



CITY of NOVI CITY COUNCIL

**Agenda Item M
May 9, 2016**

SUBJECT: Approval of the First Amendment to the Storm Drainage Facility Maintenance Easement Agreement with Novi Real Estate, LLC for the Wellbridge of Novi (f/k/a Medilodge) Additional Parking project located at 48300 11 Mile Road on the north side of Eleven Mile Road, west of Beck Road (parcel 22-17-400-002).

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The owner for the Wellbridge of Novi (f/k/a Medilodge) site, Novi Real Estate, LLC, requests approval of the First Amendment to the Storm Drainage Facility Maintenance Easement Agreement for the parking lot expansion project, located at 48300 11 Mile Road on the north side of Eleven Mile Road, west of Beck Road (parcel 22-17-400-0002).

The Storm Drainage Facility Maintenance Easement Agreement is a requirement of the Storm Water Management Ordinance and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system. The agreement also contains a provision that permits the City to perform maintenance on the privately owned on-site storm water system should the property owner fail to do so at the expense of the property owner.

In this particular case, a Storm Drainage Facility Maintenance Easement Agreement for the site was recorded pursuant to the development of Medilodge of Novi. Recently, the property owner expanded the storm detention pond to accommodate the increased impervious parking area. The amendment modifies the storm water maintenance easement description. The terms of the original Storm Drainage Facility Maintenance Easement Agreement remain unchanged.

The enclosed amendment to the agreement has been favorably reviewed by City Staff and the City Attorney (Beth Saarela's letter, dated April 11, 2016, attached) and is recommended for approval.

RECOMMENDED ACTION: Approval of the First Amendment to the Storm Drainage Facility Maintenance Easement Agreement with Novi Real Estate, LLC, for the Wellbridge of Novi (f/k/a Medilodge) Parking Lot Expansion project located at 48300 11 Mile Road on the north side of Eleven Mile Road, west of Beck Road (parcel 22-17-400-002).

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Wellbridge of Novi (fka Medilodge)

Location Map

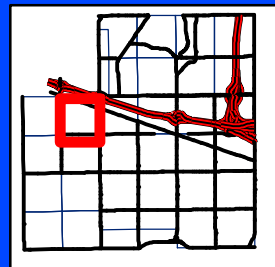


Map Author: Theresa Bridges
Date: April 29, 2016
Project:
Version #:

Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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



City of Novi

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

0 145 290 580 870
Feet

1 inch = 700 feet





JOHNSON ROSATI SCHULTZ JOPPICH PC

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

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.johnsonrosati.com

April 11, 2016

Rob Hayes, Public Services Director
City of Novi, Department of Public Services
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Medilodge SP10-05D
First Amendment to Storm Drainage Facility Maintenance Easement
Agreement**

Dear Mr. Hayes:

We have received and reviewed, and enclosed please find, the First Amendment to Storm Drainage Facility Maintenance Easement Agreement for storm water drainage and detention facilities serving the Medilodge Development. The First Amendment modifies the Storm Water Maintenance Easement Description for the site to include the expanded parking area. The remaining terms of the original Storm Drainage Facility Maintenance Easement Agreement, recorded at Liber 46829, Page 127, Oakland County Records, will remain unchanged. Subject to review and approval of the attached by the City's Consulting Engineer, the Agreement appears to be in order and may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office.

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

Very truly yours,



ELIZABETH K. SAARELA

EKS

Enclosures

cc: Maryanne Cornelius, Clerk (w/Original Enclosures)

Rob Hayes, Public Services Director

April 11, 2016

Page 2

Charles Boulard, Community Development Director (w/Enclosures)

Barb McBeth, City Planner (w/Enclosures)

Sheila Weber, Treasurer's Office (w/Enclosures)

Kristin Pace, Treasurer's Office (w/Enclosures)

Theresa Bridges, Construction Engineer (w/Enclosures)

Aaron Staup, Construction Engineering Coordinator (w/Enclosures)

Sarah Marchioni, Building Permit Coordinator (w/Enclosures)

Sue Troutman, City Clerk's Office (w/Enclosures)

Brittany Allen, Spalding DeDecker (w/Enclosures)

Matt Brown, JW Design (w/Enclosures)

Thomas R. Schultz, Esquire (w/Enclosures)

**FIRST AMENDMENT TO STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT**

THIS FIRST AMENDMENT TO STORM DRAINAGE FACILITY AND MAINTENANCE EASEMENT AGREEMENT (this "Amendment") is made this ___ day of _____, 2015, by and between Novi Real Estate, LLC, a Michigan limited liability company, whose address is 10503 Citation Drive, P.O. Box 2215, Brighton, Michigan 48116 (hereinafter referred to as "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 W. Ten Mile Road, Novi, MI 48375 (hereinafter referred to as the "City").

RECITALS:

A. Owner is the owner and developer of a certain parcel of land situated in Section 17 of the City of Novi, Oakland County, Michigan, as described on the attached Exhibit A (the "Property").

B. Owner and the City are parties to that certain Storm Drainage Facility Maintenance Agreement, dated February 3, 2014 (the "Agreement"), and recorded March 3, 2014, in Liber 46829, Page 127, Oakland County Records, with respect to the preservation and maintenance of certain storm drainage, detention and/or retention facilities located on the Property.

C. Owner and the City now desire to amend the Agreement, as set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and the City agree as follows:

1. Exhibit C attached to the Agreement is hereby deleted in its entirety and replaced with Exhibit C attached hereto.

2. Exhibit D attached to the Agreement is hereby deleted in its entirety and replaced with Exhibit D attached hereto.

3. This Amendment shall be binding upon and inure to the benefit of Owner, the City and their respective successors, assigns and transferees.

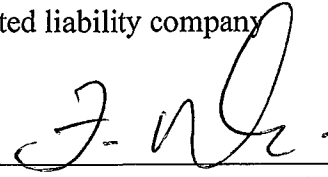
4. Except as expressly amended by this Amendment, the Agreement remain in full force and effect.

IN WITNESS WHEREOF, Owner and the City have executed this Amendment as of the day and year first set forth above.

(Remainder of page left blank intentionally)

OWNER:

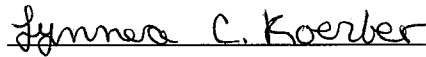
NOVI REAL ESTATE, LLC, a Michigan limited liability company

By: 
Frank M. Wronski, President

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

On this 17 day of July, 2015, before me, personally appeared Frank M. Wronski, in his capacity as President of Novi Real Estate, LLC, a Michigan limited liability company, who states that he has signed this document of his own free will, duly authorized on behalf of Novi Real Estate, LLC.

LYNNEA C. KOERBER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Nov 19, 2019
ACTING IN COUNTY OF Oakland


Notary Public
_____ County, Michigan
My Commission Expires:
Acting in _____ County

(Owner signature page to First Amendment To Storm Drainage Facility And Maintenance Easement Agreement)

CITY:

CITY OF NOVI, a Michigan municipal corporation

By: _____
Bob Gatt, Mayor

By: _____
Maryanne Cornelius, Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this ____ day of _____, 2015, before me appeared Bob Gatt, Mayor, and Maryanne Cornelius, Clerk, who stated that they have signed this document of their own free will on behalf of the City of Novi in their respective official capacities.

Notary Public
_____ County, Michigan
My Commission Expires:
Acting in _____ County

Drafted by:
Alan J. Schwartz, Esq.
25800 Northwestern Highway
Suite 500
Southfield, MI 48075

And when recorded return to:
Maryanne Cornelius, City Clerk
City of Novi
45175 W. Ten Mile
Novi, MI 48375

(Owner signature page to First Amendment To Storm Drainage Facility And Maintenance Easement Agreement)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Real property situated in the City of Novi, Oakland County, Michigan, described as follows:

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Town 1 North, Range 8 East.

Commonly known as: 48300 Eleven Mile Road
Novi, Michigan 48374

Tax Identification Number: 50-22-17-400-002

EXHIBIT A

LEGAL DESCRIPTION:

The West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Town 1 North Range 8 East, City of Novi, County of Oakland, State of Michigan.

DESCRIPTION OF PARCEL AS SURVEYED:

Part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, T1N-R8E, City of Novi, Oakland County Michigan, more particularly described as follows:
 Beginning at the South $\frac{1}{4}$ Corner of said Section 17; thence along the North-South $\frac{1}{4}$ line of said Section 17, N 02°21'26" W, 1317.63 feet; thence along the North line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 17, N 87°22'54" E, 666.04 feet; thence along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 17, S02°05'30" E, 1318.04 feet; thence along the South line of said Section 17 and the centerline of Eleven Mile Road, (66 foot wide Right of Way), S 87°24'47" W, 659.93 feet to the POINT OF BEGINNING. Together with a Reciprocal Sanitary Sewer line Easement Agreement as recorded in Liber 42489, Pages 776-782 of the Oakland County Records.

Tax Identification No. 50-22-17-400-002

LEGEND	SECTION CORNER FENCE	SET IRON ROD FOUND IRON ROD/PIPE	FOUND MONUMENT SOIL BORING
---------------	-------------------------	-------------------------------------	-------------------------------



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699



CLIENT MEDILODGE OF NOVI		DATE 10/25/13
DESCRIPTION SE 1/4, SECTION 17, T1N-R8E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN	SCALE 1"=100'	REV. 12/16/13
	SHEET No. 1 of 1	CREW
	DRAWN TEA	CHECK <i>LP</i>
FILE: G:\09160 JW Design Novi\dwg\survey\09160_SWM easement_Exhibit A.dwg		

EXHIBIT B

(1 OF 2)

Permanent Maintenance Tasks and Schedule: Medilodge of Novi - City of Novi									
Tasks	Components								Schedule
	Streets	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Casings	Ditches & Swales	Outflow Control Structures	Rip -Rap	Filtration Basins	
Inspect for sediment accumulation		X	X		X	X		X	Annually
Removal of sediment accumulation		X	X		X	X		X	Every 2 years as needed
Inspection of floatables & debris				X	X	X		X	Annually
Cleaning of floatables and debris				X	X	X		X	Annually
Inspection for erosion					X	X		X	Annually
Re-establish permanent vegetation on eroded slopes					X			X	As needed
Replacement of stone						X			Every 3-5 years as needed
Clean Streets	X								Semi-annually
Mowing					X			X	0-2 times/year
Inspect storm water system components during wet weather and compare to as-built plans		X	X		X	X	X	X	Annually
Make adjustment or replacements as determined by annual wet weather inspection.		X	X		X	X	X	X	As Needed

*** Note: The Owner and/or Association shall maintain a log of all inspection and maintenance activities and make the log available to City personnel as needed.

EXHIBIT B

(2 OF 2)

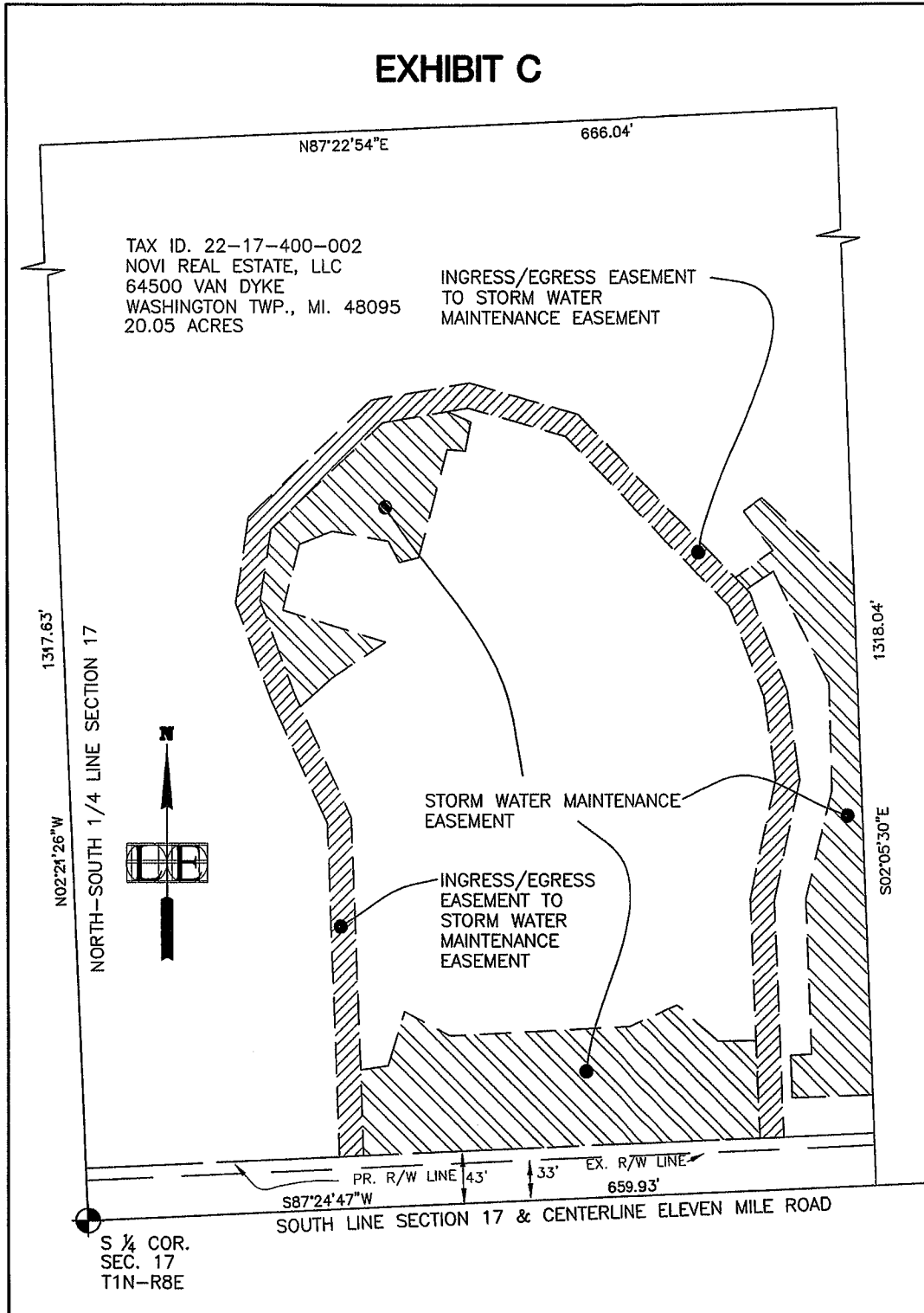
Maintenance Plan Budget: Medilodge of Novi - City of Novi	
Item	Budget Amount
Annual Inspect for sediment accumulation	\$150.00
Removal of sediment accumulation every 2 years as needed	\$750.00
Inspection of floatables & debris annually & after major storms	\$150.00
Removal of floatables and debris annually & after major storms	\$200.00
Inspect system for erosion annually & after major storms	\$150.00
Re-establish permanent vegetation on eroded slopes as needed	\$250.00
Replacement of stone	\$200.00
Mowing 0-2 times per year	\$300.00
Inspect structural elements during wet weather and compare to as-built plan every 2 years	\$250.00
Make structural adjustments or replacements as determined by inspection, as needed	\$500.00
Have professional engineer carry out emergency inspections upon identification of severe problems.	\$400.00
Total Annual Budget	\$3,300.00

EXHIBIT C

INGRESS/EGRESS EASEMENT AREA

See attached.

EXHIBIT C

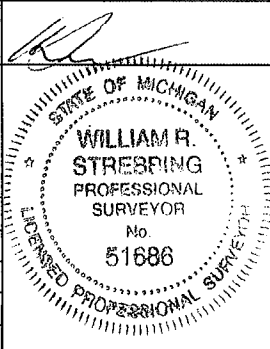


LEGEND

- SECTION CORNER
- SET IRON ROD
- FOUND MONUMENT
- x-x-x FENCE
- FOUND IRON ROD/PIPE
- SOIL BORING



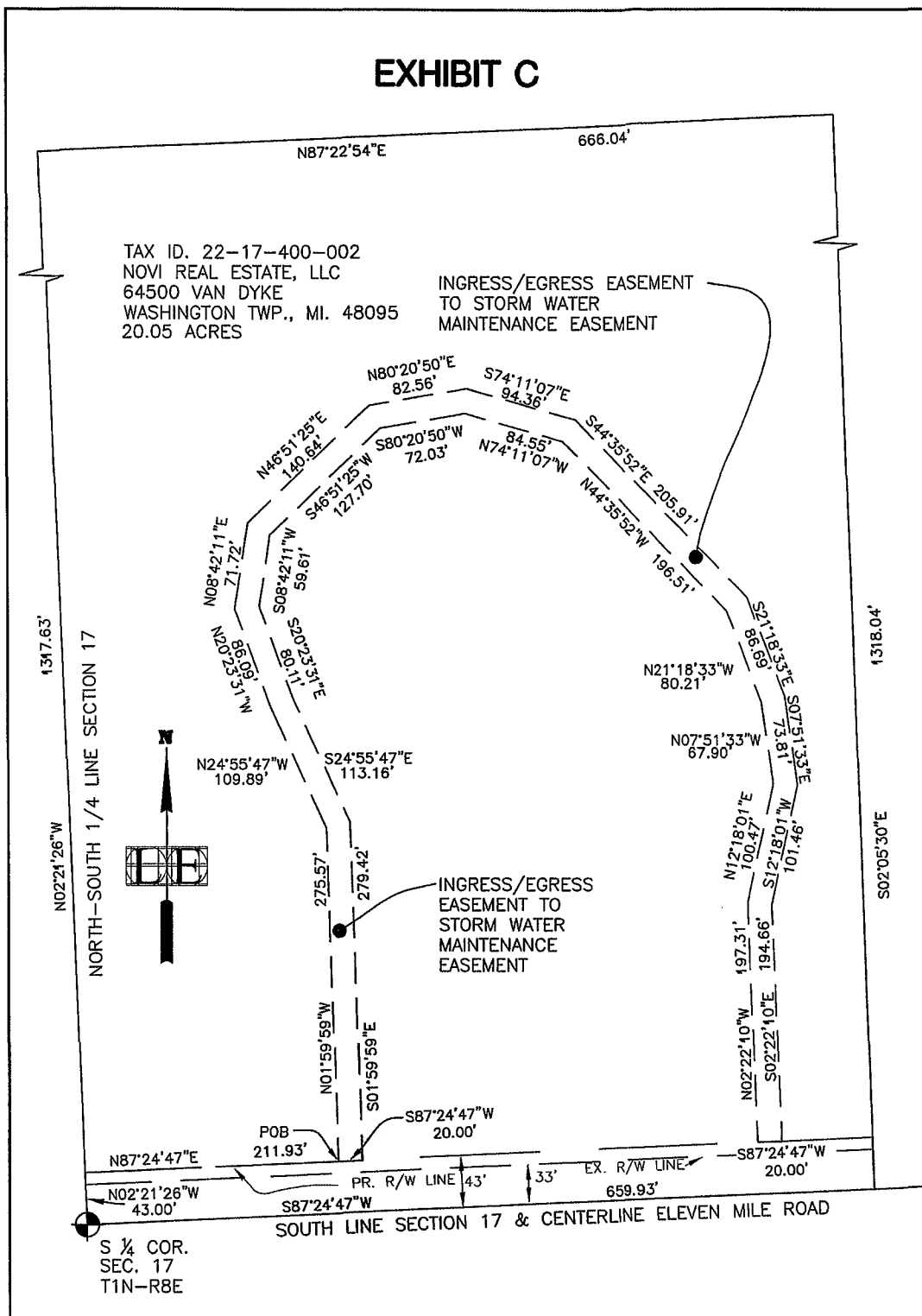
LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3800 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114
INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699



CLIENT MEDILODGE OF NOVI		DATE 10/25/13
DESCRIPTION SE 1/4, SECTION 17, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	SCALE 1"=100'	REV. 12/16/13
	SHEET No. 1 of 3	REV. 07/17/15
	JOB No. 09160	CHECK
	DRAWN TEA	

FILE: G:\09160-4 JWD Novi Wellness\survey\09160_SWM easement_Exhibit C.dwg

EXHIBIT C



LEGEND	SECTION CORNER	SET IRON ROD	FOUND MONUMENT
	FENCE	FOUND IRON ROD/PIPE	SOIL BORING



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD US. 23, BRIGHTON, MICHIGAN 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699

STATE OF MICHIGAN

WILLIAM R. STRESSING
 PROFESSIONAL SURVEYOR
 No. 51686

LICENSED PROFESSIONAL SURVEYOR

CLIENT MEDILODGE OF NOVI

DESCRIPTION SE ¼, SECTION 17, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

0' 100' 200'

SCALE 1"=100' JOB No. 09160




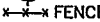


SHEET No. 2 of 3 DRAWN TEA

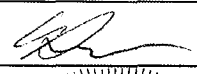
DATE 10/25/13
REV. 12/16/13
REV. 07/17/15
CHECK

EXHIBIT C

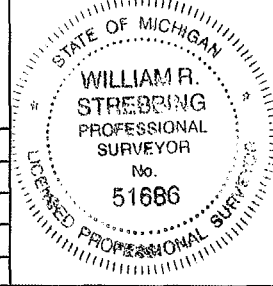
20 FOOT WIDE INGRESS-EGRESS EASEMENT DESCRIPTION:


Part of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, T1N-R8E, City of Novi, Oakland County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of said Section 17; thence along the North-South 1/4 line of said Section 17, N 02°21'26" W, 43.00 feet to a point on the proposed 43 foot half right-of-way line of Eleven Mile Road; thence along said right-of-way line N 87°24'47" E, 211.93 feet to the POINT OF BEGINNING of a 20 foot wide Ingress-Egress Easement to be described; thence N 01°59'59" W, 275.57 feet; thence N 24°55'47" W, 109.89 feet; thence N 20°23'31" W, 86.09 feet; thence N 08°42'11" E, 71.72 feet; thence N 46°51'25" E, 140.64 feet; thence N 80°20'50" E, 82.56 feet; thence S 74°11'07" E, 94.36 feet; thence S 44°35'52" E, 205.91 feet; thence S 21°18'33" E, 86.69 feet; thence S 07°51'33" E, 73.81 feet; thence S 12°18'01" W, 101.46 feet; thence S 02°22'10" E, 194.66 to a point on the proposed 43 foot half right-of-way line of Eleven Mile Road; thence along said right-of-way line the following course: S 87°24'47" W, 20.00 feet; thence N 02°22'10" W, 197.31 feet; thence N 12°18'01" E, 100.47 feet; thence N 07°51'33" W, 67.90 feet; thence N 21°18'33" W, 80.21 feet; thence N 44°35'52" W, 196.51 feet; thence N 74°11'07" W, 84.55 feet; thence S 80°20'50" W, 72.03 feet; thence S 46°51'25" W, 127.70 feet; thence S 08°42'11" W, 59.61 feet; thence S 20°23'31" E, 80.11 feet; thence S 24°55'47" E, 113.16 feet; thence S 01°59'59" E, 279.42 feet; thence S 87°24'47" W, 20.00 feet to the POINT OF BEGINNING.

LEGEND  SECTION CORNER  SET IRON ROD  FOUND MONUMENT
 FENCE  FOUND IRON ROD/PIPE  SOIL BORING




LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE (610) 225-7100 FAX: (610) 225-7699



CLIENT MEDILODGE OF NOVI	0' 100' 200'	DATE 10/25/13
DESCRIPTION SE 1/4, SECTION 17, T1N-R8E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN		REV. 12/16/13
	SCALE 1"=100'	JOB No. 09160
	SHEET No. 3 of 3	DRAWN TEA
		CHECK

FILE: G:\09160-4 JWD Novi Wellness\survey\09160_SWM easement_Exhibit C.dwg

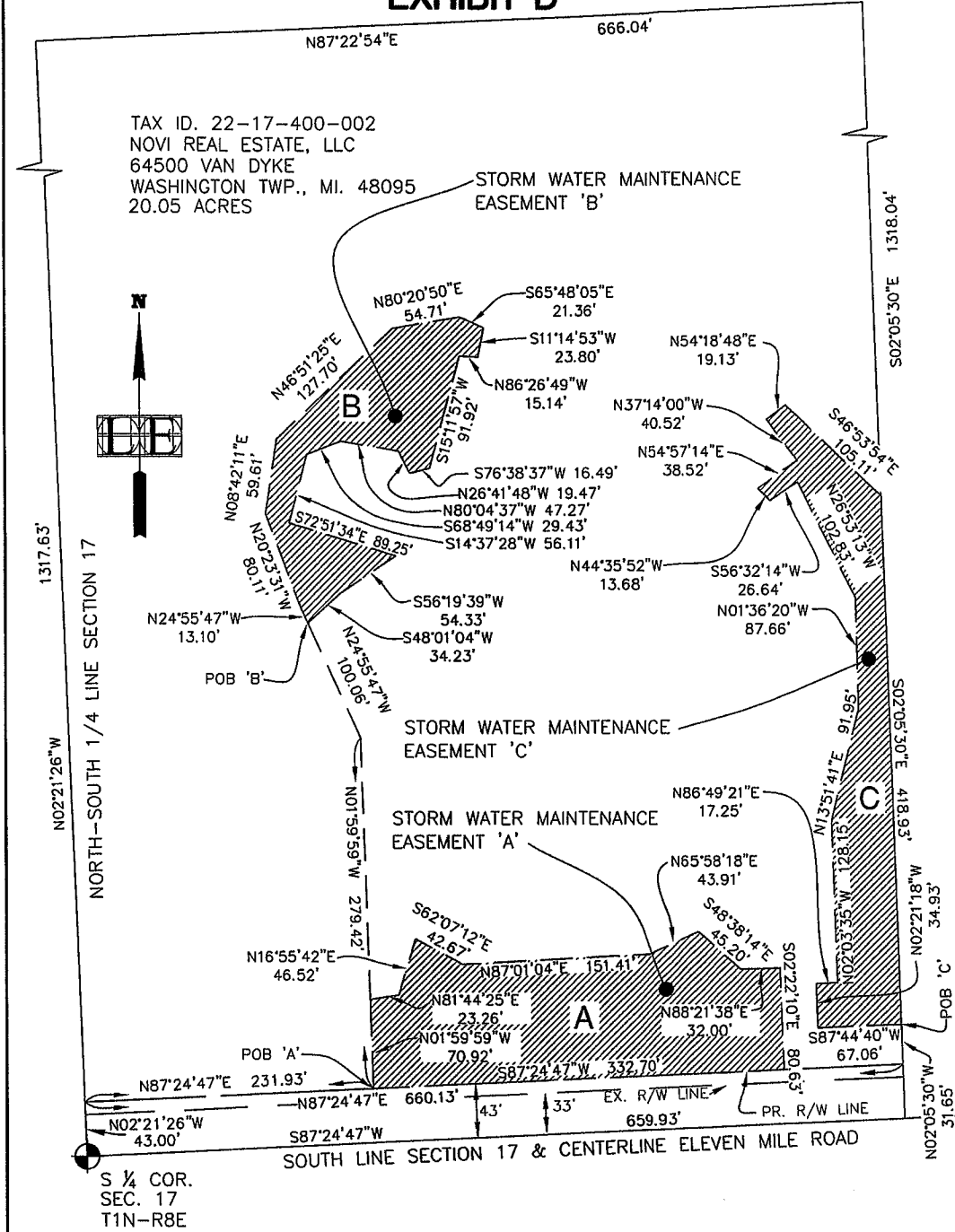
EXHIBIT D

DETENTION/SEDIMENTATION BASIN EASEMENT AREA

See attached.

EXHIBIT D

TAX ID. 22-17-400-002
 NOVI REAL ESTATE, LLC
 64500 VAN DYKE
 WASHINGTON TWP., MI. 48095
 20.05 ACRES

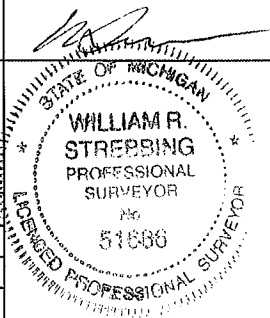


LEGEND

- SECTION CORNER
- SET IRON ROD
- FOUND MONUMENT
- ⊠ FENCE
- FOUND IRON ROD/PIPE
- SOIL BORING



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114
 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7689



CLIENT MEDILODGE OF NOVI
 DESCRIPTION SE ¼, SECTION 17, T11N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

0' 100' 200'	
SCALE 1"=100'	JOB No. 09160
SHEET No. 1 of 2	DRAWN TJZ

DATE 10/25/13
REV. 12/16/13
REV. 07/17/15
CHECK

FILE: G:\09160-4 JWD Novi Wellness\survey\09160-4_SWM easement_Exhibit D.dwg

EXHIBIT D

STORM WATER MAINTENANCE EASEMENT 'A' DESCRIPTION:

Part of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, T1N-R8E, City of Novi, Oakland County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of said Section 17; thence along the North-South 1/4 line of said Section 17, N 02°21'26" W, 43.00 feet to a point on the proposed 43 foot half right-of-way line of Eleven Mile Road; thence along said right-of-way line N 87°24'47" E, 231.93 feet to the POINT OF BEGINNING of Storm Water Maintenance Easement 'A' to be described; thence N 01°59'59" W, 70.92 feet; thence N 81°44'25" E, 23.26 feet; thence N 16°55'42" E, 46.52 feet; thence S 62°07'12" E, 42.67 feet; thence N 87°01'04" E, 151.41 feet; thence N 65°58'18" E, 43.91 feet; thence S 48°38'14" E, 45.20 feet; thence N 88°21'38" E, 32.00 feet; thence S 02°22'10" E, 80.63 feet to a point on the proposed 43 foot half right-of-way line of Eleven Mile Road; thence along said proposed right-of-way line S 87°24'47" W, 332.70 feet to the POINT OF BEGINNING.

STORM WATER MAINTENANCE EASEMENT 'B' DESCRIPTION:

Part of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, T1N-R8E, City of Novi, Oakland County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of said Section 17; thence along the North-South 1/4 line of said Section 17, N 02°21'26" W, 43.00 feet to a point on the proposed 43 foot half right-of-way line of Eleven Mile Road; thence along said right-of-way line N 87°24'47" E, 231.93 feet; thence N 01°59'59" W, 279.42 feet; thence N 24°55'47" W, 100.06 feet to the POINT OF BEGINNING of Storm Water Maintenance Easement 'B' to be described; thence N 24°55'47" W, 13.10 feet; thence N 20°23'31" W, 80.11 feet; thence N 08°42'11" E, 59.61 feet; thence N 46°51'25" E, 127.70 feet; thence N 80°20'50" E, 54.71 feet; thence S65°48'05"E, 21.36 feet; thence S11°14'53"W, 23.80 feet; thence N86°26'49"W, 15.14 feet; thence S15°11'57"W, 91.92 feet; thence S76°38'37"W, 16.49 feet; thence N26°41'48"W, 19.47 feet; thence N 80°04'37" W, 47.27 feet; thence S 68°49'14" W, 29.43 feet; thence S 14°37'28" W, 56.11 feet; thence S 72°51'34" E, 89.25 feet; thence S 56°19'39" W, 54.33 feet; thence S 48°01'04" W, 34.23 feet to the POINT OF BEGINNING.

STORM WATER MAINTENANCE EASEMENT 'C' DESCRIPTION:

Part of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, T1N-R8E, City of Novi, Oakland County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of said Section 17; thence along the North-South 1/4 line of said Section 17, N 02°21'26" W, 43.00 feet to a point on the proposed 43 foot half right-of-way line of Eleven Mile Road; thence along said right-of-way line N 87°24'47" E, 660.13 feet; thence N 02°05'30" W, 31.65 feet to the POINT OF BEGINNING of Storm Water Maintenance Easement 'C' to be described; thence S 87°44'40" W, 67.06 feet; thence N 02°21'18" W, 34.93 feet; thence N 86°49'21" E, 17.25 feet; thence N 02°03'35" W, 128.15 feet; thence N 13°51'41" E, 91.95 feet; thence N 01°36'20" W, 87.66 feet; thence N 26°53'13" W, 102.83 feet; thence S 56°32'14" W, 26.64 feet; thence N 44°35'52" W, 13.68 feet thence N 54°57'14" E, 38.52 feet; thence N 37°14'00" W, 40.52 feet; thence N 54°18'48" E, 19.13 feet; thence S 46°53'54" E, 105.11 feet; thence S 02°05'30" E, 418.93 feet to the POINT OF BEGINNING.

LEGEND 	<table style="width: 100%;"> <tr> <td style="width: 33%;"><input type="radio"/> SECTION CORNER</td> <td style="width: 33%;"><input type="radio"/> SET IRON ROD</td> <td style="width: 33%;"><input checked="" type="radio"/> FOUND MONUMENT</td> </tr> <tr> <td><input checked="" type="radio"/> FENCE</td> <td><input checked="" type="radio"/> FOUND IRON ROD/PIPE</td> <td><input type="radio"/> SOIL BORING</td> </tr> </table>	<input type="radio"/> SECTION CORNER	<input type="radio"/> SET IRON ROD	<input checked="" type="radio"/> FOUND MONUMENT	<input checked="" type="radio"/> FENCE	<input checked="" type="radio"/> FOUND IRON ROD/PIPE	<input type="radio"/> SOIL BORING							
<input type="radio"/> SECTION CORNER	<input type="radio"/> SET IRON ROD	<input checked="" type="radio"/> FOUND MONUMENT												
<input checked="" type="radio"/> FENCE	<input checked="" type="radio"/> FOUND IRON ROD/PIPE	<input type="radio"/> SOIL BORING												
	<p>LIVINGSTON ENGINEERING CIVIL ENGINEERING SURVEYING PLANNING 3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114 INTERNET: WWW.LIVINGSTONENG.COM PHONE: (810) 225-7100 FAX: (810) 225-7699</p>													
CLIENT MEDILODGE OF NOVI DESCRIPTION SE 1/4, SECTION 17, T1N-R8E, CITY OF NOVI OAKLAND COUNTY, MICHIGAN	<table style="width: 100%;"> <tr> <td style="width: 33%;">0' 100' 200'</td> <td style="width: 33%;">DATE 10/25/13</td> <td style="width: 33%;"></td> </tr> <tr> <td></td> <td>REV. 12/16/13</td> <td></td> </tr> <tr> <td>SCALE 1"=100'</td> <td>JOB No. 09160</td> <td>REV. 07/17/15</td> </tr> <tr> <td>SHEET No. 2 of 2</td> <td>DRAWN TJZ</td> <td>CHECK</td> </tr> </table>	0' 100' 200'	DATE 10/25/13			REV. 12/16/13		SCALE 1"=100'	JOB No. 09160	REV. 07/17/15	SHEET No. 2 of 2	DRAWN TJZ	CHECK	
0' 100' 200'	DATE 10/25/13													
	REV. 12/16/13													
SCALE 1"=100'	JOB No. 09160	REV. 07/17/15												
SHEET No. 2 of 2	DRAWN TJZ	CHECK												
FILE: G:\09160-4 JWD Novi Wellness\survey\09160-4_SWM easement_Exhibit D.dwg														