



CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Pulte Homes of Michigan, LLC is requesting the acceptance of a Warranty Deed conveying 43 feet of proposed half-width right-of-way along the west side of the Garfield Road frontage that abuts the proposed Ballantyne development. The proposed right-of-way dedication will bring this segment of Garfield Road to its full master planned right-of-way width.

Pulte Homes of Michigan, LLC is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. As part of the approved site plan the developer proposed a sidewalk along the west side of Garfield Road. Because of the wetland conservation easement proposed, the sidewalk along Garfield Road extends outside of the Garfield Road public right-of-way.

The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, September 14, 2022) and City's Engineering Consultant, Spalding DeDecker (December 4, 2023). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).

Ballantyne ROW Acceptance

Location Map



**Ballantyne Site
22-31-400-007**

**Proposed 43' Half-Width
Right-of-Way on Garfield Road**

Map Author: Humna Anjum
Date: 7/11/2024
Project: Ballantyne
Version: 1.0

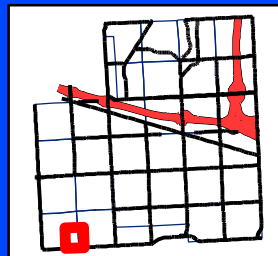
Amended By:
Date:
Department:

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.

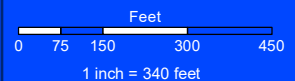
Legend

- Major Roads
- Minor Roads
- Proposed right-of-way
- Development Location



City of Novi

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



Ballantyne Sidewalk Easement

Location Map

**Ballantyne Site
22-31-400-007**

**Proposed Sidewalk
Easement**

Map Author: Humna Anjum
Date: 7/11/2024
Project: Ballantyne
Version: 1.0

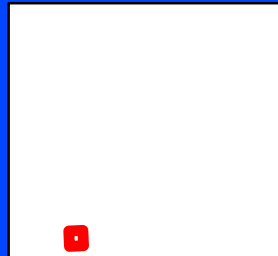
Amended By:
Date:
Department:

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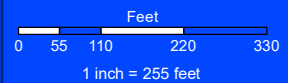
Legend

- Major Roads
- Minor Roads
- Sidewalk Location
- Development Location



City of Novi

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



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

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



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

September 14, 2022

Ben Croy, City Engineer
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: Ballantyne JSP 20-0038
Acceptance Documents**

Dear Mr. Croy:

We have received and reviewed the following on-site acceptance documents for Ballantyne, and have the following comments:

- Water System Easement (**Approved**)
- Sanitary Sewer System Easement (**Approved**)
- Bill of Sale – Water and Sanitary Sewer (**Approved**)
- Warranty Deed - ROW (**Approved**)
- Sidewalk Easement (**Approved**)
- Title Search

Water and Sanitary Sewer System Easements

Pulte Homes of Michigan, LLC, seeks to convey the on-site Water System and Sanitary Sewer System Easements and corresponding Bill of Sale for water and sanitary sewer system improvements to the City. The Water and Sanitary Sewer System Easements are in the City's standard format and are acceptable as provided. The Easements are consistent with the Title Search provided and the exhibits have been reviewed and approved by the City's Consulting Engineer.

The Water and Sanitary Sewer System Easements once accepted by Affidavit of the City Engineer should be recorded with the Oakland County Register of Deeds in the usual manner. The title search and Bill of Sale should be retained in the City's file.

Warranty Deed – Garfield Road ROW

The Warranty Deed provided conveys the Garfield Road ROW adjacent to the development to the City. The Warranty Deed is consistent with the title search provided and has been executed in accordance with the Master Deed for the Ballantyne Condominium and appears to be acceptable.

Ben Croy, City Engineer
City of Novi
September 14, 2022
Page 2

The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner.

Sidewalk Easement

The Sidewalk Easement provides for a sidewalk in the Condominium open space adjacent to Garfield Road to the City. The Sidewalk Easement is consistent with the title search provided and has been executed in accordance with the Master Deed for the Ballantyne Condominium and appears to be acceptable. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Daniels, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Karen Brown, Pulte Homes of Michigan (w/Enclosures)
Alex Dieck, Esquire (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, for and in consideration of One (\$1.00) Dollar, 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 West 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 walkway over across and through property located in Section 31, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{ See attached and incorporated Exhibit A – Property Description Exhibit }

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

{ See attached and incorporated Exhibit B – Sidewalk Easement Area }

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

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated Exhibit B.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement.

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

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

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

Dated this 27th day of July, 2022.

{ Signature begins on following page }

Signed by:

PULTE HOMES OF MICHIGAN LLC, a
Michigan limited liability company



By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of July, 2022, by Paul Schyck, the Division Director of Pulte Homes of Michigan, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they are the same as his free act and deed.



Notary Public
_____ County, Michigan
My Commission Expires:

Drafted by:

When recorded return to:
City of Novi
City Clerk
45175 W. Ten Mile Road.
Novi, MI 48375

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg



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

CONSULTING ENGINEERS

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

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-SW.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION SIDEWALK EASEMENT

A Sidewalk Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 43.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°15'42"W, 677.58 feet along the proposed Right Of Way, for a **POINT OF BEGINNING**; thence 39.50 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 58°01'34" and a chord bearing and distance of N29°16'29"W, 37.83 feet; thence N58°17'16"W, 18.13 feet; thence 28.17 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 32°56'15" and a chord bearing and distance of N41°49'08"W, 27.78 feet; thence N25°21'01"W, 19.62 feet; thence 17.11 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 20°00'04" and a chord bearing and distance of N15°20'59"W, 17.02 feet; thence N05°20'57"W, 40.14 feet; thence 24.40 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 28°31'39" and a chord bearing and distance of N08°54'52"E, 24.15 feet; thence N23°10'42"E, 42.14 feet; thence 17.10 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 20°00'00" and a chord bearing and distance of N33°10'42"E, 17.02 feet; thence N43°10'42"E, 40.42 feet; thence 29.57 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle 43°26'24" and a chord bearing and distance of N21°27'30"E, 28.87 feet; thence S00°15'42"E, 29.66 feet; thence 5.29 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 06°10'55" and a chord bearing and distance of S40°05'14"W, 5.28 feet; thence S43°10'42"W, 40.42 feet; thence 13.61 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 20°00'00" and a chord bearing and distance of S33°10'42"W, 13.54 feet; thence S23°10'42"W, 42.14 feet; thence 19.42 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 28°31'39" and a chord bearing and distance of S08°54'52"W, 19.22 feet; thence S05°20'57"E, 40.14 feet; thence 13.61 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 20°00'04" and a chord bearing and distance of S15°20'59"E, 13.55 feet; thence S25°21'01"E, 19.62 feet; thence 22.42 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 32°56'15" and a chord bearing and distance of S41°49'08"E, 22.11 feet; thence S58°17'16"E, 18.13 feet; thence 17.76 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 20°46'05" and a chord bearing and distance of S47°54'13"E, 17.66 feet; thence S00°15'42"E, 29.66 feet, to the **POINT OF BEGININIG**. All of the above containing 0.063 Acres.

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ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

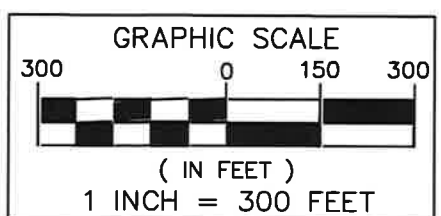
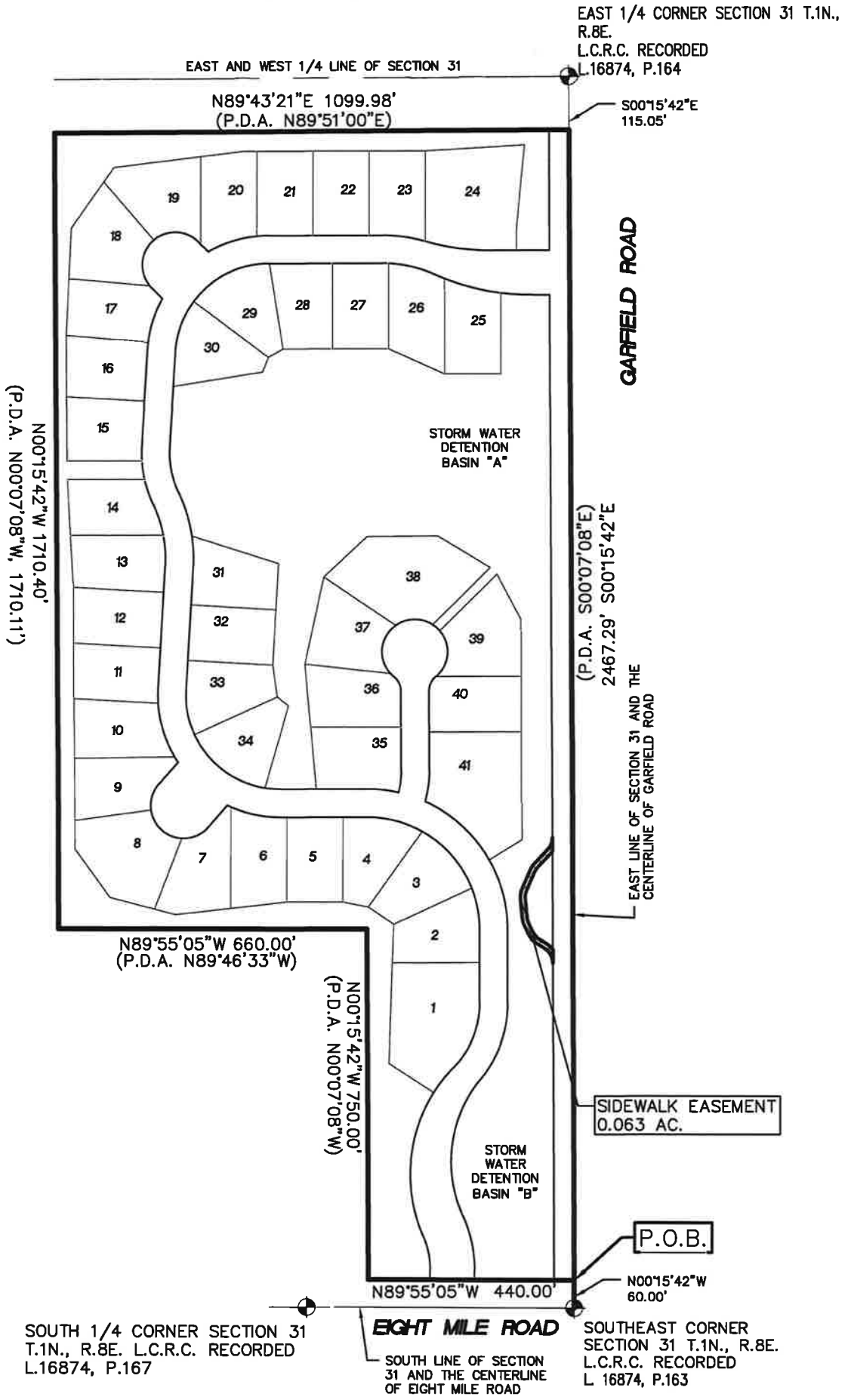
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-SW.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 1 OF 1

EXHIBIT B



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SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

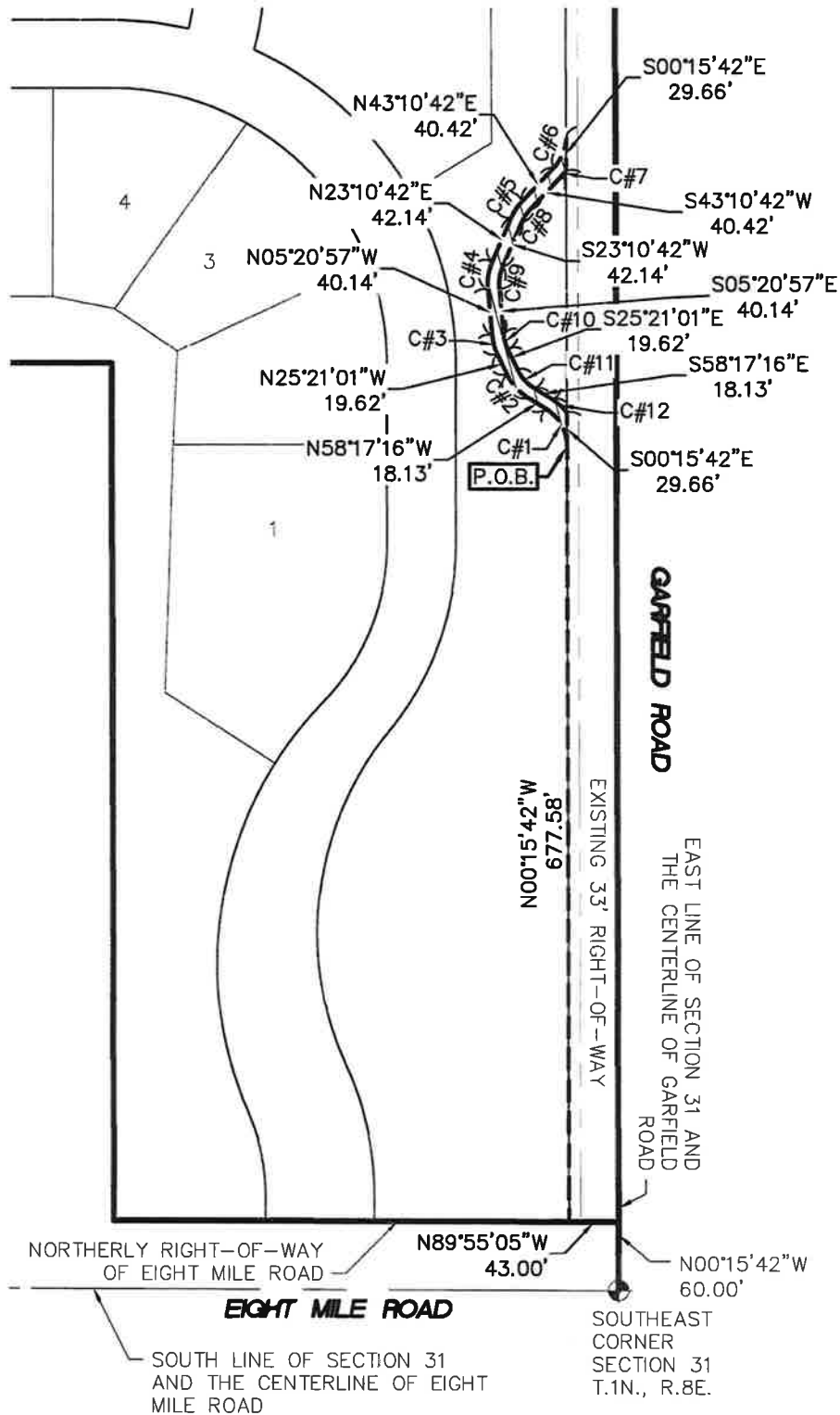
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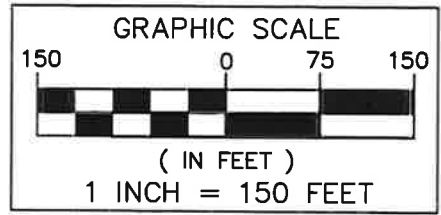
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DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 3

EXHIBIT B



SEE SHEET 3 FOR CURVE TABLE

SIDEWALK EASEMENT
0.063 AC.



P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 150'
DATE:	7.22.2021
JOB No.:	12-020
DWG:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	2 OF 3

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	39.50'	39.00'	58°01'34"	N29°16'29"W	37.83'
C#2	28.17'	49.00'	32°56'15"	N41°49'08"W	27.78'
C#3	17.11'	49.00'	20°00'04"	N15°20'59"W	17.02'
C#4	24.40'	49.00'	28°31'39"	N08°54'52"E	24.15'
C#5	17.10'	49.00'	20°00'00"	N33°10'42"E	17.02'
C#6	29.57'	39.00'	43°26'24"	N21°27'30"E	28.87'
C#7	5.29'	49.00'	6°10'55"	S40°05'14"W	5.28'
C#8	13.61'	39.00'	20°00'00"	S33°10'42"W	13.54'
C#9	19.42'	39.00'	28°31'39"	S08°54'52"W	19.22'
C#10	13.61'	39.00'	20°00'04"	S15°20'59"E	13.55'
C#11	22.42'	39.00'	32°56'15"	S41°49'08"E	22.11'
C#12	17.76'	49.00'	20°46'05"	S47°54'13"E	17.66'

P:\12-020 B Mill & Corfield\EASEMENTS\12-020EASE-SW.dwg



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

DWG: 12-020EASE-SW.dwg

DRAWN BY: DN

CHECK: GN

SHEET: 3 OF 3

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply and sanitary sewer according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Exhibit A}

In witness whereof, the undersigned has executed these presents this 3rd day of August, 2022.

Signed by

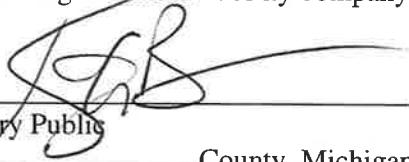
Pulte Homes of Michigan LLC,
a Michigan limited liability company



By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3rd day of August, 2022, by Paul Schyck, Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company on behalf of said entity.



Notary Public

County, Michigan
My Commission Expires:

Drafted by:
Elizabeth M. Kudla
30903 Northwestern Highway
Farmington Hills, MI 48334

Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-WM.dwg



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

CONSULTING ENGINEERS

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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.30.2021
JOB NO.: 12-020
DWG.: 12-020EASE-WM.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

LEGAL DESCRIPTION
WATERMAIN EASEMENT

EXHIBIT B

A Watermain Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 196.69 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'05"W, 20.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°04'45"E, 11.53 feet; thence N44°54'55"W, 19.30 feet; thence 106.80 feet along a curve to the Left, said curve having a radius of 260.00 feet, a central angle of 23°32'11" and a chord bearing and distance of N12°47'52"W, 106.06 feet; thence 330.13 feet along a curve to the Right, said curve having a radius of 297.50 feet, a central angle of 63°34'47" and a chord bearing and distance of N07°13'26"E, 313.45 feet; thence 165.95 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 39°12'32" and a chord bearing and distance of N19°24'34"E, 162.73 feet; thence N00°11'42"W, 158.22 feet; thence 442.40 feet along a curve to the Left, said curve having a radius of 282.50 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 398.56 feet; thence N89°55'20"W, 188.17 feet; thence 93.16 feet along a curve to the Right, said curve having a radius of 217.15 feet, a central angle of 24°34'46" and a chord bearing and distance of N77°39'21"W, 92.44 feet; thence S27°15'05"W, 43.99 feet; thence S41°09'29"W, 61.35 feet; thence 91.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 72°37'55" and a chord bearing and distance of S77°28'27"W, 85.87 feet; thence N15°51'43"E, 20.27 feet; thence 69.35 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 75°41'04" and a chord bearing and distance of N79°00'01"E, 64.42 feet; thence N41°09'29"E, 58.91 feet; thence N27°15'05"E, 41.55 feet; thence 240.60 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 63°22'47" and a chord bearing and distance of N28°25'26"W, 228.51 feet; thence N03°15'58"E, 266.55 feet; thence 160.50 feet along a curve to the Left, said curve having a radius of 315.77 feet, a central angle of 29°07'22" and a chord bearing and distance of N11°24'58"W, 158.78 feet; thence 59.36 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 15°38'16" and a chord bearing and distance of N16°09'47"W, 59.18 feet; thence S89°44'18"W, 227.26 feet to the Westerly Line of said Subject Property; thence N00°15'42"W, 20.00 feet along the Westerly Line of said Subject Property; thence N89°44'18"E, 225.36 feet; thence 24.48 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 06°26'51" and a chord bearing and distance of N00°10'26"E, 24.46 feet; thence N03°23'51"E, 206.80 feet; thence 93.34 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 24°35'22" and a chord bearing and distance of N15°41'32"E, 92.63 feet; thence N59°22'40"W, 42.41 feet; thence N45°23'01"W, 31.65 feet; thence 182.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 144°33'02" and a chord bearing and distance of N26°53'30"E, 138.12 feet; thence S01°14'19"W, 20.27 feet; thence 135.25 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 147°36'10" and a chord bearing and distance of S28°25'04"W, 100.83 feet; thence S45°23'01"E, 29.20 feet; thence S59°22'40"E, 39.96 feet; thence 215.40 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 56°44'33" and a chord bearing and distance of N61°37'43"E, 206.70 feet; S89°57'57"E, 252.59 feet; thence 110.35 feet along a curve to the Right, said curve having a radius of 287.50 feet, a central angle of 21°59'29" and a chord bearing and distance of S77°09'06"E, 109.67 feet; thence 209.50 feet along a curve to the Left, said curve having a radius of 498.50 feet, a central angle of 24°04'45" and a chord bearing and distance of S78°11'44"E, 207.96 feet; thence N89°45'53"E, 47.42 feet to the Existing Right-Of-Way of Garfield Road (33' 1/2 R/W); thence S00°15'42"E, 20.00 feet along the Existing Right-Of-Way of Garfield Road (33' 1/2 R/W); thence S89°45'53"W, 47.43 feet; thence 217.91 feet along a curve to the Right, said curve having a radius of 518.50 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 216.31 feet;

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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.3.2021

JOB NO.: 12-020

DWG.: 12-020EASE-WM.dwg

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SHEET: 1 OF 2

EXHIBIT B

thence 102.67 feet along a curve to the Left, said curve having a radius of 267.50 feet, a central angle of 21°59'29" and a chord bearing and distance of N77°09'06"W, 102.04 feet; thence N89°58'06"W, 251.94 feet; thence 298.52 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 270.90 feet; thence S03°23'51"W, 206.80 feet; thence 94.38 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 27°22'46" and a chord bearing and distance of S10°17'32"E, 93.48 feet; thence 170.01 feet along a curve to the Right, said curve having a radius of 335.55 feet, a central angle of 29°01'47" and a chord bearing and distance of S11°21'25"E, 168.20 feet; thence S03°15'58"W, 266.55 feet; thence 321.22 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 93°11'13" and a chord bearing and distance of S43°19'39"E, 286.97 feet; thence S89°55'20"E, 188.17 feet; thence 110.04 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 20°50'34" and a chord bearing and distance of S79°30'03"E, 109.44 feet; thence 59.66 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 14°05'41" and a chord bearing and distance of N06°55'02"E, 59.51 feet; thence N00°07'49"W, 168.41 feet; thence 51.92 feet along a curve to the Right, said curve having a radius of 59.50 feet, a central angle of 49°59'41" and a chord bearing and distance of N24°52'02"E, 50.29 feet; thence 87.20 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 95°09'41" and a chord bearing and distance of N02°17'02"E, 77.51 feet; thence N00°06'51"E, 19.99 feet; thence N45°09'30"E, 217.36 feet; thence N89°45'37"E, 110.03 feet to the Existing 33' Right -Of- Way of Garfield Road (33' ½ R/W); thence S00°14'23"E, 20.00 feet along the Existing 33' Right-Of- Way of Garfield Road (33' ½ R/W); thence S89°45'37"W, 101.83 feet; thence S45°09'27"W, 200.86 feet; thence S00°06'51"W, 4.10 feet; thence 111.48 feet along curve to the Right, said curve having a radius of 72.50 feet, a central angle of 88°06'07" and a chord bearing and distance of S05°48'49"W, 100.82 feet; thence 34.47 feet along a curve to the Left, said curve having a radius of 39.50 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 33.38 feet; thence S00°07'49"E, 168.41 feet; thence 67.69 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 14°46'32" and a chord bearing and distance of S07°15'27"W, 67.51 feet; thence 343.46 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 65°03'12" and a chord bearing and distance of S32°43'18"E, 325.30 feet; thence S00°11'42"E, 158.22 feet; thence 179.64 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 176.15 feet; thence 247.60 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 51°07'18" and a chord bearing and distance of S13°27'11"W, 239.46 feet; thence N75°49'38"E, 9.94 feet; thence S14°10'22"E, 23.84 feet; thence S74°53'05"W, 9.76 feet; thence 36.33 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 07°30'06" and a chord bearing and distance of S20°48'54"E, 36.31 feet; thence 106.84 feet along a curve to the Right, said curve having a radius of 280.00 feet, a central angle of 21°51'43", and a chord bearing and distance of S13°38'06"E, 106.19 feet; thence S44°54'55"E, 19.70 feet; thence S00°04'45"W, 19.81 feet, **to the POINT OF BEGINNING**. All of the above containing 2.198 Acres. All of the above containing 2.204 Acres.

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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.3.2021

JOB NO.: 12-020

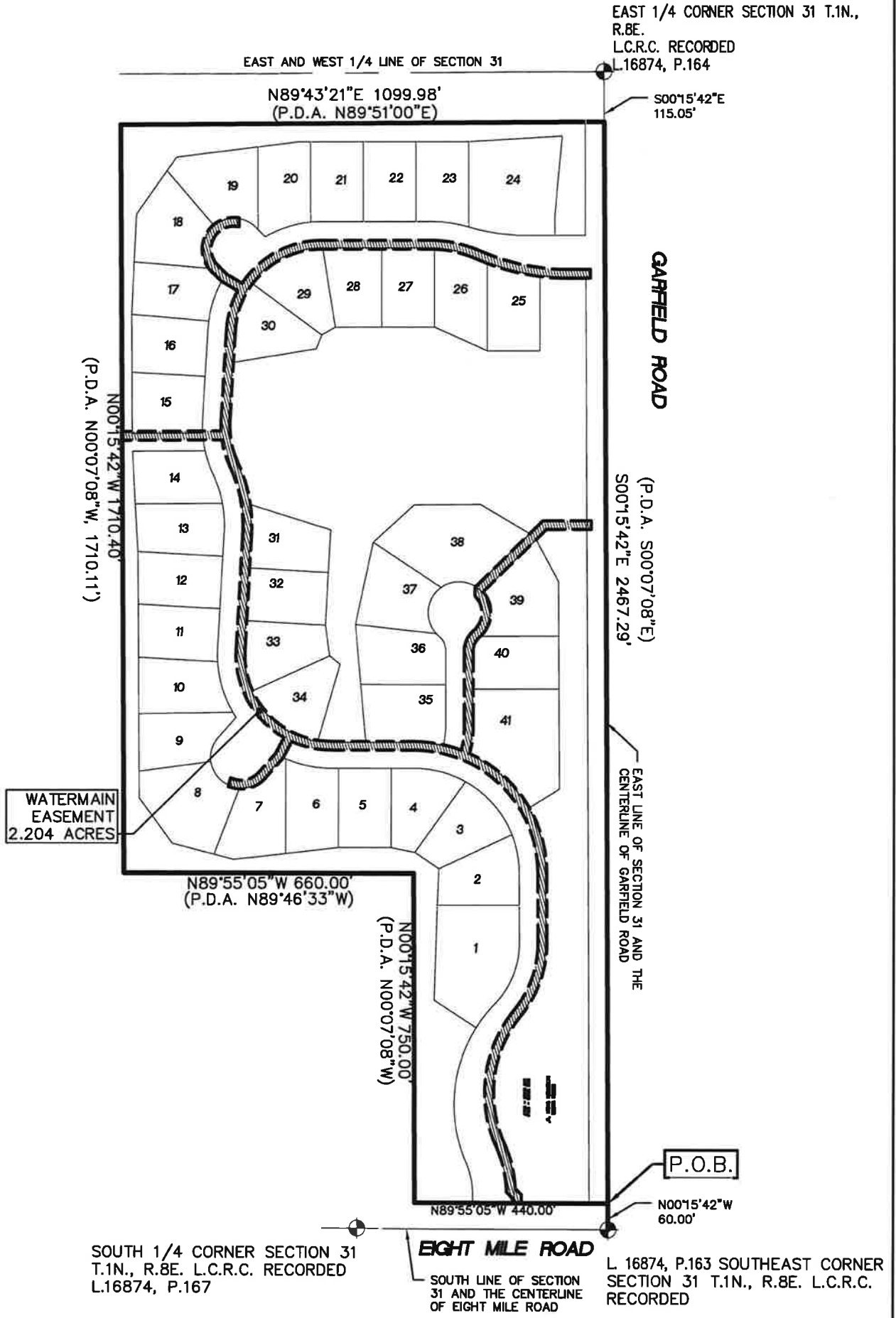
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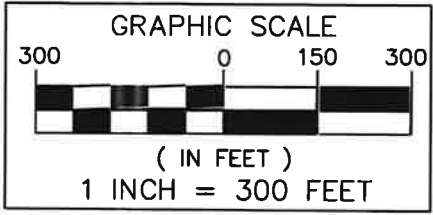
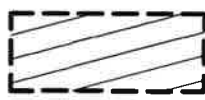
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EXHIBIT B



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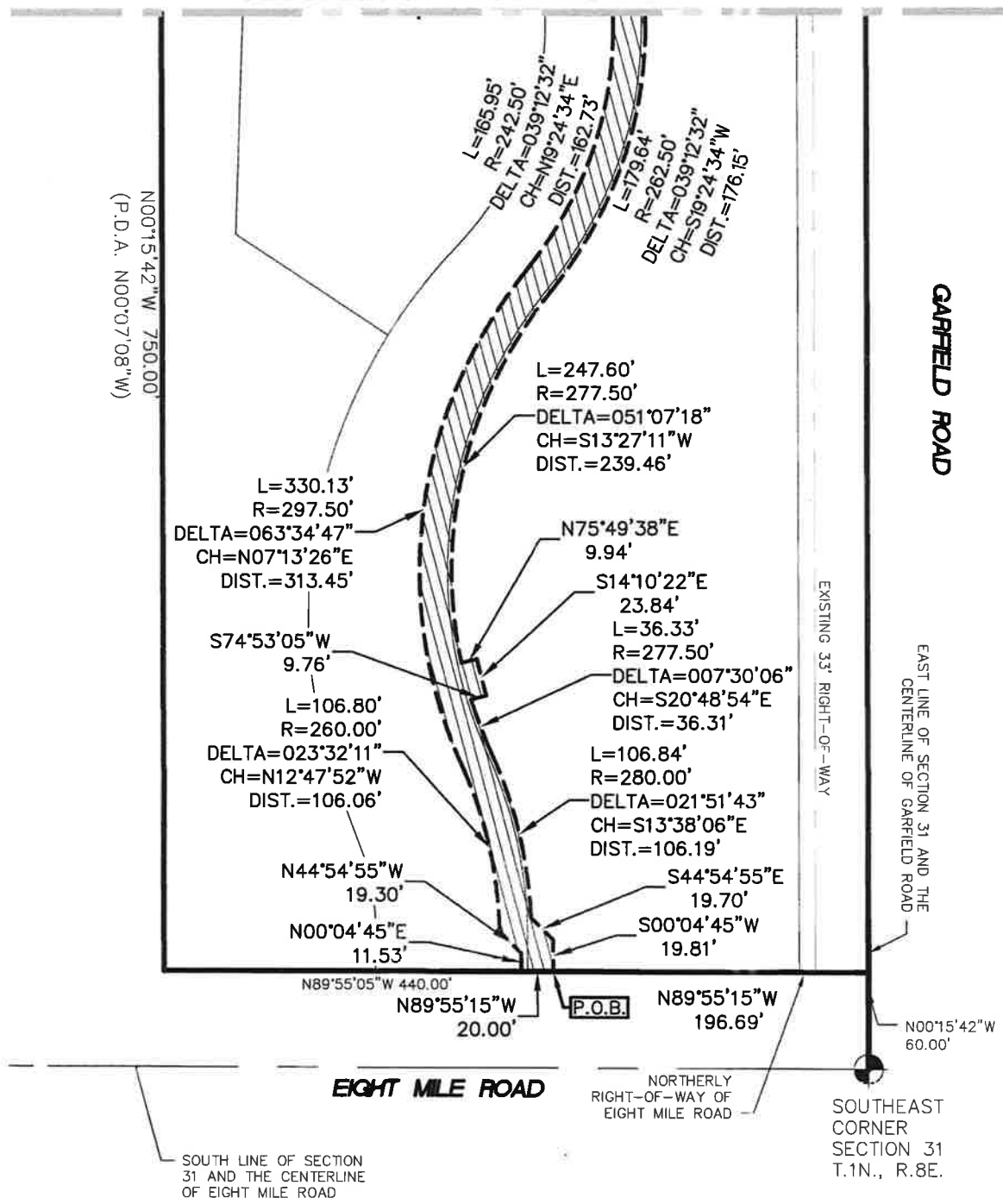
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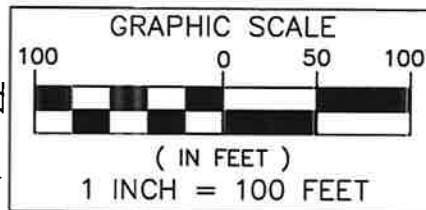
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EXHIBIT B

SEE SHEET 3 FOR CONTINUATION



WATERMAIN EASEMENT
(2.204 ACRES)



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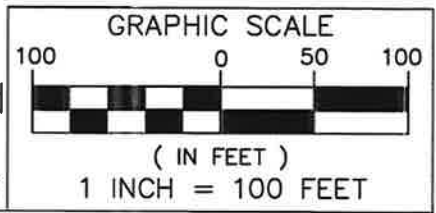
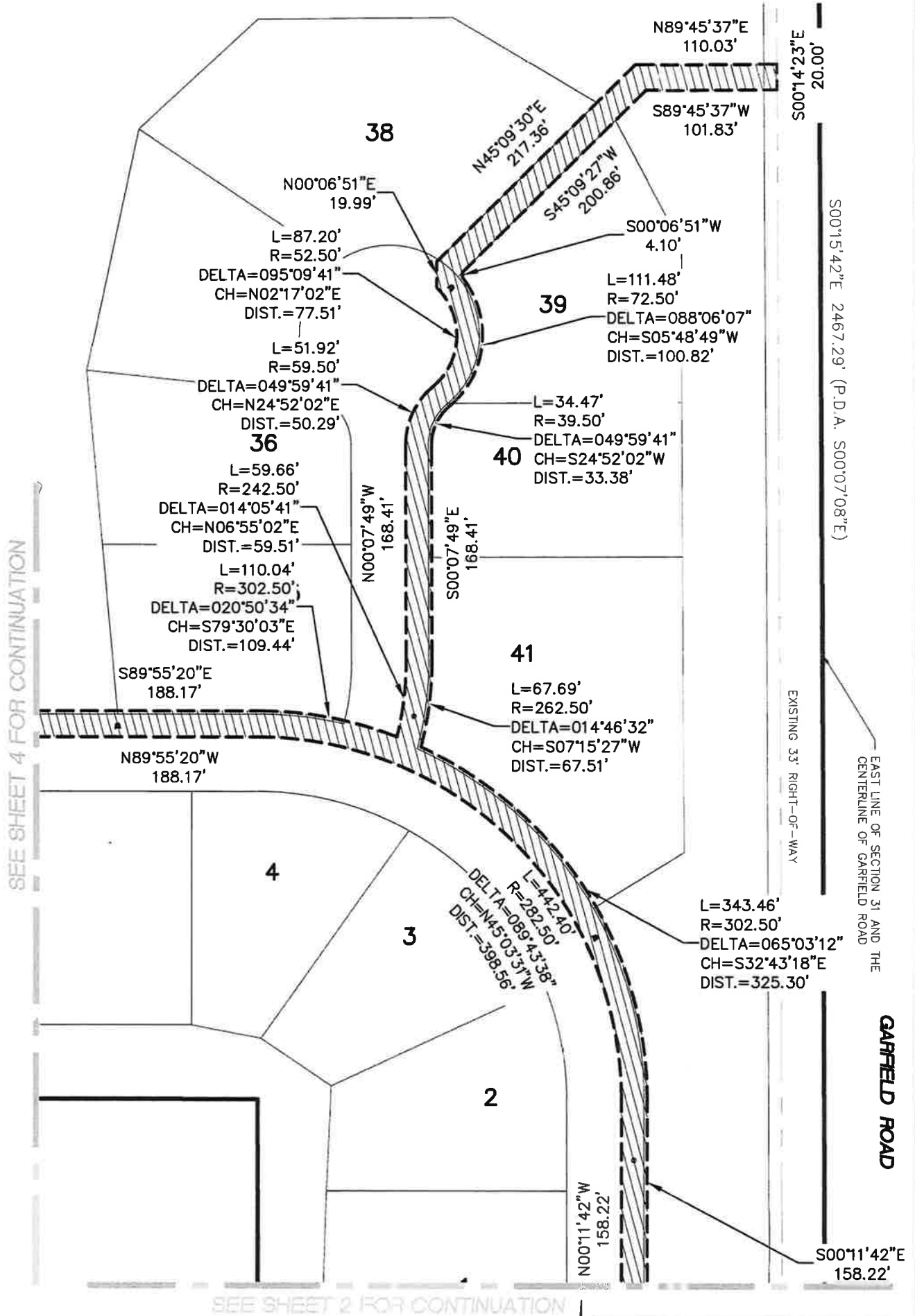
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SCALE: 1" = 100'
DATE: 6.3.2021
JOB No.: 12-020
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EXHIBIT B



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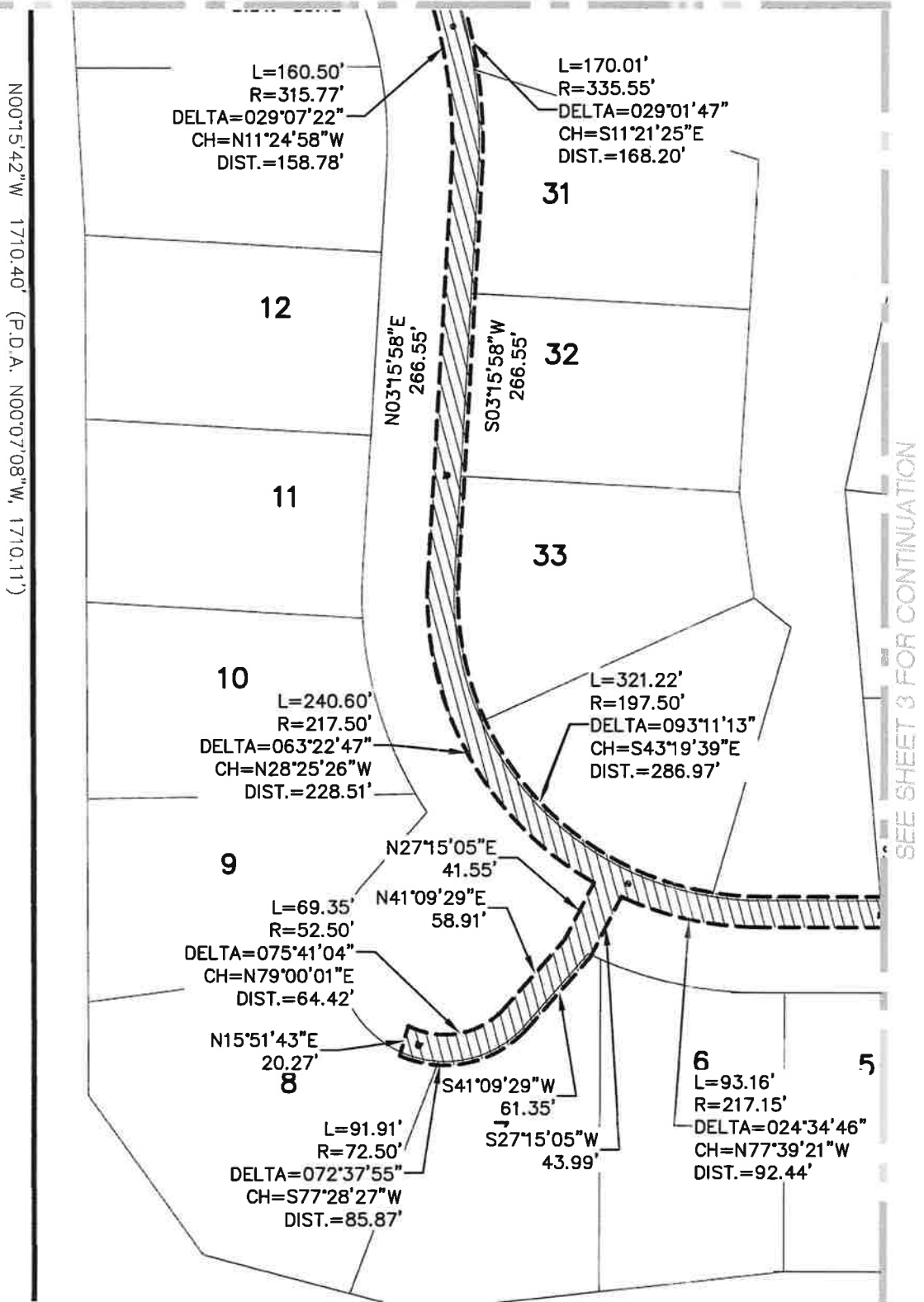
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SCALE: 1" = 100'
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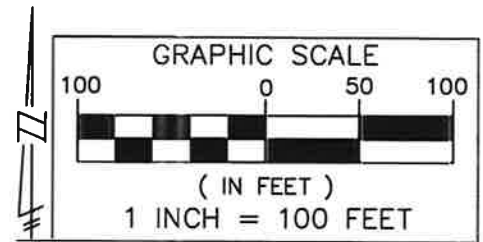
EXHIBIT B

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

WATERMAIN EASEMENT
(2.204 ACRES)



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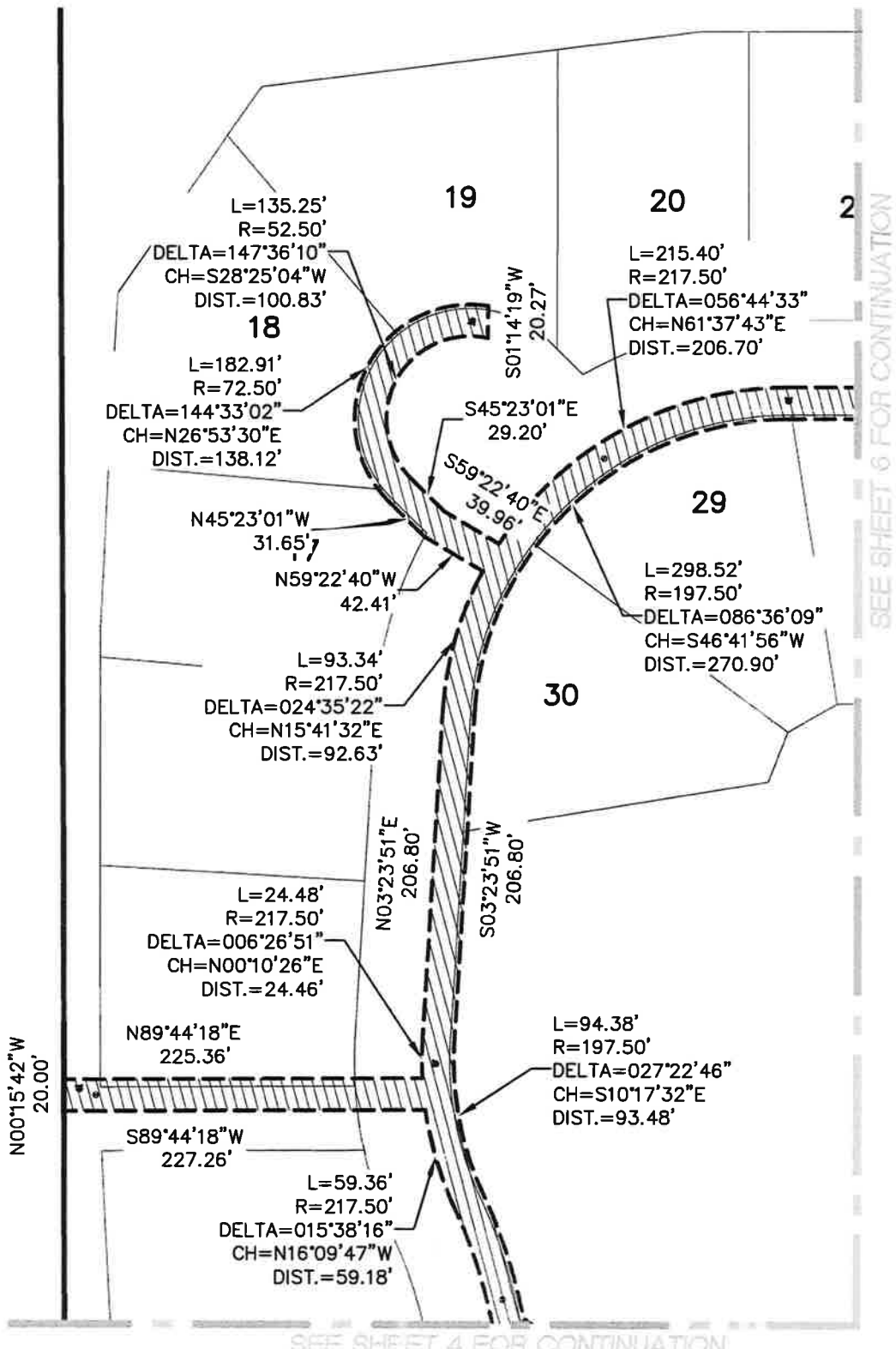
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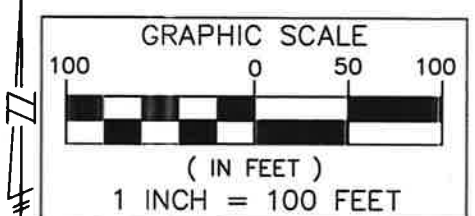
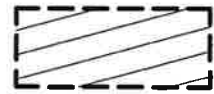
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SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

**WATERMAIN EASEMENT
(2.204 ACRES)**



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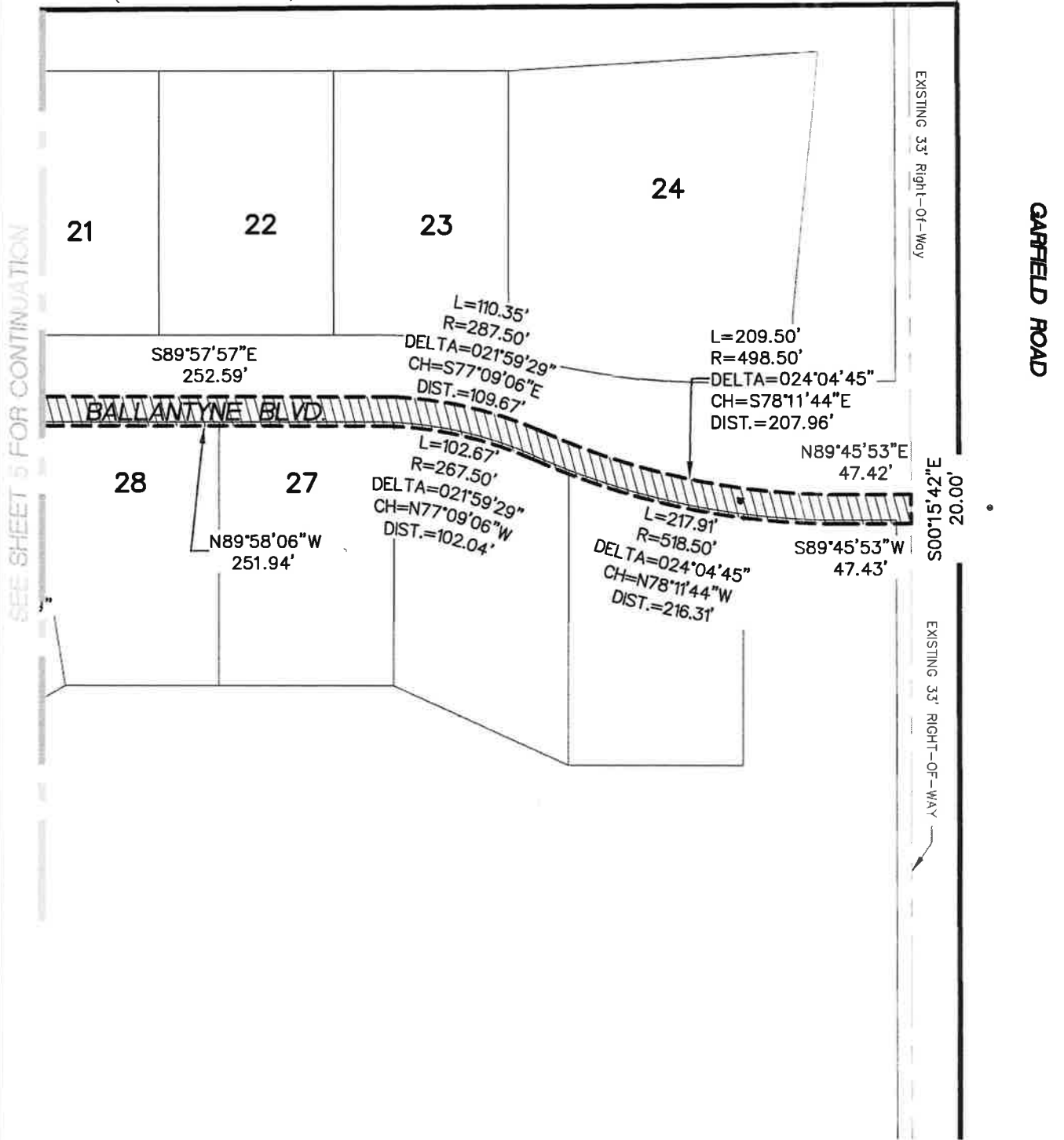
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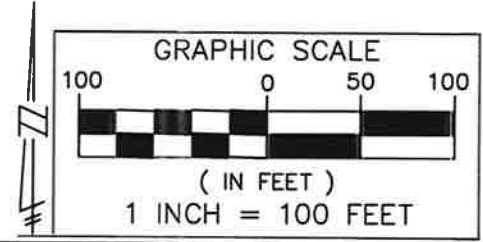
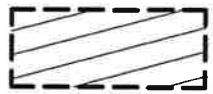
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JOB NO.:	12-020
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SHEET:	5 OF 6

EXHIBIT B

9.98' (P.D.A. N89°51'00"E)



WATERMAIN EASEMENT
(2.204 ACRES)



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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
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JOB No.:	12-020
DWG:	12-020EASE-WM.dwg
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SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION

SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 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 N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 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 N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

DWG.: 12-020EASE-ACCESS-SAN-WM.dwg

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SHEET: 1 OF 2

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, to **THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

P:\12-020_B.Mic. & Grid\12-020EASE-ACCESS-SAN-WM.dwg



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 2 OF 2

EXHIBIT C

EAST 1/4 CORNER SECTION 31
T.1N., R.8E.
L.C.R.C. RECORDED
L.16874, P.164

EAST AND WEST 1/4 LINE OF SECTION 31

N89°43'21"E 1099.98'
(P.D.A. N89°51'00"E)

S00°15'42"E
115.05'

GARFIELD ROAD

(P.D.A. N00°15'42"W 1710.40'
N00°07'08"W, 1710.11')

SANITARY SEWER
AND WATERMAIN
ACCESS EASEMENT
6.480 AC.

(P.D.A. S00°07'08"E)
2467.29' S00°15'42"E

EAST LINE OF SECTION 31 AND THE
CENTERLINE OF GARFIELD ROAD

N89°55'05"W 660.00'
(P.D.A. N89°46'33"W)

(P.D.A. N00°15'42"W 750.00'
N00°07'08"W)

P.O.B.

N89°55'05"W 440.00'

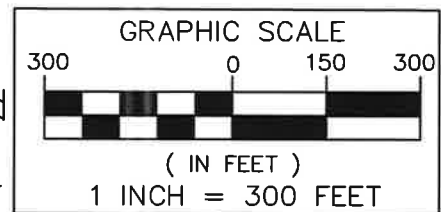
N00°15'42"W
60.00'

SOUTH 1/4 CORNER SECTION 31
T.1N., R.8E. L.C.R.C. RECORDED
L.16874, P.167

EIGHT MILE ROAD

SOUTH LINE OF SECTION
31 AND THE CENTERLINE
OF EIGHT MILE ROAD

SOUTHEAST CORNER
SECTION 31 T.1N., R.8E.
L.C.R.C. RECORDED
L. 16874, P.163



P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg



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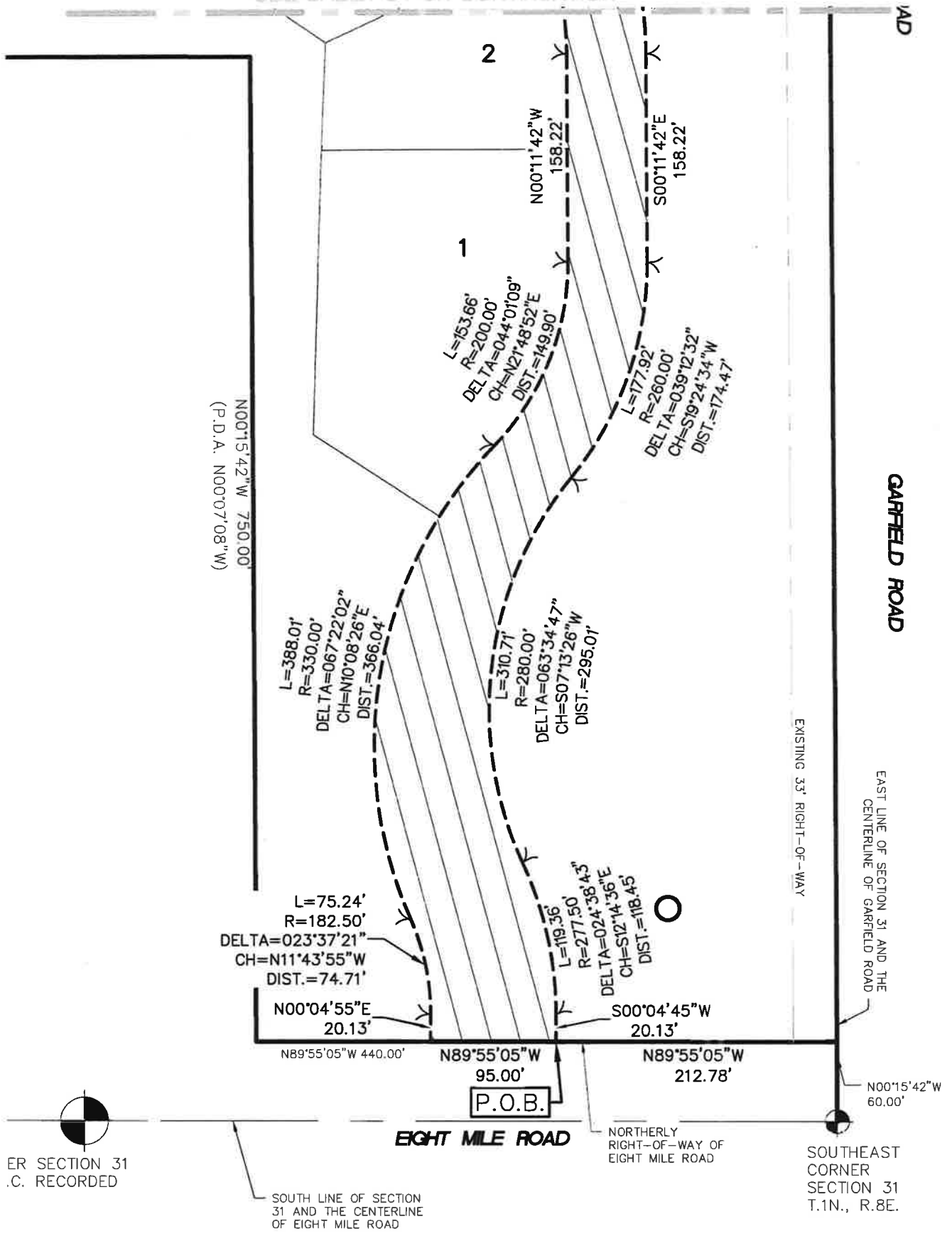
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

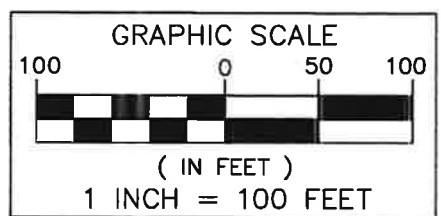
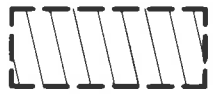
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SHEET: 1 OF 6

EXHIBIT C

SEE SHEET 3 FOR CONTINUATION



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



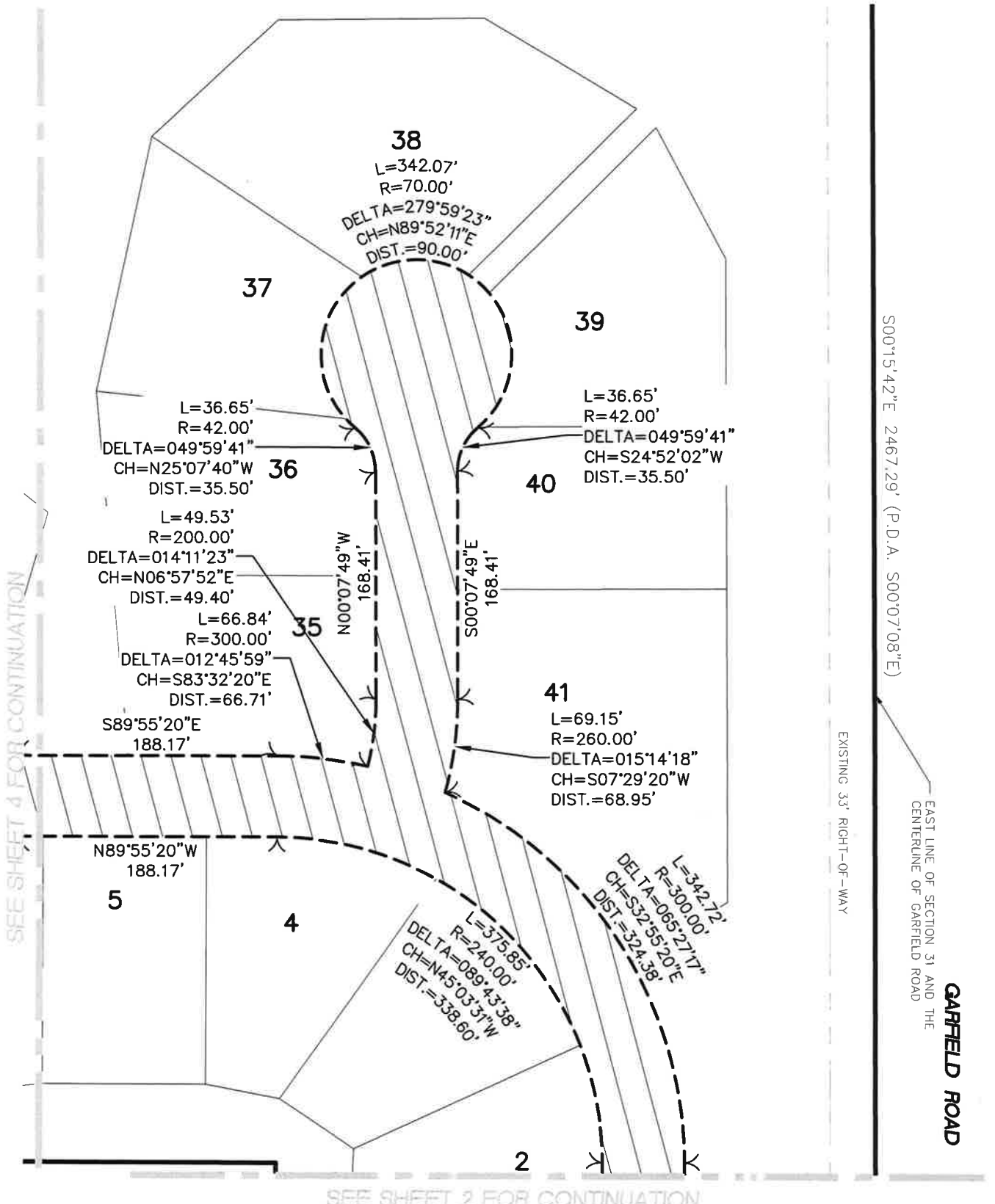
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7.22.2021
JOB NO.: 12-020
DWG: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 2 OF 6

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SEE SHEET 4 FOR CONTINUATION

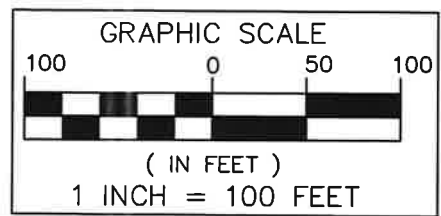
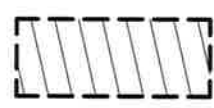
SEE SHEET 2 FOR CONTINUATION

S00°15'42"E 2467.29' (P.D.A. S00°07'08"E)

EXISTING 33' RIGHT-OF-WAY

GARFIELD ROAD
EAST LINE OF SECTION 31 AND THE
CENTERLINE OF GARFIELD ROAD

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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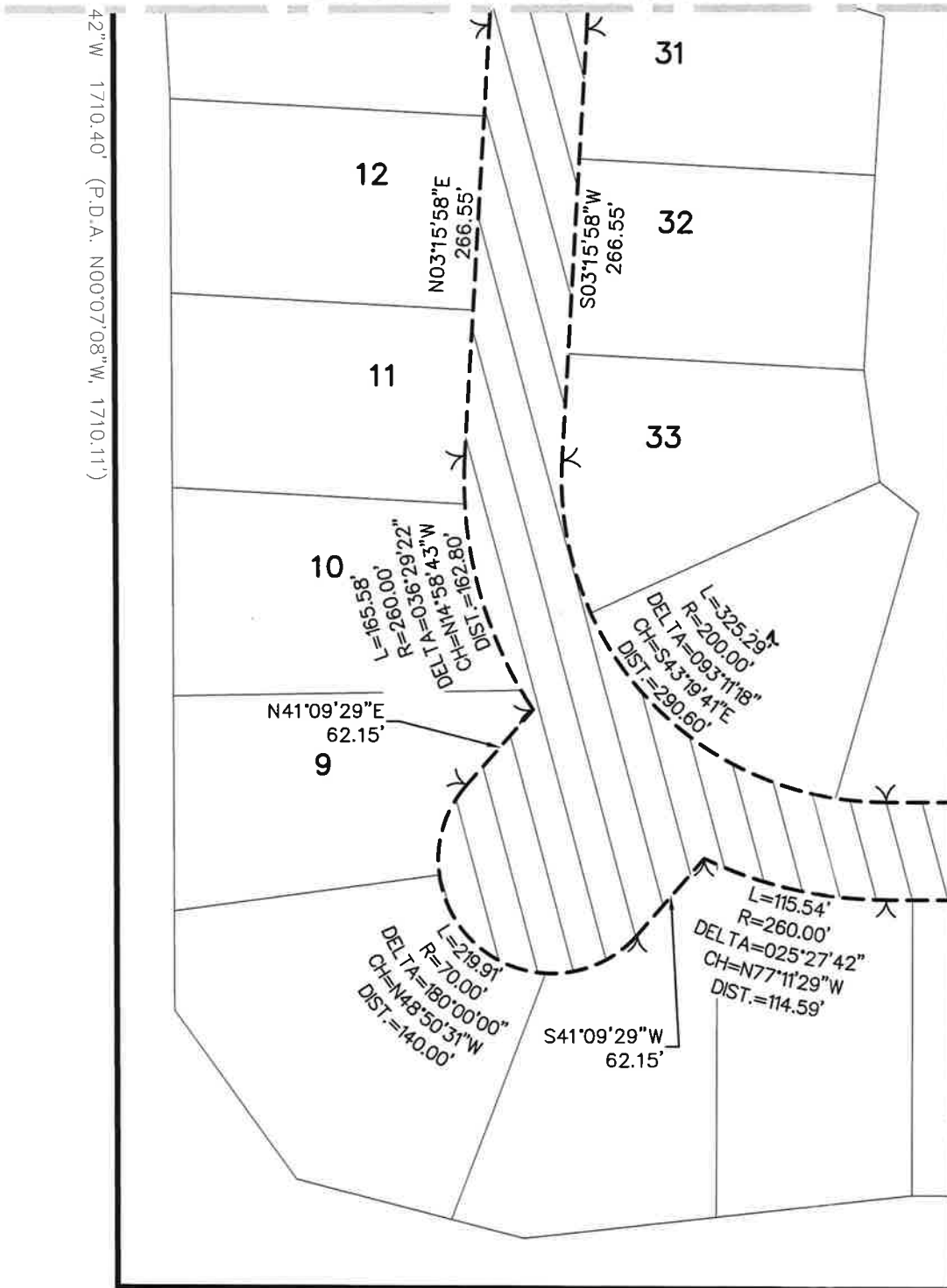
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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SHEET:	3 OF 6

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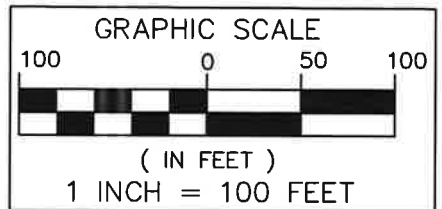
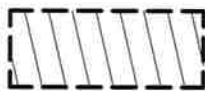
EXHIBIT C

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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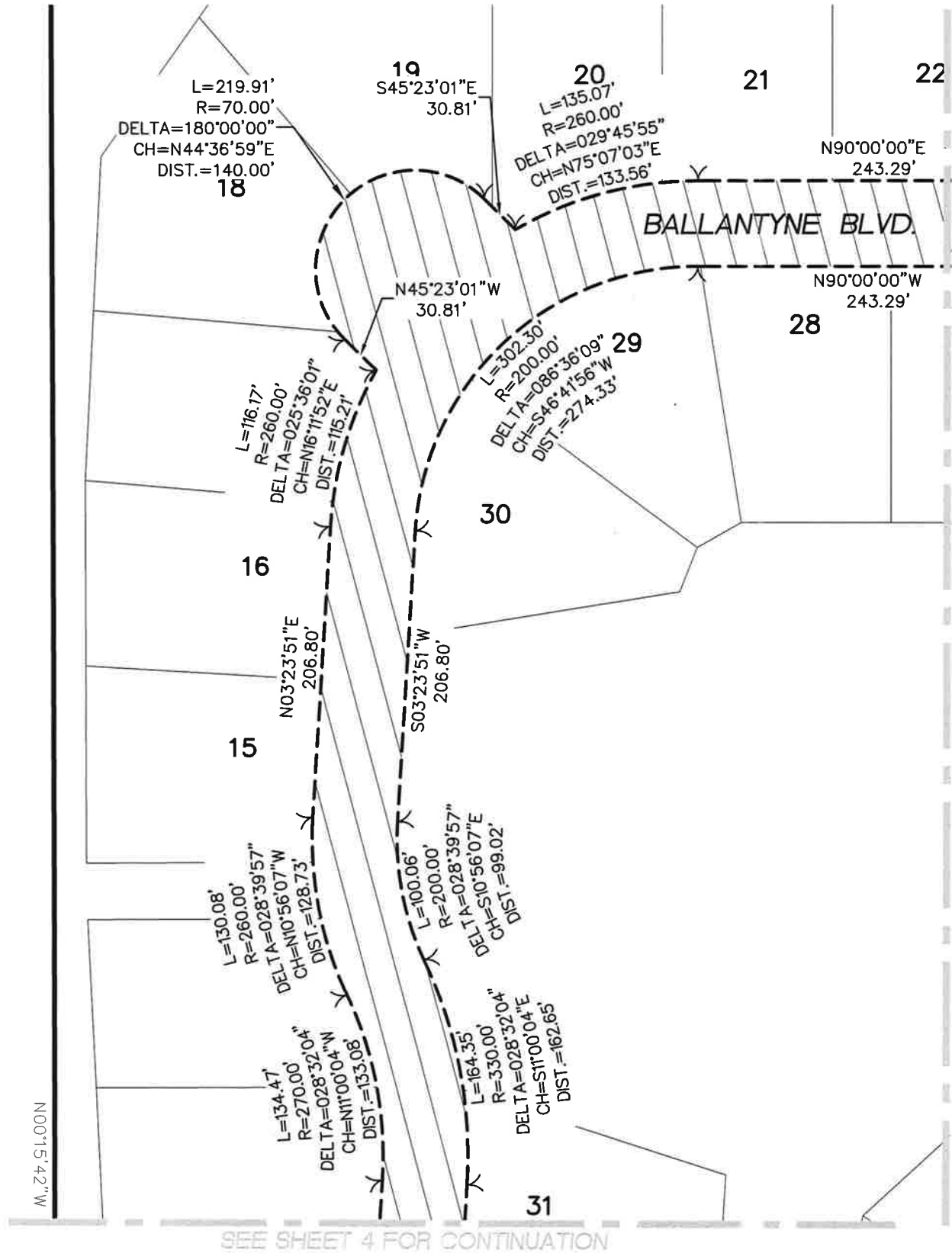
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

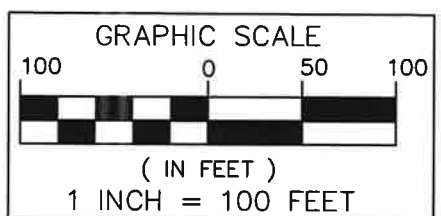
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CHECK: GN
SHEET: 4 OF 6

EXHIBIT C



SEE SHEET 6 FOR CONTINUATION

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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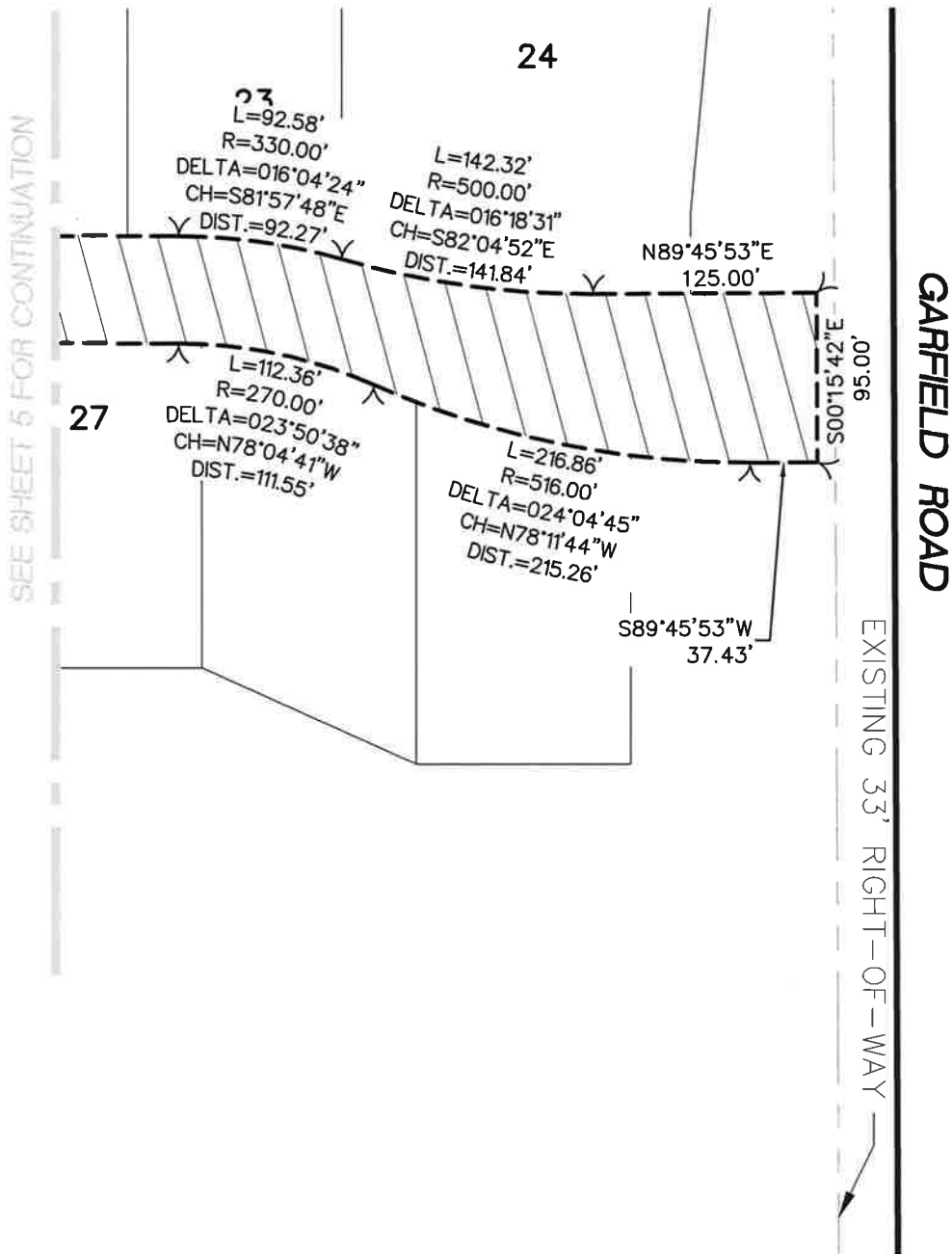
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

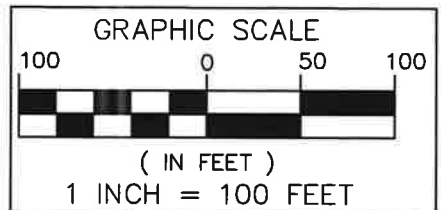
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DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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CHECK:	GN
SHEET:	5 OF 6

P:\12-020 8 Mile & Corfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7.22.2021
JOB NO.: 12-020
DWG: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 6 OF 6

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.30.2021

JOB NO.: 12-020

DWG.: 12-020EASE-SAN.dwg

DRAWN BY: DN

CHECK: JE

SHEET: 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION SANITARY SEWER EASEMENT

A Sanitary Sewer Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'06"W, 43.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'06"W, 397.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°15'41"E, 9.03 feet along the Westerly Line of said Subject Property Line; thence S89°53'52"E, 116.60 feet; thence N12°25'35"W, 218.98 feet; thence N15°06'54"E, 175.21 feet; thence N39°08'01"E, 170.04 feet; thence N00°11'42"W, 303.34 feet; thence N32°49'06"W, 113.75 feet; thence N68°35'33"W, 133.83 feet; thence N88°59'19"W, 211.04 feet; thence N80°23'20"W, 223.85 feet; thence N17°33'45"W, 231.94 feet; thence N02°54'13"E, 342.08 feet; thence N14°43'02"W, 197.56 feet; thence N03°04'44"E, 248.19 feet; thence N20°52'49"E, 181.78 feet; thence N65°22'44"E, 138.70 feet; thence N87°43'38"E, 297.44 feet; thence S82°06'15"E, 175.21 feet; thence S07°53'45"W, 20.00 feet; thence N82°06'15"W, 173.43 feet; thence S87°43'38"W, 291.71 feet; thence S65°22'44"W, 126.56 feet; thence S20°52'49"W, 170.47 feet; thence S03°04'44"W, 241.92 feet; thence S14°43'02"E, 197.53 feet; thence S02°54'13"W, 341.56 feet; thence S17°33'45"E, 216.11 feet; thence S80°23'20"E, 210.13 feet; thence S88°59'19"E, 203.99 feet; thence N18°23'36"E, 77.47 feet; thence N00°07'49"W, 197.03 feet; thence N25°14'10"E, 178.74 feet; thence S64°45'50"E, 20.00 feet; thence S25°14'10"W, 174.24 feet; thence S00°07'49"E, 195.79 feet; thence S18°23'36"W, 78.59 feet; thence S68°35'33"E, 132.60 feet; thence S32°49'06"E, 126.06 feet; thence S00°11'42"E, 316.34 feet; thence S39°08'01"W, 172.93 feet; thence S15°06'54"W, 166.05 feet; thence S12°25'35"E, 218.51 feet; thence S89°55'05"E, 250.49 feet; thence N14°27'29"E, 37.12 feet; thence S00°15'42"E, 44.95 feet, to the Northerly Right-Of-Way of Eight Mile Road and a **POINT OF BEGINNING**. All of the above containing 1.828 Acres.

P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg



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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.3.2021

JOB NO.: 12-020

DWG: 12-020EASE-SAN.dwg

DRAWN BY: DN

CHECK: JE

SHEET: 1 OF 1

EXHIBIT B

EAST 1/4 CORNER SECTION 31 T.1N.,
R.8E.
L.C.R.C. RECORDED
L.16874, P.164

EAST AND WEST 1/4 LINE OF SECTION 31

N89°43'21"E 1099.98'
(P.D.A. N89°51'00"E)

S00°15'42"E
115.05'

(P.D.A. N00°15'42"W 1710.40'
N00°15'42"W 1710.40'
(P.D.A. N00°07'08"W, 1710.11')

GARFIELD ROAD

(P.D.A. S00°15'42"E 2467.29'
S00°15'42"E 2467.29'

EAST LINE OF SECTION 31 AND THE
CENTERLINE OF GARFIELD ROAD

SANITARY
SEWER
EASEMENT
1.828 ACRES

N89°55'05"W 660.00'
(P.D.A. N89°46'33"W)

(P.D.A. N00°15'42"W 750.00'
N00°15'42"W 750.00'

P.O.B.

N00°15'42"W
60.00'

SOUTH 1/4 CORNER SECTION 31
T.1N., R.8E. L.C.R.C. RECORDED
L.16874, P.167

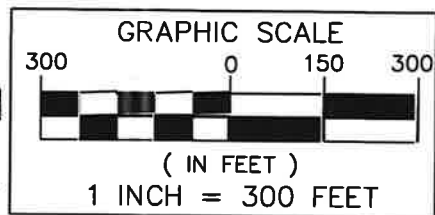
EIGHT MILE ROAD

SOUTH LINE OF SECTION
31 AND THE CENTERLINE
OF EIGHT MILE ROAD

SOUTHEAST CORNER SECTION 31
T.1N., R.8E. L.C.R.C. RECORDED
L. 16874, P.163

N89°55'05" W 440.00'

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg



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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 300'

DATE: 6.3.2021

JOB NO.: 12-020

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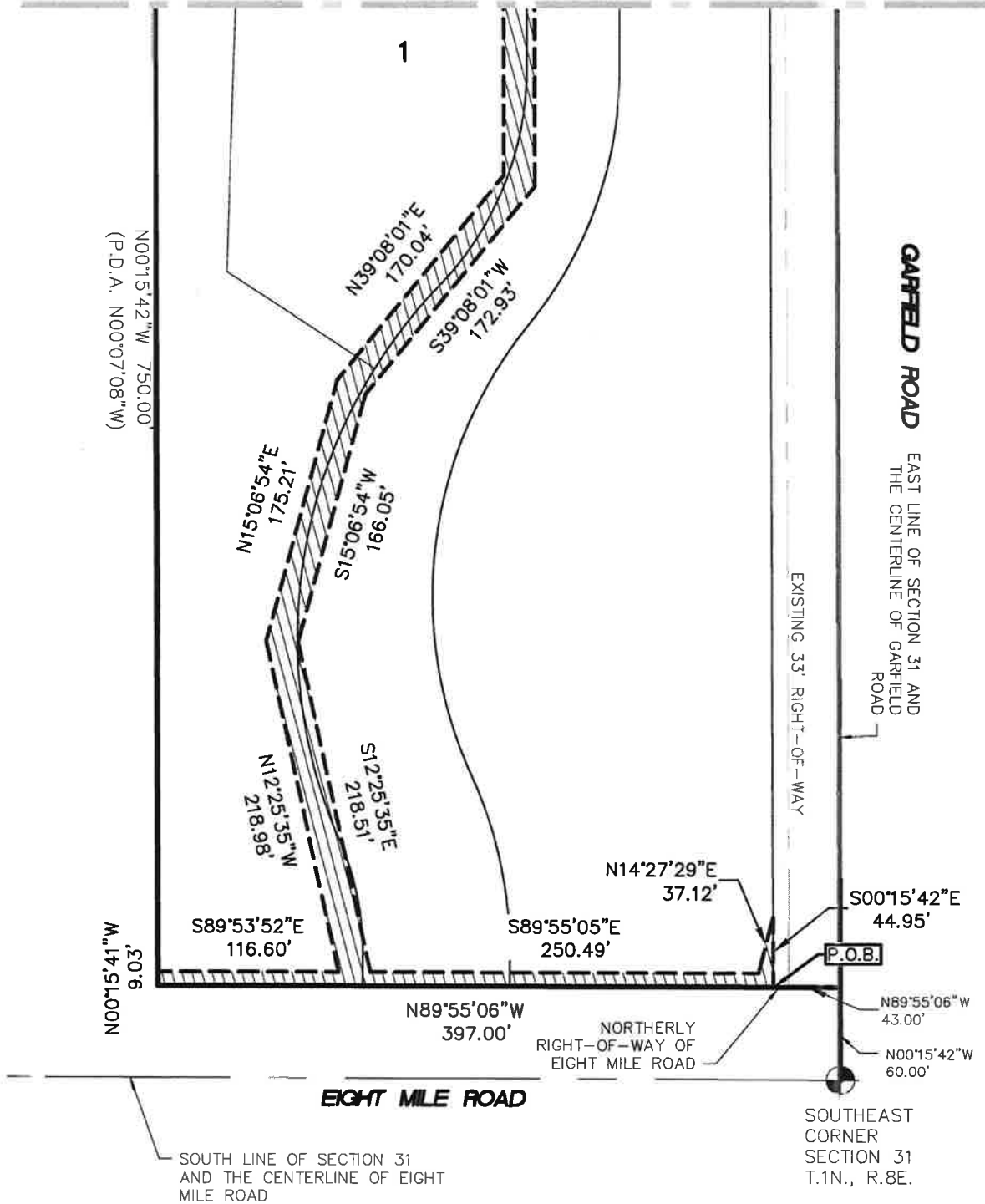
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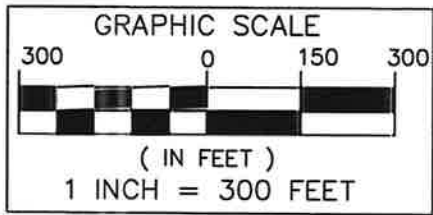
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EXHIBIT B

SEE SHEET 3 FOR CONTINUATION



SANITARY SEWER EASEMENT
(1.828 ACRES)



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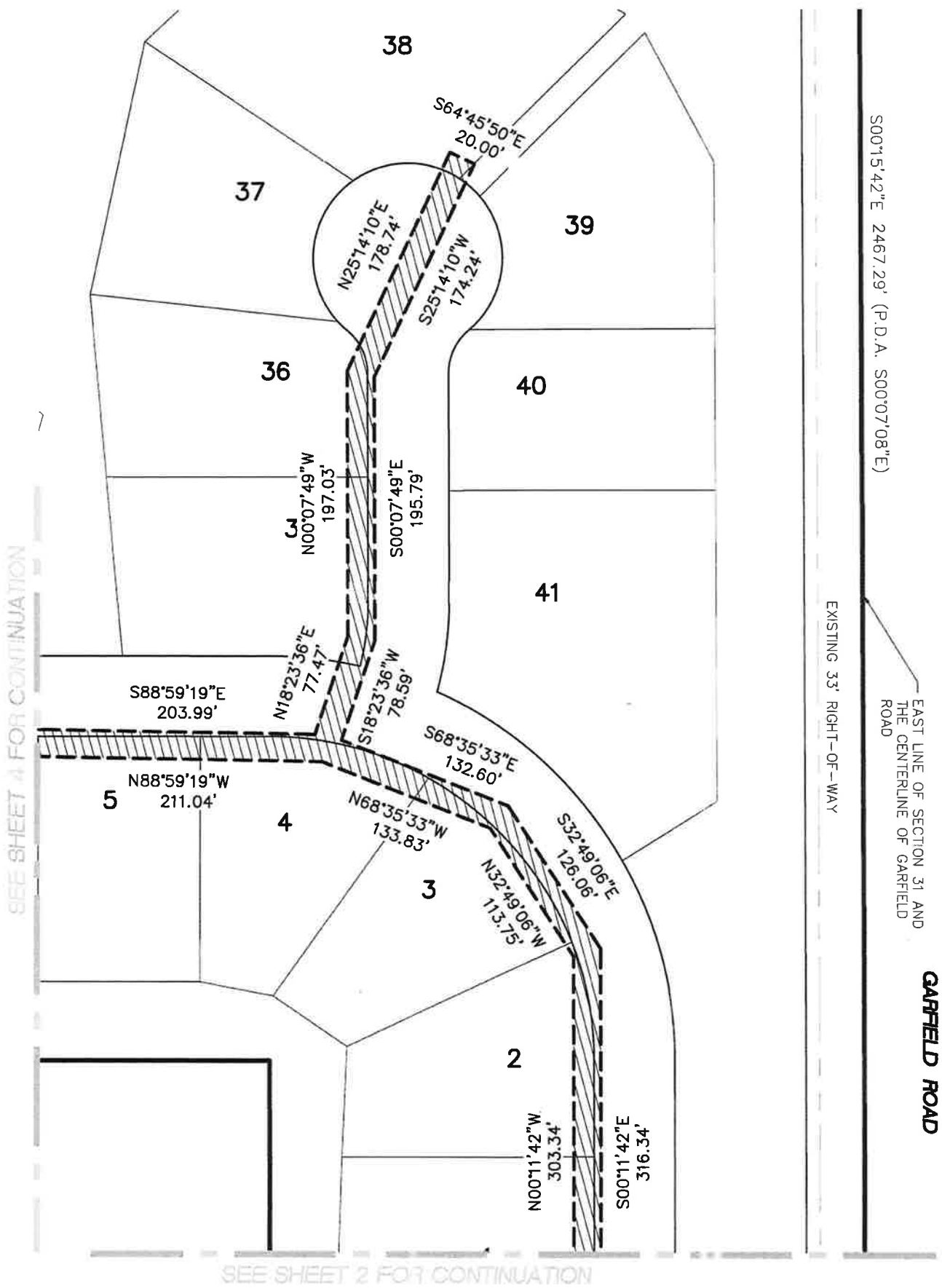
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
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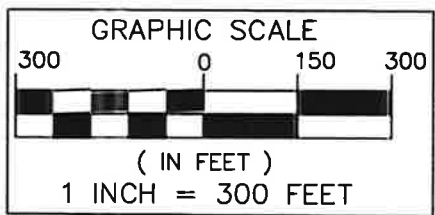
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EXHIBIT B



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SANITARY SEWER EASEMENT
(1.828 ACRES)



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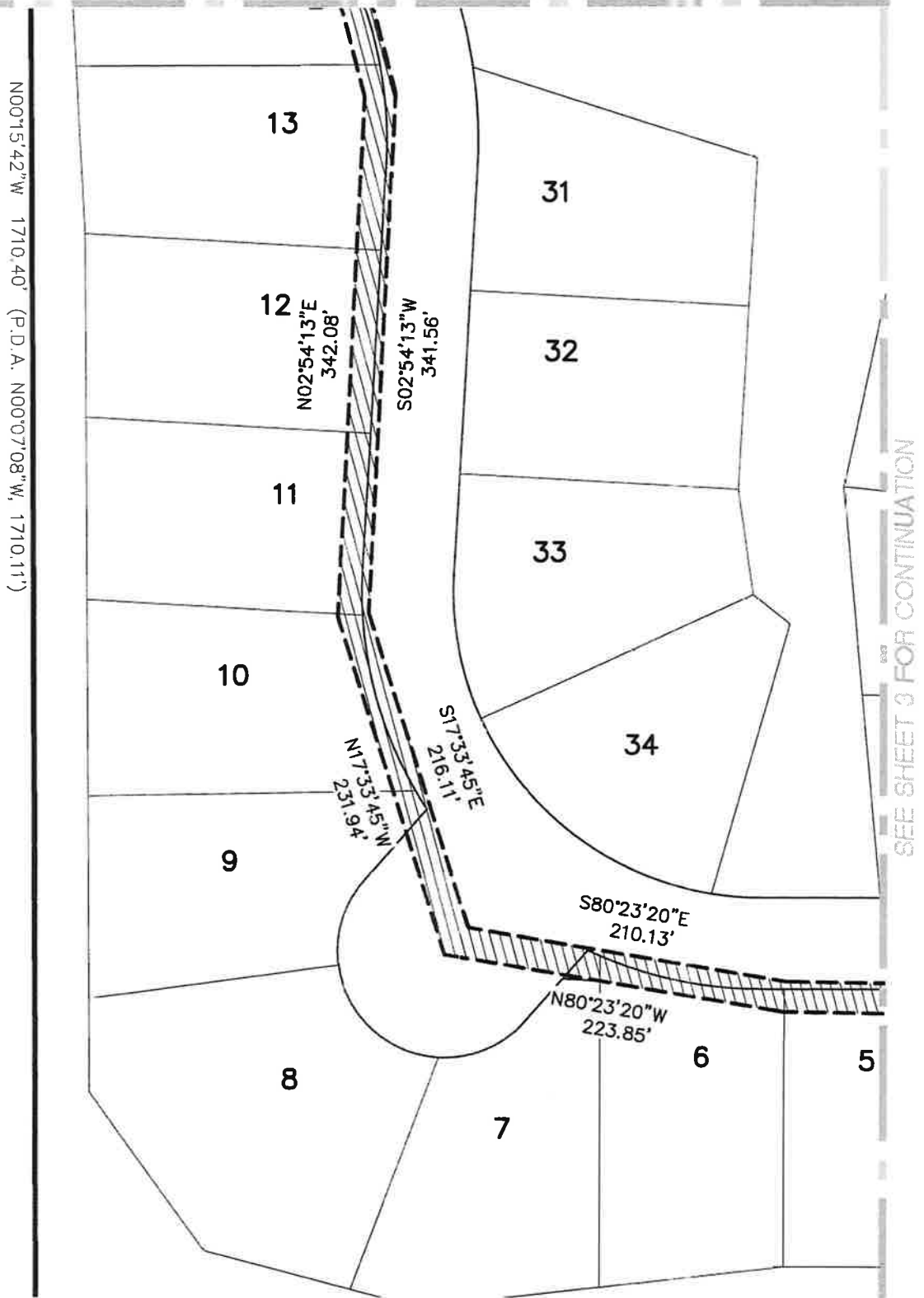
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB No.:	12-020
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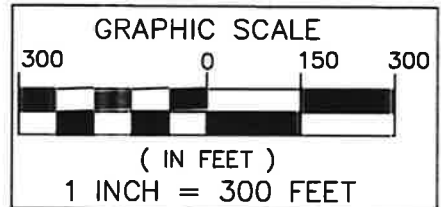
EXHIBIT B

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

SANITARY SEWER EASEMENT
(1.828 ACRES)



P:\12-020 B Mills & Corfield\CASEMENTS\12-020EASE-SAN.dwg



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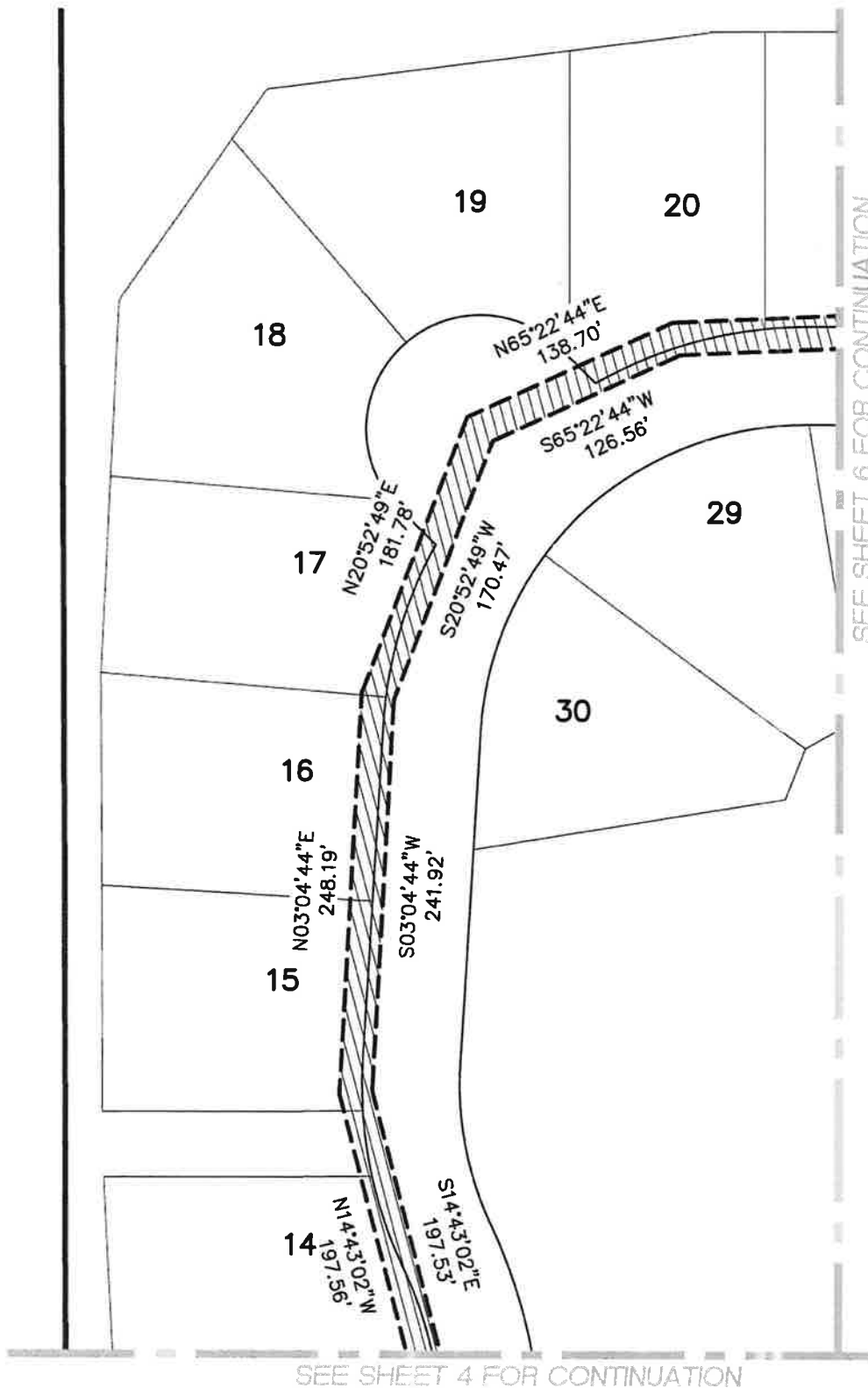
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
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SCALE: 1" = 300'
DATE: 6.3.2021
JOB NO.: 12-020
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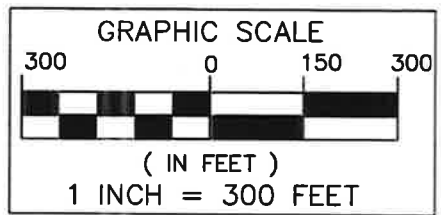
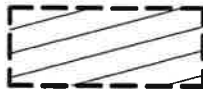
EXHIBIT B



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SANITARY SEWER EASEMENT
(1.828 ACRES)



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

CONSULTING ENGINEERS

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

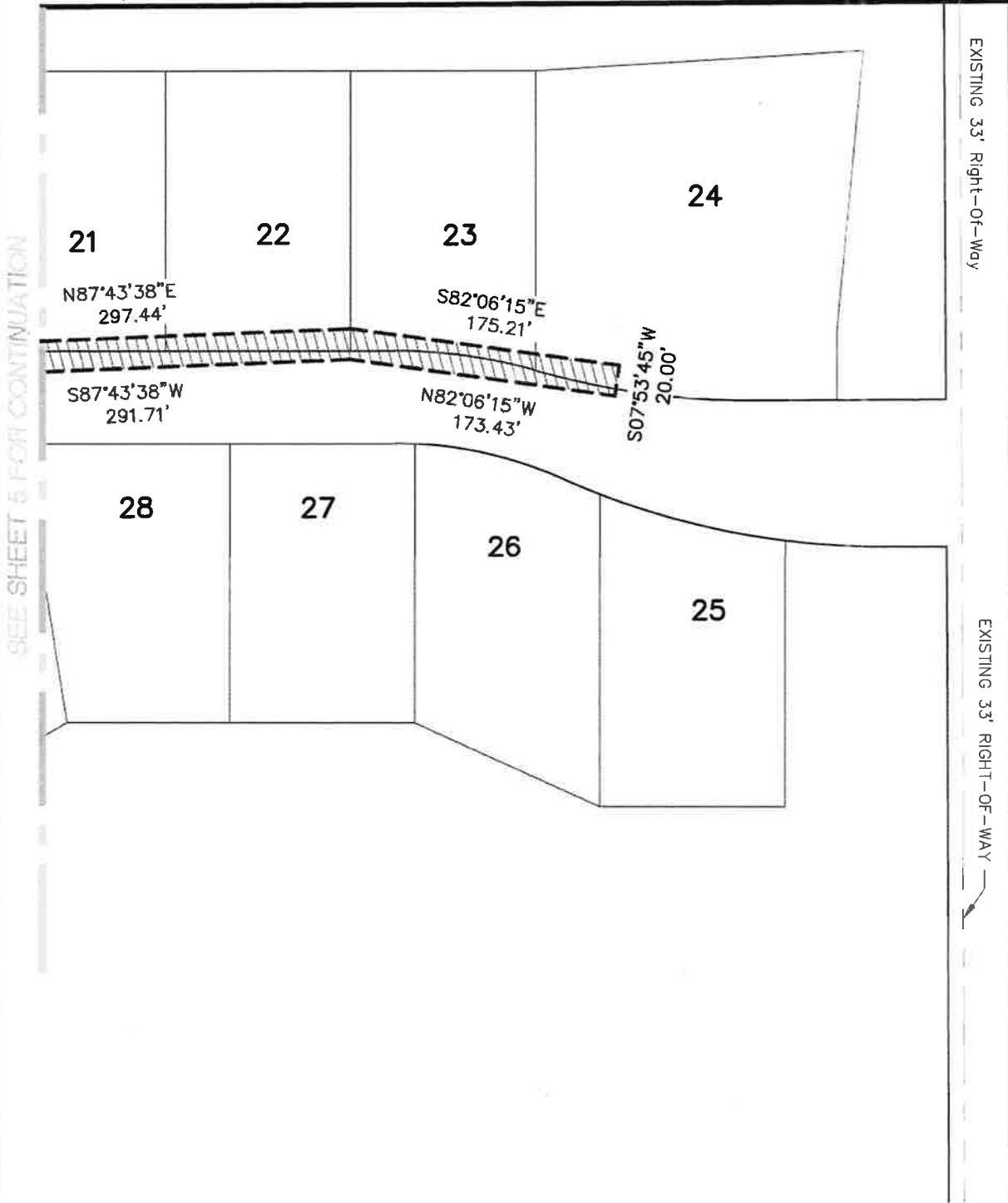
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 300'
DATE: 6.3.2021
JOB No.: 12-020
DWG: 12-020EASE-SAN.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 5 OF 6

EXHIBIT B

9.98' (P.D.A. N89°51'00"E)



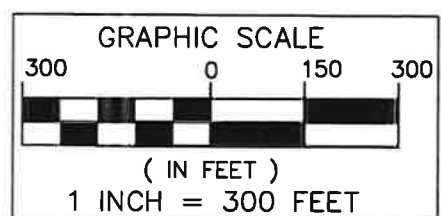
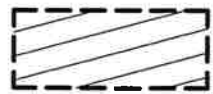
SEE SHEET 5 FOR CONTINUATION

EXISTING 33' Right-Of-Way

GARFIELD ROAD

EXISTING 33' RIGHT-OF-WAY

SANITARY SEWER EASEMENT
(1.828 ACRES)



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
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DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 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 N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 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 N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

DWG.: 12-020EASE-ACCESS-SAN-WM.dwg

DRAWN BY: DN

CHECK: GN

SHEET: 1 OF 2

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, to **THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

P:\12-020-08-Mir & Gordian\EA\12-020EASE-ACCESS-SAN-WM.dwg



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BALLANTYNE

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OAKLAND COUNTY, MICHIGAN

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SHEET: 2 OF 2

EXHIBIT C

EAST 1/4 CORNER SECTION 31
T.1N., R.8E.
L.C.R.C. RECORDED
L.16874, P.164

EAST AND WEST 1/4 LINE OF SECTION 31

N89°43'21"E 1099.98'
(P.D.A. N89°51'00"E)

S00°15'42"E
115.05'

N00°15'42"W 1710.40'
(P.D.A. N00°07'08"W, 1710.11')

SANITARY SEWER
AND WATERMAIN
ACCESS EASEMENT
6.480 AC.

GARFIELD ROAD

(P.D.A. S00°07'08"E)
2467.29' S00°15'42"E

EAST LINE OF SECTION 31 AND THE
CENTERLINE OF GARFIELD ROAD

N89°55'05"W 660.00'
(P.D.A. N89°46'33"W)

N00°15'42"W 750.00'
(P.D.A. N00°07'08"W)

P.O.B.

N89°55'05"W 440.00'

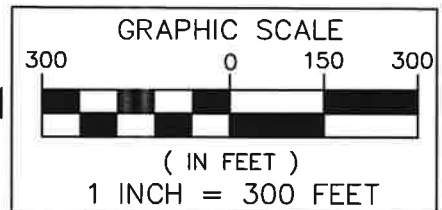
N00°15'42"W
60.00'

SOUTH 1/4 CORNER SECTION 31
T.1N., R.8E. L.C.R.C. RECORDED
L.16874, P.167

EIGHT MILE ROAD

SOUTH LINE OF SECTION
31 AND THE CENTERLINE
OF EIGHT MILE ROAD

SOUTHEAST CORNER
SECTION 31 T.1N., R.8E.
L.C.R.C. RECORDED
L. 16874, P.163



P:\12-020 B Mill & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg



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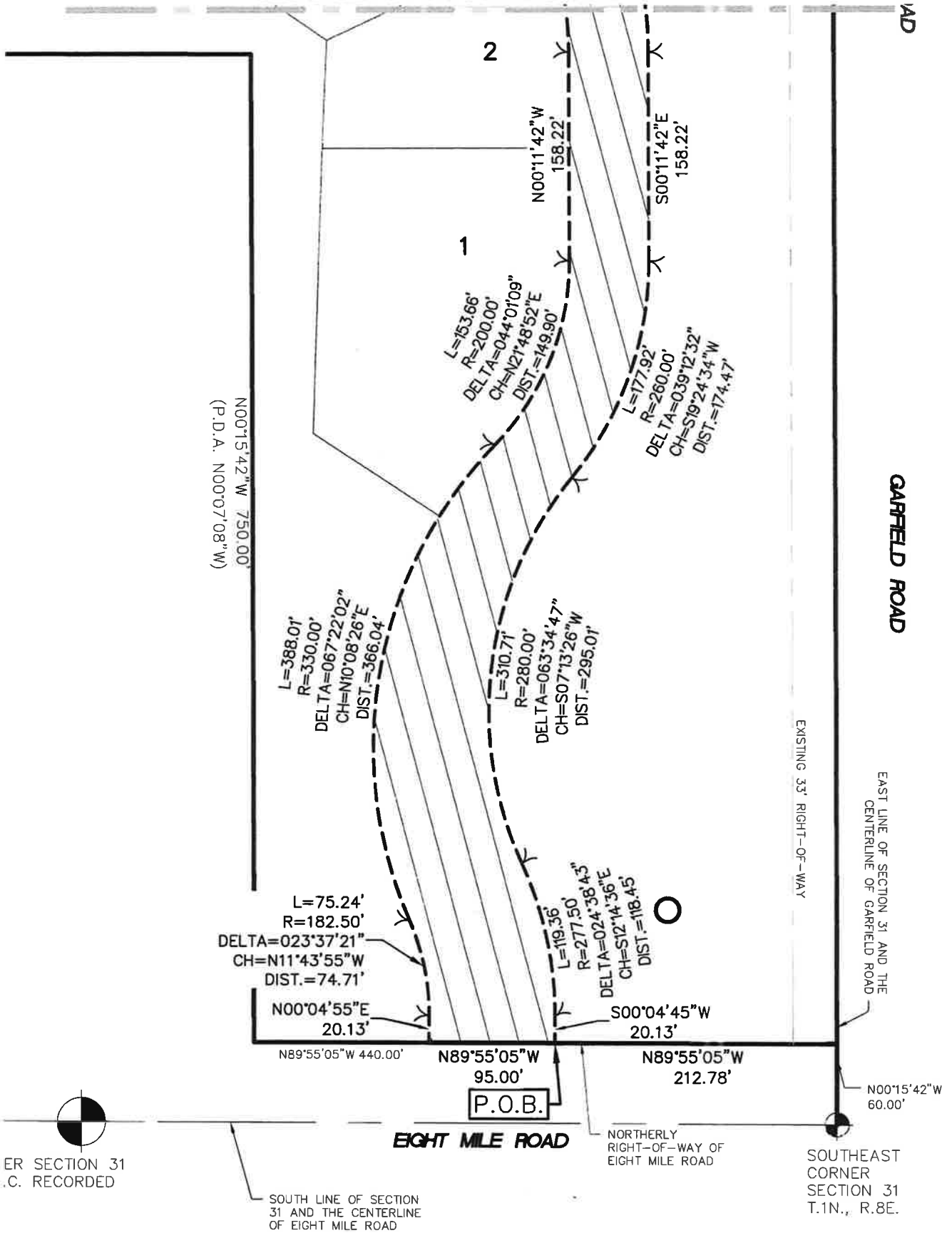
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OAKLAND COUNTY, MICHIGAN

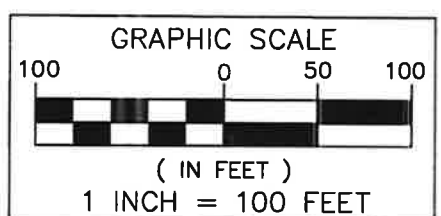
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EXHIBIT C

SEE SHEET 3 FOR CONTINUATION



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)



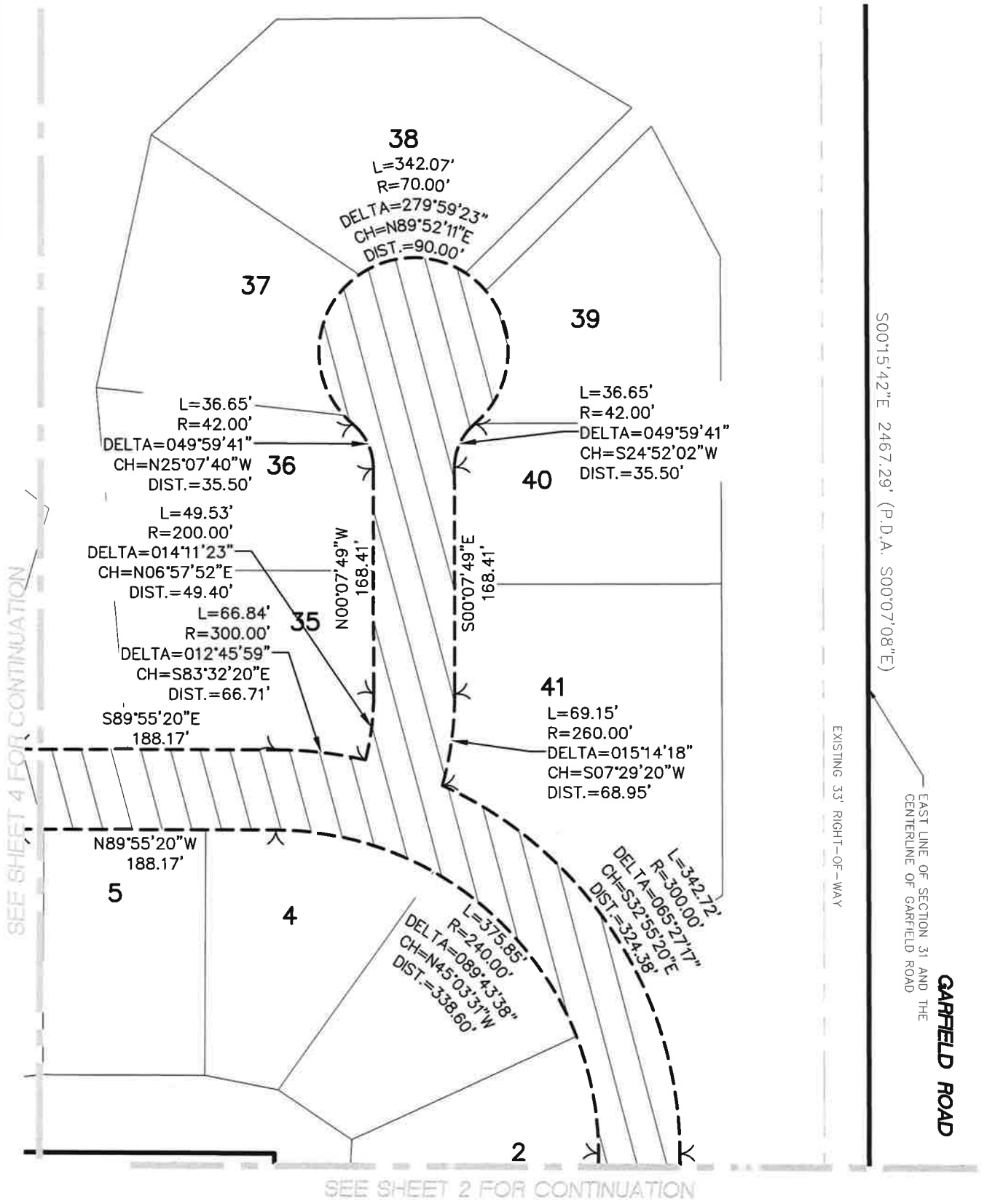
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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

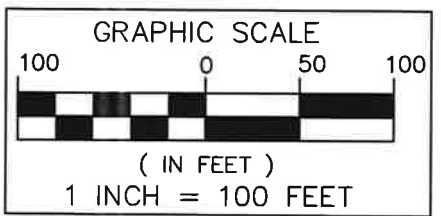
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P:\12-020 8 Mile & Garfield\ASSEMBLY\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SANITARY SEWER AND WATERMAIN
 ACCESS EASEMENT
 (6.480 ACRES)



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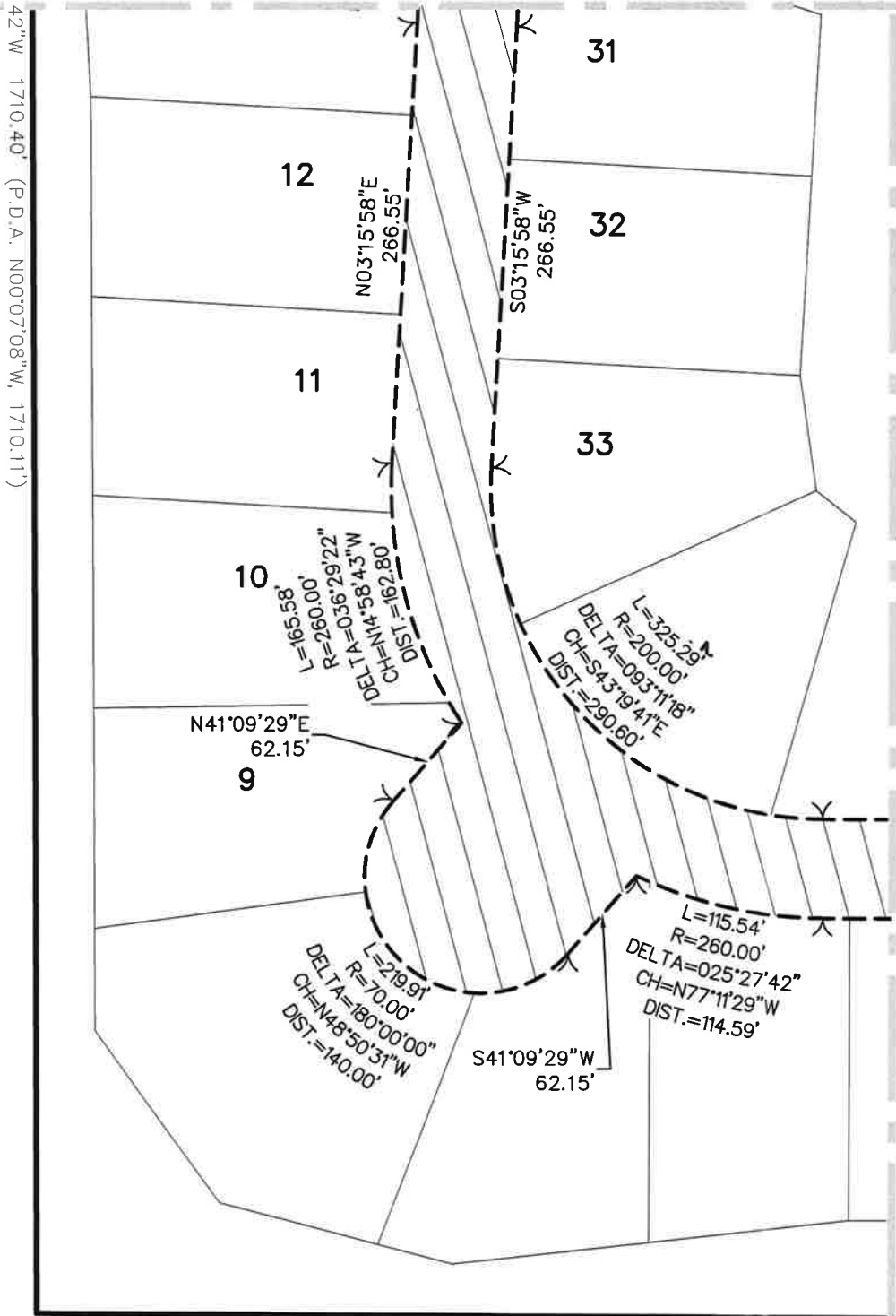
BALLANTYNE
 SECTION 31, TOWN 1 NORTH,
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 OAKLAND COUNTY, MICHIGAN

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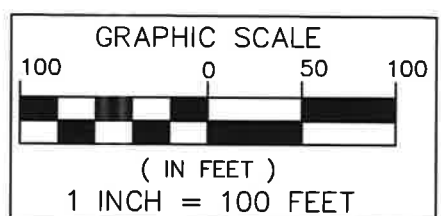
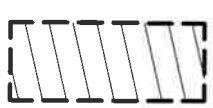
EXHIBIT C

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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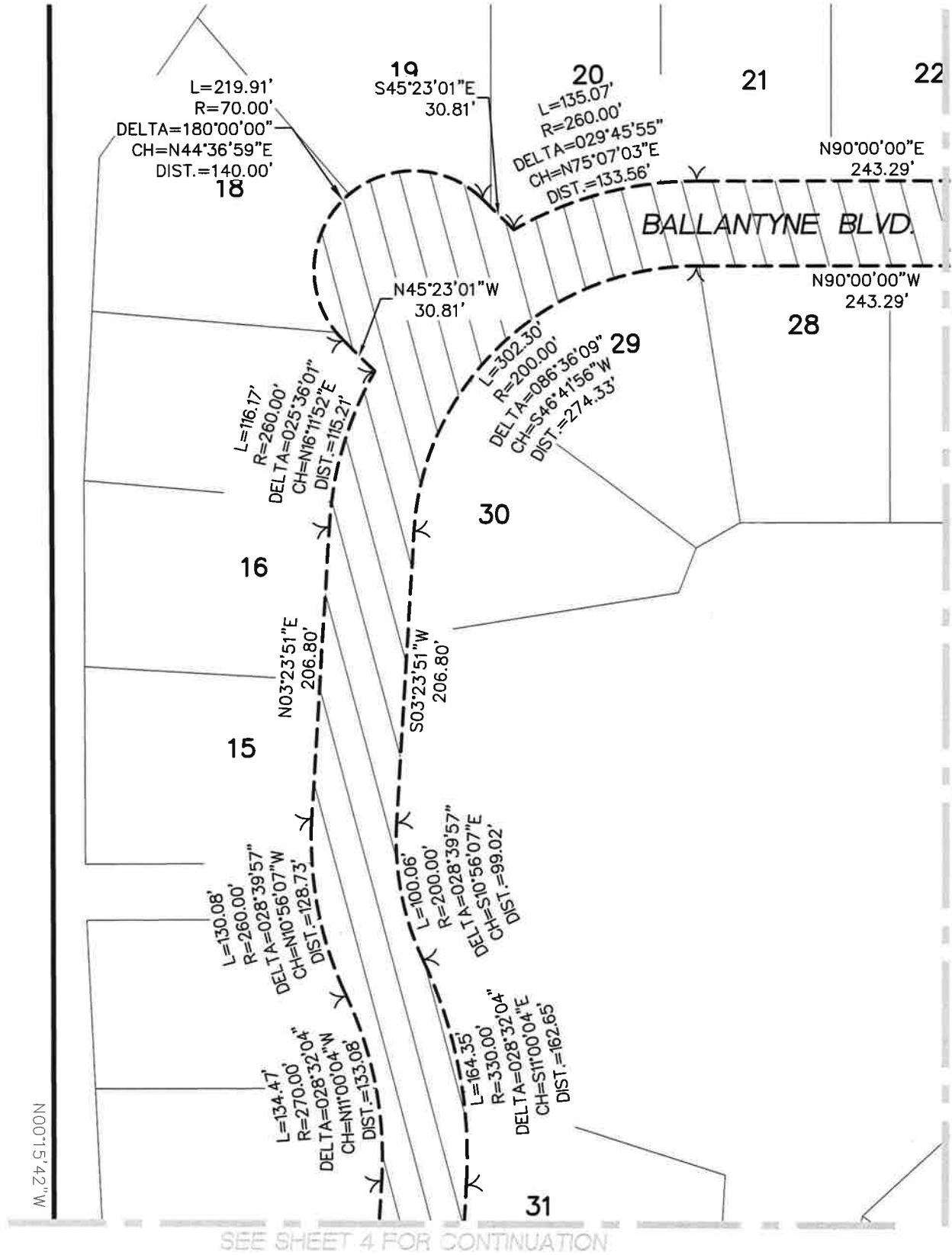
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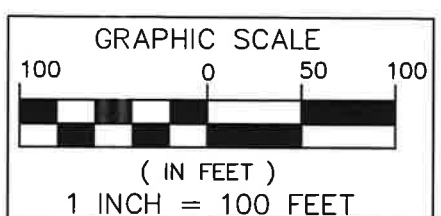
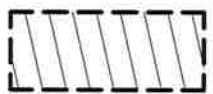
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SHEET:	4 OF 6

P:\12-020 B Mile &

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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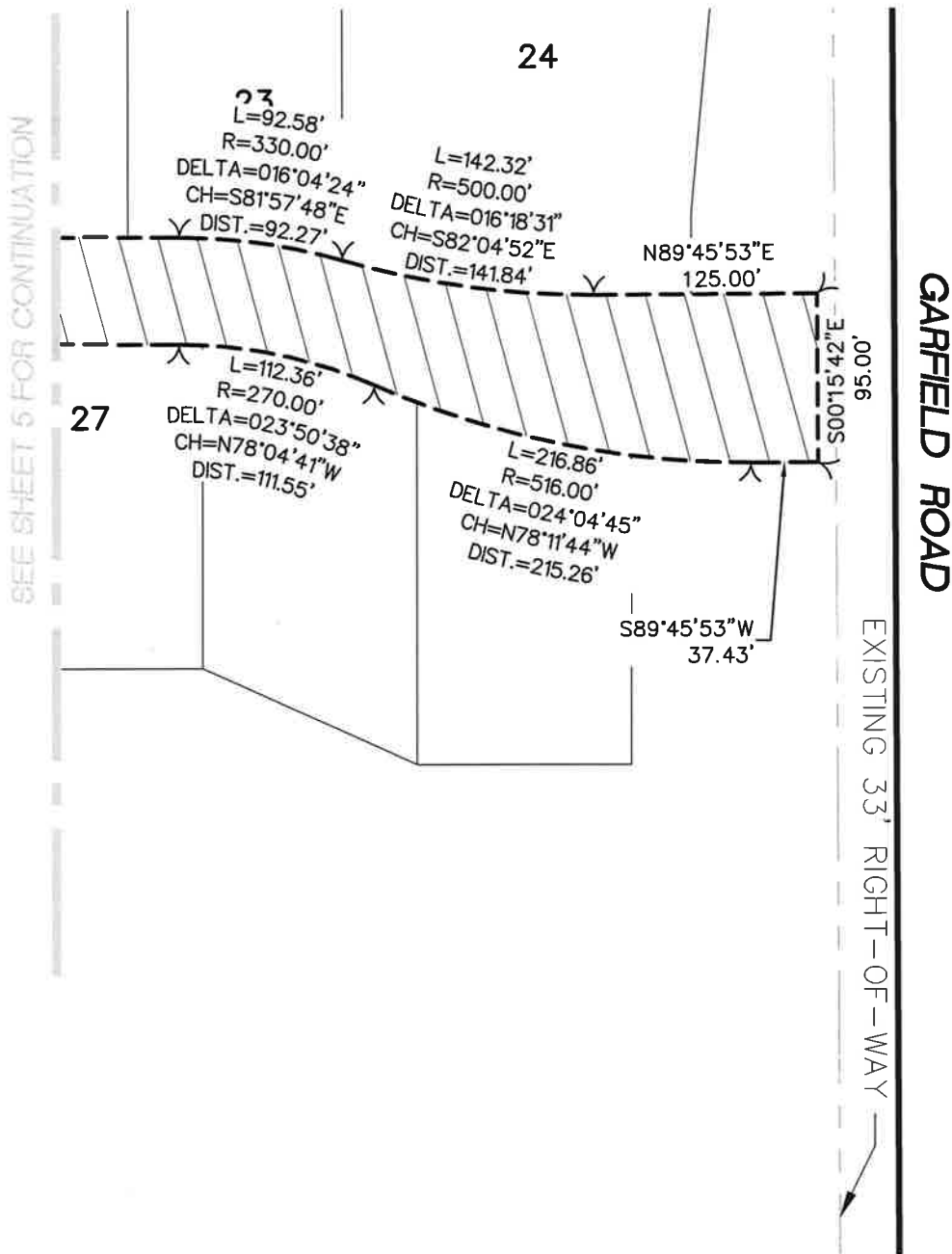
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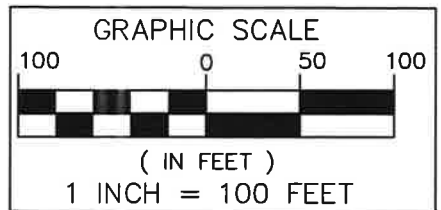
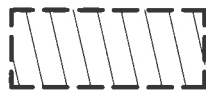
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P:\12-020 8 Mile & Confield EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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SHEET: 6 OF 6

SWORN STATEMENT

State of Michigan
County of Oakland

Date: July 31ST, 2022

Antonello Stante being duly sworn, deposes and says:
That Stante Excavating, Inc. is the (contractor) (subcontractor) for an improvement to the following described real property situated in Oakland County, Michigan, described as follows:

Ballantyne - Sanitary Sewer & Watermain, Novi, MI Job #22142,
(insert legal description of property)

That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the (contractor) (subcontractor) has (contracted) (subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows:

Names of subcontractor supplier or laborer	Type of Improvement furnished	Initial contract amount	Change orders or credits	Adjusted contract amount billed to date	Amount already paid	Amount currently owing
Calo & Sons	Trucking/Materials	As Billed		\$ 82,855.58	\$ 82,855.58	\$ -0-
Caniff Electric Supply Co., Inc.	Materials	As Billed		\$ 26,778.20	\$ 26,778.20	\$ -0-
EJ USA, Inc.	Materials	As Billed		\$ 143,919.13	\$ 143,919.13	\$ -0-
Etna Supply	Materials	As Billed		\$ 465,253.41	\$ 465,253.41	\$ -0-
Mack Industries, Inc.	Materials	As Billed		\$ 167,457.76	\$ 167,457.76	\$ -0-

ALL LABOR, EQUIPMENT AND FRINGES THAT ARE DUE HAVE BEEN PAID IN FULL

That the contractor has not procured material from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above.

Deponent further says that he or she makes the foregoing statement as the (contractor) (subcontractor) or as President of the (contractor) (subcontractor) for the purpose of representing to the owner or lessee of the above-described premises and his or her agents that the above-described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to section 109 of the construction lien act, Act No. 497 of the Public Acts of 1980, as amended, being section 570.1109 of the Michigan Compiled Laws.

WARNING TO OWNER: AN OWNER OR LESSEE OF THE ABOVE-DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.



Deponent

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, ACT NO. 497 OF THE PUBLIC ACTS OF 1980, AS AMENDED, BEING SECTION 570.2220 OF THE MICHIGAN COMPILED LAWS.

Subscribed and sworn to before me this 31st day of July, 2022.

KATHLEEN HAPIUK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 18, 2028
ACTING IN COUNTY OF OAKLAND

Kathleen Hapiuk
Kathleen Hapiuk Notary Public,
Oakland County, Michigan.
Acting in the County of Oakland

My commission expires: April 18, 2028.

FULL UNCONDITIONAL WAIVER

J#22142

My/our contract with PULTE HOMES OF MICHIGAN to provide
(other contracting party)
site work - sewer and watermain installation

for the improvement of the property described as: _____

Ballantyne

Novi, MI

having been fully paid and satisfied, all my/our construction lien rights
against such property are hereby waived and released.

STANTE EXCAVATING CO., INC.

By: _____

(signature of lien claimant)

Address: 47955 Anna Court

Wixom, MI 48393

Telephone: (248) 380-9922

Fax (248) 380-9952

E-Mail steve@stante-exc.com

Signed on: 08/10/2022
(date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

EXHIBIT A

Job No. 12-020
"BALLATYNE"

RIGHT-OF-WAY DEDICATION – GARFIELD ROAD LEGAL DESCRIPTION

A Right-of-Way Dedication of Garfield Road, being a part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and centerline of Garfield Road, to the POINT OF BEGINNING; thence North 89°55'05" West, 43.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and centerline of Eight Mile Road; thence North 00°15'42" West, 2467.02 feet; thence North 89°43'21" East, 43.00 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and centerline of said Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East, along the East line of said Section 31 and centerline of said Garfield, to the Point of Beginning. All of the above containing 2.435 Acres.

P:\12-020 8 Mile & Garfield\ASSESSMENTS\12-020ROW-GARFIELD.dwg

LEGAL DESCRIPTION – R.O.W. DEDICATION



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SALE

DATE: 7/27/2021

JOB NO.: 12-020

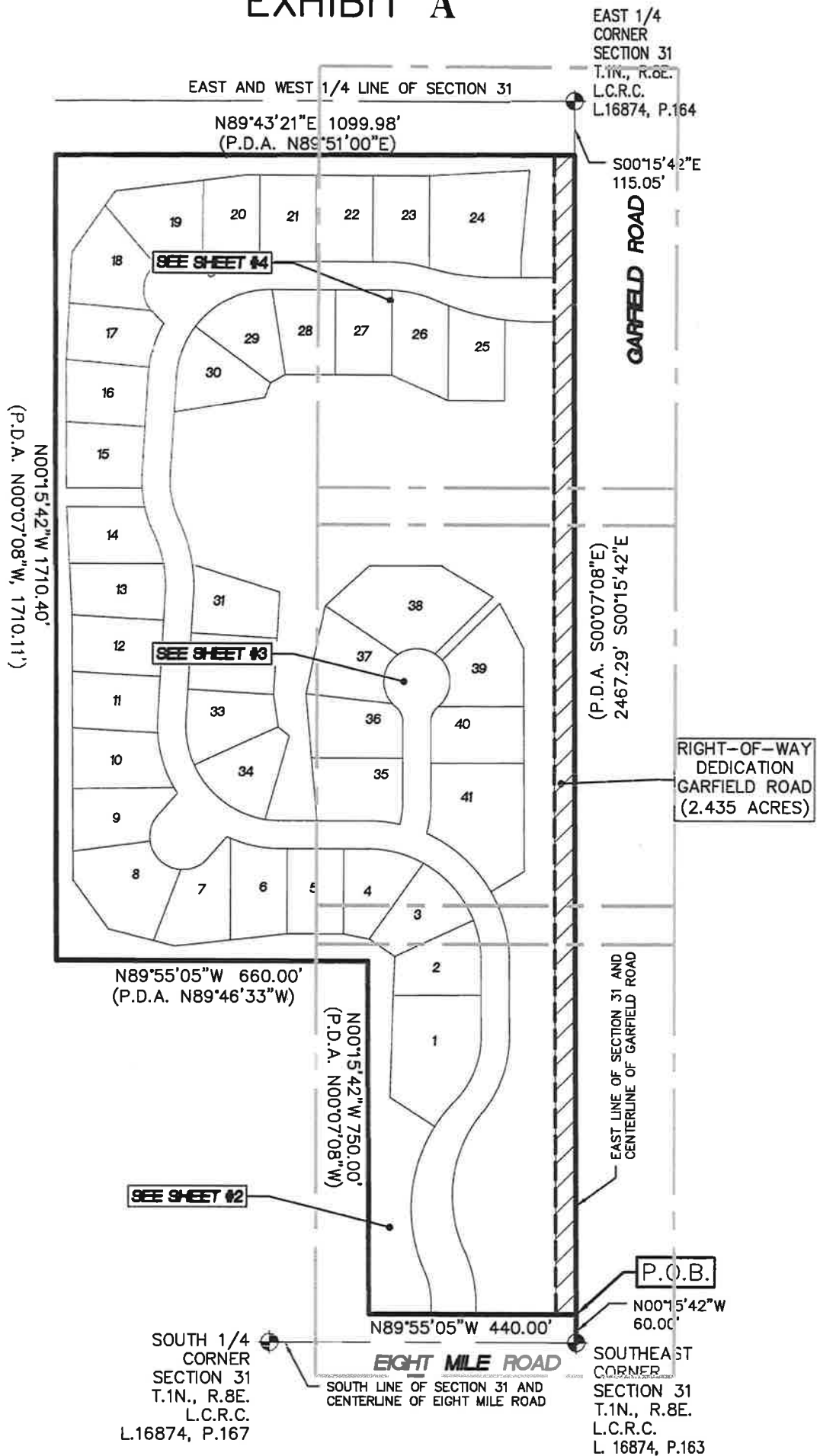
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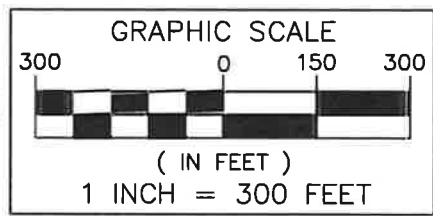
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SHEET: 1 OF 1

EXHIBIT A



RIGHT-OF-WAY DEDICATION
 GARFIELD ROAD
 (2.435 ACRES)



P:\12-020 B Mile & Garfield\EASEMENTS\12-020ROW-GARFIELD.dwg



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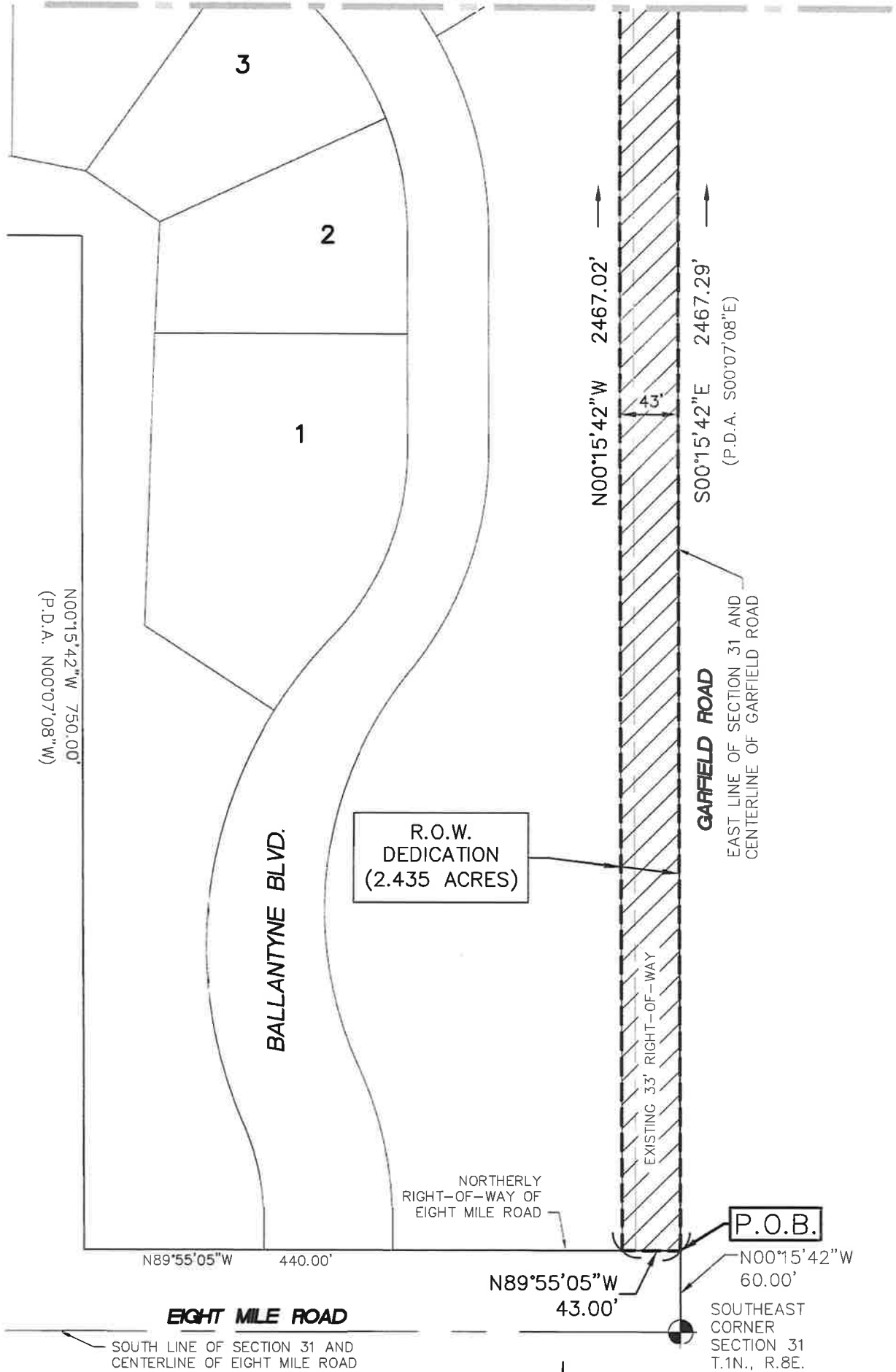
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

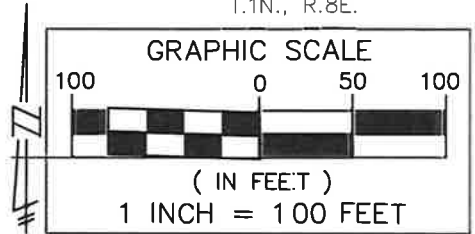
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 DATE: 7/27/2021
 JOB No.: 12-020
 DWG: 12-020ROW-GARFIELD.dwg
 DRAWN BY: DFR
 CHECK: JE
 SHEET: 1 OF 4

EXHIBIT A

SEE SHEET 3 FOR CONTINUATION



RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020ROW-GARFIELD.dwg



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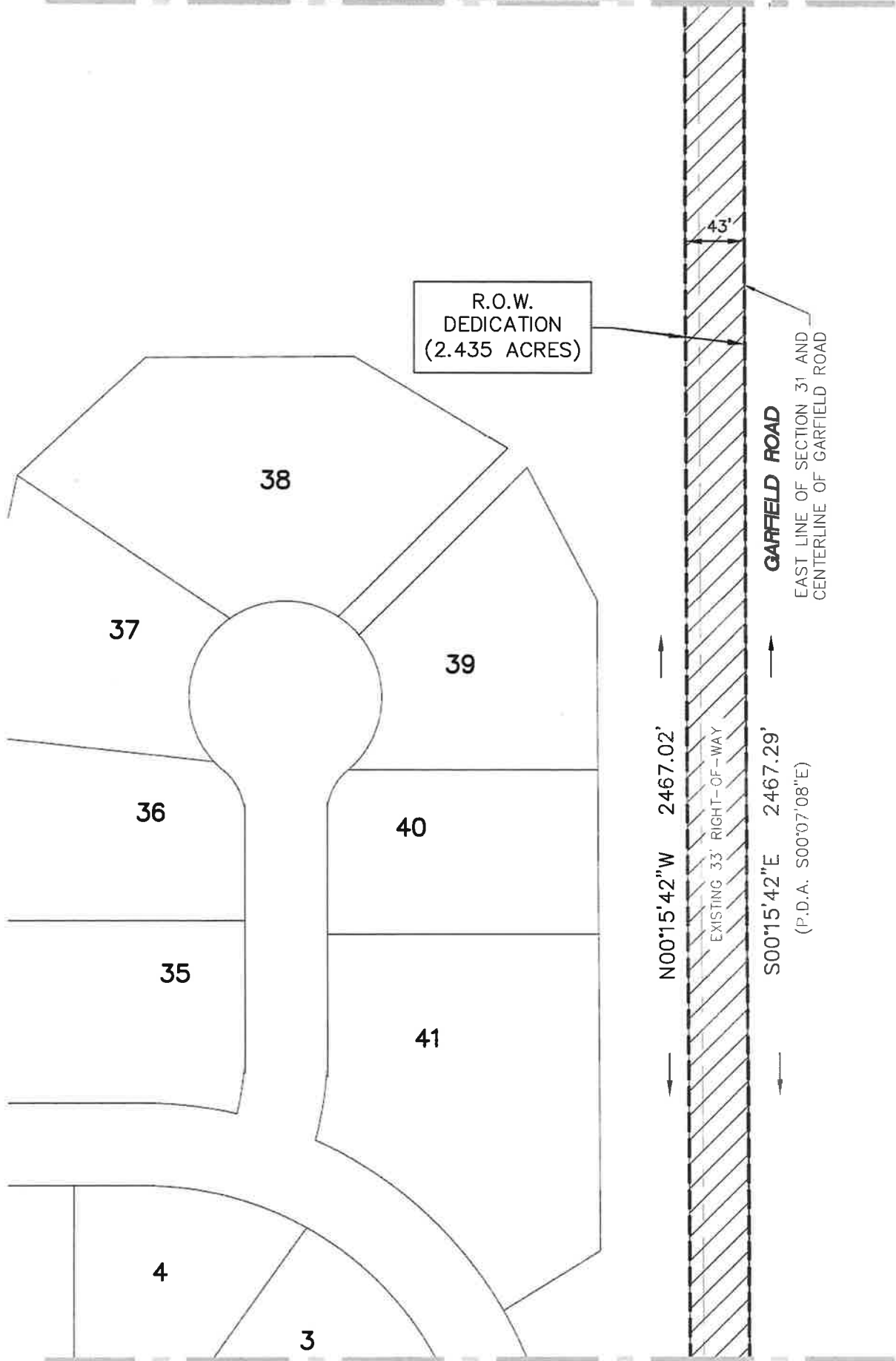
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
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JOB NO.: 12-020
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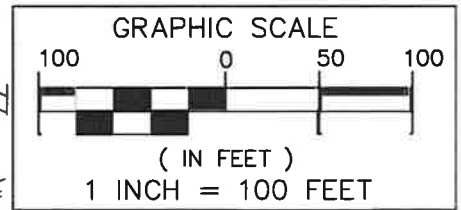
EXHIBIT A

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 2 FOR CONTINUATION

RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)



P:\12-020 B Mile & Garfield\CASEMENTS\12-020ROW-GARFIELD.dwg



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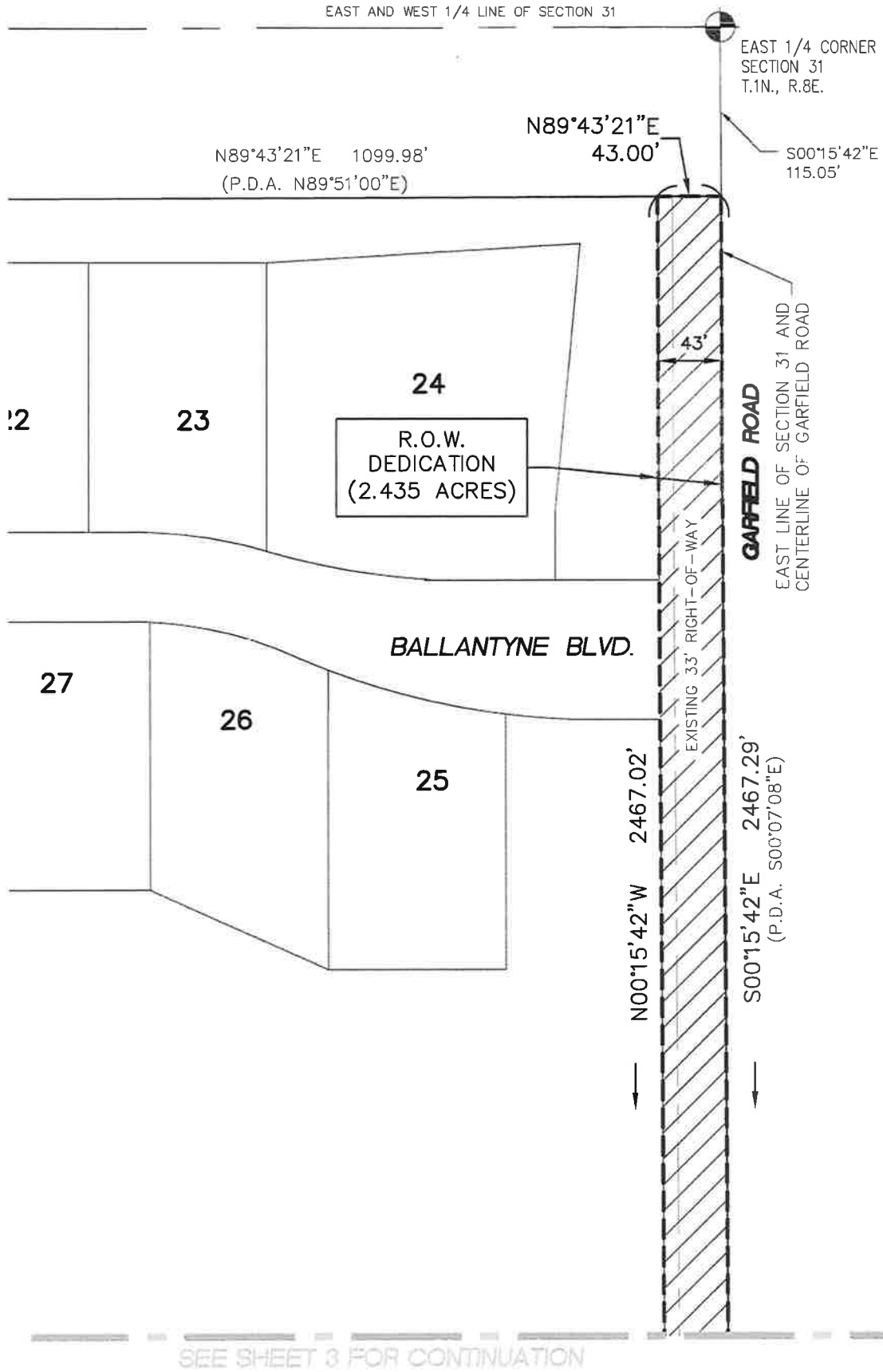
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

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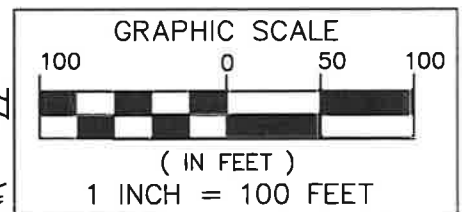
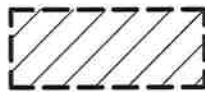
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7/27/2021
JOB NO.: 12-020
DWG: 12-020ROW-GARFIELD.dwg
DRAWN BY: DFR
CHECK: JE
SHEET: 3 OF 4

EXHIBIT A



RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)



P:\12-020 B Mile & Garfield\CASEMENTS\12-020ROW-GARFIELD.dwg



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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7/27/2021
JOB NO.: 12-020
DWG: 12-020ROW-GARFIELD.dwg
DRAWN BY: DFR
CHECK: JE
SHEET: 4 OF 4

SANITARY SEWER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, MI 48083, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[See attached and incorporated Exhibit A]

Tax Identification Number: 22-31-400-007

for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a nonexclusive perpetual easement for sanitary sewer, over, upon, across, in, through, and under the following described real property, to-wit:

[See attached and incorporated Exhibit B]

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

Grantee may install, repair, replace, improve, modify and maintain the sanitary sewer lines, and all necessary appurtenances thereto, within the easement herein granted.

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 sanitary sewer in the easement areas shown on the attached and incorporated Exhibit B.

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.

IN WITNESS WHEREOF, the undersigned Grantor has affixed _____ signature this day of _____, 20__.

GRANTOR:

PULTE HOMES OF MICHIGAN LLC. a
Michigan limited liability company



By: Paul Schyck
Its: Division Director of Land Development


STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

On this 21st day of June, 2022, before me, personally appeared the above named Paul Schyck, the Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

Embossed Hereon is My
Oakland County, Michigan Notary Public Seal
My Commission Expires March 05, 2026
AMANDA JEAN VANDERPOOL


Notary Public Amanda Jean Vanderpool
Oakland County, MI
My commission expires March 5, 2026

THIS INSTRUMENT DRAFTED BY:

Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
AND WHEN RECORDED RETURN TO:

Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 B Mile & Corfield\EASEMENTS\12-020EASE-SAN.dwg



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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.30.2021

JOB NO.: 12-020

DWG: 12-020EASE-SAN.dwg

DRAWN BY: DN

CHECK: JE

SHEET: 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION SANITARY SEWER EASEMENT

A Sanitary Sewer Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'06"W, 43.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'06"W, 397.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°15'41"E, 9.03 feet along the Westerly Line of said Subject Property Line; thence S89°53'52"E, 116.60 feet; thence N12°25'35"W, 218.98 feet; thence N15°06'54"E, 175.21 feet; thence N39°08'01"E, 170.04 feet; thence N00°11'42"W, 303.34 feet; thence N32°49'06"W, 113.75 feet; thence N68°35'33"W, 133.83 feet; thence N88°59'19"W, 211.04 feet; thence N80°23'20"W, 223.85 feet; thence N17°33'45"W, 231.94 feet; thence N02°54'13"E, 342.08 feet; thence N14°43'02"W, 197.56 feet; thence N03°04'44"E, 248.19 feet; thence N20°52'49"E, 181.78 feet; thence N65°22'44"E, 138.70 feet; thence N87°43'38"E, 297.44 feet; thence S82°06'15"E, 175.21 feet; thence S07°53'45"W, 20.00 feet; thence N82°06'15"W, 173.43 feet; thence S87°43'38"W, 291.71 feet; thence S65°22'44"W, 126.56 feet; thence S20°52'49"W, 170.47 feet; thence S03°04'44"W, 241.92 feet; thence S14°43'02"E, 197.53 feet; thence S02°54'13"W, 341.56 feet; thence S17°33'45"E, 216.11 feet; thence S80°23'20"E, 210.13 feet; thence S88°59'19"E, 203.99 feet; thence N18°23'36"E, 77.47 feet; thence N00°07'49"W, 197.03 feet; thence N25°14'10"E, 178.74 feet; thence S64°45'50"E, 20.00 feet; thence S25°14'10"W, 174.24 feet; thence S00°07'49"E, 195.79 feet; thence S18°23'36"W, 78.59 feet; thence S68°35'33"E, 132.60 feet; thence S32°49'06"E, 126.06 feet; thence S00°11'42"E, 316.34 feet; thence S39°08'01"W, 172.93 feet; thence S15°06'54"W, 166.05 feet; thence S12°25'35"E, 218.51 feet; thence S89°55'05'E, 250.49 feet; thence N14°27'29"E, 37.12 feet; thence S00°15'42"E, 44.95 feet, to the Northerly Right-Of-Way of Eight Mile Road and a **POINT OF BEGINNING**. All of the above containing 1.828 Acres.

P:\12-020 B Mile & Corfield\EASEMENTS\12-020EASE-SAN.dwg



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CONSULTING ENGINEERS

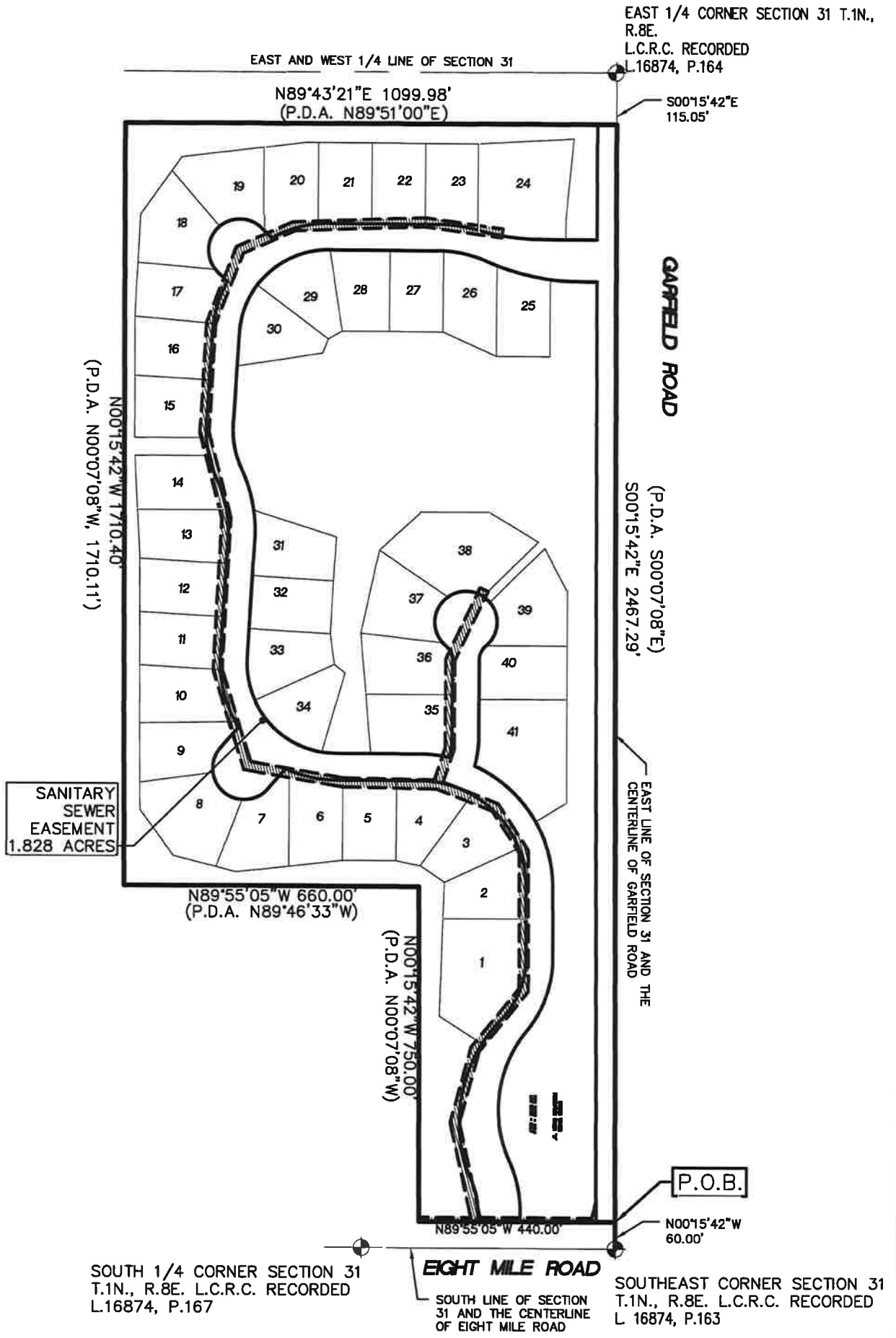
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

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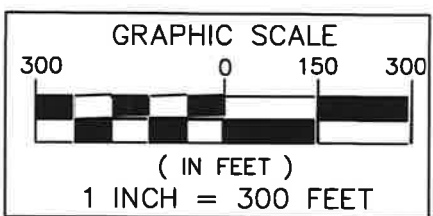
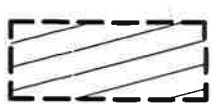
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG: 12-020EASE-SAN.dwg
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CHECK: JE
SHEET: 1 OF 1

EXHIBIT B



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg



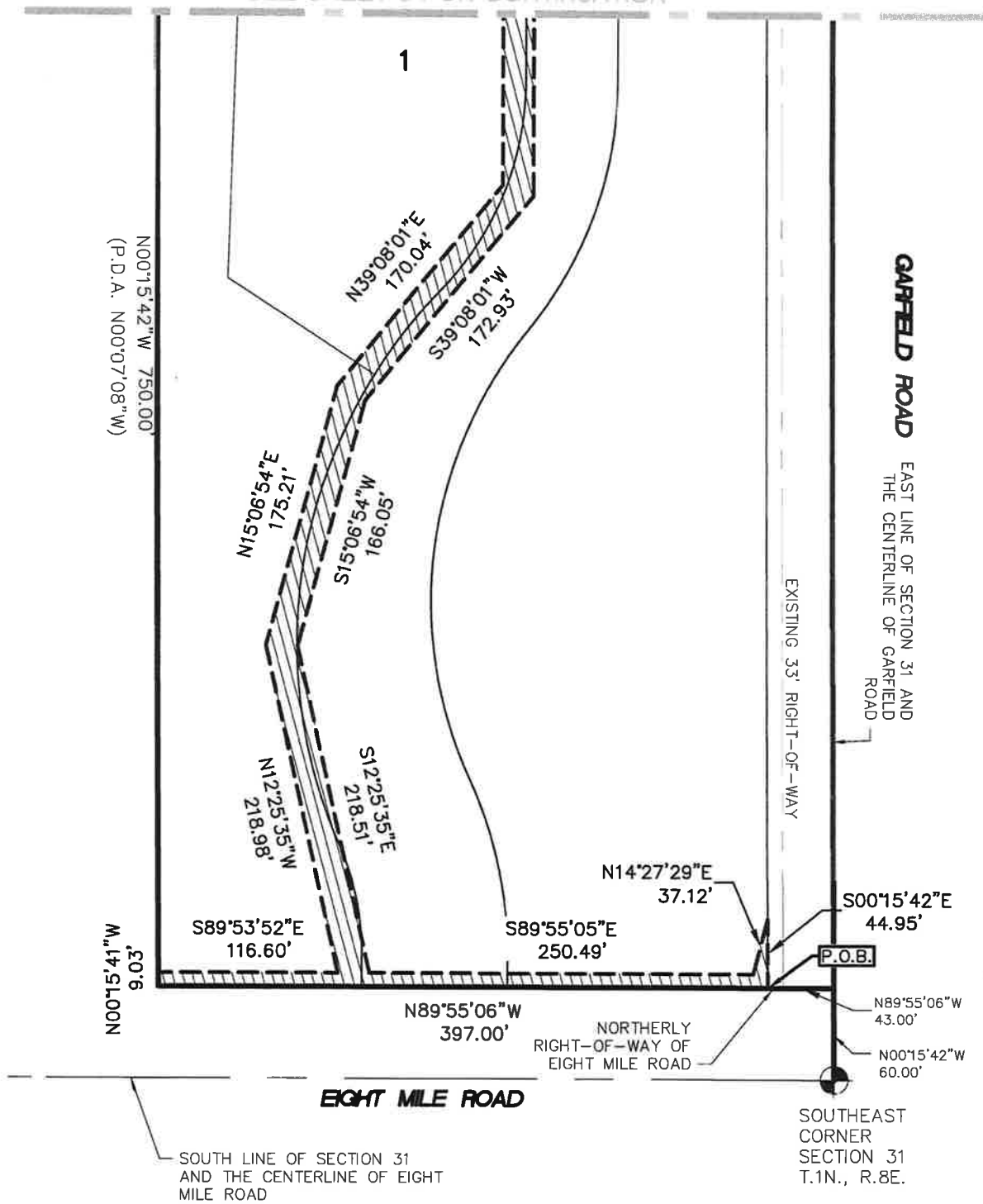
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 SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
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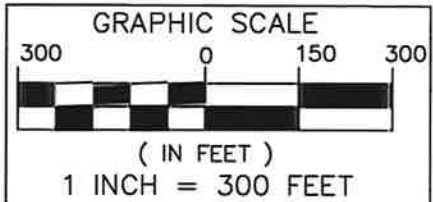
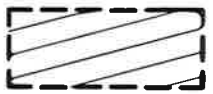
EXHIBIT B

SEE SHEET 3 FOR CONTINUATION



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

SANITARY SEWER EASEMENT
(1.828 ACRES)



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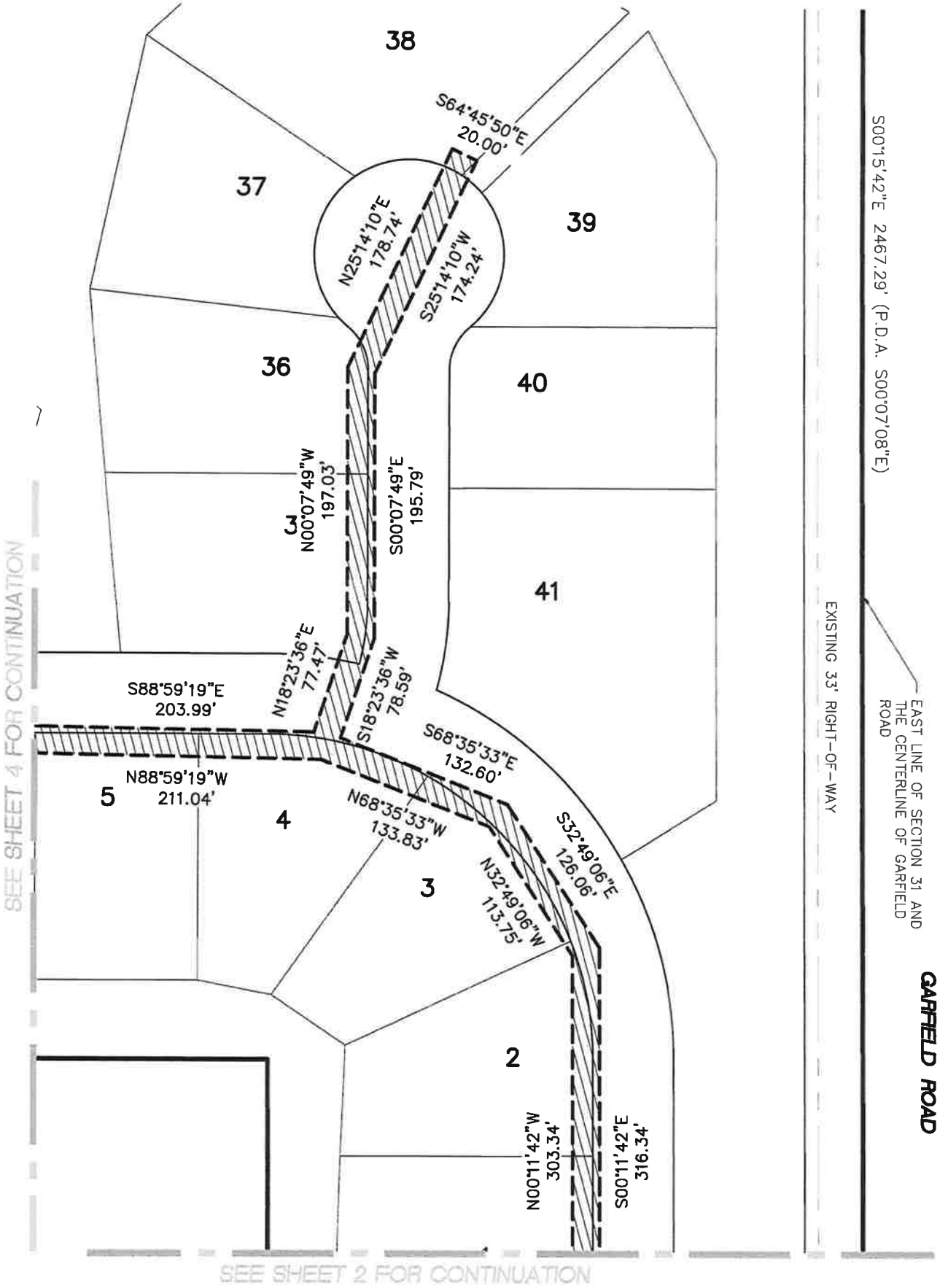
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
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EXHIBIT B



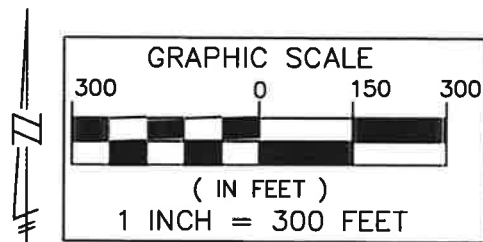
SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

EAST LINE OF SECTION 31 AND THE CENTERLINE OF GARFIELD ROAD
 EXISTING 33' RIGHT-OF-WAY
 S00°15'42"E 2467.29' (P.D.A. S00°07'08"E)

GARFIELD ROAD

SANITARY SEWER EASEMENT
 (1.828 ACRES)



P:\12-020 8 Mile & Garfield EASEMENTS\12-020EASE-SAN.dwg



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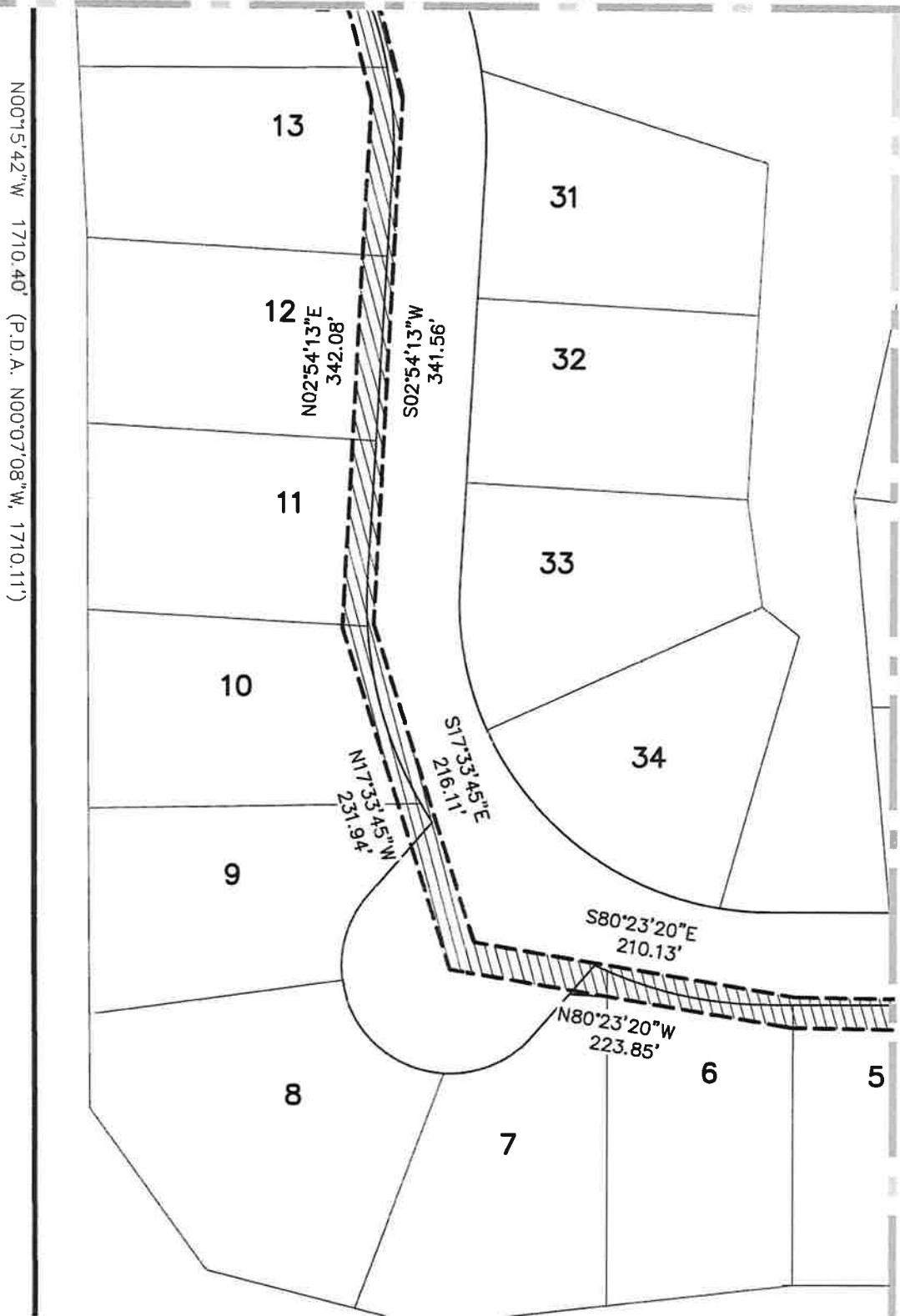
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 300'
 DATE: 6.3.2021
 JOB NO.: 12-020
 DWG: 12-020EASE-SAN.dwg
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 CHECK: JE
 SHEET: 3 OF 6

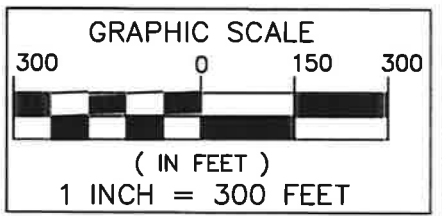
EXHIBIT B

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

SANITARY SEWER EASEMENT
(1.828 ACRES)



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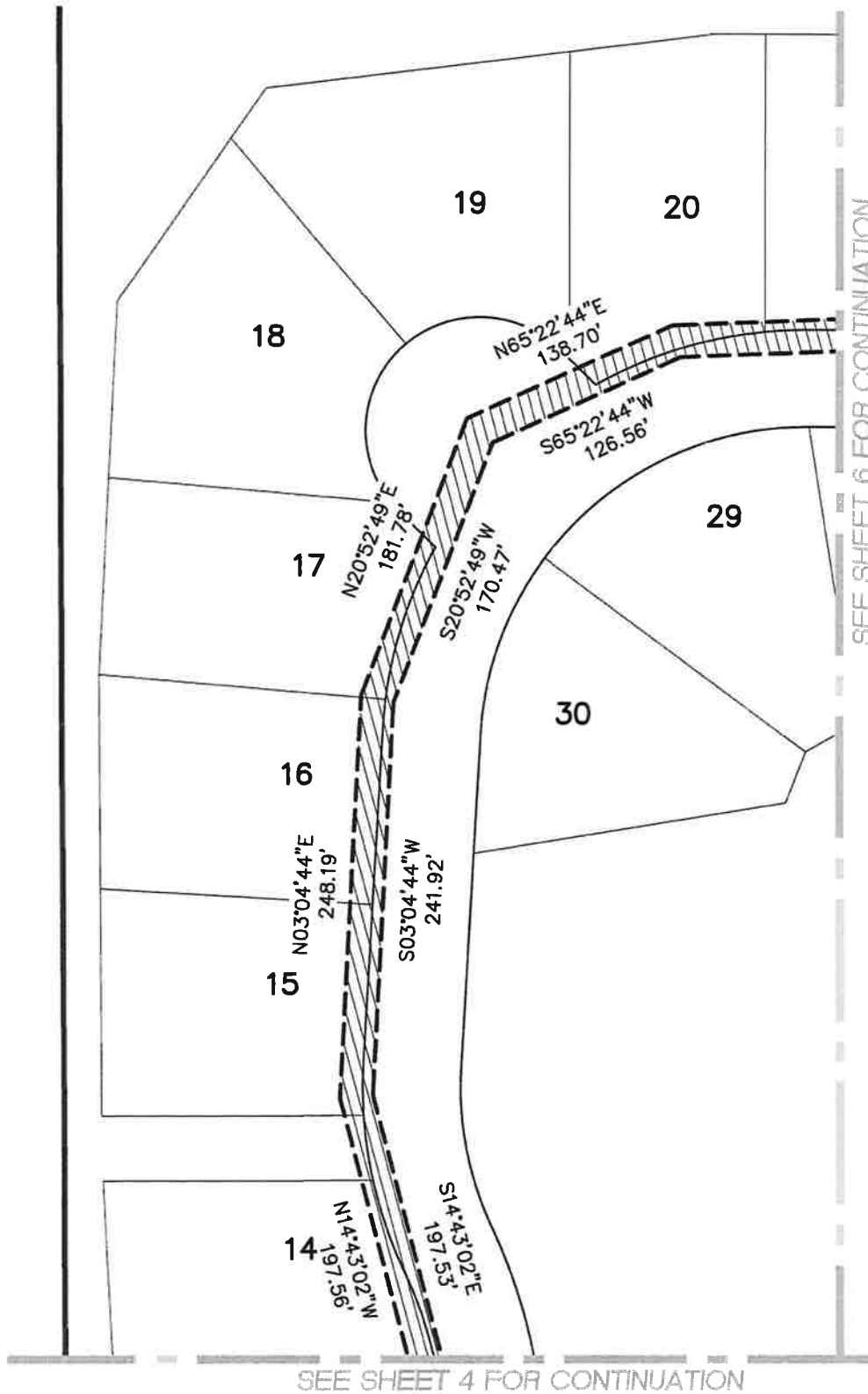
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
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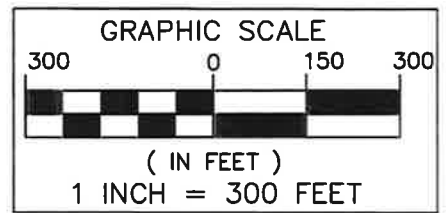
EXHIBIT B



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SANITARY SEWER EASEMENT
(1.828 ACRES)



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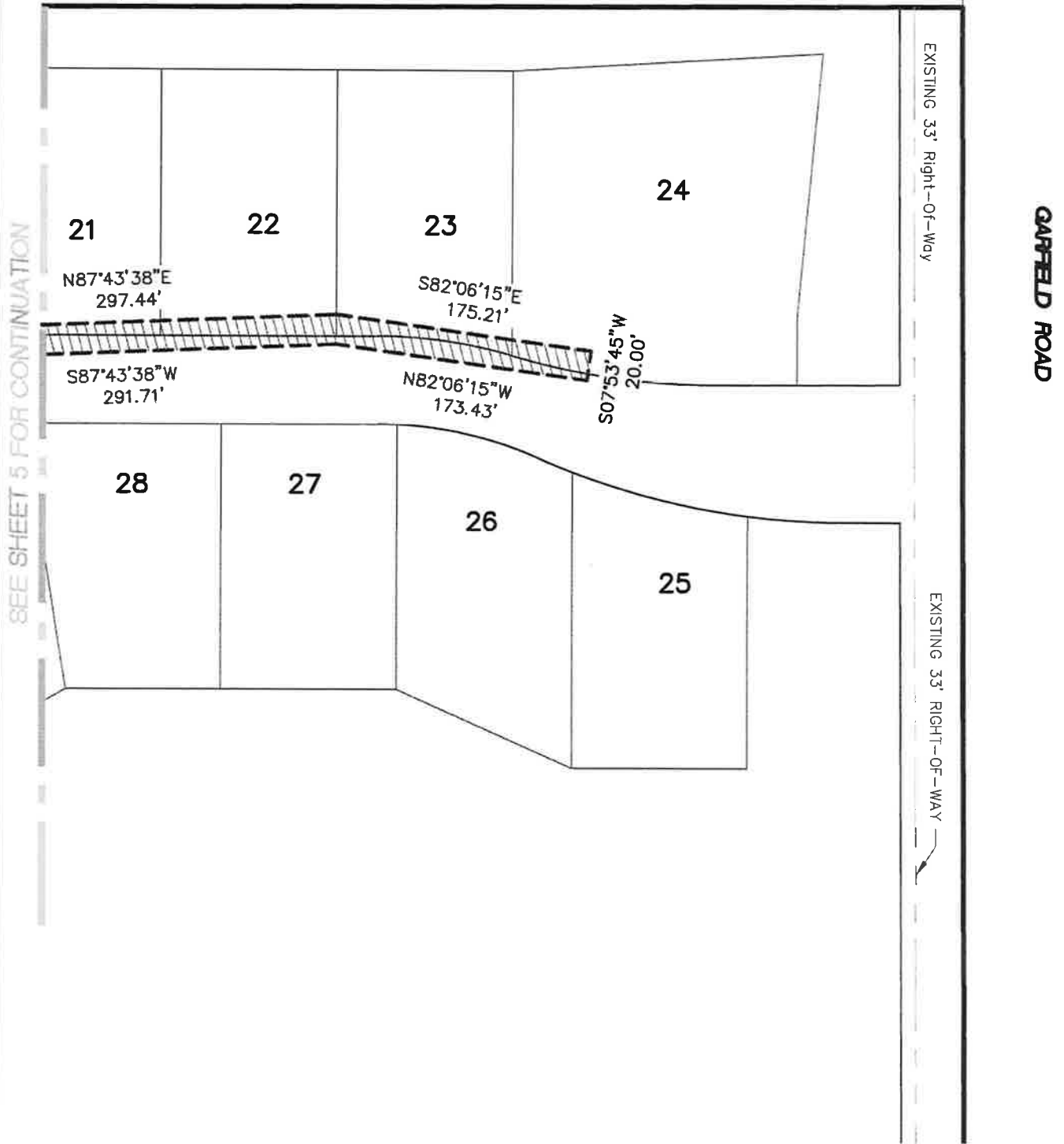
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

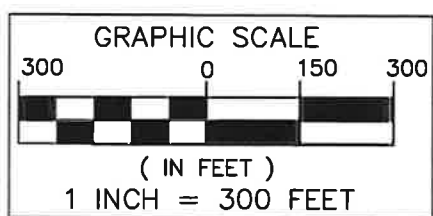
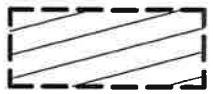
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DATE: 6.3.2021
JOB NO.: 12-020
DWG: 12-020EASE-SAN.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 5 OF 6

EXHIBIT B

9.98' (P.D.A. N89°51'00"E)



SANITARY SEWER EASEMENT
(1.828 ACRES)



P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg



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SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION

SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 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 N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 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 N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

P:\12-020 B Mile & Garfield EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg



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ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

DWG.: 12-020EASE-ACCESS-SAN-WM.dwg

DRAWN BY: DN

CHECK: GN

SHEET: 1 OF 2

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, to **THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

DWG.: 12-020EASE-ACCESS-SAN-WM.dwg

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SHEET: 2 OF 2

EXHIBIT C

EAST 1/4 CORNER SECTION 31
T.1N., R.8E.
L.C.R.C. RECORDED
L.16874, P.164

EAST AND WEST 1/4 LINE OF SECTION 31

N89°43'21"E 1099.98'
(P.D.A. N89°51'00"E)

S00°15'42"E
115.05'

N00°15'42"W 1710.40'
(P.D.A. N00°07'08"W, 1710.11')

SANITARY SEWER
AND WATERMAIN
ACCESS EASEMENT
6.480 AC.

GARFIELD ROAD

(P.D.A. S00°07'08"E)
2467.29' S00°15'42"E

EAST LINE OF SECTION 31 AND THE
CENTERLINE OF GARFIELD ROAD

N89°55'05"W 660.00'
(P.D.A. N89°46'33"W)

N00°15'42"W 750.00'
(P.D.A. N00°07'08"W)

P.O.B.

N00°15'42"W
60.00'

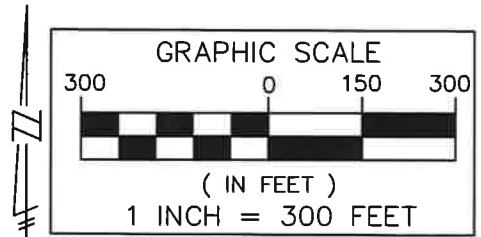
N89°55'05"W 440.00'

SOUTH 1/4 CORNER SECTION 31
T.1N., R.8E. L.C.R.C. RECORDED
L.16874, P.167

EIGHT MILE ROAD

SOUTH LINE OF SECTION 31
AND THE CENTERLINE
OF EIGHT MILE ROAD

SOUTHEAST CORNER
SECTION 31 T.1N., R.8E.
L.C.R.C. RECORDED
L. 16874, P.163



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg



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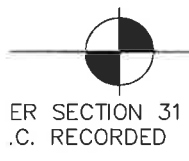
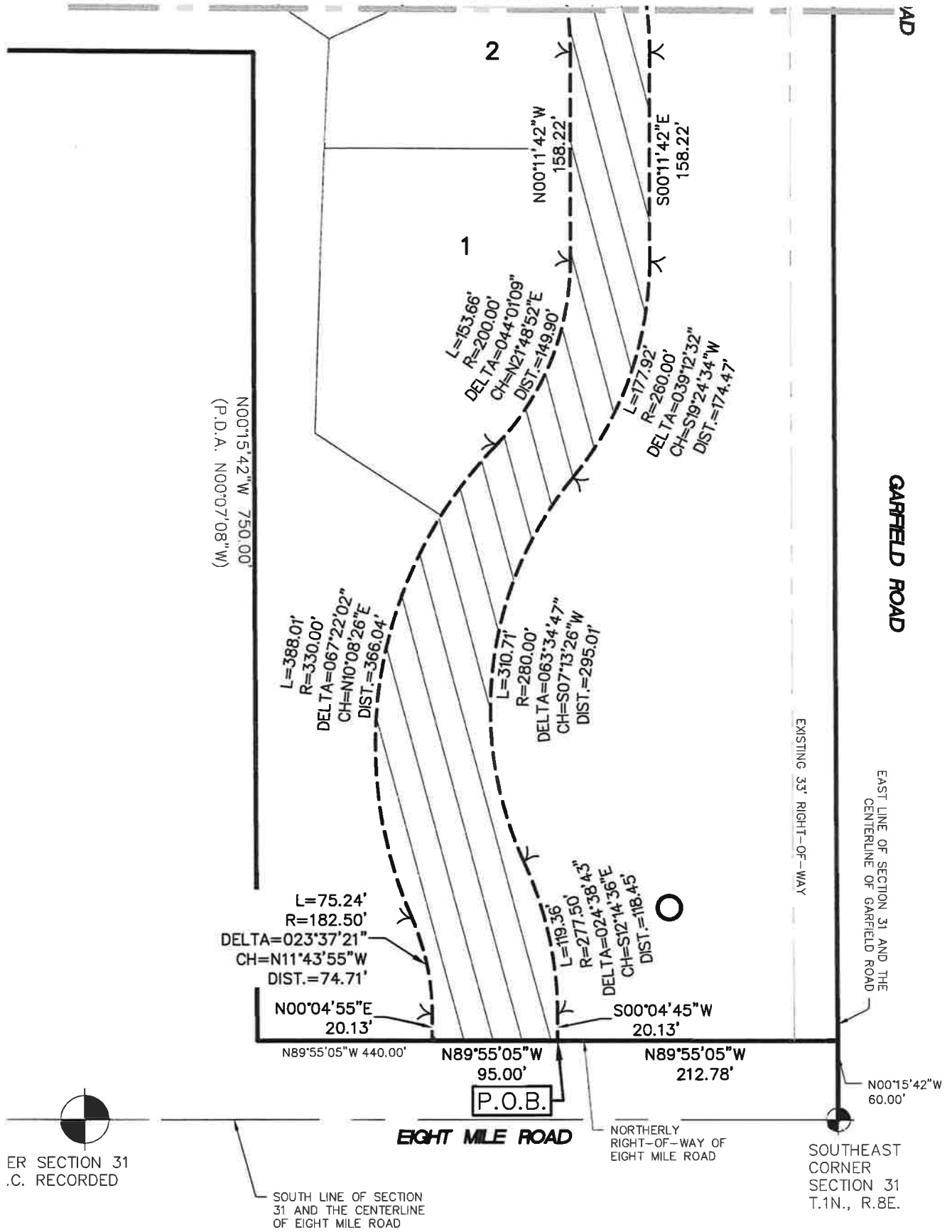
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

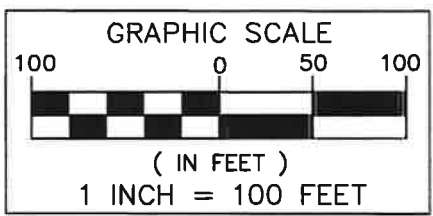
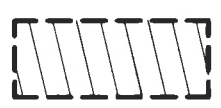
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SHEET: 1 OF 6

EXHIBIT C

SEE SHEET 3 FOR CONTINUATION



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



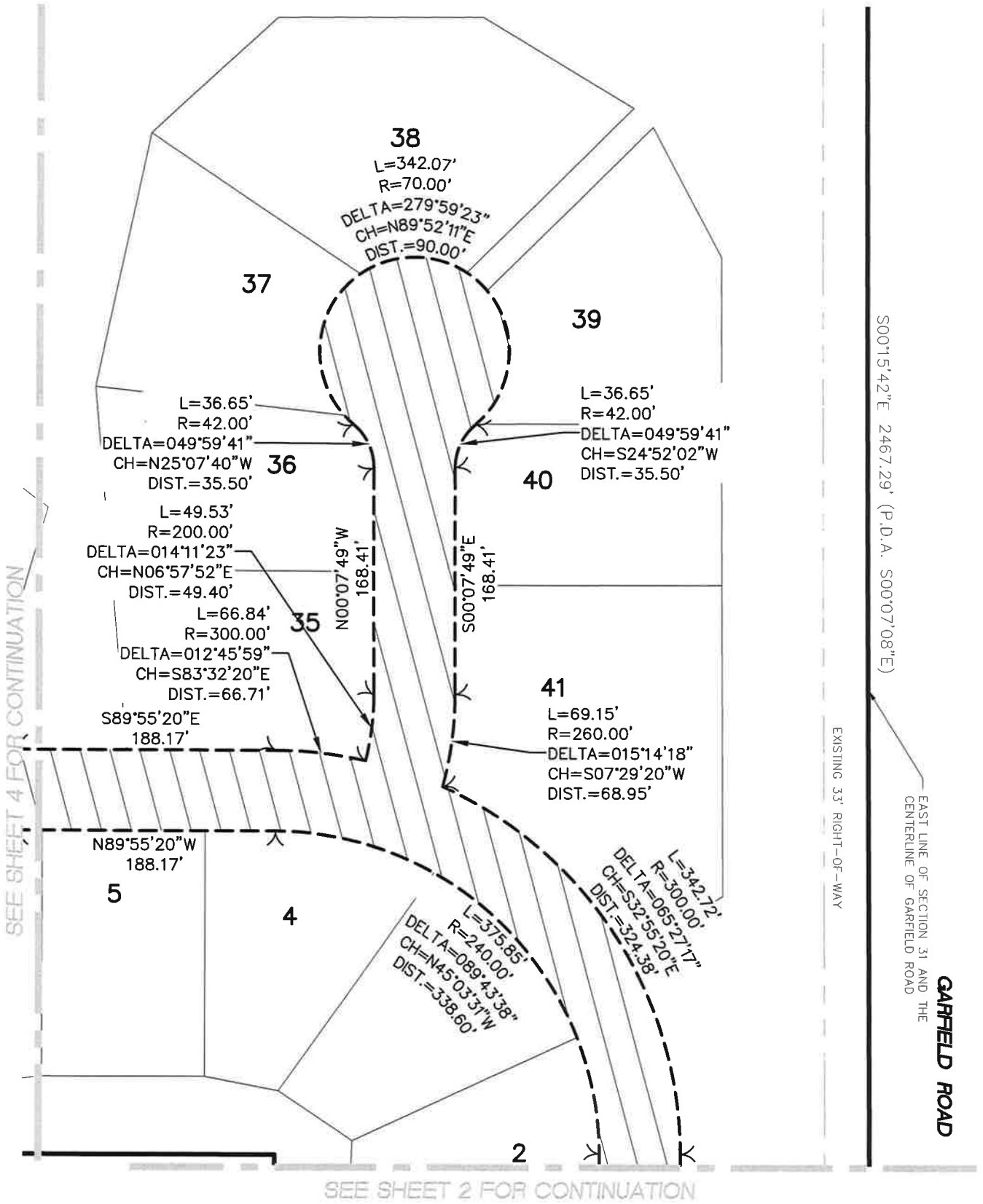
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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

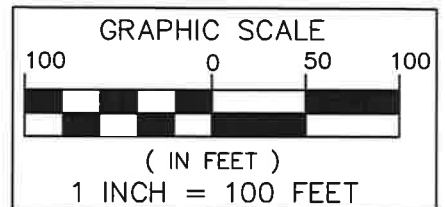
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JOB NO.:	12-020
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SHEET:	2 OF 6

P:\12-020 8 Mile & Garfield EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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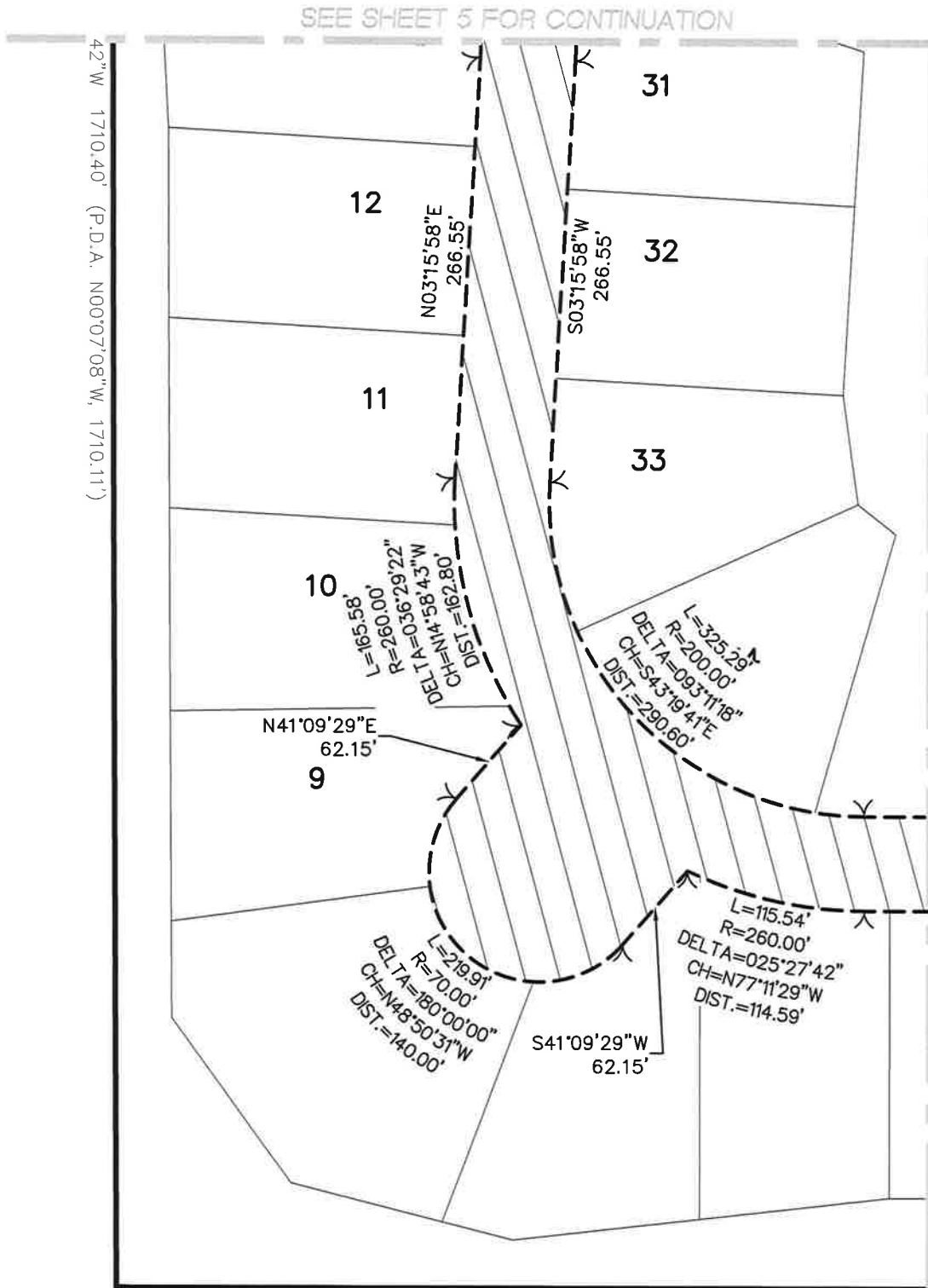
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

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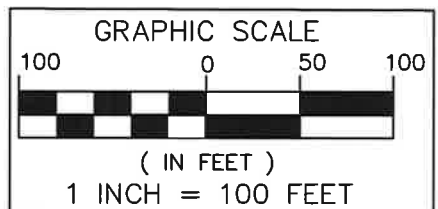
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7.22.2021
JOB NO.: 12-020
DWG: 12-020EASE-ACCESS-SAN-WM.dwg
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SHEET: 3 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

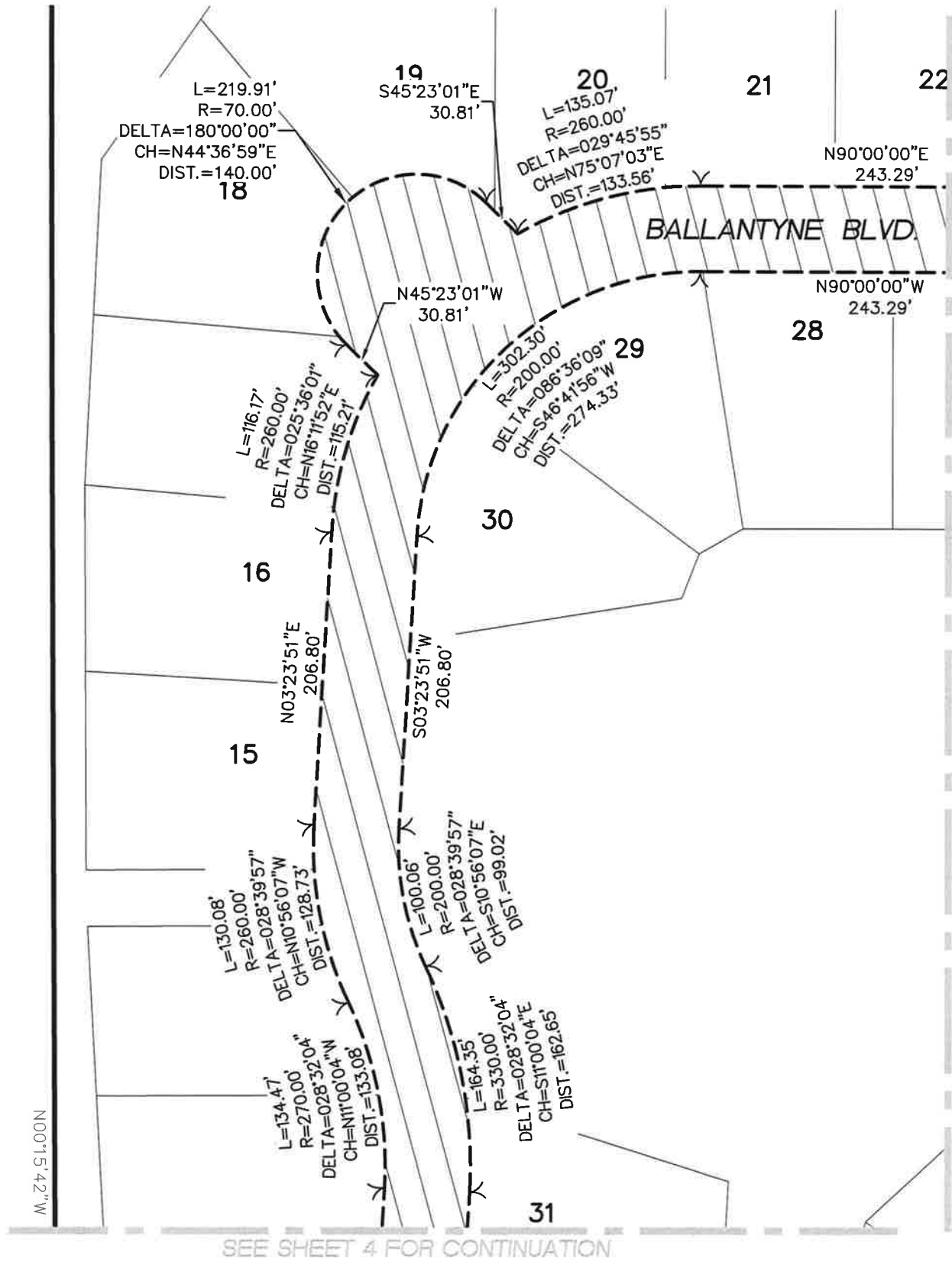
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

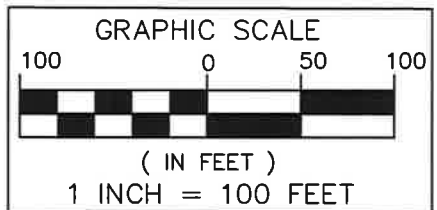
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DATE: 7.22.2021
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CHECK: GN
SHEET: 4 OF 6

EXHIBIT C



SEE SHEET 6 FOR CONTINUATION

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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ENGINEERING, L.L.C.**

CONSULTING ENGINEERS

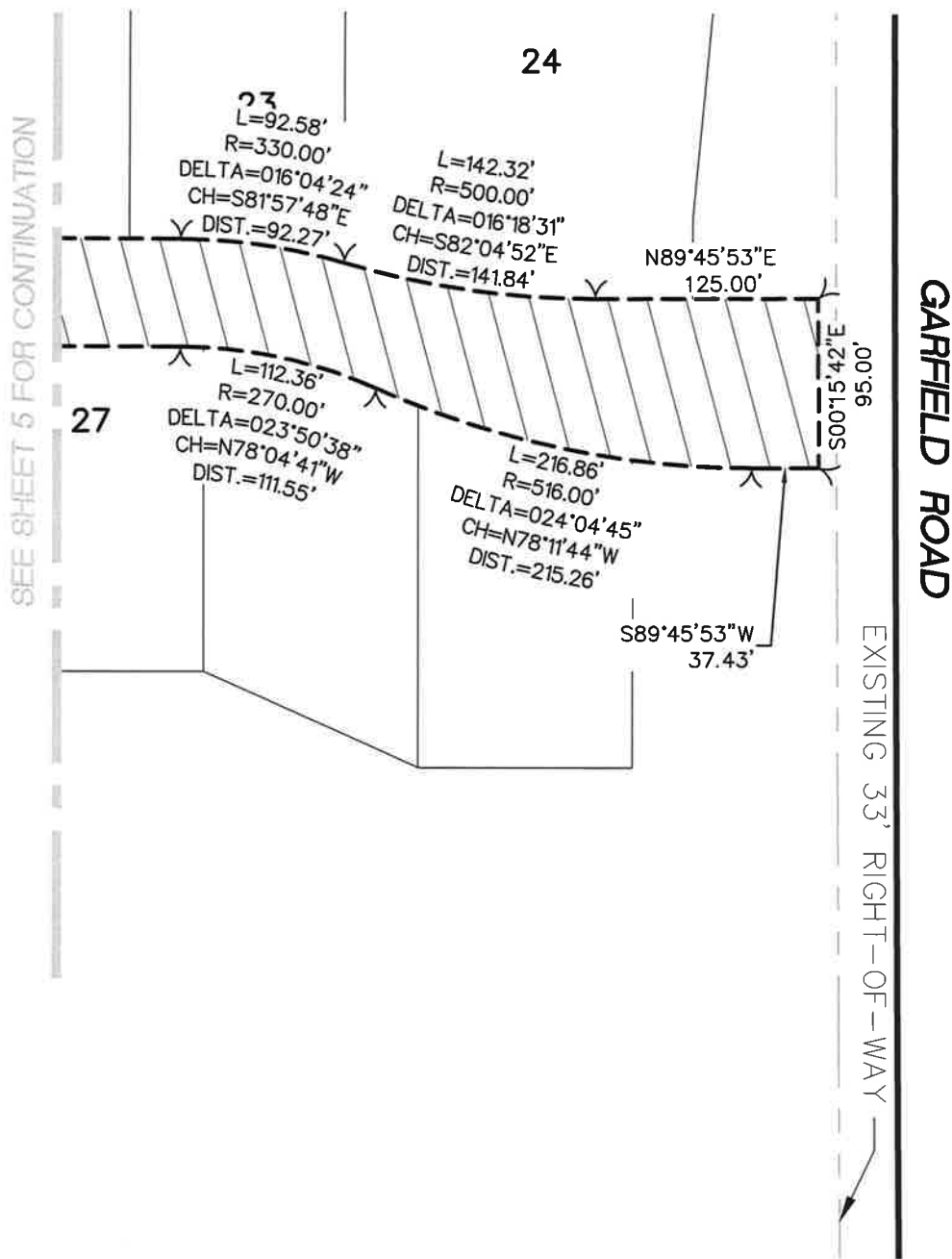
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

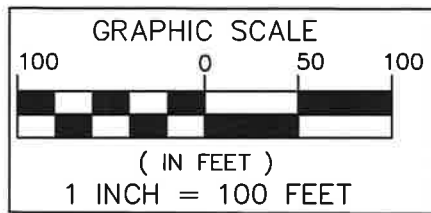
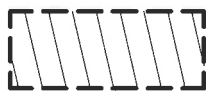
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7.22.2021
JOB NO.: 12-020
DWG: 12-020EASE-ACCESS-SAN-WM.dwg
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SHEET: 5 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
DATE: 7.22.2021
JOB NO.: 12-020
DWG: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 6 OF 6



ATA National Title Group, LLC
42651 Woodward Ave.
Bloomfield Hills, MI 48304
Ph:(248) 338-7135 Fax:(248) 338-3045

Record Search furnished to:

Bodman PLC
201 W. Big Beaver Road, Suite 500
Troy, MI 48084

Nancy Wilson

File No. 63-22838516-SCM

TITLE INFORMATION REPORT

DESCRIPTION OF REAL ESTATE

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

Units 1 through 43, both inclusive, Ballantyne Condominium, according to the Master Deed recorded in Liber 57589, Pages 191 through 273, both inclusive, Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 2367, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended.

Re: Ballantyne Boulevard, Novi, MI 48167
Tax Item No. 22-31-401-001 through 22-31-401-043

Owner(s): Pulte Homes of Michigan LLC, a Michigan limited liability company

1. Terms, conditions and provisions contained in Affidavit Disclosing Agreement for the Finance of Sanitary Sewer Improvements and Creation of Special Assessment District recorded in Liber 39602, Page 592, Oakland County Records.
2. Terms, conditions and provisions contained in Ballantyne Residential Unit Development Agreement recorded in Liber 47833, Page 473, Oakland County Records.

COUNTERSIGNED:
ATA NATIONAL TITLE GROUP, LLC

David A. Barris
AUTHORIZED SIGNATORY

This information compiled as of an effective date of April 11, 2022 at 8:00 A.M.

Friday, June 10, 2022

Examined By:

3. Rights of the co-owners of Ballantyne Condominium in general and limited common elements as set forth in the Master Deed recorded in Liber 57589, Pages 191 through 273, both inclusive, Oakland County Records, as amended, and as described in Act 59 of the Public Acts of 1978, as amended, and all the terms and conditions, regulations, restrictions, easements and other matters set forth in the above described Master Deed and Statutes.
4. Covenants, conditions, restrictions, easements and right of ways, if any, affecting the common elements.
5. 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 purposes.
6. PAYMENT OF TAXES: Tax Parcel No.: 22-31-400-007

NOTE: This parcel was split in April 2022 into tax parcel nos. 22-31-401-001 through 22-31-401-043 and taxes will be assessed through these parcel nos. beginning with the 2022 tax year.

2021 July Tax in the amount of \$14,475.04 is Paid

2021 December Tax in the amount of \$4,438.71 is Paid

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.

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Drive, Building D, Suite 320, Troy Michigan 48083, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[See attached and incorporated Exhibit A]

Tax Identification Number: 22-31-400-007

for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the following described real property, to-wit:

[See attached and incorporated Exhibit A]

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.


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

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 water main in the easement areas shown on the attached and incorporated Exhibit A.

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.

IN WITNESS WHEREOF, the undersigned Grantor has affixed _____ signature this day of _____, 2022.

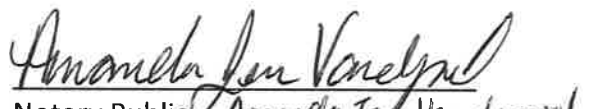
GRANTOR:
PULTE HOMES OF MICHIGAN LLC, a
Michigan limited liability company



By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 21st day of June, 2022, before me, personally appeared the above named Paul Schyck, the Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.


Notary Public, Amanda Jean Vanderpool
Acting in Oakland County, MI
My commission expires: March 5, 2026

Embossed Hereon is My
Oakland County, Michigan Notary Public Seal
My Commission Expires March 05, 2026
AMANDA JEAN VANDERPOOL

THIS INSTRUMENT DRAFTED BY:
Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-WM.dwg



**SEIBER, KEAST
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CONSULTING ENGINEERS

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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.30.2021
JOB NO.: 12-020
DWG.: 12-020EASE-WM.dwg
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SHEET: 1 OF 1

LEGAL DESCRIPTION
WATERMAIN EASEMENT

EXHIBIT B

A Watermain Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 196.69 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'05"W, 20.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°04'45"E, 11.53 feet; thence N44°54'55"W, 19.30 feet; thence 106.80 feet along a curve to the Left, said curve having a radius of 260.00 feet, a central angle of 23°32'11" and a chord bearing and distance of N12°47'52"W, 106.06 feet; thence 330.13 feet along a curve to the Right, said curve having a radius of 297.50 feet, a central angle of 63°34'47" and a chord bearing and distance of N07°13'26"E, 313.45 feet; thence 165.95 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 39°12'32" and a chord bearing and distance of N19°24'34"E, 162.73 feet; thence N00°11'42"W, 158.22 feet; thence 442.40 feet along a curve to the Left, said curve having a radius of 282.50 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 398.56 feet; thence N89°55'20"W, 188.17 feet; thence 93.16 feet along a curve to the Right, said curve having a radius of 217.15 feet, a central angle of 24°34'46" and a chord bearing and distance of N77°39'21"W, 92.44 feet; thence S27°15'05"W, 43.99 feet; thence S41°09'29"W, 61.35 feet; thence 91.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 72°37'55" and a chord bearing and distance of S77°28'27"W, 85.87 feet; thence N15°51'43"E, 20.27 feet; thence 69.35 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 75°41'04" and a chord bearing and distance of N79°00'01"E, 64.42 feet; thence N41°09'29"E, 58.91 feet; thence N27°15'05"E, 41.55 feet; thence 240.60 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 63°22'47" and a chord bearing and distance of N28°25'26"W, 228.51 feet; thence N03°15'58"E, 266.55 feet; thence 160.50 feet along a curve to the Left, said curve having a radius of 315.77 feet, a central angle of 29°07'22" and a chord bearing and distance of N11°24'58"W, 158.78 feet; thence 59.36 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 15°38'16" and a chord bearing and distance of N16°09'47"W, 59.18 feet; thence S89°44'18"W, 227.26 feet to the Westerly Line of said Subject Property; thence N00°15'42"W, 20.00 feet along the Westerly Line of said Subject Property; thence N89°44'18"E, 225.36 feet; thence 24.48 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 06°26'51" and a chord bearing and distance of N00°10'26"E, 24.46 feet; thence N03°23'51"E, 206.80 feet; thence 93.34 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 24°35'22" and a chord bearing and distance of N15°41'32"E, 92.63 feet; thence N59°22'40"W, 42.41 feet; thence N45°23'01"W, 31.65 feet; thence 182.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 144°33'02" and a chord bearing and distance of N26°53'30"E, 138.12 feet; thence S01°14'19"W, 20.27 feet; thence 135.25 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 147°36'10" and a chord bearing and distance of S28°25'04"W, 100.83 feet; thence S45°23'01"E, 29.20 feet; thence S59°22'40"E, 39.96 feet; thence 215.40 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 56°44'33" and a chord bearing and distance of N61°37'43"E, 206.70 feet; S89°57'57"E, 252.59 feet; thence 110.35 feet along a curve to the Right, said curve having a radius of 287.50 feet, a central angle of 21°59'29" and a chord bearing and distance of S77°09'06"E, 109.67 feet; thence 209.50 feet along a curve to the Left, said curve having a radius of 498.50 feet, a central angle of 24°04'45" and a chord bearing and distance of S78°11'44"E, 207.96 feet; thence N89°45'53"E, 47.42 feet to the Existing Right-Of-Way of Garfield Road (33' 1/2 R/W); thence S00°15'42"E, 20.00 feet along the Existing Right-Of-Way of Garfield Road (33' 1/2 R/W); thence S89°45'53"W, 47.43 feet; thence 217.91 feet along a curve to the Right, said curve having a radius of 518.50 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 216.31 feet;

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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.3.2021

JOB NO.: 12-020

DWG: 12-020EASE-WM.dwg

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SHEET: 1 OF 2

EXHIBIT B

thence 102.67 feet along a curve to the Left, said curve having a radius of 267.50 feet, a central angle of 21°59'29" and a chord bearing and distance of N77°09'06"W, 102.04 feet; thence N89°58'06"W, 251.94 feet; thence 298.52 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 270.90 feet; thence S03°23'51"W, 206.80 feet; thence 94.38 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 27°22'46" and a chord bearing and distance of S10°17'32"E, 93.48 feet; thence 170.01 feet along a curve to the Right, said curve having a radius of 335.55 feet, a central angle of 29°01'47" and a chord bearing and distance of S11°21'25"E, 168.20 feet; thence S03°15'58"W, 266.55 feet; thence 321.22 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 93°11'13" and a chord bearing and distance of S43°19'39"E, 286.97 feet; thence S89°55'20"E, 188.17 feet; thence 110.04 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 20°50'34" and a chord bearing and distance of S79°30'03"E, 109.44 feet; thence 59.66 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 14°05'41" and a chord bearing and distance of N06°55'02"E, 59.51 feet; thence N00°07'49"W, 168.41 feet; thence 51.92 feet along a curve to the Right, said curve having a radius of 59.50 feet, a central angle of 49°59'41" and a chord bearing and distance of N24°52'02"E, 50.29 feet; thence 87.20 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 95°09'41" and a chord bearing and distance of N02°17'02"E, 77.51 feet; thence N00°06'51"E, 19.99 feet; thence N45°09'30"E, 217.36 feet; thence N89°45'37"E, 110.03 feet to the Existing 33' Right -Of- Way of Garfield Road (33' ½ R/W); thence S00°14'23"E, 20.00 feet along the Existing 33' Right-Of- Way of Garfield Road (33' ½ R/W); thence S89°45'37"W, 101.83 feet; thence S45°09'27"W, 200.86 feet; thence S00°06'51"W, 4.10 feet; thence 111.48 feet along curve to the Right, said curve having a radius of 72.50 feet, a central angle of 88°06'07" and a chord bearing and distance of S05°48'49"W, 100.82 feet; thence 34.47 feet along a curve to the Left, said curve having a radius of 39.50 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 33.38 feet; thence S00°07'49"E, 168.41 feet; thence 67.69 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 14°46'32" and a chord bearing and distance of S07°15'27"W, 67.51 feet; thence 343.46 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 65°03'12" and a chord bearing and distance of S32°43'18"E, 325.30 feet; thence S00°11'42"E, 158.22 feet; thence 179.64 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 176.15 feet; thence 247.60 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 51°07'18" and a chord bearing and distance of S13°27'11"W, 239.46 feet; thence N75°49'38"E, 9.94 feet; thence S14°10'22"E, 23.84 feet; thence S74°53'05"W, 9.76 feet; thence 36.33 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 07°30'06" and a chord bearing and distance of S20°48'54"E, 36.31 feet; thence 106.84 feet along a curve to the Right, said curve having a radius of 280.00 feet, a central angle of 21°51'43", and a chord bearing and distance of S13°38'06"E, 106.19 feet; thence S44°54'55"E, 19.70 feet; thence S00°04'45"W, 19.81 feet, **to the POINT OF BEGINNING**. All of the above containing 2.198 Acres. All of the above containing 2.204 Acres.

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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 6.3.2021

JOB NO.: 12-020

DWG.: 12-020EASE-WM.dwg

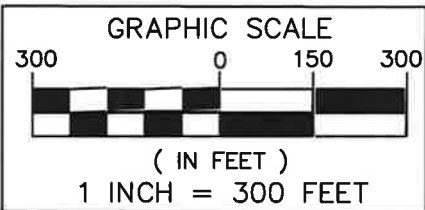
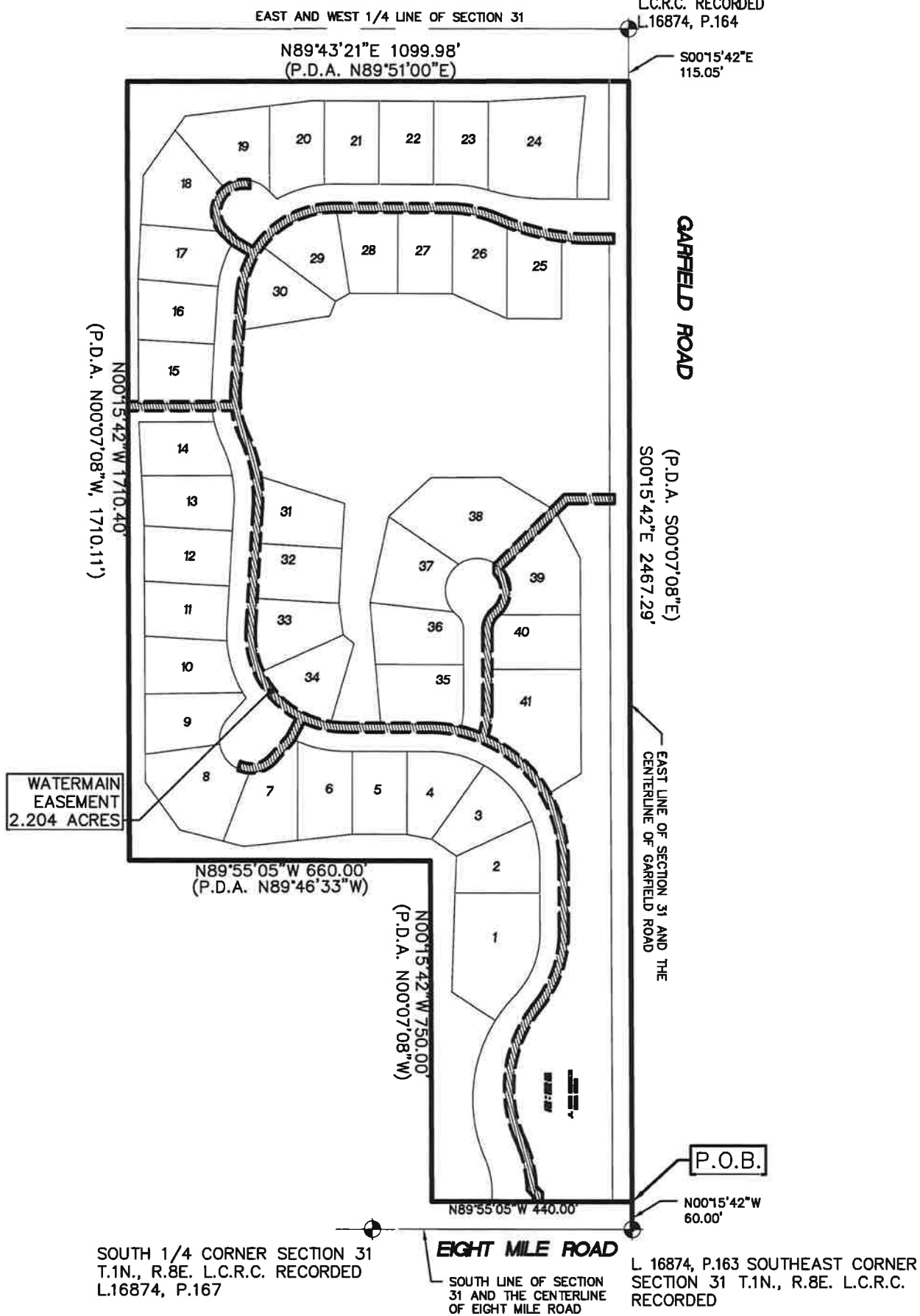
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EXHIBIT B

EAST 1/4 CORNER SECTION 31 T.1N., R.8E. L.C.R.C. RECORDED L.16874, P.164



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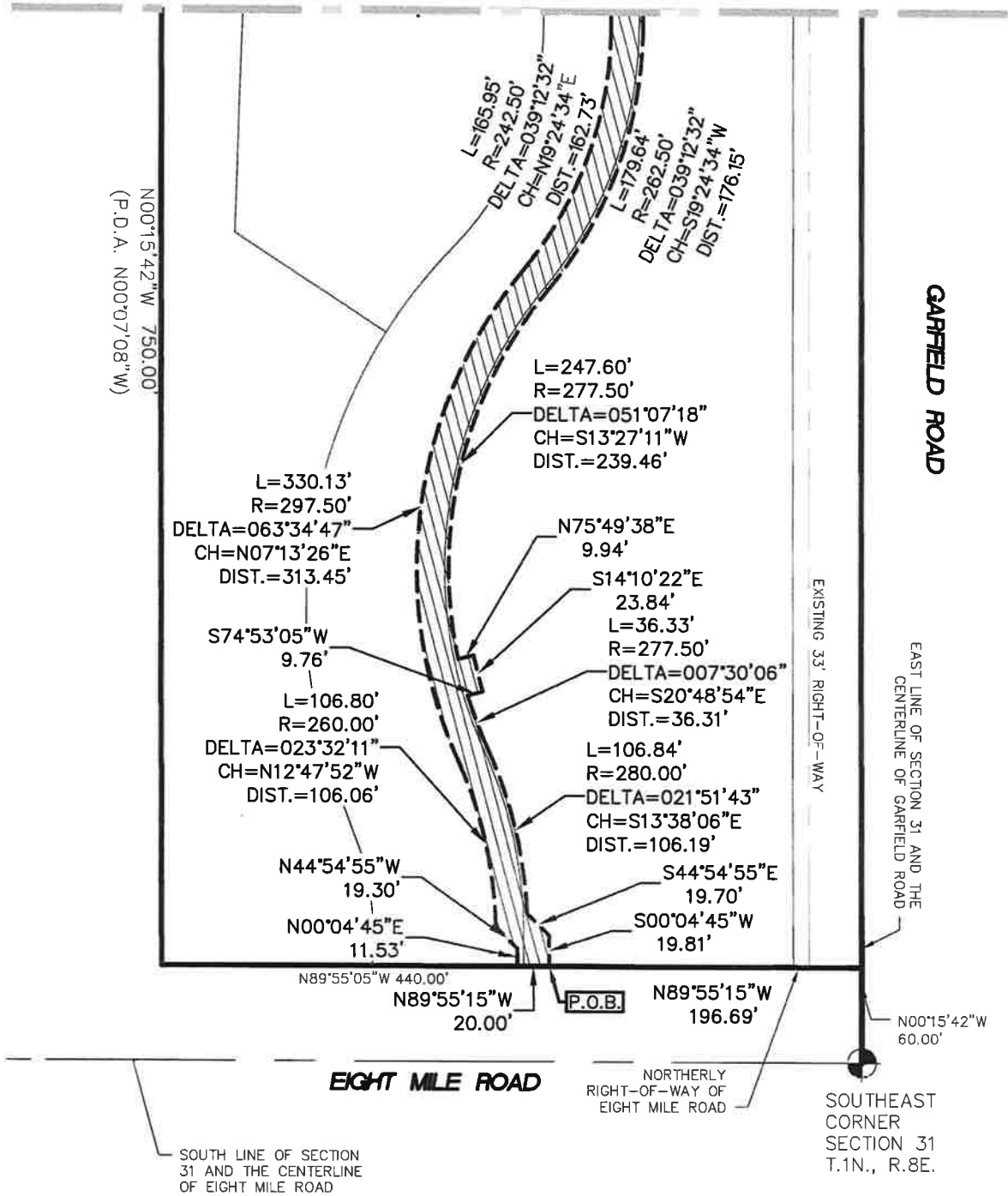
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SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

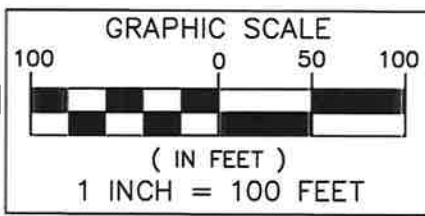
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 JOB NO.: 12-020
 DWG: 12-020EASE-WM.dwg
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EXHIBIT B

SEE SHEET 3 FOR CONTINUATION



**WATERMAIN EASEMENT
(2.204 ACRES)**



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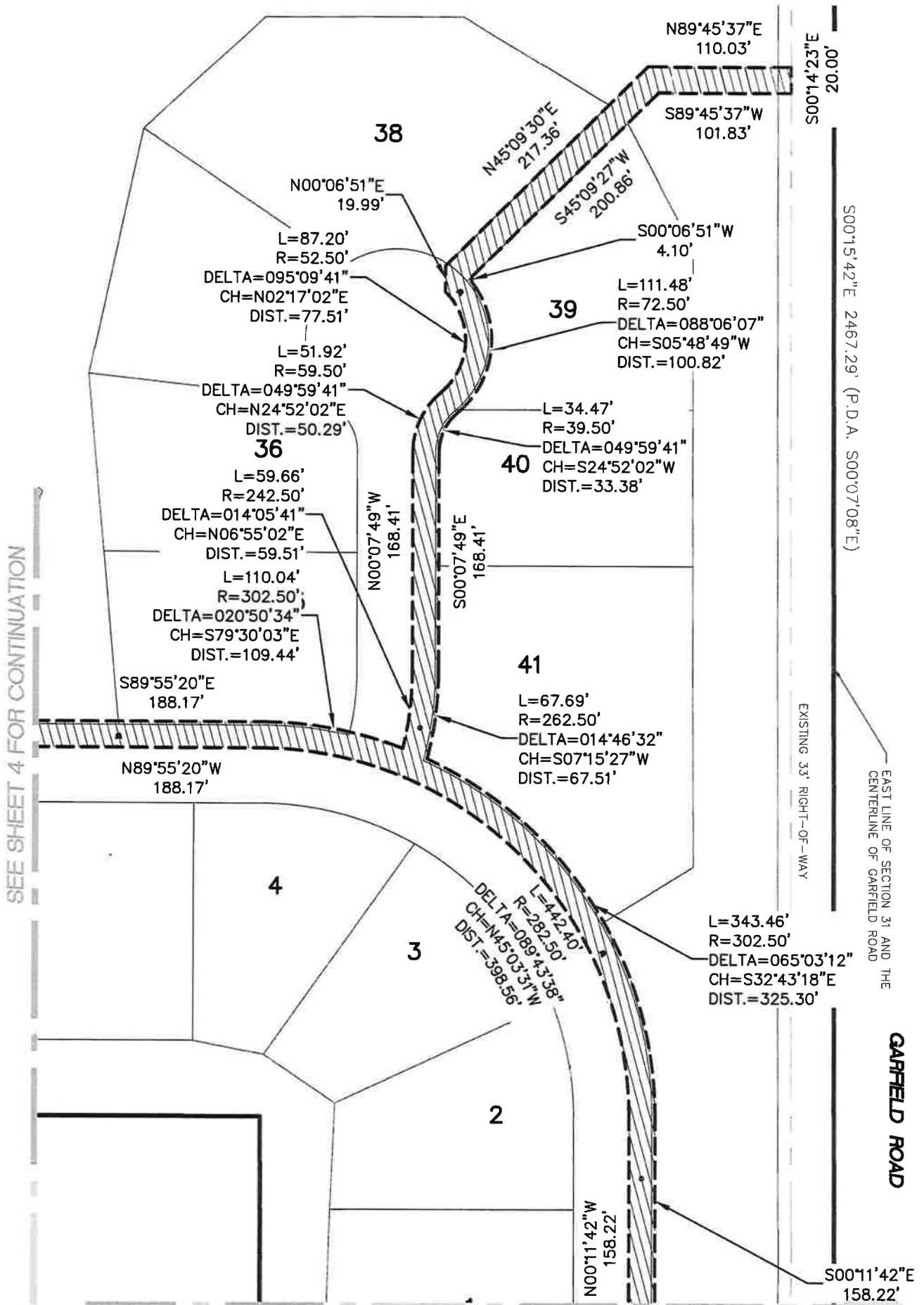
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	6.3.2021
JOB NO.:	12-020
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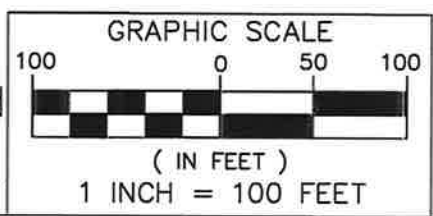
EXHIBIT B



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

WATERMAIN EASEMENT
 (2.204 ACRES)



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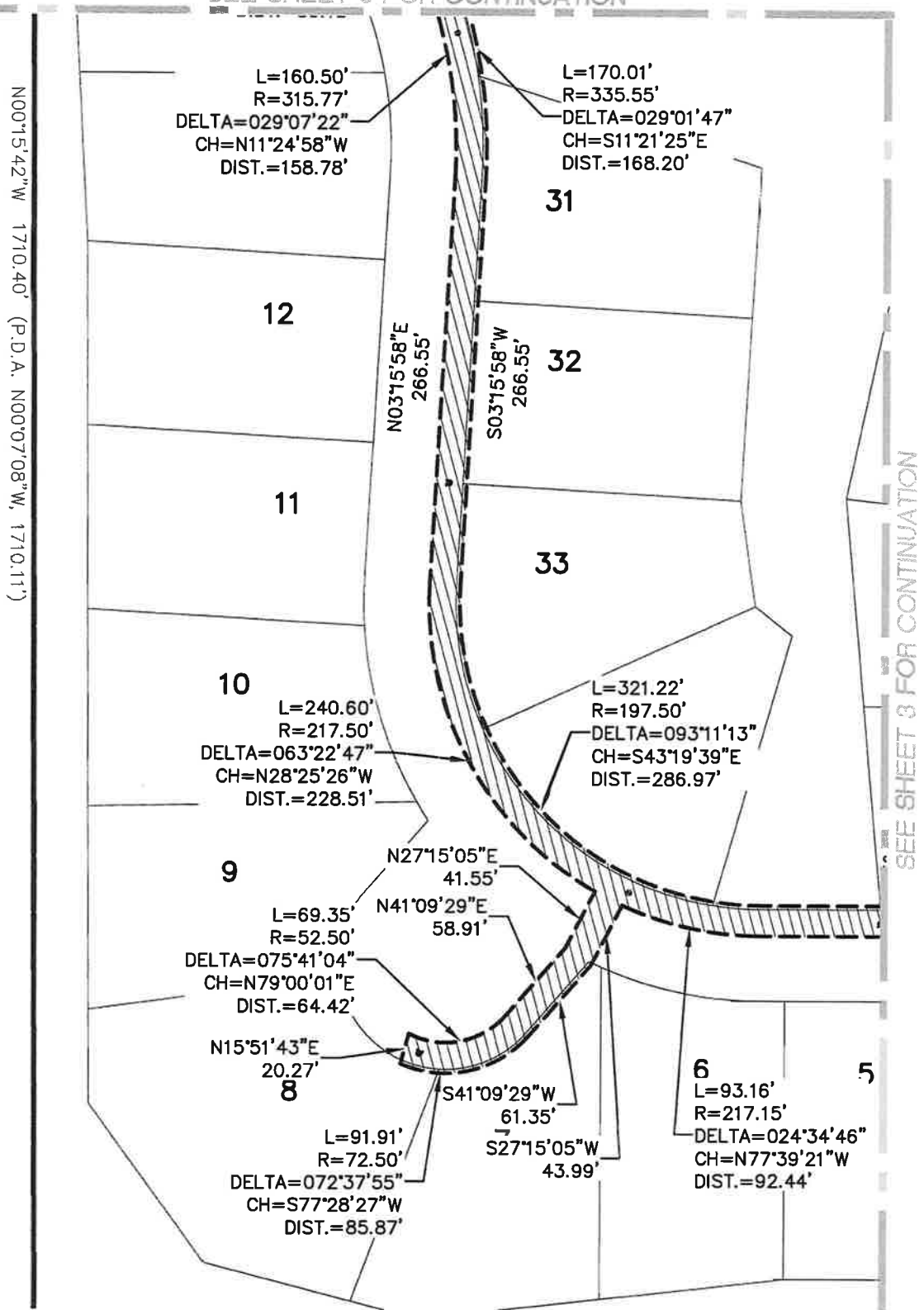
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SCALE:	1" = 100'
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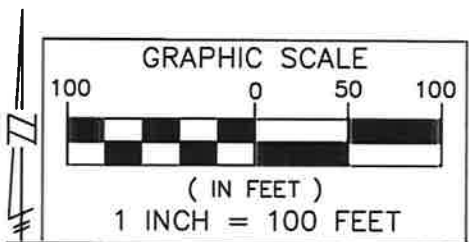
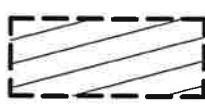
EXHIBIT B

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 3 FOR CONTINUATION

WATERMAIN EASEMENT
(2.204 ACRES)



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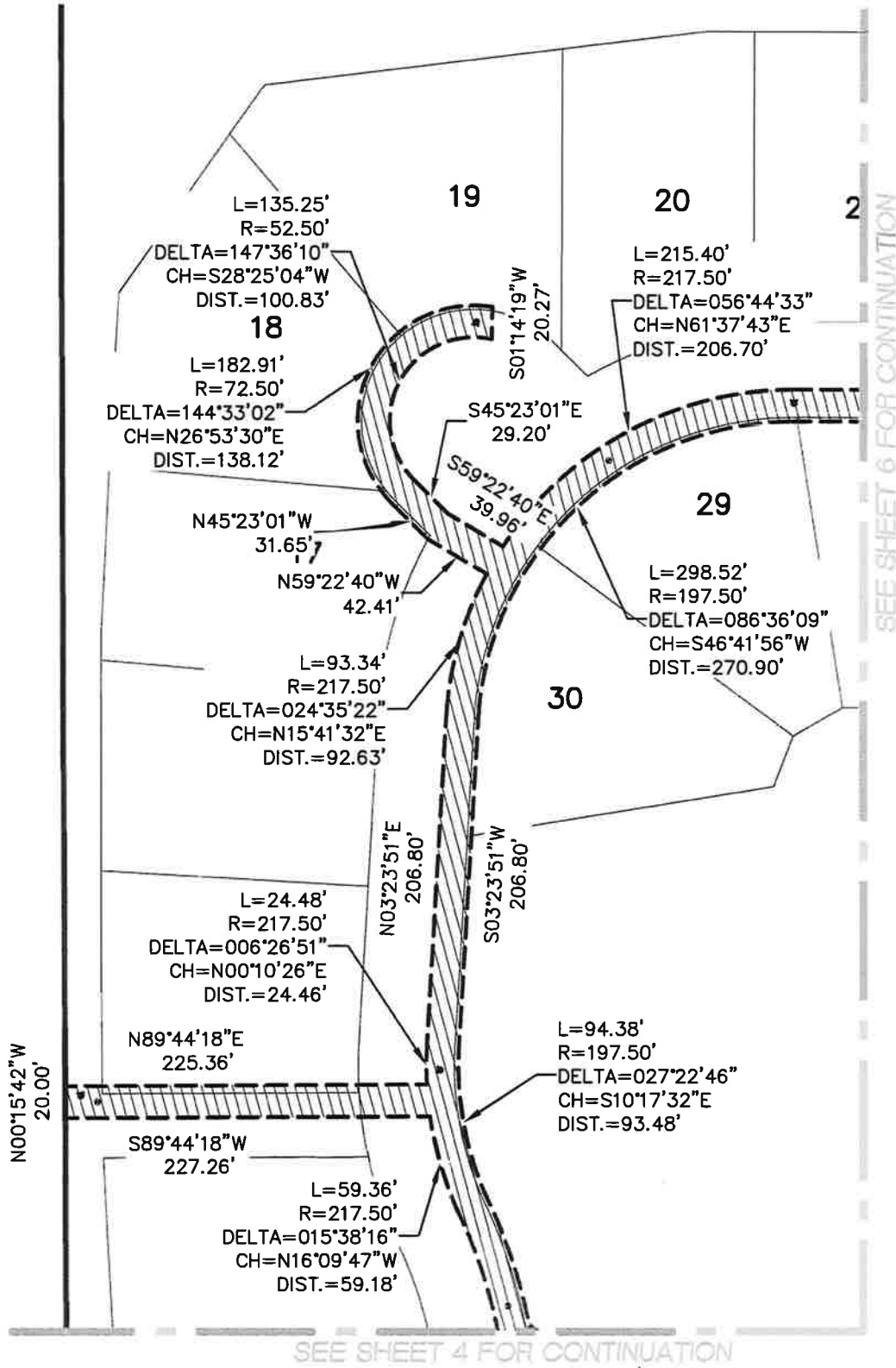
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SCALE:	1" = 100'
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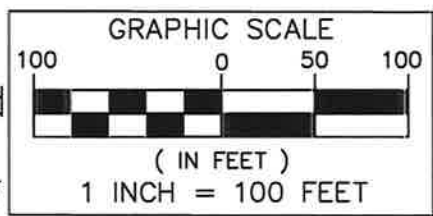
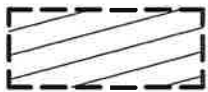
EXHIBIT B



SEE SHEET 6 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

WATERMAIN EASEMENT
(2.204 ACRES)



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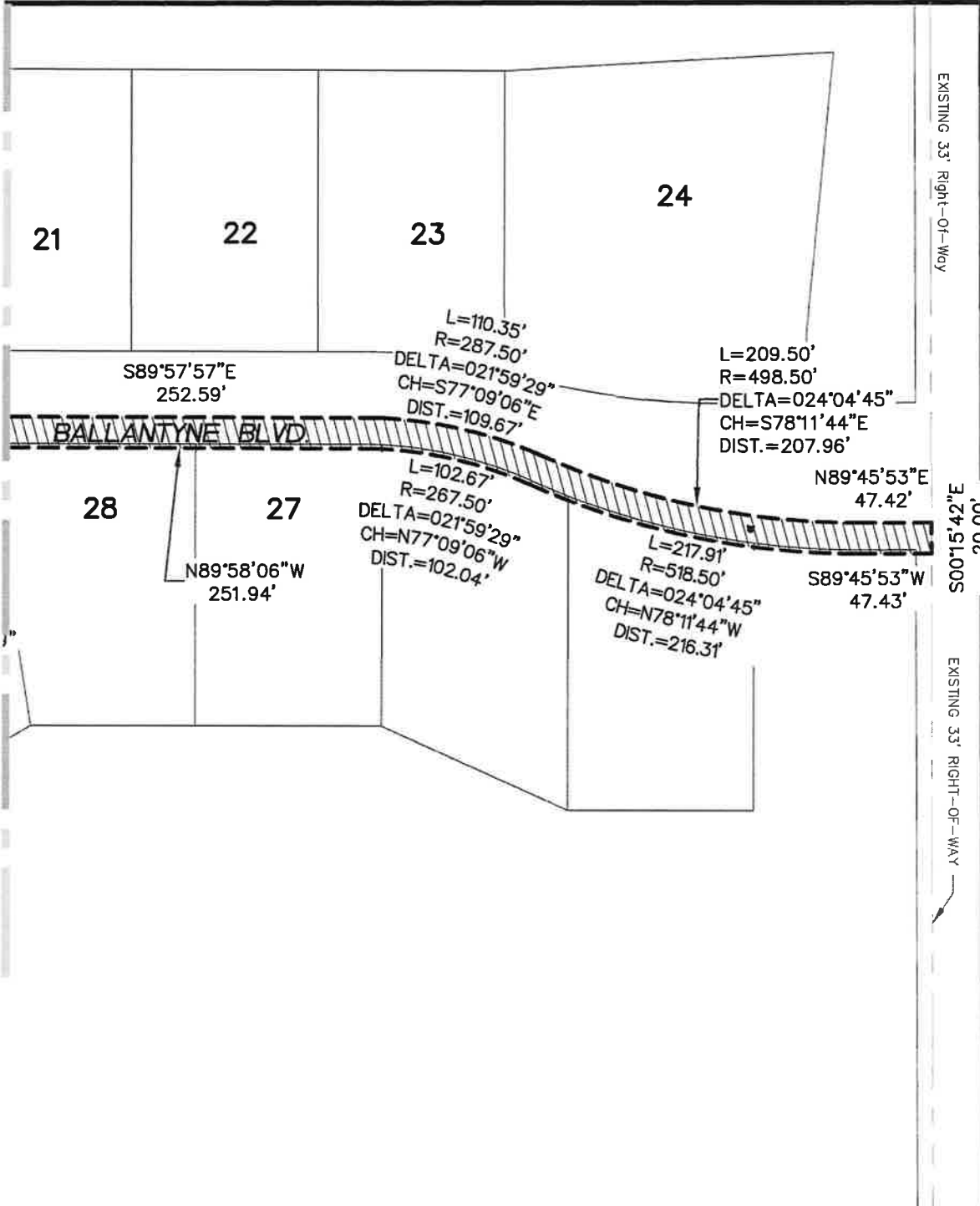
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-WM.dwg
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SHEET:	5 OF 6

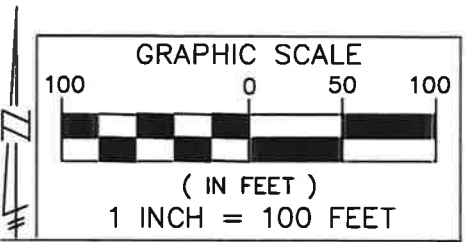
EXHIBIT B

9.98' (P.D.A. N89°51'00"E)

SEE SHEET 5 FOR CONTINUATION



WATERMAIN EASEMENT
(2.204 ACRES)



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SCALE:	1" = 100'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-WM.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION

SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 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 N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 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 N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

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BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

DWG.: 12-020EASE-ACCESS-SAN-WM.dwg

DRAWN BY: DN

CHECK: GN

SHEET: 1 OF 2

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, to **THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

P:\12-020_B.M.E. & Gordian\EA\SC\12-020EASE-ACCESS-SAN-WM.dwg



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

CONSULTING ENGINEERS

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

BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"

DATE: 7.22.2021

JOB NO.: 12-020

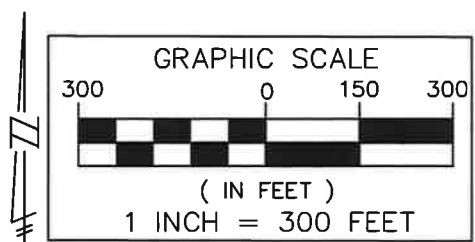
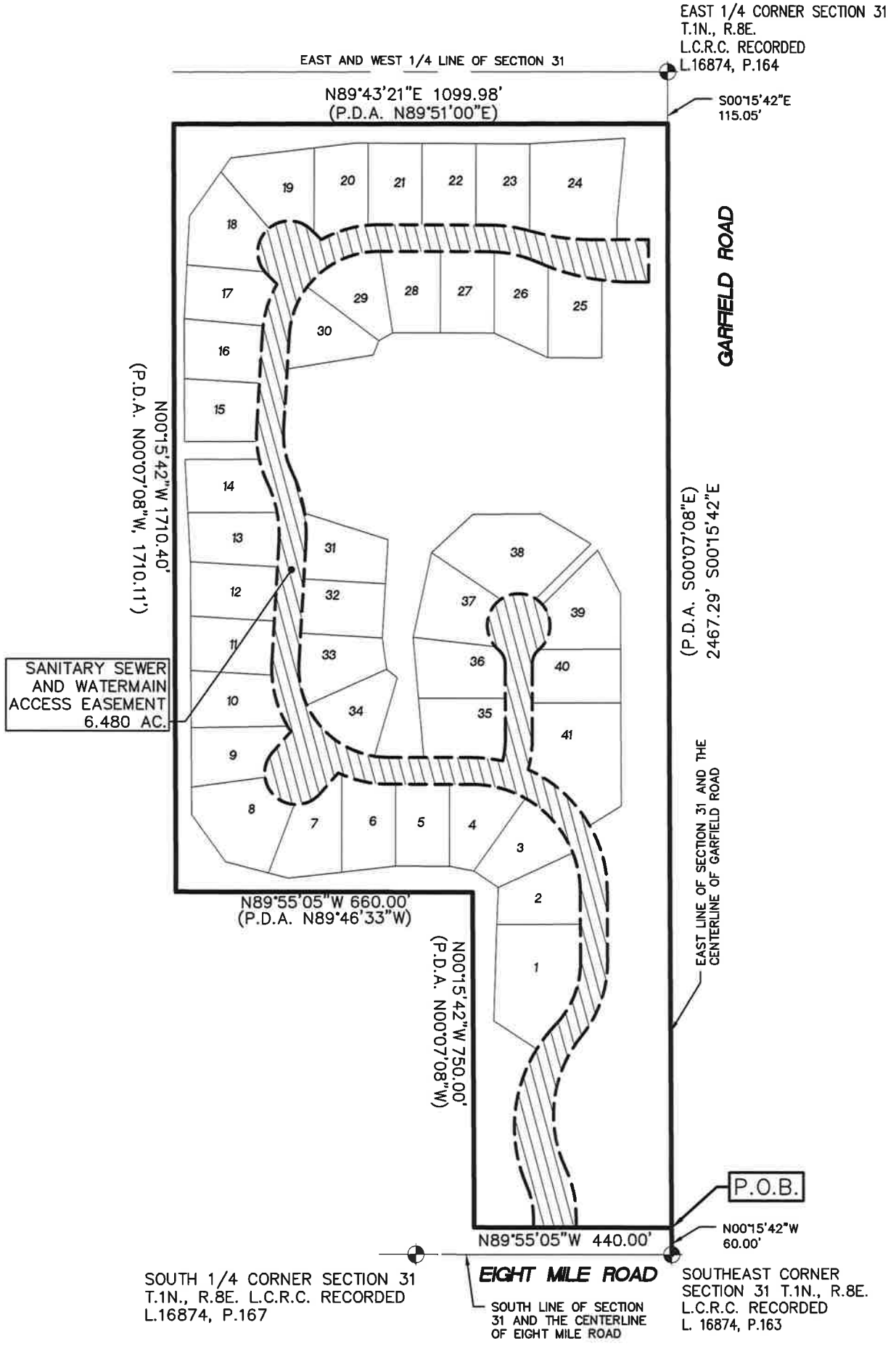
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SHEET: 2 OF 2

EXHIBIT C



P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

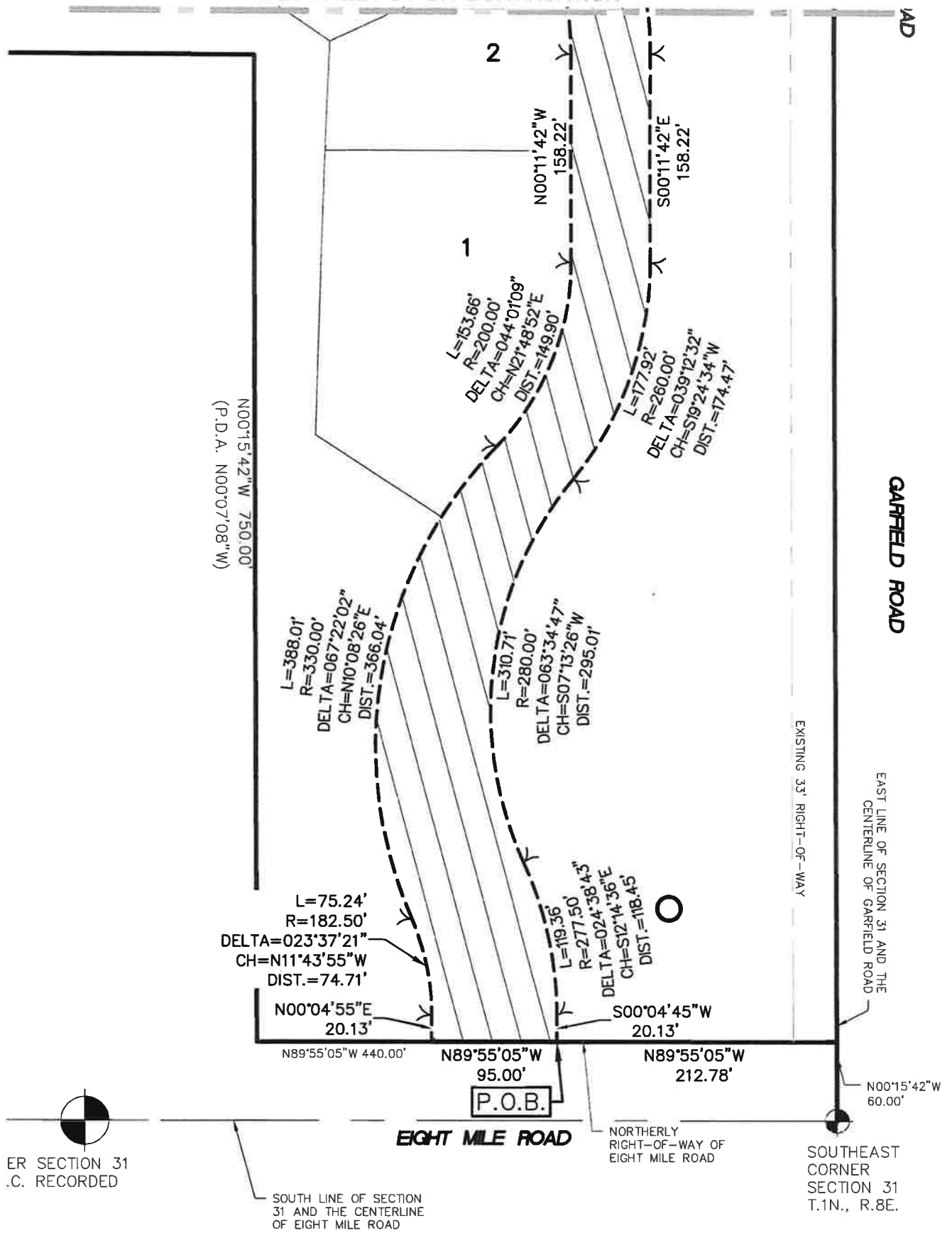
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BALLANTYNE
 SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
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SHEET:	1 OF 6

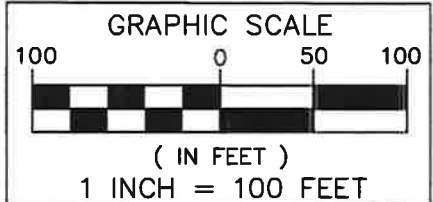
EXHIBIT C

SEE SHEET 3 FOR CONTINUATION



ER SECTION 31
 .C. RECORDED

**SANITARY SEWER AND WATERMAIN
 ACCESS EASEMENT
 (6.480 ACRES)**



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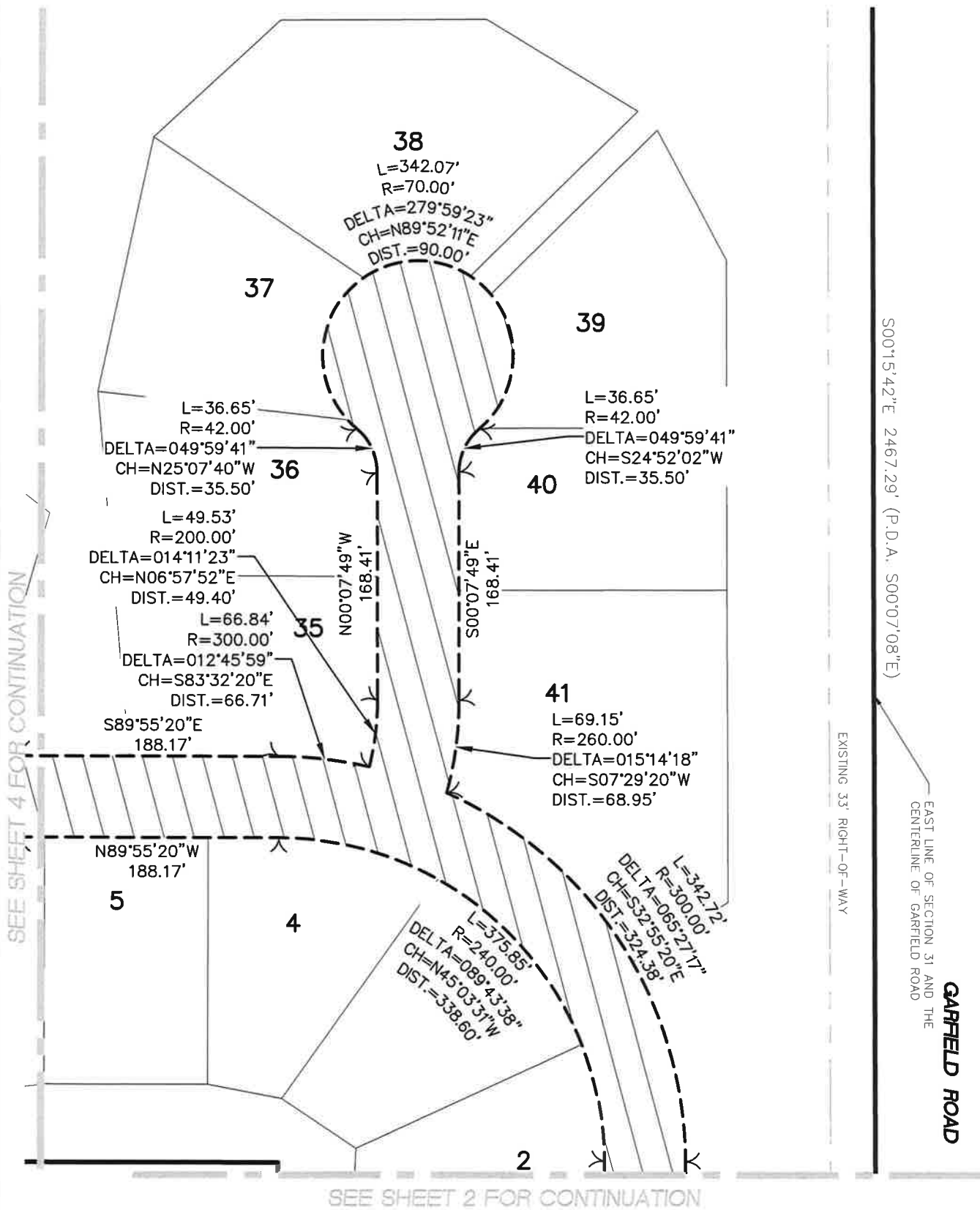
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
 RANGE 8 EAST, CITY OF NOVI,
 OAKLAND COUNTY, MICHIGAN

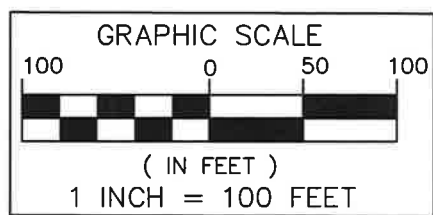
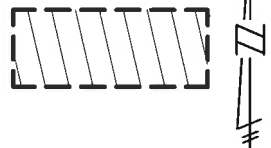
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CHECK:	GN
SHEET:	2 OF 6

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

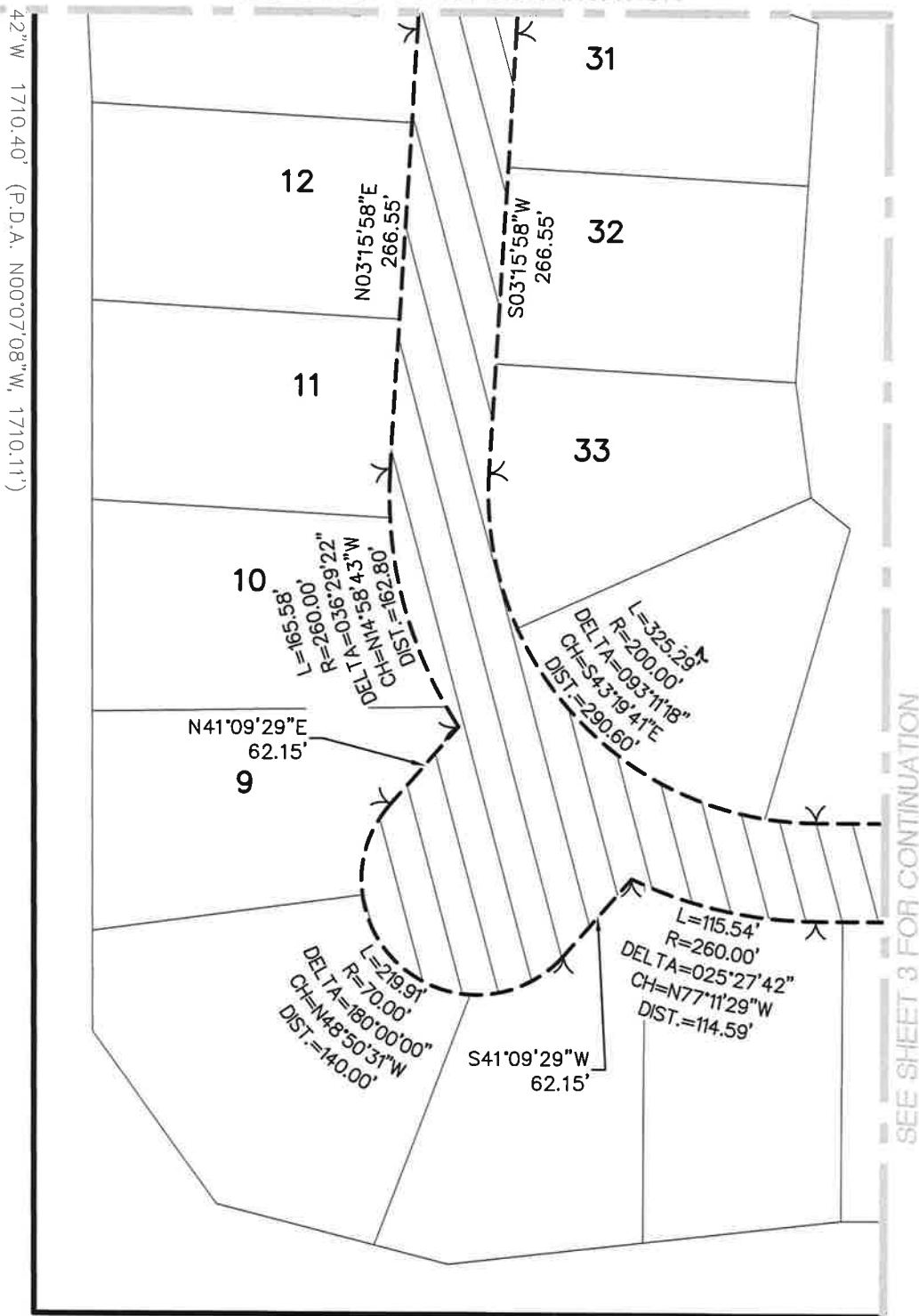
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CONSULTING ENGINEERS
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
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SHEET:	3 OF 6

EXHIBIT C

SEE SHEET 5 FOR CONTINUATION

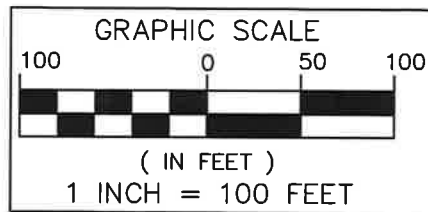


42°W 1710.40' (P.D.A. N00°07'08"W, 1710.11')

SEE SHEET 3 FOR CONTINUATION

N89°55'05"W 660.00'
(P.D.A. N89°46'33"W)

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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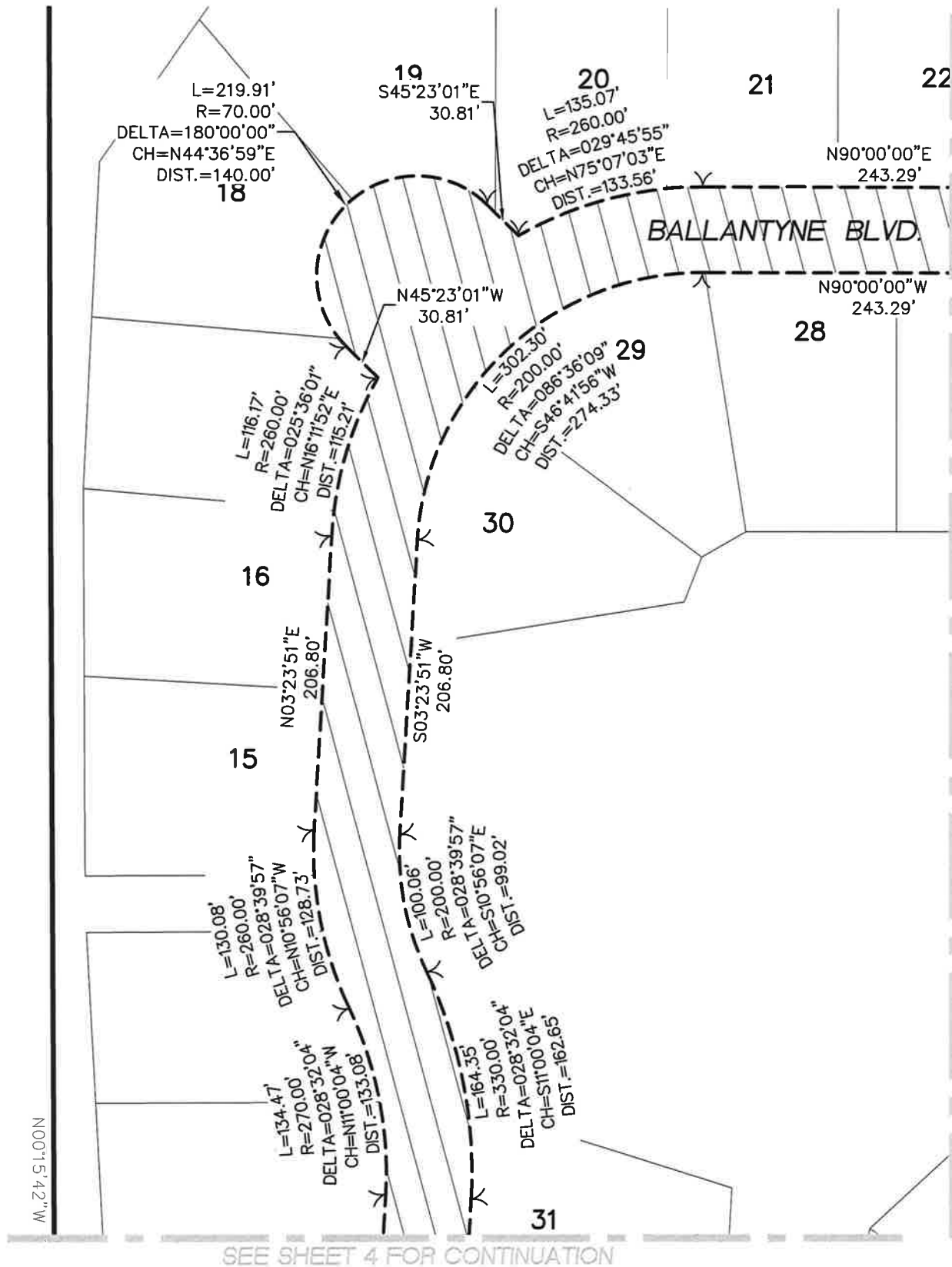
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SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

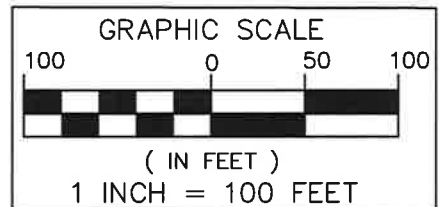
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EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)



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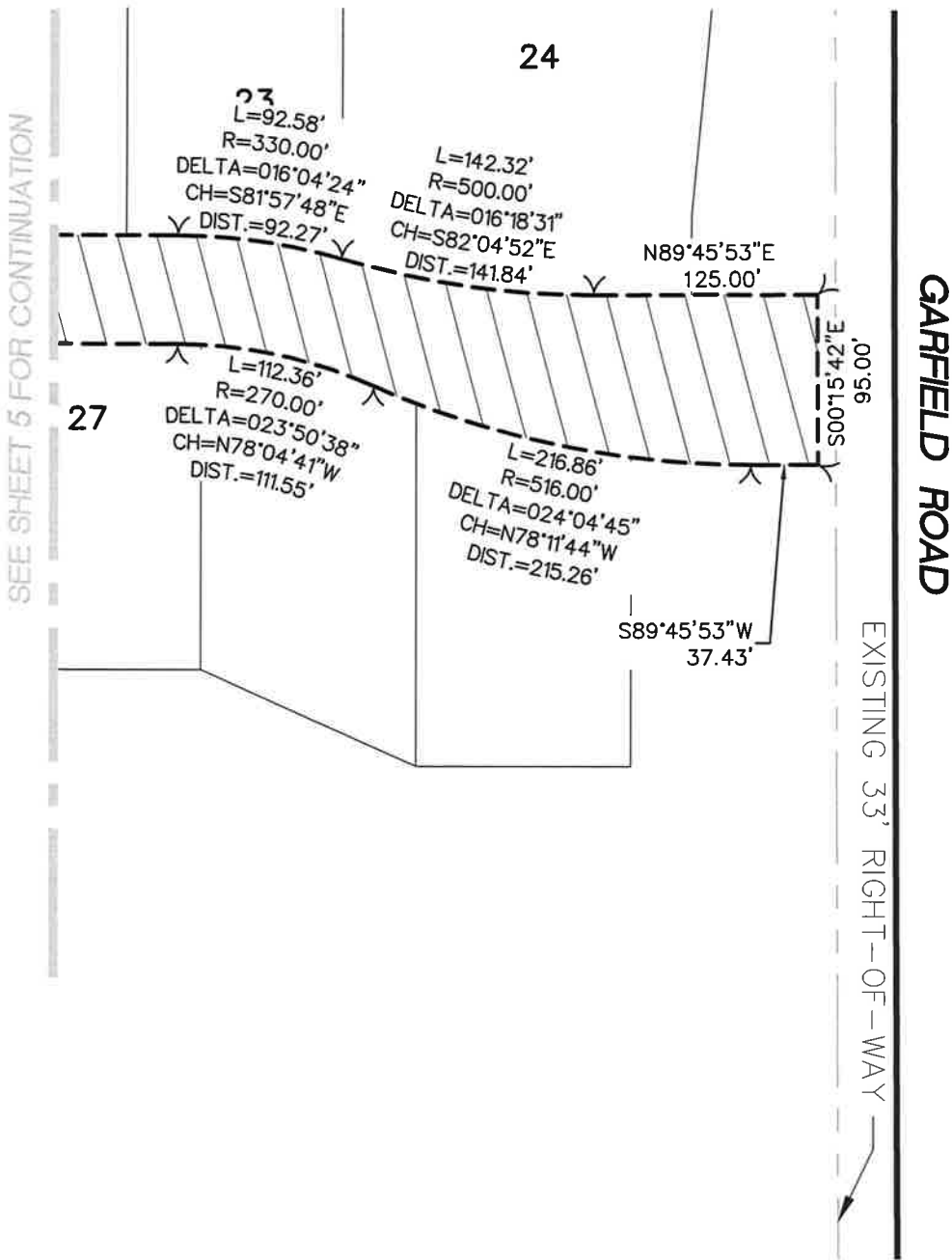
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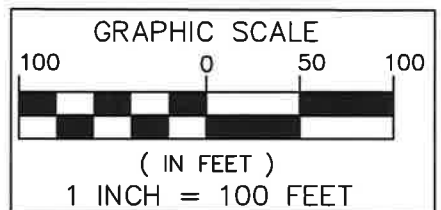
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

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DATE: 7.22.2021
JOB NO.: 12-020
DWG: 12-020EASE-ACCESS-SAN-WM.dwg
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SHEET: 5 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN
 ACCESS EASEMENT
 (6.480 ACRES)



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SECTION 31, TOWN 1 NORTH,
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 OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 100'
 DATE: 7.22.2021
 JOB NO.: 12-020
 DWG: 12-020EASE-ACCESS-SAN-WM.dwg
 DRAWN BY: DN
 CHECK: GN
 SHEET: 6 OF 6

December 4, 2023

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Ballantyne - Acceptance Documents Review
Novi # JSP20-0038
SDA Job No. NV21-212
INITIAL DOCUMENTS APPROVED
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on August 17, 2022 against the Final Site Plan (Stamping Set) approved on October 4, 2021. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Water System Easement
(executed 06/21/2022: exhibit dated 06/03/21)
Exhibit Approved
2. On-Site Sanitary Sewer Easement
(executed 06/21/2022: exhibit dated 06/03/21)
Exhibit Approved
3. On-Site Water System & Sanitary Sewer Access Easement
(executed 06/21/2022: exhibit dated 07/22/21)
Exhibit Approved
4. **Storm Drainage Facility / Maintenance Easement Agreement**
(executed 06/21/2022: exhibits dated 06/03/21, 07/22/21)
Exhibits A, B, C, and D Approved.
5. Emergency Access Easement
(unexecuted: exhibit dated 07/29/21)
Exhibit Approved
6. Sidewalk Easement
(executed 07/27/2022: exhibit dated 07/22/21)
Exhibit Approved
7. Warranty Deed for Garfield Road Right-of-Way Dedication
(executed 06/21/2022: exhibit dated 07/27/21)
Exhibit Approved

Final Acceptance Documents

Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, the following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

8. Bills of Sale: Sanitary Sewer System and Water Supply System
SUPPLIED – APPROVED.
9. Full Unconditional Waivers of Lien from contractors installing public utilities
SUPPLIED – APPROVED.
10. Sworn Statement signed by Developer
SUPPLIED – APPROVED.

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated July 13, 2021 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER



Taylor E. Reynolds, PE
Sr. Project Manager

Cc (via Email): Adam Yako, City of Novi
Holly Demers, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Ben Peacock, City of Novi