



CITY of NOVI CITY COUNCIL

Agenda Item I
March 18, 2019

SUBJECT: Approval of a Warranty Deed for Bosco Fields located at the southwest quadrant of the 11 Mile Road and Beck Road intersection to dedicate sixty feet of right-of-way along the south side of 11 Mile Road and the west side of Beck Road (parcel 50-22-20-200-011).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The Novi Community School District (NCSD) has approved the dedication of the right-of-way for Bosco Fields in conjunction with the City's construction project known as Bosco Fields. The proposed acceptance of a Warranty Deed conveying sixty feet of proposed right-of-way along the south side of 11 Mile Road and the west side of Beck Road will allow the City to construct an access drives off of Beck Road and 11 Mile Road as well as a 8' pathway along the west side of Beck Road and along the South side of 11 Mile Road. The 8' pathway along the south side of 11 Mile Road will terminate 150' prior to the existing detention pond. A boardwalk would be required to span over the detention pond to complete the pathway segment and connect to Beck Road in the future. The proposed right-of-way dedication will also bring this segment of 11 Mile Road and Beck Road to the master planned sixty foot half-width right-of-way.

The enclosed letter by the City Attorney (Beth Saarela, March 5, 2019) provides the Warranty Deed that was prepared for this dedication. These documents and exhibits have been reviewed and approved by the City Attorney. The exhibits were drafted by the City's Engineering Consultant, Spalding DeDecker and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed for Bosco Fields located at the southwest quadrant of the 11 Mile Road and Beck Road intersection to dedicate sixty feet of right-of-way along the south side of 11 Mile Road and the west side of Beck Road (parcel 50-22-20-200-011).

Bosco Fields Warranty Deed

Location Map



Map Author: Joseph Akers
Date: March 5, 2019
Project: Bosco Fields
Version: 1

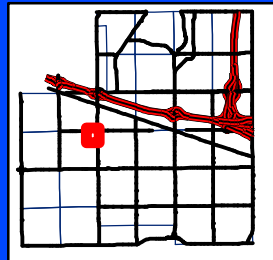
Amended By:
Date:
Department:

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.



Proposed
Dedication



City of Novi

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

0 45 90 180 270
Feet

1 inch = 231 feet



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

March 6, 2019

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: 11 Mile and Beck Road Right-of-Way
*Purchase Agreement***

Dear Mr. Herczeg:

Enclosed please find the following documents regarding the donation of the 60-foot right-of-way along Beck and 11 Mile Roads:

- Executed Agreement of Sale Offer to Purchase Real Property between the City and the Novi Community School District (Purchase Agreement)
- Executed Warranty Deed for 60-foot right-of-way along Beck and 11 Mile Roads (copy)
- Title Search
- Resolution of Novi Community School District School Board Authorizing 60-foot right-of-way along Beck and 11 Mile Roads

The City has requested the donation of the right-of-way that the City requires to complete roadway, sidewalk, and drainage improvements along the frontage of the School District's property located at 47481 West 11 Mile Road for \$1.00. The Purchase Agreement is the City's standard Purchase Agreement form for right-of-way acquisition, and is in the process of being approved by the Novi Community School District. The Purchase Agreement has been reviewed and approved by the School District. The Purchase Agreement should be signed and a fully signed copy returned to my attention to provide to the School District's Attorney.

The Warranty Deed for 60-foot right-of-way along Beck and 11 Mile Roads appears to be in order and should be placed on an upcoming City Council Agenda for acceptance. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner. The Resolution should be retained in the City's file.

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

Jeffrey Herczeg, Director of Public Works
City of Novi
March 6, 2019
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

Enclosures

- C: Cortney Hanson, Clerk (w/Original Enclosures)
- Charles Boulard, Community Development Director (w/Enclosures)
- George Melistas, Senior Engineering Manager (w/Enclosures)
- Joseph Akers, Staff Civil Engineer (w/Enclosures)
- Sue Troutman, City Clerk's Office (w/Enclosures)
- Brennan Ackerman, Esquire (w/Enclosures)
- Thomas R. Schultz, Esquire (w/Enclosures)

ATTACHMENT "1"

AGREEMENT OF SALE
OFFER TO PURCHASE REAL PROPERTY

1. The City of Novi, a Michigan municipal corporation (hereinafter "City"), hereby offers and agrees to purchase real property within the City of Novi, described as:

PARCEL DESCRIPTION (50-22-20-200-011)

(Per Oakland County Tax Rolls)

LAND DEEDED FOR ROADWAY PURPOSES:

THE NORTHERLY MOST 60' OF THE BELOW DESCRIBED PROPERTY, ALONG THE CENTERLINE OF 11 MILE ROAD.

11 N, R8E, SEC 20 PART OF NE 1/4 BEG AT PT DIST S 00-42-51 E 816.85 FT FROM NE SEC COR, TH S 00-42-51 E 500.25 FT, TH N 89-48-20 W 1316.33 FT, TH S 44-45-21 W 31.58 FT, TH S 00-40-59 E 1310.74 FT, TH S 89-30-13 W 1339.39 FT, TH N 00-07-34 E 1340.66 FT, TH N 89-49-21 E 990.26 FT, TH N 00-05-37 E 132.07 FT, TH N 89-49-21 E 330.18 FT, TH N 00-03-40 E 890.78 FT, TH S 89-57-54 E 150 FT, TH N 00-03-40 E 290.40 FT, TH S 89-57-54 E 1036.01 FT, TH S 78 FT, TH S 38-27-30 W 104.67 FT, TH S 52-57-08 W 50 FT, TH S 81-58-24 W 227.54 FT, TH S 00-42-51 E 600.89 FT, TH N 89-17-10 E 468.04 FT TO BEG 73.58 A2-5-01 FR 004,005,009 & 010

THE EASTERLY MOST 60' OF THE BELOW DESCRIBED PROPERTY, ALONG THE CENTERLINE OF BECK ROAD.

T1N, R8E, SEC 20 PART OF NE 1/4 BEG AT PT DIST S 00-42-51 E 816.85 FT FROM NE SEC COR, TH S 00-42-51 E 500.25 FT, TH N 89-48-20 W 1316.33 FT, TH S 44-45-21 W 31.58 FT, TH S 00-40-59 E 1310.74 FT, TH S 89-30-13 W 1339.39 FT, TH N 00-07-34 E 1340.66 FT, TH N 89-49-21 E 990.26 FT, TH N 00-05-37 E 132.07 FT, TH N 89-49-21 E 330.18 FT, TH N 00-03-40 E 89-.78 FT, TH S 89-57-54 E 150 FT, TH N 00-03-40 E 290.40 FT, TH S 89-57-54 E 1036.01 FT, TH S 78 FT, TH S 38-27-30 W 104.67 FT, TH S 52-57-08 W 50 FT, TH S 81-58-24 W 227.54 FT, TH S 00-42-51 E 600.89 FT, TH N 89-17-10 E 468.04 FT TO BEG 73.58 A2-5-01 FR 004,005,009 & 010.

Subject to all easements and restrictions of record, if any ("Property"), the City agrees to pay therefore the sum of One Dollar (\$1.00), subject to the existing building and use restrictions, easements, and zoning ordinances, including but not limited to Liber 22344 page 28 and Liber 22344 page 35, upon the following conditions:

- (i) Delivery of a Warranty Deed for 60-foot Right-of-Way
- (ii) The Property shall be used for public purposes only.

2. Upon Seller's acceptance of this Offer to Purchase, as evidence of title, the City agrees to obtain a commitment for the title insurance with policy pursuant thereto to be issued insuring the City. The City will pay the cost of the title insurance policy premium.

3. If this offer is accepted by the Seller and if title can be conveyed in the condition required hereunder, the City agrees to complete the sale within fifteen (15) days after the receipt of the commitment for title insurance.

4. If objection to the title is made, based on a written opinion of the City Attorney that the title is not in the condition required for the performance hereunder, the Sellers shall have thirty (30) days from the date they are notified in writing of the particular defects claimed, to fulfill the requirements in the commitment for title insurance, to remedy the title defects set forth in the City Attorney's opinion, or to terminate this Agreement. If the Seller is able and willing to comply with such requirements or remedy such defects within the time specified, as evidenced by written notification, revised commitment or endorsement to commitment, the City agrees to complete the sale within twenty (20) days of receipt thereof.

5. The Seller shall deliver and the City shall accept possession of said Property upon the date of closing.

6. It is understood that the Property is being acquired in connection with the construction of roadway and drainage improvements along Beck Road along the frontage of Parcel No. 22-20-200-011 (the "Improvements").

7. The City shall pay the cost of recording the Warranty Deed and the cost of all Michigan Real Estate Transfer Tax.

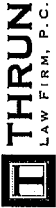
8. Both parties respectively reserve their right to bring Federal or State cost recovery actions against the other arising out of a release of hazardous substances at the Property.

9. The covenants herein shall bind and inure to the benefit of the executors, administrators, successors, and assigns of the respective parties.

10. If this Offer to Purchase is not accepted by Seller within Fourteen (14) days from the date of its mailing to Seller, this Offer to Purchase shall be considered withdrawn and of no further force and effect.

11. This Offer to Purchase may be executed in one or more counterparts as one Agreement and shall be binding upon the City and the hereafter named Seller when executed by the City of Novi and all of the hereafter named Seller.

The closing of this sale shall take place at the City of Novi offices located at 45175 Ten Mile Road, Novi, Michigan.



WITNESSES:

PURCHASER:

CITY OF NOVI, a Michigan
municipal corporation

By: ROBERT J. GATT
Its: Mayor

By: CORTNEY HANSON
Its: City Clerk

Dated: _____, 2019

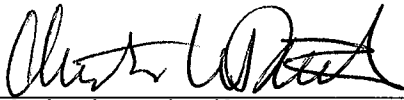
To the Above Named Purchaser:

The foregoing offer is hereby accepted and the Seller agrees to sell the Property upon the terms stated:

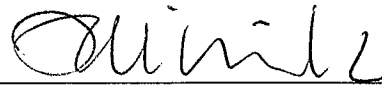
By the execution of this instrument, the Seller acknowledges the receipt of a copy of this Agreement.

IN THE PRESENCE OF:

NOVI COMMUNITY SCHOOL DISTRICT, a
Michigan General Powers School District



Christine Diatkar



By: Jill Minnick, Assistant Superintendent
of Business and Operations

PURCHASER'S RECEIPT OF ACCEPTED OFFER

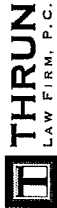
The Purchaser hereby acknowledges receipt of the Seller's signed acceptance of the foregoing Offer to Purchase.

CITY OF NOVI, a Michigan
municipal corporation, Purchaser

BY: _____

Its: _____

Dated: _____, 2019





Novi Community School District

www.novi.k12.mi.us
25345 Taft Road, Novi, Michigan 48374
(248) 449-1200 • Fax (248) 449-1219

March 5, 2019

Ms. Beth Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

Re: City of Novi/NCSD Bosco Right of Way Revised Warranty Deed

Ms. Saarela:

Enclosed you will find the revised City of Novi/NCSD Bosco Right of Way Warranty Deed.

Please let me know if you have any questions.

Sincerely,

Jill Minnick
Assistant Superintendent of Business and Operations

JM/cd

enclosure

Developing Each Student's Potential With a World-Class Education

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Novi Community School District, a Michigan General Powers School District, whose address is 25345 Taft Road Novi, MI 48374, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for public road right-of-way purposes only, to wit:

See attached Exhibit "A and B" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100-----Dollars (\$1.00).

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 5th day of March, 2019.



SHEILA M. HOLLY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 24, 2022
ACTING IN COUNTY OF Oakland

GRANTOR:
NOVI COMMUNITY SCHOOL DISTRICT,
A Michigan General Powers School District

By: Jill Minnick
Jill Minnick Its: Assistant Superintendent
of Business and Operations

STATE OF Michigan)
) ss.
COUNTY OF Oakland)

On this 5th day of March, 2019, before me, personally appeared the above named Jill Minnick, the Assistant Superintendent of Business and Operations, and to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

[Signature]
Notary Public
Acting in Oakland County, MI
My commission expires April 24, 2022

When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
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Part of Parcel No. 50-22-20-200-011

Job No. _____ Recording Fee _____ Transfer Tax _____

Commonly Known As: 47481 W. 11 Mile Rd. MI

TITLE SEARCH

Date: September 4, 2018

The land referred to in this search is situated in the City of Novi, County of Oakland, State of Michigan, as follows:

SEE EXHIBIT A

Last grantee of record:

Novi Community School District, a Michigan general powers school district

1. Terms, conditions and provisions which are recited in Conveyance Warranty Deed wherein Novi Community School District is grantee recorded in Liber 22344, Page 23, Oakland County Records.
2. Terms, conditions and provisions which are recited in Restriction and Use Agreement recorded in Liber 22344, Page 28, Oakland County Records.
3. Terms, conditions and provisions which are recited in Storm Water Drainage Easement Agreement recorded in Liber 22344, Page 35, Oakland County Records.
4. Terms, conditions and provisions which are recited in Notice of Right of First Offer recorded in Liber 22344, Page 42, Oakland County Records.
5. Easement for highway purposes vested in City of Novi by instrument recorded in Liber 7082, Page 490, in Liber 7082, Page 508 and in Liber 7082, Page 510, Oakland County Records.
6. Right of Way vested in DTE Electric Company and AT&T by instrument recorded in Liber 50892, Page 45, Oakland County Records.
7. PAYMENT OF TAXES: Tax Parcel No.: 50-22-20-200-011

2017 County Taxes are exempt

2018 City Taxes are exempt

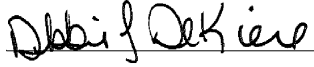
[Copies of all documents](#)

ATA National Title Group, LLC
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

TITLE SEARCH - CONTINUED

COUNTERSIGNED:

ATA National Title Group, LLC



Debbie J. Dekiere

AUTHORIZED SIGNATORY

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

TITLE SEARCH - CONTINUED

EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

Town 1 North, Range 8 East, Section 20, part of Northeast 1/4 beginning at point distant South 00 degrees 42 minutes 51 seconds East 816.85 feet from Northeast section corner; thence South 00 degrees 42 minutes 51 seconds East 500.25 feet; thence North 89 degrees 48 minutes 20 seconds West 1316.33 feet; thence South 44 degrees 45 minutes 21 seconds West 31.58 feet; thence South 00 degrees 40 minutes 59 seconds East 1310.74 feet; thence South 89 degrees 30 minutes 13 seconds West 1339.39 feet; thence North 00 degrees 07 minutes 34 seconds East 1340.66 feet; thence North 89 degrees 49 minutes 21 seconds East 990.26 feet; thence North 00 degrees 05 minutes 37 seconds East 132.07 feet; thence North 89 degrees 49 minutes 21 seconds East 330.18 feet; thence North 00 degrees 03 minutes 40 seconds East 890.78 feet; thence South 89 degrees 57 minutes 54 seconds East 150 feet; thence North 00 degrees 03 minutes 40 seconds East 290.40 feet; thence South 89 degrees 57 minutes 54 seconds East 1036.01 feet; thence South 78 feet; thence South 38 degrees 27 minutes 30 seconds West 104.67 feet; thence South 52 degrees 57 minutes 08 seconds West 50 feet; thence South 81 degrees 58 minutes 24 seconds West 227.54 feet; thence South 00 degrees 42 minutes 51 seconds East 600.89 feet; thence North 89 degrees 17 minutes 10 seconds East 468.04 feet to beginning.

Novi Community School District, Oakland County, Michigan (the "District")

A Regular meeting of the Board of Education (the "Board") was held in the Educational Services Building _____, within the boundaries of the District, on the 21st day of February, 2019 at 7:00 o'clock in the p.m.

The meeting was called to order by Bobbie Murphy, President.

Present: Members

Absent: Members

The following preamble and resolution were offered by Member Mr. Mena and supported by Member Mr. Cook.

WHEREAS, The City of Novi (the "City") has expressed an interest in obtaining real property owned by the District located in the City of Novi, Oakland County, Michigan (the "Property"), which Property is more fully described in the Purchase Agreement (the "Purchase Agreement") for a public road right of way purposes, a copy of which is attached hereto and made a part hereof as Attachment "1"; and

WHEREAS, the Board has determined that the Property is no longer necessary for school purposes and that it would be in the best interests of the District to donate the Property upon the terms and conditions contained in this Purchase Agreement and Warranty Deed, a copy of which is attached hereto and made a part hereof as Attachment "2"; to the City for a public purpose; and

WHEREAS, the Board desires to authorize and direct, the Superintendent of Schools, or his designee, to execute the Purchase Agreement and Warranty Deed substantially in the form as Attachments "1" and "2," and the related closing documents, to make any revisions to the Purchase Agreement, Warranty Deed, and closing documents for this transaction not inconsistent with this resolution, and to take any other action necessary to purchase the Property, subject to the review and approval by the District's legal counsel.

NOW, THEREFORE, BE IT RESOLVED THAT:


1. The Board hereby authorizes the sale of the Property to the Purchaser.
2. The Board authorizes and directs Dr. Steve Matthews, the Superintendent of Schools, or his designee, to execute the Purchase Agreement and Warranty Deed substantially in the same form as Attachments "1" and "2," and to make any revisions to the Purchase Agreement and Warranty Deed not inconsistent with this Resolution and to take any other action necessary to sell the Property, subject to review and approval by the District's legal counsel.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

Ayes: Members

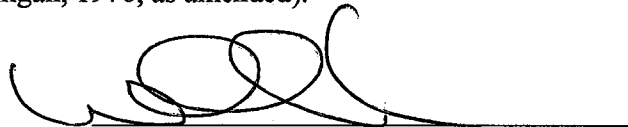
Nays: Members

Resolution declared adopted.



Willy Mena, Secretary, Board of Education

The undersigned duly qualified and acting Secretary of the Board of Education of Novi Community School District, Oakland County, Michigan, certifies that the foregoing constitutes a true and complete copy of a resolution adopted by the Board at a Regular meeting held on February 21, 2019, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the meeting was given to the public pursuant to the provisions of the "Open Meetings Act" (Act 267, Public Acts of Michigan, 1976, as amended).



Willy Mena, Secretary, Board of Education

EXHIBIT A

LEGAL DESCRIPTION - (22-20-200-011)

T1N, R8E, SEC 20 PART OF NE 1/4 BEG AT PT DIST S 00-42-51 E 816.85 FT FROM NE SEC COR, TH S 00-42-51 E 500.25 FT, TH N 89-48-20 W 1316.33 FT, TH S 44-45-21 W 31.58 FT, TH S 00-40-59 E 1310.74 FT, TH S 89-30-13 W 1339.39 FT, TH N 00-07-34 E 1340.66 FT, TH N 89-49-21 E 990.26 FT, TH N 00-05-37 E 132.07 FT, TH N 89-49-21 E 330.18 FT, TH N 00-03-40 E 890.78 FT, TH S 89-57-54 E 150 FT, TH N 00-03-40 E 290.40 FT, TH S 89-57-54 E 1036.01 FT, TH S 78 FT, TH S 38-27-30 W 104.67 FT, TH S 52-57-08 W 50 FT, TH S 81-58-24 W 227.54 FT, TH S 00-42-51 E 600.89 FT, TH N 89-17-10 E 468.04 FT TO BEG 73.58 A2-5-01 FR 004,005,009 & 010

LAND DEEDED FOR ROADWAY PURPOSES:

#1 - THE NORTHERLY MOST 60' OF THE ABOVE DESCRIBED PROPERTY, ALONG THE CENTERLINE OF 11 MILE ROAD.

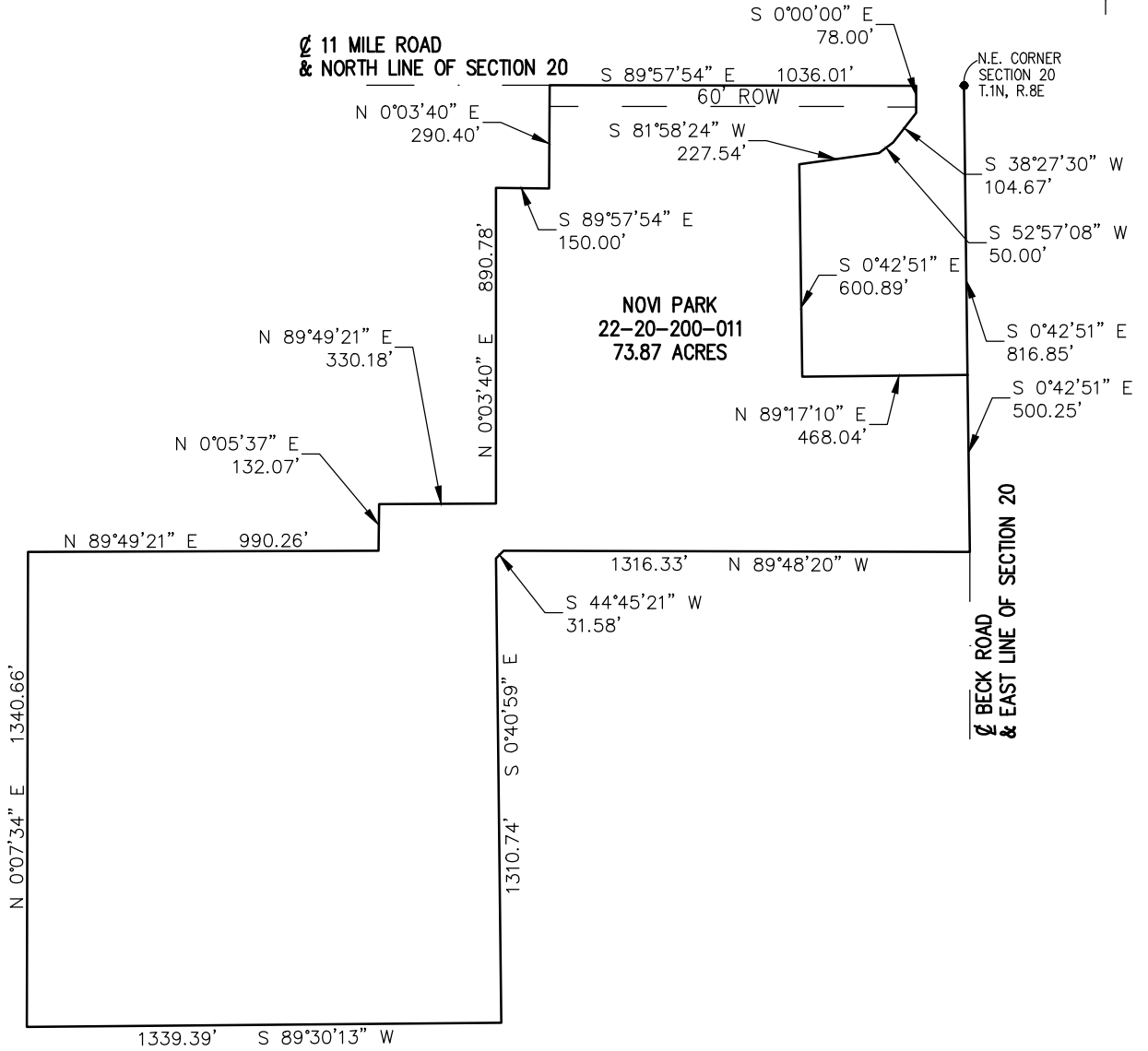
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905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: S.SZELES	DATE: 09/05/18
CHECKED: T.REYNOLDS	DATE: 09/05/18
MANAGER: D.RICHMOND	SCALE: 1" = 200'
JOB No. NV18003	SHEET: 1 OF 3
SECTION 20 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT B



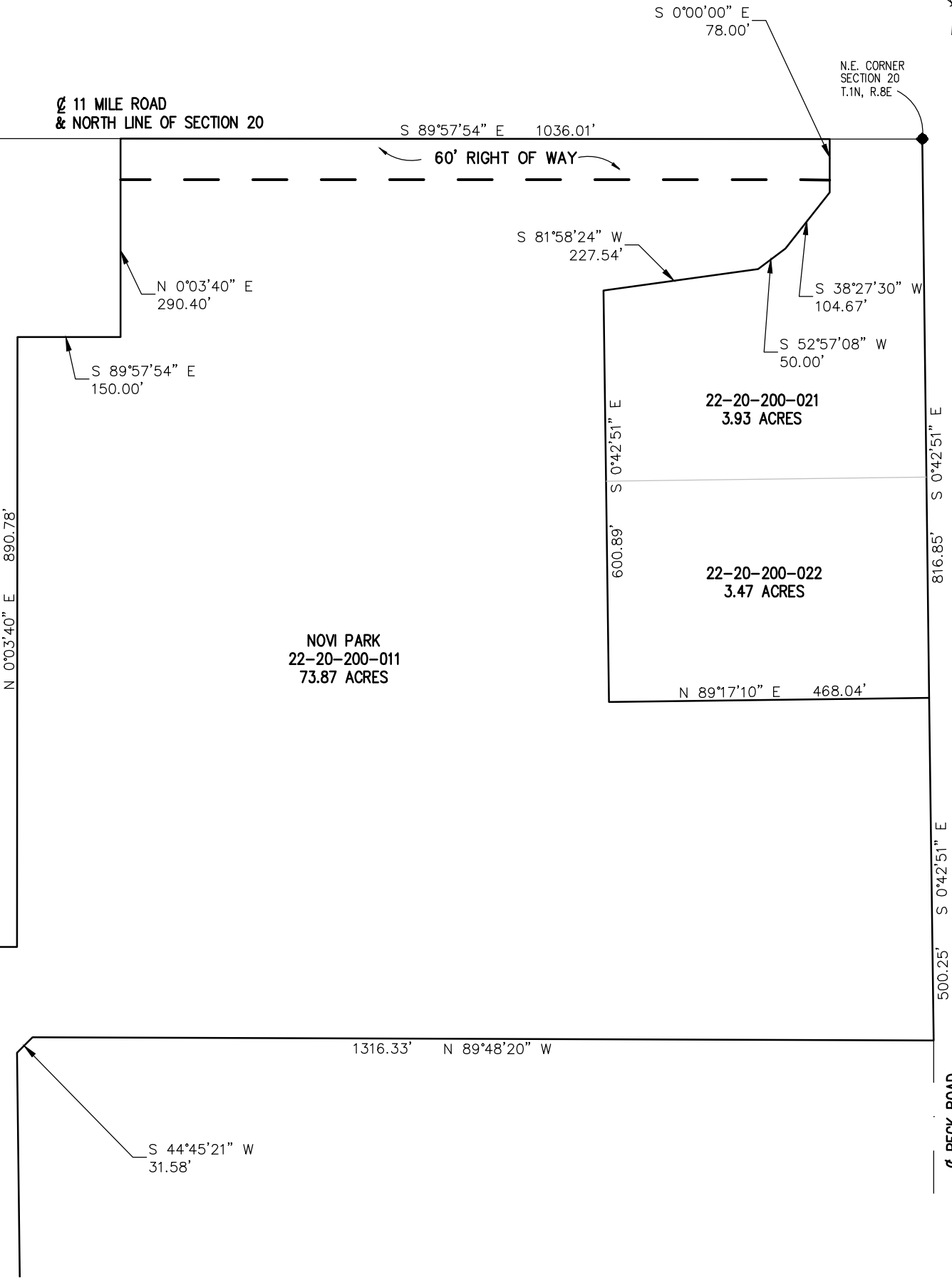
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905 South Blvd. East Phone: (248) 844-5400
 Rochester Hills, MI 48307 Fax: (248) 844-5404
 www.sda-eng.com

DRAWN: S.SZELES	DATE: 09/05/18
CHECKED: T.REYNOLDS	DATE: 09/05/18
MANAGER: D.RICHMOND	SCALE: 1" = 500'
JOB No. NV18003	SHEET: 2 OF 3
SECTION 20 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EXHIBIT B



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905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: S.SZELES	DATE: 09/05/18
CHECKED: T.REYNOLDS	DATE: 09/05/18
MANAGER: D.RICHMOND	SCALE: 1" = 200'
JOB No. NV18003	SHEET: 3 OF 3
SECTION 20 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

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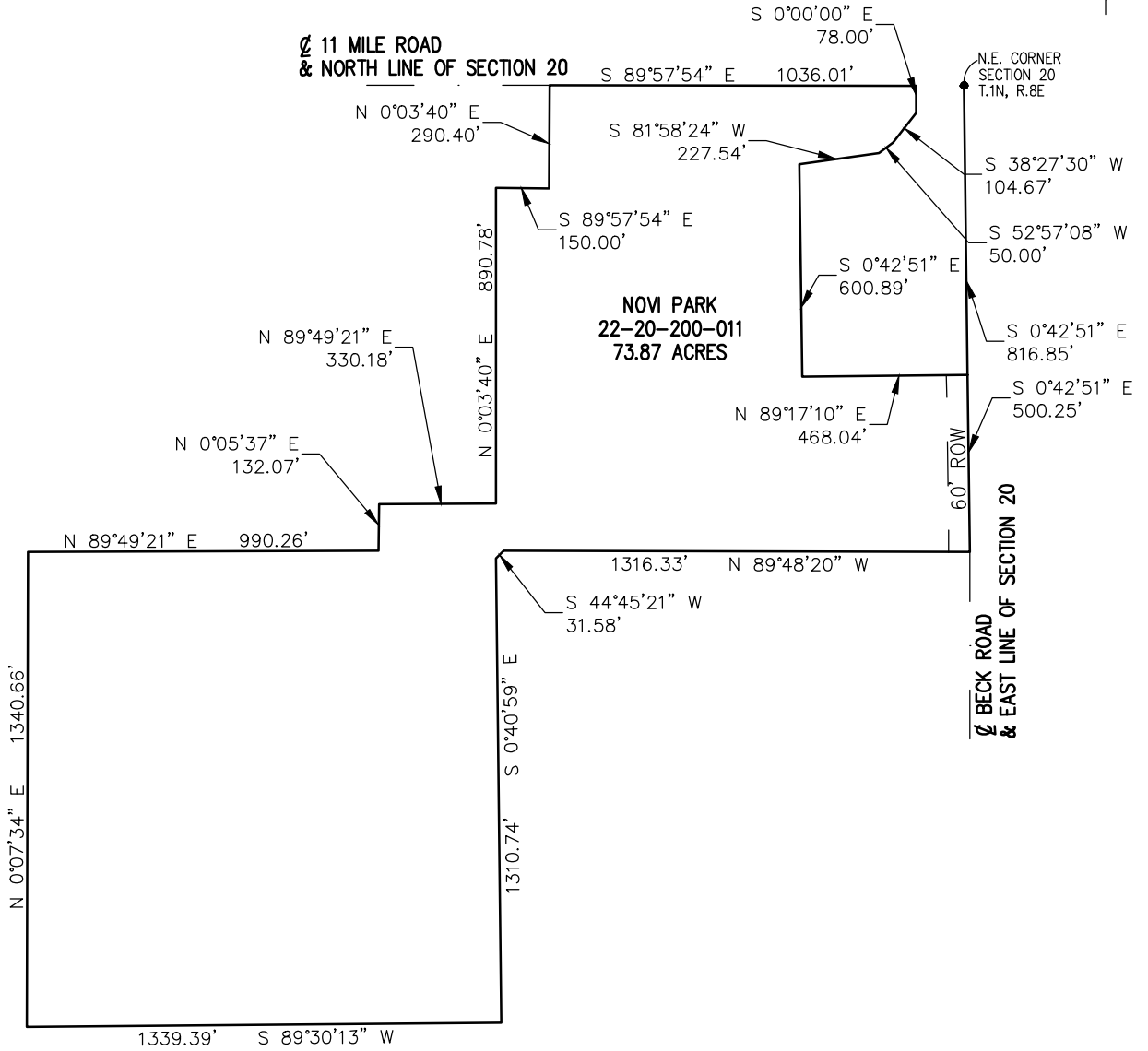
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Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: S.SZELES	DATE: 09/05/18
CHECKED: T.REYNOLDS	DATE: 09/05/18
MANAGER: D.RICHMOND	SCALE: 1" = 200'
JOB No. NV18003	SHEET: 1 OF 3
SECTION 20 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT B



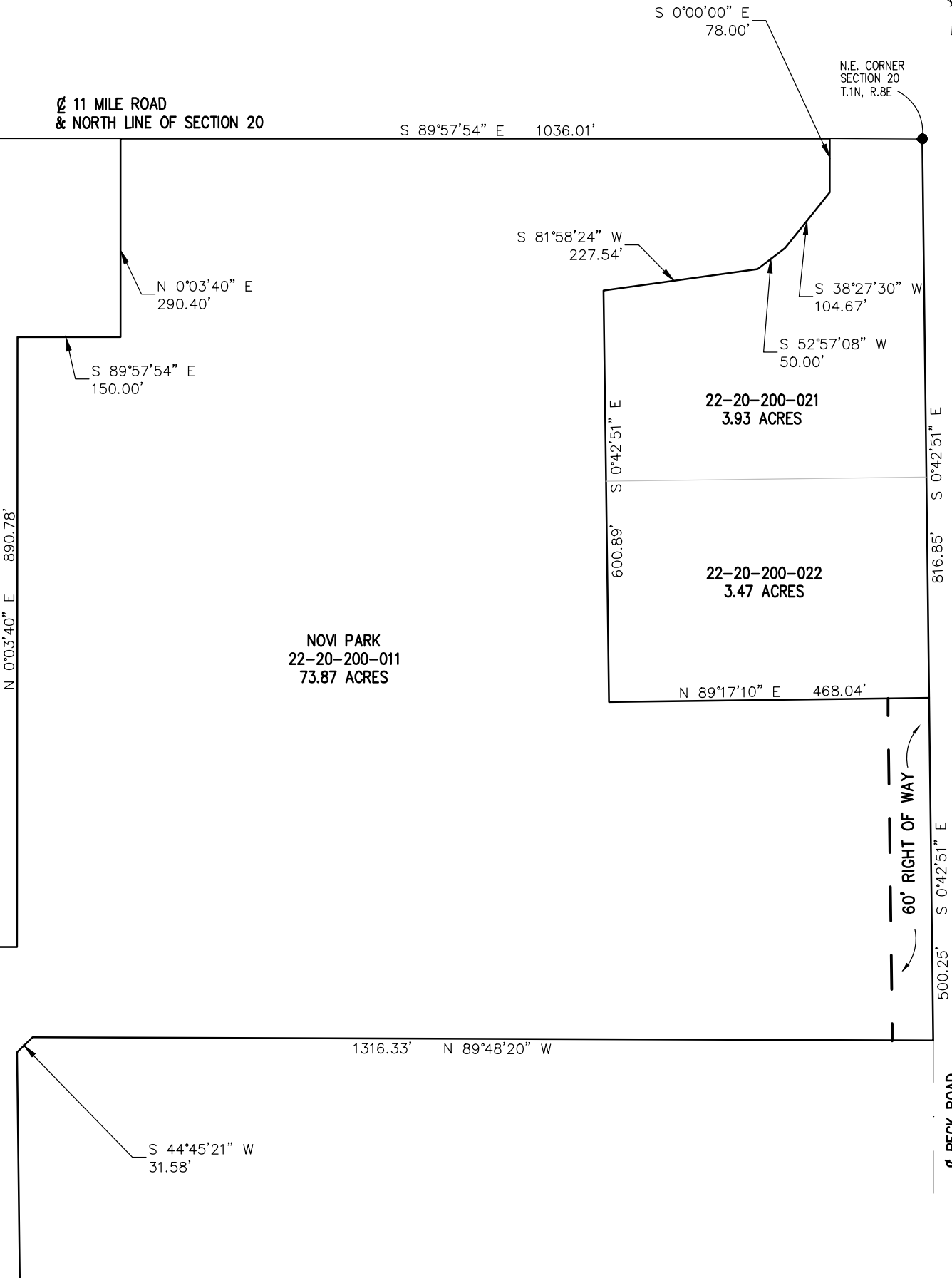
Plotted: Sep 7, 2018, 2:41 PM by user: 989 - Saved: 9/7/2018 by user: 989
 J:\NV\Design\NV18003--Novi Park\DWG\NV18003ROW.dwg



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Rochester Hills, MI 48307 Fax: (248) 844-5404
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DRAWN: S.SZELES	DATE: 09/05/18
CHECKED: T.REYNOLDS	DATE: 09/05/18
MANAGER: D.RICHMOND	SCALE: 1" = 500'
JOB No. NV18003	SHEET: 2 OF 3
SECTION 20 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EXHIBIT B



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DRAWN: S.SZELES	DATE: 09/05/18
CHECKED: T.REYNOLDS	DATE: 09/05/18
MANAGER: D.RICHMOND	SCALE: 1" = 200'
JOB No. NV18003	SHEET: 3 OF 3
SECTION 20 TOWN 1 NORTH RANGE 8 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	