



**CITY of NOVI CITY COUNCIL**

**Agenda Item D  
September 26, 2016**

**SUBJECT:** Approval to purchase a pathway easement from Orchard Grove Community Church along the south side of 14 Mile Road from Haverhill Farms to M-5 for construction of the 2016 Pathways Program (Parcel 22-01-100-001) in the amount of \$493.

**SUBMITTING DEPARTMENT:** Department of Public Services, Engineering Division *74*

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

|                             |                           |
|-----------------------------|---------------------------|
| <b>EXPENDITURE REQUIRED</b> | <b>\$ 493</b>             |
| <b>AMOUNT BUDGETED</b>      | <b>\$ 282,169</b>         |
| <b>LINE ITEM NUMBER</b>     | <b>203-203.00-865.436</b> |

**BACKGROUND INFORMATION:**

City Staff contacted the owner of Parcel 22-01-100-001, Orchard Grove Community Church, in May, 2016 to request dedication of a pathway easement as part of the 2016 Pathway Program. As part of the negotiations, Orchard Grove Community Church requested the City to provide just compensation in the amount of \$493 for the easement area. The pathway easement is required to facilitate construction of a portion of the approximate 960 foot, 6-foot wide concrete pathway along the south side of 14 Mile road west of M-5 (Segment 1B, see attached map). It is anticipated that this project will be completed in spring 2017.

The enclosed pathway easement has been favorably reviewed by the City Attorney (Beth Saarela's September 15, 2016 letter, attached) and is recommended for approval.

**RECOMMENDED ACTION:** Approval to purchase a pathway easement from Orchard Grove Community Church along the south side of 14 Mile Road from Haverhill Farms to M-5 for construction of the 2016 Pathways Program (Parcel 22-01-100-001) in the amount of \$493.

|                             | 1 | 2 | Y | N |
|-----------------------------|---|---|---|---|
| <b>Mayor Gatt</b>           |   |   |   |   |
| <b>Mayor Pro Tem Staudt</b> |   |   |   |   |
| <b>Council Member Burke</b> |   |   |   |   |
| <b>Council Member Casey</b> |   |   |   |   |

|                               | 1 | 2 | Y | N |
|-------------------------------|---|---|---|---|
| <b>Council Member Markham</b> |   |   |   |   |
| <b>Council Member Mutch</b>   |   |   |   |   |
| <b>Council Member Wrobel</b>  |   |   |   |   |



# Pathway Easement Location Map

**Fourteen Mile Rd**

Existing ROW

50-22-01-100-012

Proposed Pathway Easement

Segment 1B

50-22-01-200-020

Orchard Grove Community Church Property

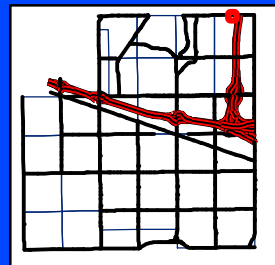
50-22-01-100-010

Map Author: A. Wayne  
Date: 9/16/2016  
Project:  
Version #:

Amended By:  
Date:  
Department:

**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



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



1 inch = 66 feet





JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331  
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela  
esaarela@jrsjlaw.com

www.johnsonrosati.com

September 15, 2016

Adam Wayne, Civil Engineer  
CITY OF NOVI  
Department of Public Services  
Field Services Complex  
26300 Lee BeGole Drive  
Novi, MI 48375

**Re: 2016 Pathways – Orchard Grove Community Church  
40545 W. 14 Mile Road**

Dear Mr. Wayne:

We have received and reviewed the enclosed copy of the Pathway Easement and Temporary Grading Permit over parcel 22-01-100-001, owned by Orchard Grove Community Church. The Pathway Easement and Temporary Construction Easement were conveyed by the property owner in exchange for \$493 of just compensation for the Pathway Easement and \$951 for the Temporary Grading Permit, for the purpose of constructing an 8-foot wide pathway along 14 Mile Road. The Pathway Easement and Temporary Construction Easement are properly executed and should be placed on an upcoming City Council Agenda for acceptance.

Once accepted, the Pathway Easement should be recorded with the Oakland County Register of Deeds in the usual manner. As indicated in the enclosed copy, the phrase, "being exempt pursuant to MCLA 207.505(a) and MCLA 207.526(a)" should be crossed out since the City is paying a value of more than \$100 for the Pathway Easement. The check for recording should include an additional \$4.30 for transfer taxes on the \$493 value of the Pathway Easement.

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

Very truly yours,

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

Elizabeth Kudla Saarela

EKS

Adam Wayne, Civil Engineer  
September 15, 2016  
Page 2

C: Cortney Hanson, Clerk (w/Original Enclosures)  
Rob Hayes, DPS Director (w/Enclosures)  
Sue Troutman, Clerk's Office (w/Enclosures)  
Thomas R. Schultz, Esquire

### PATHWAY EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Orchard Grove Community Church, a Michigan Ecclesiastical Corporation, whose address is 41000 Woodward, Ste., 345 Bloomfield Hills, MI 48304, for and in consideration of Four Hundred Ninety-Three (\$493.00) Dollars, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, ~~being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a)~~ a permanent easement for a public non-motorized pathway over across and through property located in Section 4, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

Parcel No. 50-22-01-100-010

{See attached and incorporated Exhibit A}

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit B}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may, construct, install, repair, replace, improve, modify and maintain a non-motorized pathway in the easement area as shown in the attached and incorporated Exhibit B.

Construction activities required for the construction of a non-motorized pathway, consisting of an 8-foot wide pathway.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the pathway in the easement areas shown on the attached and incorporated Exhibit B.

All portions of the Premises damaged or disturbed by Grantee's exercise of temporary easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

This easement shall allow public non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 30<sup>th</sup> day of August, 2016.

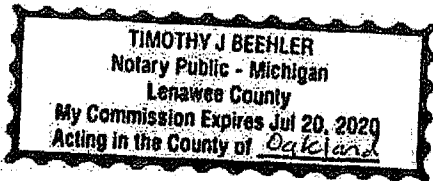
**GRANTOR**

ORCHARD GROVE COMMUNITY CHURCH, a  
Michigan Ecclesiastical Corporation,

[Signature] President  
By: \_\_\_\_\_ Its: \_\_\_\_\_

STATE OF MICHIGAN        )  
  ) SS  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August,  
2016, by Chris Cramer, the President of Orchard Grove  
Community Church, a Michigan Ecclesiastical Corporation, on its behalf.



Tim Beehler TJB  
Notary Public  
Oakland County, Michigan  
My Commission Expires:

**CONSENT TO EASEMENT**

As the holder of a mortgagee interest in and to the property referenced in the Pathway Easement, dated August 30, 2016, attached hereto and incorporated as Exhibit A, whereby the Orchard Grove Community Church, grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

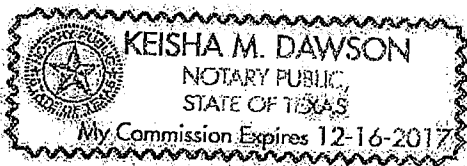
IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 7<sup>th</sup> day of September, 2016.

CLI CAPITAL F/K/A CHURCH LOANS & INVESTMENT TRUST

By: [Signature]  
Print Name: Jason Hall  
Its: CLI Capital

STATE OF TEXAS            )  
  ) ss.  
COUNTY OF Potter        )

The foregoing Consent to Easement was acknowledged before me this 7<sup>th</sup> day of September, 2016 by Jason Hall, the CEO / President of CLI Capital, a Texas Real Investment Trust.



Keisha M. Dawson  
Notary Public  
Acting in \_\_\_\_\_, TX  
My commission expires: 12-16-17



# EXHIBIT A

## FURNISHED LEGAL DESCRIPTION OF PARCEL

SEAVER TITLE AGENCY FILE No. 63-16468746-SCM, DATED MARCH 22, 2016

PARCEL TAX ID No. 22-01-100-010

THE TWENTY (20) ACRES OFF THE EAST SIDE OF 160 ACRES OFF THE NORTH PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,

EXCEPT: THAT PART OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES NORTHERLY OF A LINE DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, THENCE SOUTH 02 DEGREES 46 MINUTES 14 SECONDS EAST 70 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1 TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 20 MINUTES 29 SECONDS WEST 300.14 FEET; THENCE NORTH 02 DEGREES 39 MINUTES 31 SECONDS WEST 25 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 29 SECONDS WEST 100 FEET TO A POINT OF ENDING TAKEN FOR FOURTEEN MILE ROAD.

Plotted: Apr 15, 2016, 1:39 PM by user: 602 -- Saved: 4/15/2016 by user: 602  
J:\NV\Design\NV15010-2016 Pathway\DWG\NV15010EAS.dwg

SEE SHEET 2 OF 2 FOR PERMANENT EASEMENT SKETCH AND DESCRIPTION



**SPALDING DEDECKER**

Engineers | Surveyors

905 South Blvd. East  
Rochester Hills, MI 48307

Phone: (248) 844-5400  
Fax: (248) 844-5404

[www.sda-eng.com](http://www.sda-eng.com)

|                                       |                    |
|---------------------------------------|--------------------|
| DRAWN: A. WAMBOLD                     | DATE: 03-24-16     |
| CHECKED: T. LINDOW                    | DATE: 04-15-16     |
| MANAGER: C. GREGORY                   | SCALE: NONE        |
| JOB No. NV15-010B                     | SHEET: 1 OF 2      |
| SECTION 1 TOWN 01 NORTH RANGE 08 EAST |                    |
| CITY OF NOVI                          | OAKLAND COUNTY, MI |

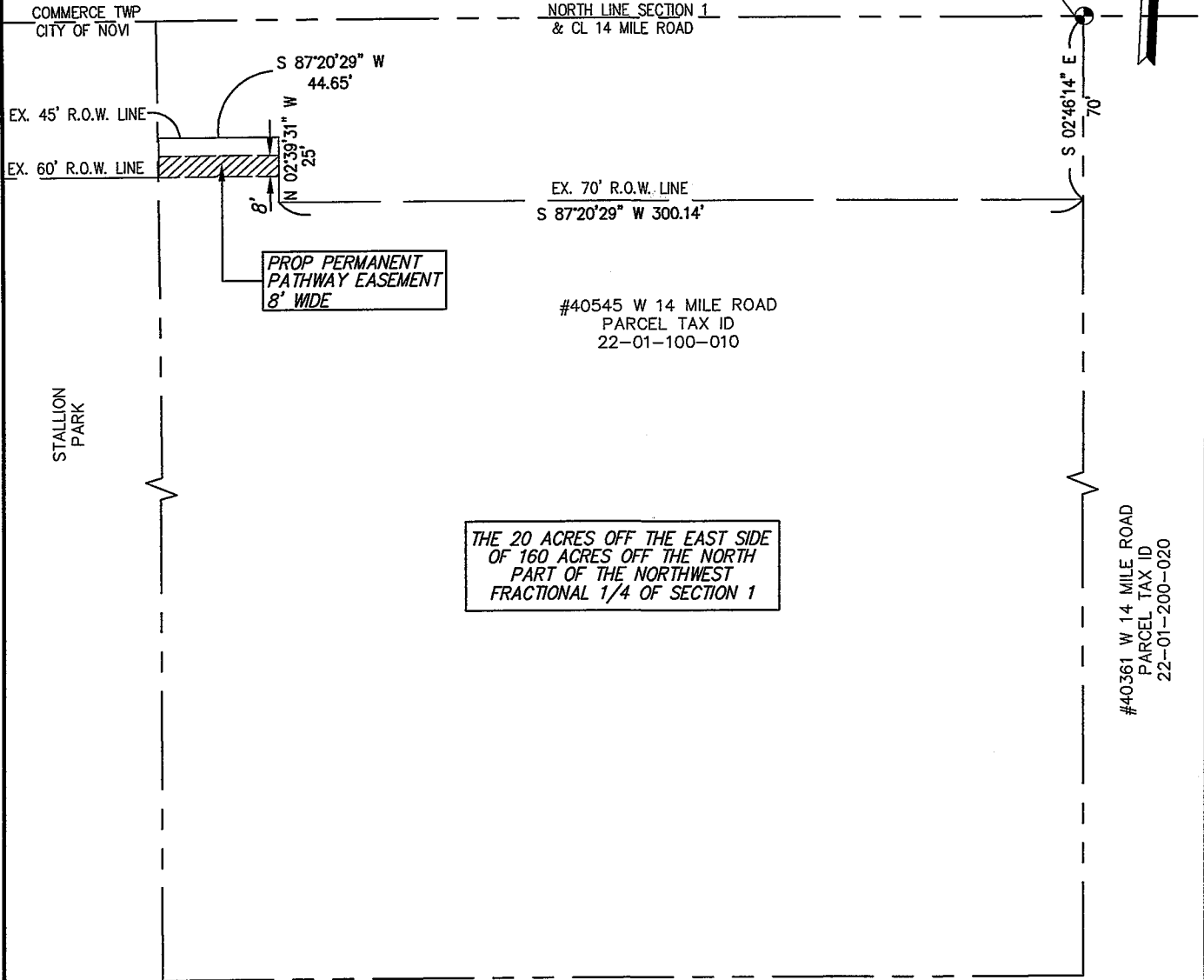


# EXHIBIT B

NOTE:  
BASIS OF BEARINGS FOR EASEMENTS ARE  
ON THE STATE PLANE COORDINATE GRID,  
MICHIGAN SOUTH ZONE (2113), BASED  
UPON THE 1986 ADJUSTMENT OF NAD83.

14 MILE ROAD (WIDTH VARIES)

NORTHWEST 1/4 CORNER  
SEC 1, T.1N., R.8E.  
CITY OF NOVI



THE 20 ACRES OFF THE EAST SIDE  
OF 160 ACRES OFF THE NORTH  
PART OF THE NORTHWEST  
FRACTIONAL 1/4 OF SECTION 1

PROP PERMANENT  
PATHWAY EASEMENT  
8' WIDE

#40545 W 14 MILE ROAD  
PARCEL TAX ID  
22-01-100-010

#40361 W 14 MILE ROAD  
PARCEL TAX ID  
22-01-200-020

NOTE:  
THE PARCEL DESCRIPTION  
ABOVE WAS PROVIDED BY  
SEAVER TITLE AGENCY (FILE No.  
63-16468746-SCM, DATED  
MARCH 22, 2016) THE  
EASEMENT DESCRIPTION IS  
WRITTEN BASED UPON THE  
FURNISHED DESCRIPTION OF THIS  
OVERALL PARCEL. SDA HAS NOT  
PERFORMED A BOUNDARY  
SURVEY OF THIS PARCEL AND  
THE PARCEL DESCRIPTION DOES  
NOT NECESSARILY REFLECT  
FIELD-MEASURED VALUES.

### PERMANENT EASEMENT DESCRIPTION

THE EASEMENT SHALL BE A PERMANENT EASEMENT FOR PUBLIC PATHWAY DESCRIBED AS:  
BEING PART OF NORTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF  
NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS THE SOUTH 8  
FEET OF THE NORTH 15 FEET OF THE WEST 44.65 FEET OF THE ABOVE DESCRIBED PARCEL.

SEE SHEET 1 OF 2 FOR PARCEL LEGAL DESCRIPTION



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

|                                       |                    |
|---------------------------------------|--------------------|
| DRAWN: A. WAMBOLD                     | DATE: 03-24-16     |
| CHECKED: T. LINDOW                    | DATE: 04-15-16     |
| MANAGER: C. GREGORY                   | SCALE: 1" = 60'    |
| JOB No. NV15-010B                     | SHEET: 2 OF 2      |
| SECTION 1 TOWN 01 NORTH RANGE 08 EAST |                    |
| CITY OF NOVI                          | OAKLAND COUNTY, MI |

Plotted: Apr 15, 2016, 10:35 AM by user: 602 - Saved: 4/15/2016 by user: 602  
J:\NV\Design\NV15010-2016 Pathway\DWG\NV15010EAS.dwg

TEMPORARY GRADING PERMIT


I, Chris Cramer, the owner of the property described as 40545 Fourteen Mile Road (Parcel No. 50-22-01-100-010) in Novi, Michigan, for and in consideration of Nine Hundred Fifty-One (\$951) Dollars, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys the City of Novi and its contractor (or subcontractors) permission to access, move men and equipment on and through, the right to store materials and excavated earth, remove vegetation and alter the underlying land in, over, upon and through the property described above in the particular areas shown in Exhibit A, attached.

The work will include:

Construction activities required for the construction of a sidewalk along the Fourteen Mile Road frontage of the property, and related construction activities required for the proposed road improvements. All work is contained in the set of construction plans entitled "2016 Pathways and ADA Compliance Program" by Spalding DeDecker.

All portions of the Premises damaged or disturbed by Novi's exercise of temporary easement rights shall be reasonably restored by Novi to the condition that existed prior to the damage or disturbance.

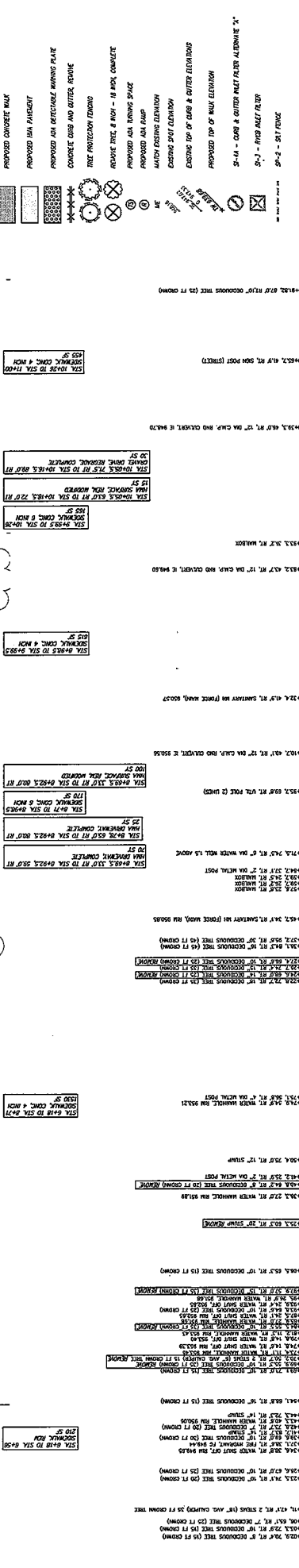
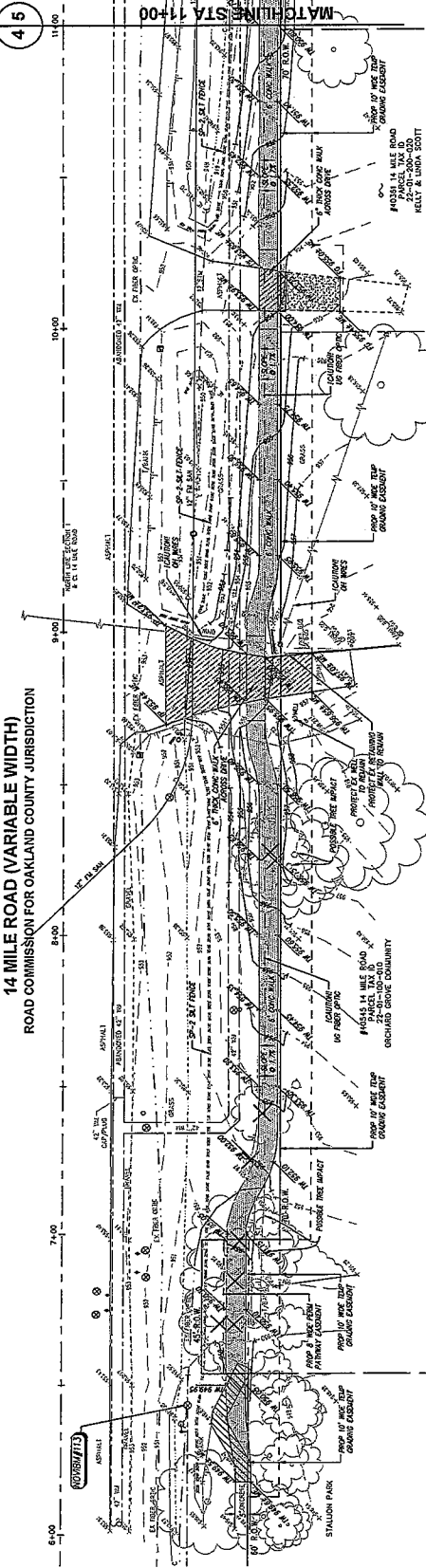
I understand this only grants permission to the Contractor to perform work directly relating to the listed project and upon completion of required grading operations the property will be fully restored.

 President  
By: \_\_\_\_\_ Its: \_\_\_\_\_  
850 Ladd Rd  
Contact Mailing Address  
248-926-6584  
Phone Number

8/30/16  
Date  
Walled Lake MI 48390  
City, State, Zip  
Chris.Cramer@orchardgrove.org  
Email Address

Drafted by:  
Adam Wayne  
City of Novi  
45175 W Ten Mile Road  
Novi, MI 48375

14 MILE ROAD (VARIABLE WIDTH)  
ROAD COMMISSION FOR OAKLAND COUNTY JURISDICTION



**QUANTITIES STA. 18+18 TO STA. 11+00**

| ITEM                             | UNIT | AMOUNT |
|----------------------------------|------|--------|
| REGULATED AND PROPOSED           | SF   | 334    |
| TREE REM. IN ROAD TO BE COMPLETE | EA   | 0      |
| SHOULDER REM.                    | SF   | 270    |
| PAVEMENT REM.                    | SF   | 15     |
| PAVEMENT GRAD                    | SF   | 4.65   |
| AGGREGATE BASE, 6 INCH LIMESTONE | SF   | 50     |
| PAVEMENT COMPLETE                | SF   | 50     |
| GRAVEL EMPLOYER REPAIRS COMPLETE | SF   | 30     |
| CONCRETE CONC. 4 INCH            | SF   | 30     |
| CONCRETE CONC. 8 INCH            | SF   | 315    |

**SPALDING DEDECKER**  
Engineering and Surveying  
Excellence Since 1954

645 South Blvd. West  
Rochester Hills, MI 48307  
Phone: (248) 844-5400  
Fax: (248) 844-5404

1433 Randolph Suite 400  
Farmington Hills, MI 48334  
Phone: (248) 857-9700  
Fax: (248) 857-9707

33033 Plymouth, Suite 102  
Livonia, MI 48150  
Phone: (734) 671-4444  
Fax: (734) 671-4444

197 Thousand Oaks, Suite 005  
San Antonio, TX 78233  
Phone: (210) 997-9341  
Fax: (210) 997-9341

1-800-368-8600

**CITY OF NOVI**

3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

NOTE: UTILITY INFORMATION ON THIS DRAWING WAS PROVIDED BY THE UTILITIES LISTED BELOW. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.

**14 MILE ROAD (VARIABLE WIDTH)**  
ROAD COMMISSION FOR OAKLAND COUNTY JURISDICTION

14 MILE ROAD AND WEST WEST DRIVE, 14 MILE ROAD  
STATIONING: STA. 11+00 TO STA. 18+18

SOURCE: CITY OF NOVI BENCHMARK

**LEGEND** SEE TYPICAL DETAILS AND NOTES FOR FINISHES

- CONCRETE CONC. 4 INCH
- CONCRETE CONC. 8 INCH
- CONCRETE CONC. 12 INCH
- CONCRETE CONC. 18 INCH
- CONCRETE CONC. 24 INCH
- CONCRETE CONC. 30 INCH
- CONCRETE CONC. 36 INCH
- CONCRETE CONC. 42 INCH
- CONCRETE CONC. 48 INCH
- CONCRETE CONC. 54 INCH
- CONCRETE CONC. 60 INCH
- CONCRETE CONC. 66 INCH
- CONCRETE CONC. 72 INCH
- CONCRETE CONC. 78 INCH
- CONCRETE CONC. 84 INCH
- CONCRETE CONC. 90 INCH
- CONCRETE CONC. 96 INCH
- CONCRETE CONC. 102 INCH
- CONCRETE CONC. 108 INCH
- CONCRETE CONC. 114 INCH
- CONCRETE CONC. 120 INCH
- CONCRETE CONC. 126 INCH
- CONCRETE CONC. 132 INCH
- CONCRETE CONC. 138 INCH
- CONCRETE CONC. 144 INCH
- CONCRETE CONC. 150 INCH
- CONCRETE CONC. 156 INCH
- CONCRETE CONC. 162 INCH
- CONCRETE CONC. 168 INCH
- CONCRETE CONC. 174 INCH
- CONCRETE CONC. 180 INCH
- CONCRETE CONC. 186 INCH
- CONCRETE CONC. 192 INCH
- CONCRETE CONC. 198 INCH
- CONCRETE CONC. 204 INCH
- CONCRETE CONC. 210 INCH
- CONCRETE CONC. 216 INCH
- CONCRETE CONC. 222 INCH
- CONCRETE CONC. 228 INCH
- CONCRETE CONC. 234 INCH
- CONCRETE CONC. 240 INCH
- CONCRETE CONC. 246 INCH
- CONCRETE CONC. 252 INCH
- CONCRETE CONC. 258 INCH
- CONCRETE CONC. 264 INCH
- CONCRETE CONC. 270 INCH
- CONCRETE CONC. 276 INCH
- CONCRETE CONC. 282 INCH
- CONCRETE CONC. 288 INCH
- CONCRETE CONC. 294 INCH
- CONCRETE CONC. 300 INCH
- CONCRETE CONC. 306 INCH
- CONCRETE CONC. 312 INCH
- CONCRETE CONC. 318 INCH
- CONCRETE CONC. 324 INCH
- CONCRETE CONC. 330 INCH
- CONCRETE CONC. 336 INCH
- CONCRETE CONC. 342 INCH
- CONCRETE CONC. 348 INCH
- CONCRETE CONC. 354 INCH
- CONCRETE CONC. 360 INCH
- CONCRETE CONC. 366 INCH
- CONCRETE CONC. 372 INCH
- CONCRETE CONC. 378 INCH
- CONCRETE CONC. 384 INCH
- CONCRETE CONC. 390 INCH
- CONCRETE CONC. 396 INCH
- CONCRETE CONC. 402 INCH
- CONCRETE CONC. 408 INCH
- CONCRETE CONC. 414 INCH
- CONCRETE CONC. 420 INCH
- CONCRETE CONC. 426 INCH
- CONCRETE CONC. 432 INCH
- CONCRETE CONC. 438 INCH
- CONCRETE CONC. 444 INCH
- CONCRETE CONC. 450 INCH
- CONCRETE CONC. 456 INCH
- CONCRETE CONC. 462 INCH
- CONCRETE CONC. 468 INCH
- CONCRETE CONC. 474 INCH
- CONCRETE CONC. 480 INCH
- CONCRETE CONC. 486 INCH
- CONCRETE CONC. 492 INCH
- CONCRETE CONC. 498 INCH
- CONCRETE CONC. 504 INCH
- CONCRETE CONC. 510 INCH
- CONCRETE CONC. 516 INCH
- CONCRETE CONC. 522 INCH
- CONCRETE CONC. 528 INCH
- CONCRETE CONC. 534 INCH
- CONCRETE CONC. 540 INCH
- CONCRETE CONC. 546 INCH
- CONCRETE CONC. 552 INCH
- CONCRETE CONC. 558 INCH
- CONCRETE CONC. 564 INCH
- CONCRETE CONC. 570 INCH
- CONCRETE CONC. 576 INCH
- CONCRETE CONC. 582 INCH
- CONCRETE CONC. 588 INCH
- CONCRETE CONC. 594 INCH
- CONCRETE CONC. 600 INCH
- CONCRETE CONC. 606 INCH
- CONCRETE CONC. 612 INCH
- CONCRETE CONC. 618 INCH
- CONCRETE CONC. 624 INCH
- CONCRETE CONC. 630 INCH
- CONCRETE CONC. 636 INCH
- CONCRETE CONC. 642 INCH
- CONCRETE CONC. 648 INCH
- CONCRETE CONC. 654 INCH
- CONCRETE CONC. 660 INCH
- CONCRETE CONC. 666 INCH
- CONCRETE CONC. 672 INCH
- CONCRETE CONC. 678 INCH
- CONCRETE CONC. 684 INCH
- CONCRETE CONC. 690 INCH
- CONCRETE CONC. 696 INCH
- CONCRETE CONC. 702 INCH
- CONCRETE CONC. 708 INCH
- CONCRETE CONC. 714 INCH
- CONCRETE CONC. 720 INCH
- CONCRETE CONC. 726 INCH
- CONCRETE CONC. 732 INCH
- CONCRETE CONC. 738 INCH
- CONCRETE CONC. 744 INCH
- CONCRETE CONC. 750 INCH
- CONCRETE CONC. 756 INCH
- CONCRETE CONC. 762 INCH
- CONCRETE CONC. 768 INCH
- CONCRETE CONC. 774 INCH
- CONCRETE CONC. 780 INCH
- CONCRETE CONC. 786 INCH
- CONCRETE CONC. 792 INCH
- CONCRETE CONC. 798 INCH
- CONCRETE CONC. 804 INCH
- CONCRETE CONC. 810 INCH
- CONCRETE CONC. 816 INCH
- CONCRETE CONC. 822 INCH
- CONCRETE CONC. 828 INCH
- CONCRETE CONC. 834 INCH
- CONCRETE CONC. 840 INCH
- CONCRETE CONC. 846 INCH
- CONCRETE CONC. 852 INCH
- CONCRETE CONC. 858 INCH
- CONCRETE CONC. 864 INCH
- CONCRETE CONC. 870 INCH
- CONCRETE CONC. 876 INCH
- CONCRETE CONC. 882 INCH
- CONCRETE CONC. 888 INCH
- CONCRETE CONC. 894 INCH
- CONCRETE CONC. 900 INCH
- CONCRETE CONC. 906 INCH
- CONCRETE CONC. 912 INCH
- CONCRETE CONC. 918 INCH
- CONCRETE CONC. 924 INCH
- CONCRETE CONC. 930 INCH
- CONCRETE CONC. 936 INCH
- CONCRETE CONC. 942 INCH
- CONCRETE CONC. 948 INCH
- CONCRETE CONC. 954 INCH
- CONCRETE CONC. 960 INCH

**CITY OF NOVI**  
2016 PATHWAYS AND  
ADA COMPLIANCE  
PROGRAM

14 MILE ROAD PATHWAY 1 OF 2  
PLAN AND PROFILE

SECTION VARIOUS  
DRAWN: TERRY FARMER & SONS  
DATE: 03/14/18  
OAKLAND COUNTY

| NO. | DATE     | REVISION                    |
|-----|----------|-----------------------------|
| 1   | 12/22/16 | ISSUED FOR BENCHMARK REVIEW |
| 2   | 03/06/18 | ISSUED FOR EASEMENT         |
| 3   | 03/14/18 | ISSUED FOR BENCHMARK REVIEW |

| DATE     | BY           | DESCRIPTION                 |
|----------|--------------|-----------------------------|
| 03/14/18 | TERRY FARMER | ISSUED FOR BENCHMARK REVIEW |
| 03/14/18 | TERRY FARMER | ISSUED FOR EASEMENT         |
| 03/14/18 | TERRY FARMER | ISSUED FOR BENCHMARK REVIEW |

DATE: 03/14/18  
BY: TERRY FARMER  
DESCRIPTION: ISSUED FOR BENCHMARK REVIEW

HORIZ: 11'-20"  
VERT: 1"=2'

SEAVER TITLE AGENCY

A DIVISION OF ATTORNEYS TITLE AGENCY

Seaver Title Agency  
42651 Woodward Ave.  
Bloomfield Hills, MI 48304  
Ph:(248) 338-7135 Fax:(248) 338-3045

Record Search furnished to:

City of Novi  
Dept. of Public Services  
26300 Lee BeGole Dr.  
Novi, MI 48375

File No. 63-16468746-SCM

Adam Wayne

## TITLE INFORMATION REPORT

### DESCRIPTION OF REAL ESTATE

Situated in the City of Novi, County of Oakland, State of Michigan, as follows:

The twenty (20) acres off the East side of 160 acres off the North part of the Northwest Fractional 1/4 of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan,

**EXCEPT:** That part of the following described property which lies Northerly of a line described as: Commencing at the North 1/4 corner of Section 1, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, thence South 02 degrees 46 minutes 14 seconds East 70.00 feet along the North and South 1/4 line of said Section 1 to the point of beginning; thence South 87 degrees 20 minutes 29 seconds West 300.14 feet; thence North 02 degrees 39 minutes 31 seconds West 25 feet; thence South 87 degrees 20 minutes 29 seconds West 100 feet to a point of ending taken for Fourteen Mile Road.

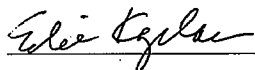
Re: 40545 W 14 Mil Rd.  
Tax Item No. 22-01-100-010

---

**Owner(s):** Orchard Grove Community Church, a Michigan Ecclesiastical Corporation

1. Mortgage and the terms, conditions and provisions contained therein, executed by Orchard Grove Community Church, a Michigan ecclesiastical corporation to Church Loans & Investments Trust dated November 3, 2008 and recorded November 6, 2008 in Liber 40704, Page 29, Oakland County Records.
2. Easement and Right of Way Agreement recorded in Liber 45887, Page 540, Oakland County Records.
3. Easement and Right of Way recorded in Liber 37055, Page 703, Oakland County Records.
4. Detroit Edison Overhead Easement (Right of Way) in favor of The Detroit Edison Company, Ameritech and T.C.I Cablevision and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17283, Page 340, Oakland County Records.
5. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
6. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.
7. Survey matters as disclosed by survey prepared by Joseph R. Bishop, dated May 23, 2002, Job #02-068:
  - a) 20 foot wide easement for Buckeye Pipeline
  - b) Shed crosses property line

COUNTERSIGNED:  
SEAVER TITLE AGENCY



Elie Kaplan  
AUTHORIZED SIGNATORY

This information compiled as of an effective date of March 22, 2016 at 8:00 A.M.

Tuesday, April 05, 2016

Examined By: Eliezer Kaplan

8. PAYMENT OF TAXES:

Tax Parcel No.: 22-01-100-010

2015 July Taxes are EXEMPT

2015 December Taxes are EXEMPT

Special Assessments: None

The amounts shown as due do not include collection fees, penalties or interest.

**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.