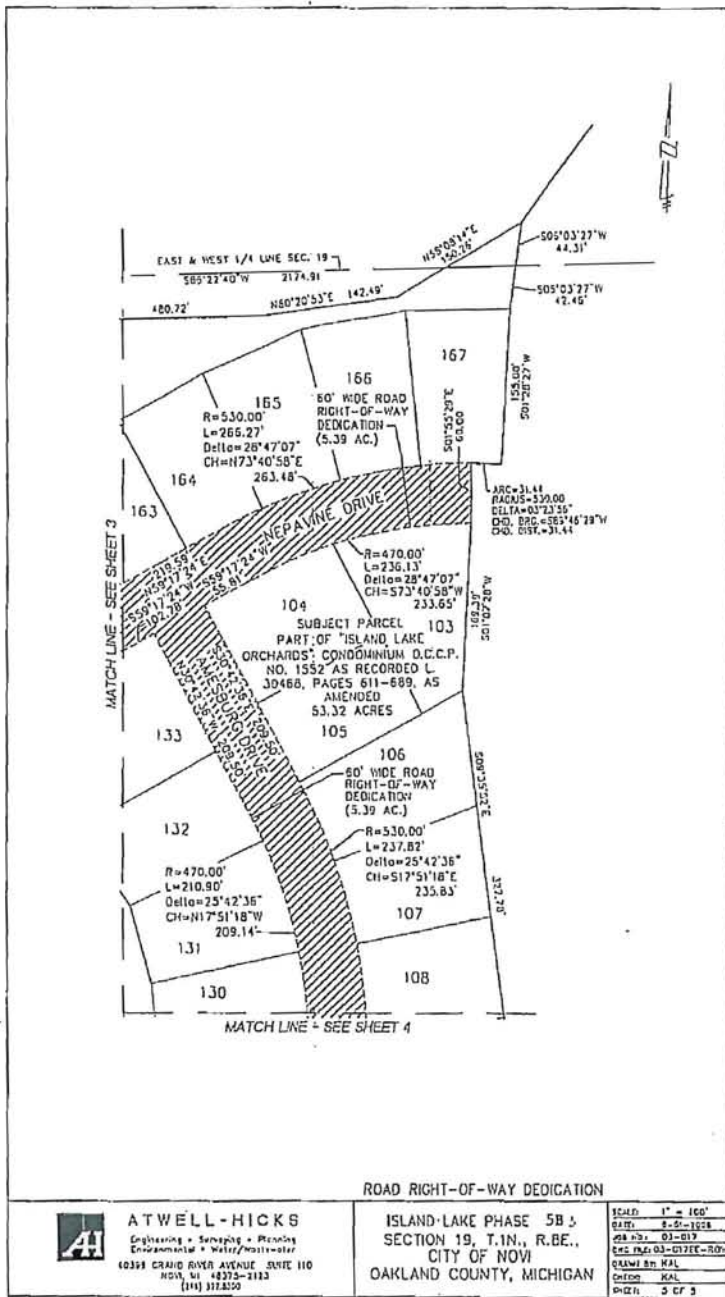
AND ALSO, being described as commencing at said Point "A" as the POINT OF BEGINNING #2; thence North 03°56'27" West, 188.36 feet; thence 695.26 feet along a curve to the right, said curve having a radius of 630.00 feet, a central angle of 63°13'51", and a chord bearing and distance of North 27°40'28" East, 660.51 feet; thence North 59°17'24" East, 219.59 feet; thence 266.27 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of 28°47'07", and a chord bearing and distance of North 73°40'58" East, 263.48 feet; thence South 01°55'29" East, 60.00 feet; thence 236.13 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of 28°47'07", and a chord bearing and distance of South 73°40'58" West, 233.65 feet; thence South 59°17'24" West, 56.81 feet; thence South 30°42'36" East, 209.50 feet; thence 237.82 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of 25°42'36", and a chord bearing and distance of South 17°51'18" East, 235.83 feet; thence 518.52 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 110°02'01", and a chord bearing and distance of South 60°01'00" East, 442.43 feet; thence South 25°01'23" East, 60.00 feet; thence 633.74 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 110°01'54", and a chord bearing and distance of North 60°00'57" West, 540.75 feet; thence 210.90 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of 25°42'36", and a chord bearing and distance of North 17°51'18" West, 209.14 feet; thence North 30°42'36" West, 209.50 feet; thence South 59°17'24" West, 102.78 feet; thence 629.04 feet along a curve to the left, said curve having a radius of 570.00 feet, a central angle of 63°13'51", and a chord bearing and distance of South 27°40'28" West, 597.61 feet; thence South 03°56'27" East, 188.36 feet; thence South 86°03'33" West, 60.00 feet, to the POINT OF BEGINNING #2. All of the above containing 5.39 acres of land, more or less.











ROAD RIGHT-OF-WAY DEDICATION



ATWELL-HICKS
 Engineering • Surveying • Planning
 Environmental • Water/Wastewater
 10354 GRAND RIVER AVENUE SUITE 110
 NOVI, MI 48275-2123
 (248) 317-8200

ISLAND LAKE PHASE 5B
 SECTION 19, T.1N., R.BE.,
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

SCALE	1" = 160'
DATE	8-5-1928
JOB NO.	03-819
FILE NO.	03-0317E-ROW
DRAWN BY	KAL
CHECKED BY	KAL
SHEET	3 OF 3

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" (7 sheets) 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.

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 17th day September, 2010.

Signed:

Toll MI II Limited Partnership, a Michigan limited partnership

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

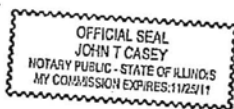
By: Keith Anderson
Keith Anderson
Its: Group President

ILLINOIS)
STATE OF MICHIGAN)
Cook) SS
COUNTY OF OAKLAND)

The foregoing Instrument was acknowledged before me this 17th day of September, 2010, by Keith Anderson, the Group 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.

John T. Casey
Notary Public
County, Ill
My Commission Expires: 11/23/11
Acting in Cook County, Ill

Revised by: Scott I. Mirkes, Esq.
Jackier Gould, P.C.
Suite 200, 121 West Long Lake Road
Bloomfield Hills, MI 48304



When Recorded Return to: Elizabeth M. Kudla, Esq. 30903 Northwestern Highway Farmington Hills, MI 48334	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, MI 48375	Drafted by: Elizabeth M. Kudla 30903 Northwestern Highway Farmington Hills, MI 48334
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Tax Parcel No. _____

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

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EXHIBIT A

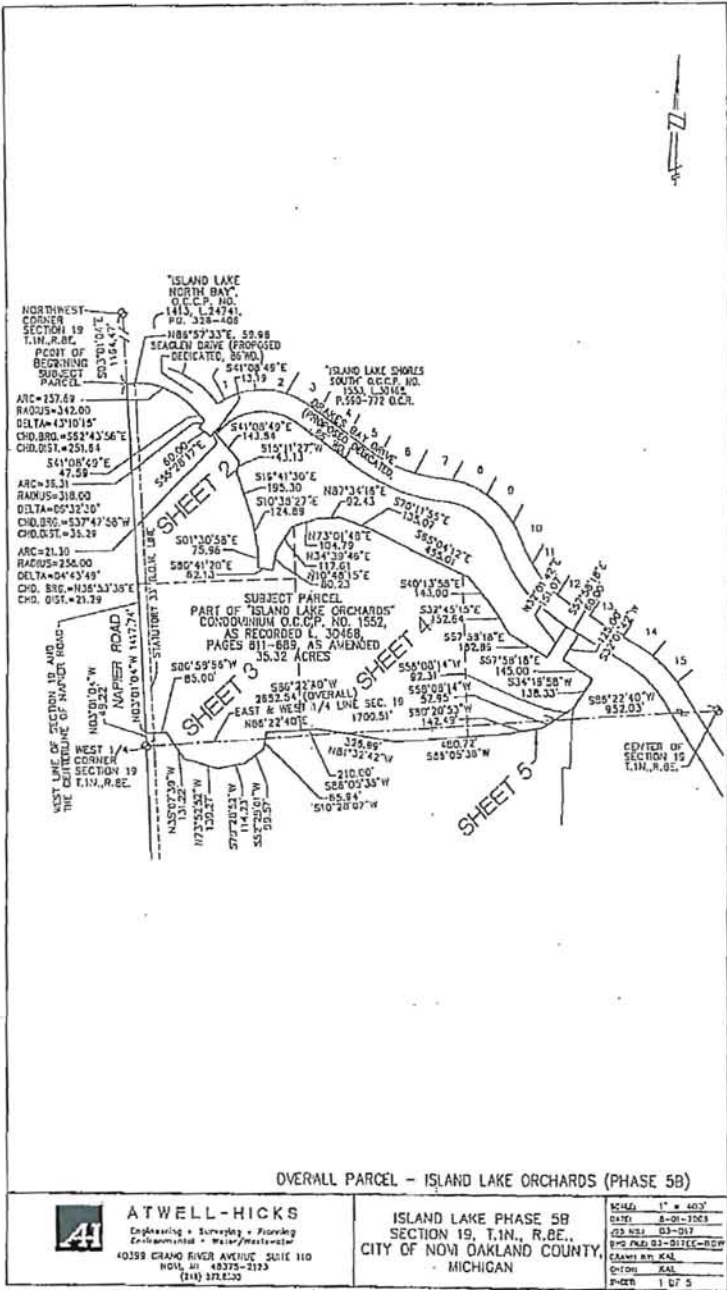
August 1, 2006
Job No. 03-017 (01-024)

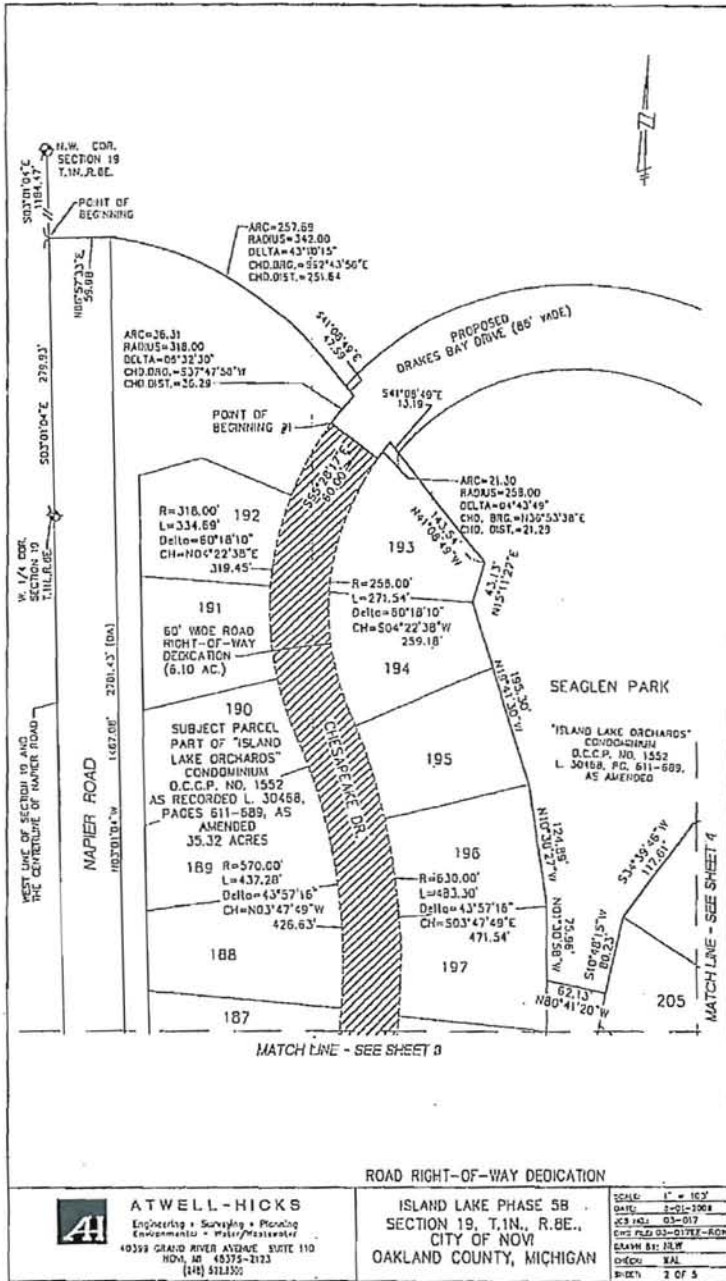
ROAD RIGHT OF WAY DEDICATION
ISLAND LAKE ORCHARDS (PHASE 5B)
(CHESAPEAKE DRIVE AND HADLOCK DRIVE)
LEGAL DESCRIPTION

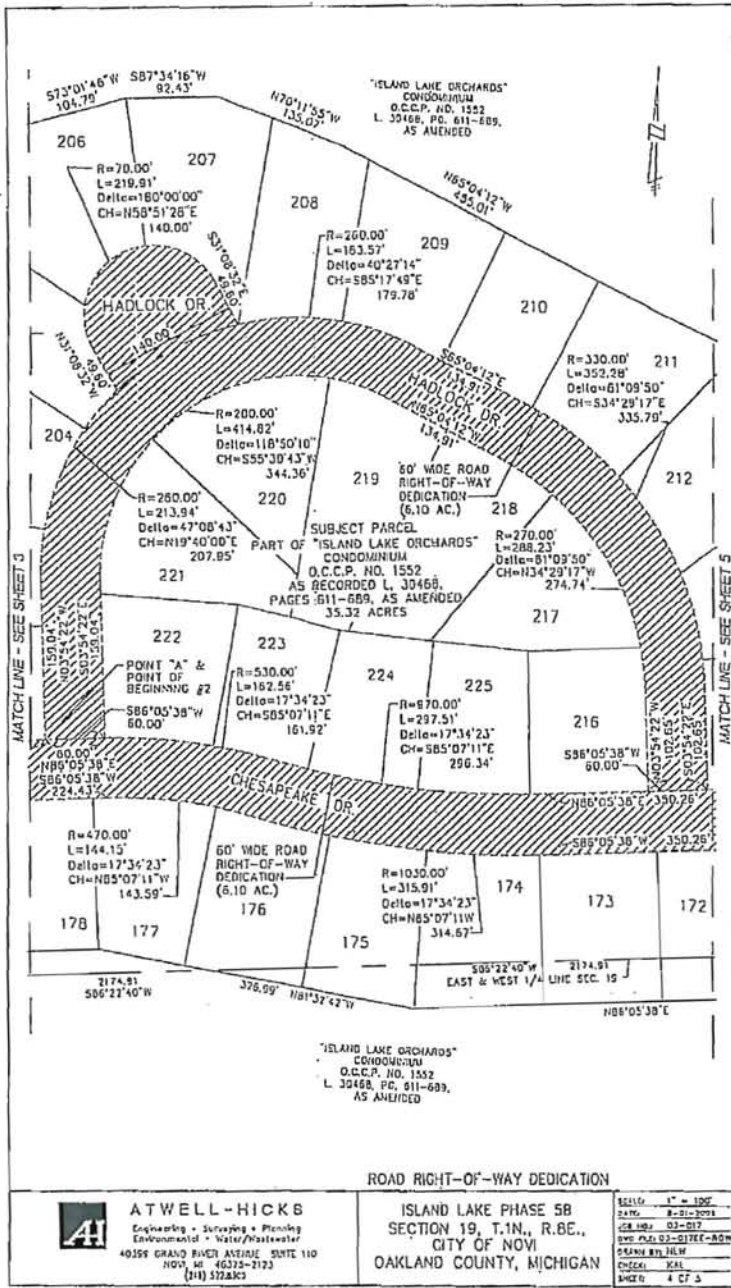
A part of "ISLAND LAKE ORCHARDS" Condominium, Oakland County Condominium Plan No. 1552, as recorded in Liber 30468, pages 611 through 689, as amended, Oakland County Records; being described as a part of the Northwest 1/4 and the Southwest 1/4 of Section 19, Town 1 North, Range 8 East, City of Novi, Oakland County Michigan; being more particularly described as commencing at the Northwest Corner of said Section 19, thence South 03°01'04" East, 1,164.47 feet, along the West line of said Section 19 and the centerline of Napier Road; thence North 86°57'33" East, 59.98 feet; thence 257.69 feet along a curve to the right, said curve having a radius of 342.00 feet, a central angle of 43°10'15", and a chord bearing and distance of South 62°43'56" East, 251.64 feet, along the Southerly right of way line of Seaglen Drive (86' wide right of way); thence South 41°08'49" East, 47.59 feet, along the Southerly right of way of said Seaglen Drive; thence 36.31 feet along a curve to the left, said curve having a radius of 318.00 feet, a central angle of 06°32'30", and a chord bearing and distance of South 37°47'58" West, 36.29 feet, to the POINT OF BEGINNING #1; thence South 55°28'17" East, 60.00 feet; thence 271.54 feet along a curve to the left, said curve having a radius of 258.00 feet, a central angle of 60°18'10", and a chord bearing and distance of South 04°22'38" West, 259.18 feet; thence 483.30 feet along a curve to the right, said curve having a radius of 630.00 feet, a central angle of 43°57'16", and a chord bearing and distance of South 03°47'49" East, 471.54 feet; thence 391.26 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 112°05'11", and a chord bearing and distance of South 37°51'46" East, 331.78 feet; thence North 86°05'38" East, 164.43 feet, to Point "A"; thence North 86°05'38" East, 60.00 feet; thence 162.56 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of 17°34'23", and a chord bearing and distance of South 85°07'11" East, 161.92 feet; thence 297.51 feet along a curve to the left, said curve having a radius of 970.00 feet, a central angle of 17°34'23", and a chord bearing and distance of South 85°07'11" East, 296.34 feet; thence North 86°05'38" East, 350.26 feet; thence 188.72 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 54°03'56", and a chord bearing and distance of North 59°03'40" East, 181.80 feet; thence North 32°01'42" East, 151.07 feet, to the Southerly right-of-way of proposed Drakes Bay Drive (86' wide right-of-way); thence South 57°58'18" East, 60.00 feet, along the Southerly boundary of said proposed Drakes Bay Drive; thence South 32°01'42" West, 151.07 feet; thence 245.34 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 54°03'56", and a chord bearing and distance of South 59°03'40" West, 236.34 feet; thence South 86°05'38" West, 350.26 feet; thence 315.91 feet along a curve to the right, said curve having a radius of 1030.00 feet, a central angle of 17°34'23", and a chord bearing and distance of North 85°07'11" West, 314.67 feet; thence 144.15 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of 17°34'23", and a chord bearing and distance of North 85°07'11" West, 143.59 feet; thence South 86°05'38" West, 224.43 feet; thence 72.43 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 15°57'39", and a chord bearing and distance of North 85°55'32" West, 72.19 feet; thence South 27°40'24" West, 117.81 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°00'00", and a chord bearing and distance of North 62°19'36" West, 140.00 feet; thence North 27°40'24" East, 117.81 feet; thence 294.45 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 64°53'18", and a chord bearing and distance of North 14°15'50" West, 278.97 feet; thence 437.28 feet along a curve to the left, said curve having a radius of 570.00 feet, a central angle of 43°57'16", and a chord bearing and distance of North 03°47'49" West, 426.63 feet; thence 334.69 feet along a curve to the right, said curve having a radius of 318.00 feet, a central angle of 60°18'10", and a chord bearing and distance of North 04°22'38" East, 319.45 feet, to the POINT OF BEGINNING #1.

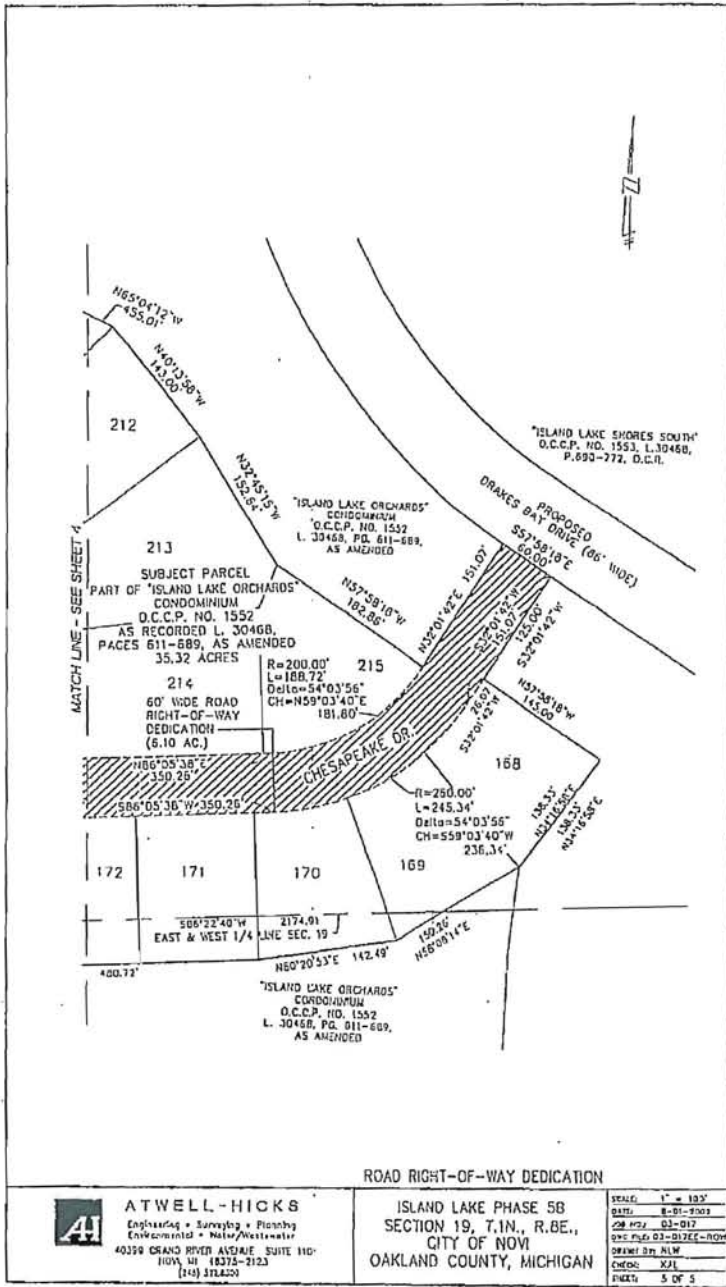
AND ALSO, commencing at said Point "A" for a POINT OF BEGINNING #2; thence North 03°54'22" West, 159.04 feet; thence 213.94 feet along a curve to the right, said curve having a

radius of 260.00 feet, a central angle of 47°08'43", and a chord bearing and distance of North 19°40'00" East, 207.95 feet; thence North 31°08'32" West, 49.60 feet; thence 219.91 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of 180°00'00", and a chord bearing and distance of North 58°51'28" East, 140.00 feet; thence South 31°08'32" East, 49.60 feet; thence 183.57 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 40°27'14", and a chord bearing and distance of South 85°17'49" East, 179.78 feet; thence South 65°04'12" East, 134.91 feet; thence 352.28 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of 61°09'50", and a chord bearing and distance of South 34°29'17" East, 335.79 feet; thence South 03°54'22" East, 102.65 feet; thence South 86°05'38" West, 60.00 feet; thence North 03°54'22" West, 102.65 feet; thence 288.23 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of 61°09'50", and a chord bearing and distance of North 34°29'17" West, 274.74 feet; thence North 65°04'12" West, 134.91 feet; thence 414.82 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 118°50'10", and a chord bearing and distance of South 55°30'43" West, 344.36 feet; thence South 03°54'22" East, 159.04 feet; thence South 86°05'38" West, 60.00 feet, to the POINT OF BEGINNING #2. All of the above containing 6.10 acres, more or less.











November 18, 2010

Mr. Aaron Staup
Construction Engineering Coordinator
Department of Public Services
Field Services Complex – Engineering Division
26300 Delwal Drive
Novi, MI 48375

Re: Island Lake 5B
Site Utilities and Pavement Recommendation for Acceptance
Novi SP No.: 03-0054
SDA Job No.: NV10-222

Dear Mr. Staup:

Please be advised that the sanitary manholes, gate valve and wells, hydrants, storm catch basins and pavement for the above referenced project have been repaired in accordance with the City of Novi Standards and Details under the observation of SDA. At this time SDA finds the roads and utilities within this development to be acceptable.

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 ASSOCIATES, INC.

Ted Meadows
Contract Administrator

cc: Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)
Marina Neumaier, City of Novi – Assistant Finance Director (e-mail)
Sheila Weber, City of Novi – Bond Coordinator (e-mail)
Tim Sikma, City of Novi – Water & Sewer Manager (e-mail)
Mike Noles, Toll Brothers (e-mail)
Christopher Robbins, PE, SDA (e-mail)
SDA CE Job File