



**CITY OF NOVI CITY COUNCIL**  
**JULY 26, 2021**

**SUBJECT:** Approval to accept the residential streets as part of Andelina Ridge Phase III and adoption of Act 51 New Street Resolution accepting Barcellos Lane, a portion of Sevilla Circle, and a portion of Pamplona Lane as public, adding 0.68 miles of roadway to the City's public street system.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**BACKGROUND INFORMATION:**

M/I Homes of Michigan, LLC has requested the dedication and acceptance of Barcellos Lane, a portion of Sevilla Circle, and a portion of Pamplona Lane as a public asset. The Andelina Ridge Phase III development is comprised of 68 single family home lots. The project is located east of Napier Road and south of Twelve Mile Road. The right-of-way width for the proposed streets shall be sixty (60) feet wide.

According to the City's consulting engineer, the street meets city design and construction standards (Spalding DeDecker, July 16, 2020). The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form so as to permit acceptance by City Council (Spalding DeDecker, April 12, 2021, and Beth Saarela, April 12, 2021, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.68 miles of roadway to Act 51 funding.

**RECOMMENDED ACTION:** Approval to accept the residential streets as part of Andelina Ridge Phase III and adoption of Act 51 New Street Resolution accepting Barcellos Lane, a portion of Sevilla Circle, and a portion of Pamplona Lane as public, adding 0.68 miles of roadway to the City's public street system.

**CITY OF NOVI**  
**COUNTY OF OAKLAND, MICHIGAN**

**RESOLUTION**

**NEW STREET ACCEPTANCE**

**Andelina Ridge Phase III  
Barcellos Lane, Sevilla Circle, and Pamona Lane**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on July 26, 2021, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers \_\_\_\_\_

ABSENT: Councilmembers \_\_\_\_\_

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_.

**WHEREAS;** the City's Act 51 Program Manager is requesting formal acceptance of Barcellos Lane, a portion of Sevilla Circle, and a portion of Pamona Lane and,

**WHEREAS;** that said streets are located within a City right-of-way that is under the control of the City of Novi, and,

**WHEREAS;** that Barcellos Lane, a portion of Sevilla Circle, and a portion of Pamona Lane were open to the public since July 2020.

**NOW THEREFORE, IT IS THEREFORE RESOLVED** that the Mayor and Novi City Council hereby accept Barcellos Lane, a portion of Sevilla Circle, and a portion of Pamona Lane and direct such to be included in the City's public street system.

**AYES:**

**NAYS:**

RESOLUTION DECLARED ADOPTED.

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Cortney Hanson, City Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 26<sup>th</sup> day of July, 2021 and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

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Cortney Hanson, City Clerk  
City of Novi

# Andelina Ridge Phase III Street Acceptance

## Location Map



Map Author: Kate Richardson  
Date: 06/21/2021  
Project: Andelina Ridge Phase III  
Version: 1.0

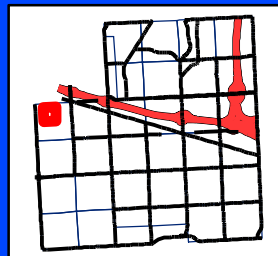
Amended By:  
Date:  
Department:

#### 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.

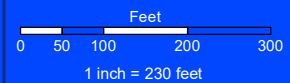
### Legend

- Major Roads
- Minor Roads
- Proposed Public Streets



### City of Novi

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



 **SPALDING DEDECKER**  
Engineering & Surveying Excellence since 1954

July 16, 2020

Ms. Kate Richardson  
Project Engineer  
Department of Public Works  
Field Services Complex – Engineering Division  
26300 Lee BeGole Drive  
Novi, MI 48375

**Re: Andelina Ridge – Phase 3  
Site Work Final Approval**  
Novi SP No.: JSP15-0006  
SDA Job No.: NV15-217

Dear Ms. Richardson:

Please be advised that the public site utilities, grading, and pavement for the above referenced project have been confirmed by SDA to have been completed in accordance with the approved construction plans. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

**SPALDING DEDECKER**



Ted Meadows  
Vice President

TMM

cc: Sarah Marchioni, City of Novi – Building Project Coordinator (e-mail)  
Angela Sosnowski, City of Novi – Bond Coordinator (e-mail)  
Scott Roselle, City of Novi – Water and Sewer Asset Manager (e-mail)  
Jennifer Thomas, M/I Homes of Michigan (email)  
SDA Job File

April 12, 2021

Jeff Herczeg  
City of Novi  
26300 Lee BeGole Drive  
Novi, Michigan 48375

Re: Andelina Ridge Ph 3 - Acceptance Documents Review  
Novi # JSP15-0006  
SDA Job No. NV15-217  
**DOCUMENTS APPROVED**

Dear Mr. Herczeg:

We have reviewed the Acceptance Document Package received by our office on April 8, 2021 against the Final Site Plan (Stamping Set) approved on July 7, 2015. We offer the following comments:

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.

1. Warranty Deed for Road Right-of-Way  
(unexecuted, unrecorded, dated 07/10/2015)  
Exhibits Approved
2. Bills of Sale: Streets  
SUPPLIED – APPROVED.
3. Full Unconditional Waivers of Lien from contractors installing streets  
SUPPLIED – APPROVED.
4. Sworn Statement for Installation of Streets  
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 February 17, 2015 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**



Mike Freckelton, EIT  
Engineer

Cc (via Email):            Victor Boron, City of Novi  
                                 Taylor Reynolds, Spalding DeDecker  
                                 Courtney Hanson, City of Novi  
                                 Madeleine Daniels, City of Novi  
                                 Sarah Marchioni, City of Novi  
                                 Ted Meadows, Spalding DeDecker  
                                 Kate Richardson, City of Novi  
                                 Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler  
                                 Angie Sosnowski, City of Novi

ELIZABETH KUDLA SAARELA  
esaarela@rsjalaw.com

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Farmington Hills, Michigan 48331  
P 248.489.4100 | F 248.489.1726  
www.rsjalaw.com



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

April 12, 2021

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

**RE: Andelina Ridge Phase III JSP 15-006  
Right-of-Way Acceptance Documents – Interior Roads**

Dear Mr. Herczeg:

We have received and reviewed the following **original** documents for Andelina Ridge Phase III, enclosed:

1. Warranty Deed for Interior Roads (**Approved**)
2. Bill of Sale for Paving (**Approved**)
3. Title Search

**Warranty Deed**

The Warranty Deed provided conveys the Condominium's interior roads to the City. The Warranty Deed is consistent with the title search provided. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. The Bill of Sale for paving conveys the paving and is acceptable as provided. The Warranty Deed may be placed on an upcoming City Council Agenda for acceptance. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner. The original Bill of Sale should be retained in the City's file.

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



Jeffrey Herczeg, Director of Public Works  
City of Novi  
April 12, 2021  
Page 2

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)  
Ben Croy, City Engineer (w/Enclosures)  
Rebecca Runkel, Project Engineer (w/Enclosures)  
Kate Richardson, Project Engineer (w/Enclosures)  
Victor Boron, Project Engineer (w/Enclosures)  
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)  
Brandon Guest, M/I Homes of Michigan bguest@mihomes.com (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF MICHIGAN, LLC, a Delaware limited liability company, whose address is 40950 Woodward, Ste. 203, Bloomfield Hills, Michigan 48304, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, **for right-of-way purposes**, to wit:

{Described in Exhibit A. and Represented in Exhibit B.}

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and 00/100 (\$1.00) Dollars.

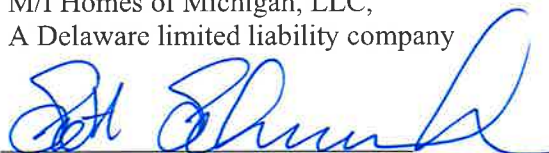
THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

The Grantor grants to Grantee the rights to make no divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

In witness whereof, the undersigned has executed these presents this 1<sup>st</sup> day of April, 2021.

Signed by


M/I Homes of Michigan, LLC,  
A Delaware limited liability company



By: Scott Schwanke  
Its: Area President

STATE OF MICHIGAN        )  
                                          ) SS  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 2021, by Scott Schwanke, the Area President, of M/I Homes of Michigan, LLC, a Delaware limited liability company on behalf of said corporation.

  
Scottie Celestini  
Notary Public, State of Michigan  
Macomb County, Michigan  
My Commission Expires: September 22, 2024

SCOTTIE CELESTINI Notary Public, State of Michigan County of Macomb My Commission Expires Sep. 22, 2024 Acting in the County of <u>Macomb</u>
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When Recorded Return to: Cortney Hanson, Clerk City of Novi 45175 West Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela, Esq. 27555 Executive Drive, ste. 250 Farmington Hills, MI 48331
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Part of Tax Parcel No. \_\_\_\_\_  
Job No. \_\_\_\_\_ Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

**EXHIBIT A.**

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 12-013, Andelina Ridge PhIII Road ROW Description; 2 Sheets)

## EXHIBIT A

Job No. 12-013

“ANDELINA RIDGE” CONDOMINIUM

### LEGAL DESCRIPTION

#### ROAD RIGHT-OF-WAY DEDICATION (PHASE 3)

A 60 foot Road Right-Of-Way Dedication, located in a part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the North 1/4 corner of said Section 18; thence North  $89^{\circ}31'51''$  West, 495.00 feet, along the North line of said Section 18 and the centerline of Twelve Mile Road; thence South  $00^{\circ}15'03''$  East, 1320.00 feet; thence South  $23^{\circ}01'35''$  West, 49.23 feet; thence South  $00^{\circ}15'03''$  East, 94.46 feet, for a POINT OF BEGINNING 'A'; thence North  $85^{\circ}04'50''$  East, 54.72 feet; thence 21.19 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $04^{\circ}40'07''$  and a chord bearing and distance of North  $87^{\circ}24'53''$  East, 21.18 feet; thence North  $89^{\circ}44'57''$  East, 164.21 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of North  $77^{\circ}05'00''$  East, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $140^{\circ}39'48''$  and a chord bearing and distance of South  $45^{\circ}15'03''$  East, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of South  $12^{\circ}24'54''$  West, 14.91 feet; thence South  $00^{\circ}15'03''$  East, 267.86 feet; thence 104.10 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $22^{\circ}56'26''$  and a chord bearing and distance of South  $11^{\circ}13'10''$  West, 103.41 feet; thence South  $22^{\circ}41'23''$  West, 59.20 feet; thence 80.08 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $22^{\circ}56'26''$  and a chord bearing and distance of South  $11^{\circ}13'10''$  West, 79.54 feet; thence South  $00^{\circ}15'03''$  East, 299.33 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of South  $12^{\circ}55'00''$  East, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $140^{\circ}39'48''$  and a chord bearing and distance of South  $44^{\circ}44'57''$  West, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of North  $77^{\circ}35'06''$  West, 14.91 feet; thence South  $89^{\circ}44'57''$  West, 146.17 feet; thence 67.27 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $14^{\circ}49'28''$  and a chord bearing and distance of North  $82^{\circ}50'19''$  West, 67.08 feet; thence North  $75^{\circ}25'35''$  West, 149.54 feet; thence 123.12 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of  $15^{\circ}00'34''$  and a chord bearing and distance of North  $82^{\circ}55'52''$  West, 122.77 feet; thence 149.88 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $33^{\circ}01'42''$  and a chord bearing and distance of North  $73^{\circ}55'18''$  West, 147.81 feet; thence 19.10 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $05^{\circ}28'14''$  and a chord bearing and distance of North  $60^{\circ}08'34''$  West, 19.09 feet; thence 100.24 feet along a curve to the left, said curve having a radius of 67.00 feet, a central angle of  $85^{\circ}43'16''$  and a chord bearing and distance of South  $74^{\circ}15'41''$  West, 91.15 feet; thence 291.20 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $238^{\circ}20'53''$  and a chord bearing and distance of North  $29^{\circ}25'30''$  West, 122.24 feet; thence North  $89^{\circ}44'57''$  East, 55.47 feet; thence 149.04 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $32^{\circ}50'36''$  and a chord bearing and distance of South  $73^{\circ}49'45''$  East, 147.01 feet; thence 36.61 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $10^{\circ}29'14''$  and a chord bearing and distance of South  $62^{\circ}39'04''$  East, 36.56 feet; thence 13.21 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $03^{\circ}47'02''$  and a chord bearing and distance of North  $01^{\circ}38'28''$  East, 13.21 feet; thence North  $00^{\circ}15'03''$  West, 155.10 feet; thence South  $77^{\circ}43'37''$  East, 61.46 feet; thence South  $00^{\circ}15'03''$  East, 141.77 feet; thence 27.55 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $06^{\circ}04'17''$  and a chord bearing and distance of South  $02^{\circ}47'06''$  West, 27.54 feet; thence 17.76 feet along a curve to the left, said curve having a radius of 200.00

## EXHIBIT A

feet, a central angle of  $05^{\circ}05'18''$  and a chord bearing and distance of South  $87^{\circ}53'30''$  East, 17.76 feet; thence 138.84 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of  $15^{\circ}00'34''$  and a chord bearing and distance of South  $82^{\circ}55'52''$  East, 138.44 feet; thence South  $75^{\circ}25'35''$  East, 85.71 feet, for a POINT 'A'; thence 37.73 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $10^{\circ}48'36''$  and a chord bearing and distance of North  $05^{\circ}09'15''$  East, 37.68 feet; thence North  $00^{\circ}15'03''$  West, 340.12 feet; thence 46.53 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 46.49 feet; thence North  $07^{\circ}49'40''$  East, 34.81 feet; thence 38.07 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 38.04 feet; thence North  $00^{\circ}15'03''$  West, 1.10 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of North  $12^{\circ}55'00''$  West, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $140^{\circ}39'48''$  and chord bearing and distance of North  $44^{\circ}44'57''$  East, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of South  $77^{\circ}35'06''$  East, 14.91 feet; thence North  $89^{\circ}44'57''$  East, 244.11 feet; thence North  $00^{\circ}15'03''$  West, 235.00 feet; thence 47.12 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord bearing and distance of North  $45^{\circ}15'03''$  West, 42.43 feet; thence South  $89^{\circ}44'57''$  West, 178.71 feet; thence 16.30 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $04^{\circ}40'07''$  and a chord bearing and distance of South  $87^{\circ}24'53''$  West, 16.29 feet; thence South  $85^{\circ}04'50''$  West, 45.16 feet; thence North  $13^{\circ}58'30''$  West, 60.76 feet, to the Point of Beginning 'A'.

And also, commencing at said POINT 'A'; thence South  $75^{\circ}25'35''$  East, 60.11 feet, for a POINT OF BEGINNING 'B'; thence 53.26 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of  $11^{\circ}44'14''$  and a chord bearing and distance of North  $05^{\circ}37'04''$  East, 53.17 feet; thence North  $00^{\circ}15'03''$  West, 340.12 feet; thence 38.07 feet along a curve to the right, said curve having a radius of 270.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 38.04 feet; thence North  $07^{\circ}49'40''$  East, 34.81 feet; thence 46.53 feet along a curve to the left, said curve having a radius of 330.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 46.49 feet; thence North  $00^{\circ}15'03''$  West, 15.60 feet; thence 47.12 feet along a curve to the right, said curve having a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord bearing a distance of North  $44^{\circ}44'57''$  East, 42.43 feet; thence North  $89^{\circ}44'57''$  East, 258.21 feet; thence 67.43 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of  $19^{\circ}18'59''$  and a chord bearing and distance of South  $13^{\circ}01'53''$  West, 67.11 feet; thence South  $22^{\circ}41'23''$  West, 59.20 feet; thence 104.10 feet along a curve to the left, said curve having a radius 260.00 feet, a central angle of  $22^{\circ}56'26''$  and a chord bearing and distance of South  $11^{\circ}13'10''$  West, 103.41 feet; thence South  $00^{\circ}15'03''$  East, 313.83 feet; thence 47.12 feet along a curve to the right, said curve having a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord bearing and distance of South  $44^{\circ}44'57''$  West, 42.43 feet; thence South  $89^{\circ}44'57''$  West, 160.67 feet; thence 51.75 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of  $14^{\circ}49'28''$  and a chord bearing and distance of North  $82^{\circ}50'19''$  West, 51.60 feet; thence North  $75^{\circ}25'35''$  West, 3.72 feet, to the Point of Beginning 'B'. All of the above containing 4.797 acres.

**EXHIBIT B.**

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File:12-013, Drawing 12-013-EE-ROW-3 Andelina Ridge PhIII Road ROW Sketch; 5 Sheet)

# EXHIBIT B

PARCEL #22-07-351-016  
CITY OF WIXOM

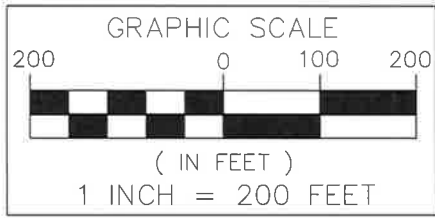
NORTH LINE OF SECTION 18 AND  
CENTERLINE OF TWELVE MILE ROAD

**TWELVE MILE ROAD** (43' 1/2 WIDTH)

2600.56' (OVERALL)  
N89°31'51"W

1423.00'  
NORTHWEST  
CORNER  
SECTION 18  
T.1N., R.8E.

495.00'  
NORTH 1/4  
CORNER  
SECTION 18  
T.1N., R.8E.



**ANDELINA RIDGE**  
**64.00 ACRES**

POINT OF  
BEGINNING

N23°01'35"E  
49.23'  
N00°15'03"W  
94.46'  
N13°58'30"W  
60.76'  
N00°15'03"W  
128.31'  
N89°44'57"E  
6.14'  
N84°21'06"E  
45.77'  
N73°46'04"E  
41.14'  
N63°09'42"E  
126.39'

SHEET 2

SHEET 3

SHEET 4

"KNIGHTSBRIDGE GATE"  
O.C.C.P. NO. 1797,  
REC. L. 36493, P. 001-099, L. 36640, P. 001-114, AS AMENDED

N00°15'03"W

N89°44'57"E

503.59'

N 00°15'03" W

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

S77°43'37"E  
61.46'  
S84°07'33"E  
95.55'  
N89°44'57"E  
325.00'

N89°44'57"E  
120.00'

503.59'

N 00°15'03" W

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'

N

00°15'03"

W

503.59'



N04°39'05"E  
60.59'

S77°43'37"E  
61.46'

S84°07'33"E  
95.55'

N89°44'57"E  
325.00'

N89°44'57"E  
120.00'

N00°15'03"W  
392.22'

N04°39'05"E  
60.59'

N00°15'03"W  
60.59'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

N00°15'03"W  
392.22'

**OVERALL SUBJECT PARCEL EXHIBIT AND SHEET INDEX**  
**ROAD RIGHT-OF-WAY DEDICATION**



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

CONSULTING ENGINEERS

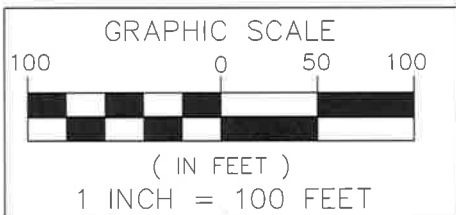
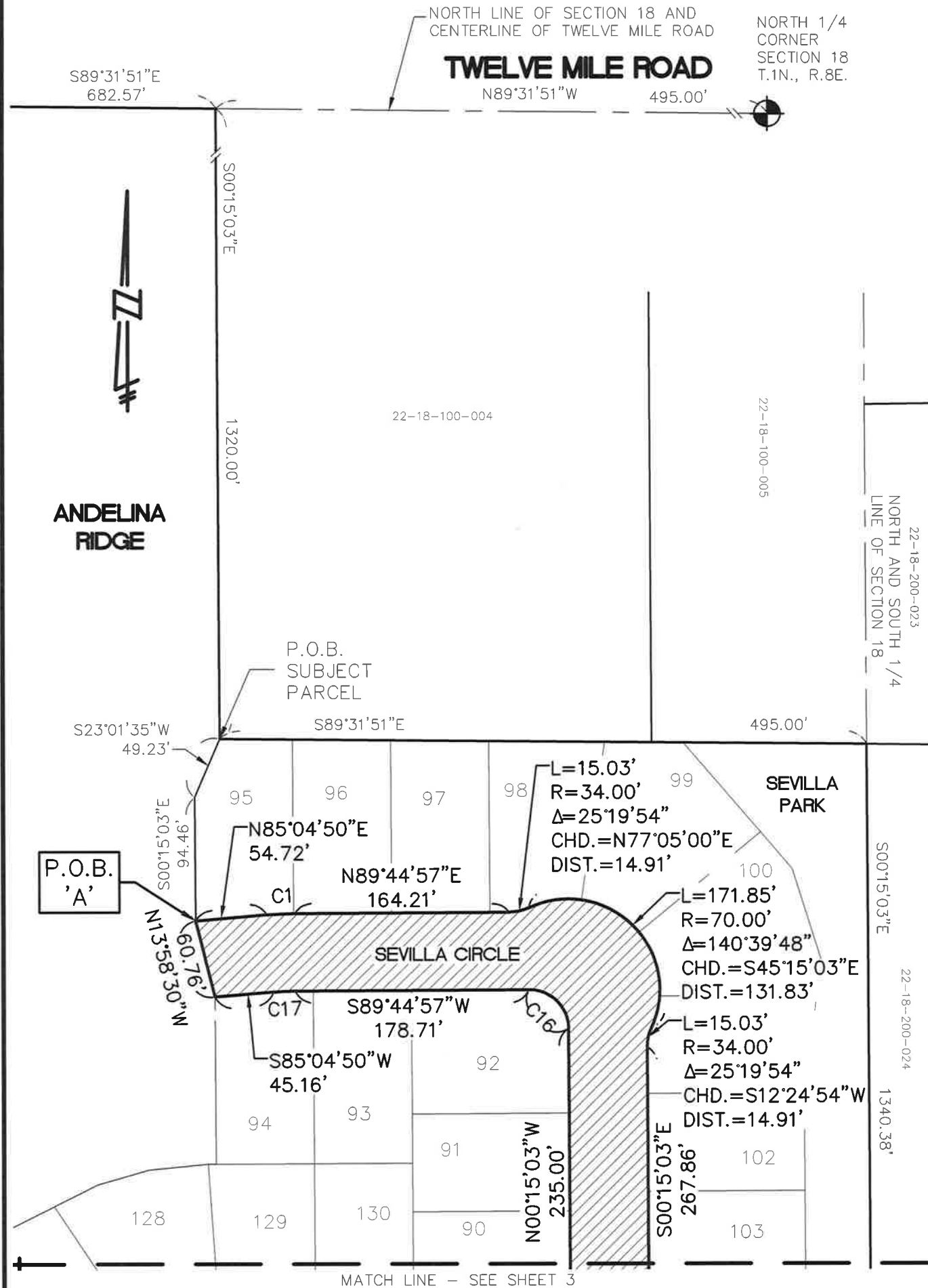
100 MAIN CENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

**ANDELINA RIDGE**

SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 200'
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	1 OF 5

# EXHIBIT B



SEE SHEET 5 OF 5 FOR  
CURVE AND LINE TABLES

**ROAD  
RIGHT-OF-WAY  
DEDICATION  
(4.797 A.C.)**

## ROAD RIGHT-OF-WAY DEDICATION



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

CONSULTING ENGINEERS

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PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

**ANDELINA RIDGE**

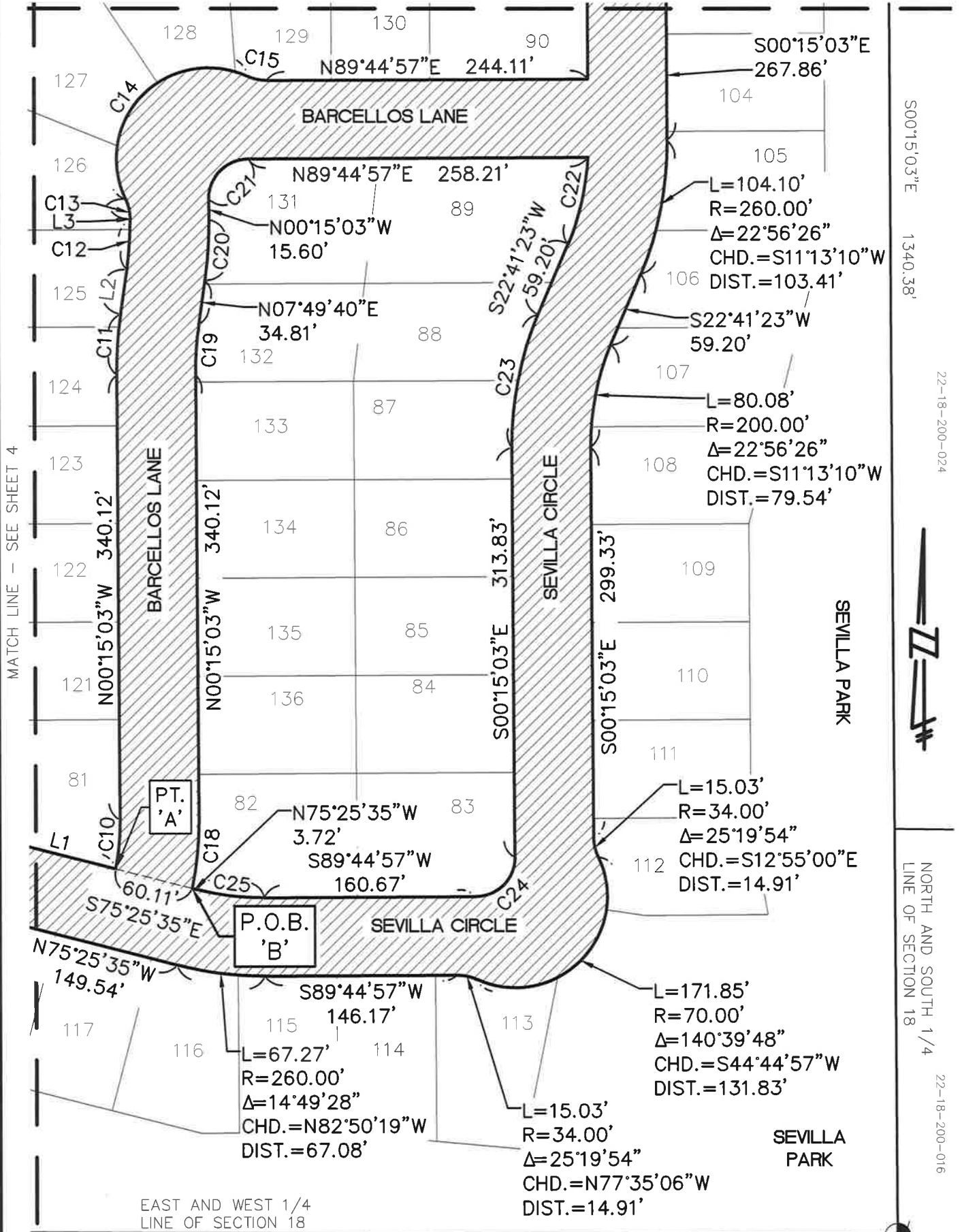
SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 5



# EXHIBIT B

MATCH LINE - SEE SHEET 2

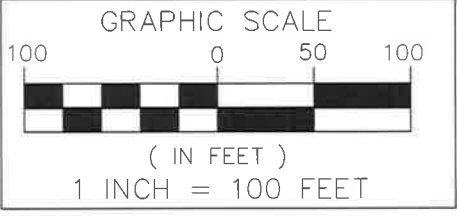


S00°15'03"E 1340.38'

22-18-200-024

NORTH AND SOUTH 1/4 LINE OF SECTION 18

22-18-200-016



SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES

**ROAD RIGHT-OF-WAY DEDICATION (4.797 A.C.)**

## ROAD RIGHT-OF-WAY DEDICATION

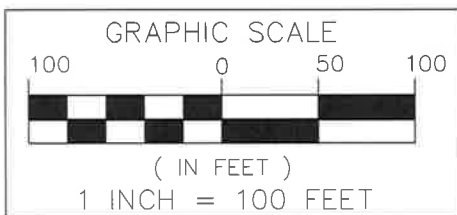
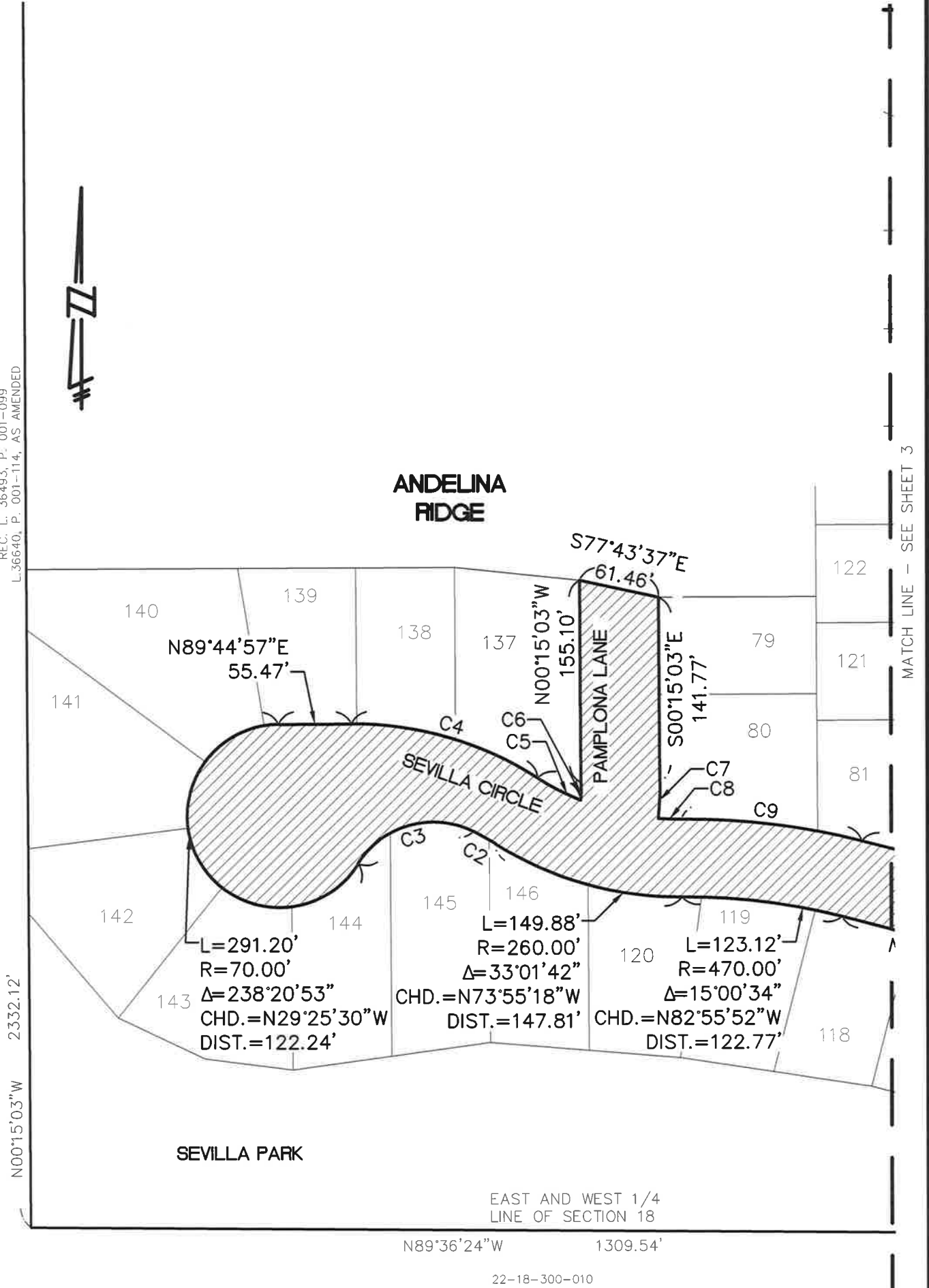
**SEIBER, KEAST ENGINEERING, L.L.C.**  
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 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

**ANDELINA RIDGE**  
 SEC. 18, T.1N., R.8E., CITY OF NOVI  
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	3 OF 5

# EXHIBIT B

"KNIGHTSBRIDGE GATE"  
 O.C.C.P. NO. 1797,  
 REC. L. 36493, P. 001-099  
 L.36640, P. 001-114, AS AMENDED



SEE SHEET 5 OF 5 FOR  
 CURVE AND LINE TABLES

**ROAD  
 RIGHT-OF-WAY  
 DEDICATION  
 (4.797 A.C.)**

## ROAD RIGHT-OF-WAY DEDICATION



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## ANDELINA RIDGE

SEC. 18, T.1N., R.8E., CITY OF NOVI  
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 5

# EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	21.19'	260.00'	4°40'07"	N87°24'53"E	21.18'
C2	19.10'	200.00'	5°28'14"	N60°08'34"W	19.09'
C3	100.24'	67.00'	85°43'16"	S74°15'41"W	91.15'
C4	149.04'	260.00'	32°50'36"	S73°49'45"E	147.01'
C5	36.61'	200.00'	10°29'14"	S62°39'04"E	36.56'
C6	13.21'	200.00'	3°47'02"	N01°38'28"E	13.21'
C7	27.55'	260.00'	6°04'17"	S02°47'06"W	27.54'
C8	17.76'	200.00'	5°05'18"	S87°53'30"E	17.76'
C9	138.84'	530.00'	15°00'34"	S82°55'52"E	138.44'
C10	37.73'	200.00'	10°48'36"	N05°09'15"E	37.68'
C11	46.53'	330.00'	8°04'43"	N03°47'19"E	46.49'
C12	38.07'	270.00'	8°04'43"	N03°47'19"E	38.04'
C13	15.03'	34.00'	25°19'54"	N12°55'00"W	14.91'
C14	171.85'	70.00'	140°39'48"	N44°44'57"E	131.83'
C15	15.03'	34.00'	25°19'54"	S77°35'06"E	14.91'
C16	47.12'	30.00'	90°00'00"	N45°15'03"W	42.43'
C17	16.30'	200.00'	4°40'07"	S87°24'53"W	16.29'
C18	53.26'	260.00'	11°44'14"	N05°37'04"E	53.17'
C19	38.07'	270.00'	8°04'43"	N03°47'19"E	38.04'
C20	46.53'	330.00'	8°04'43"	N03°47'19"E	46.49'
C21	47.12'	30.00'	90°00'00"	N44°44'57"E	42.43'
C22	67.43'	200.00'	19°18'59"	S13°01'53"W	67.11'
C23	104.10'	260.00'	22°56'26"	S11°13'10"W	103.41'
C24	47.12'	30.00'	90°00'00"	S44°44'57"W	42.43'
C25	51.75'	200.00'	14°49'28"	N82°50'19"W	51.60'

Line Table		
Line #	Direction	Length
L1	S75°25'35"E	85.71'
L2	N07°49'40"E	34.81'
L3	N00°15'03"W	1.10'

## ROAD RIGHT-OF-WAY DEDICATION



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

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

**ANDELINA RIDGE**

SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCALE:	NOT SHOWN
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	5 OF 5

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that M/I HOMES OF MICHIGAN, LLC, whose address is 40950 Woodward, Ste. 203, Bloomfield Hills, Michigan 48304, for the sum of \$1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the street paving according to the public rights-of-way therefore established described as follows:

{Described in Exhibit B. and Represented in Exhibit C.}

In witness whereof, the undersigned has executed these presents this 1<sup>st</sup> day of April, 2021.

Signed by

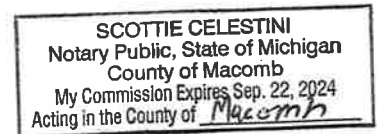
M/I Homes of Michigan, LLC,  
A Delaware limited liability company

By: Scott Schwanke  
Its: Area President

STATE OF MICHIGAN        )  
                                          ) SS  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 2021, by Scott Schwanke, the Area President, of M/I Homes of Michigan, LLC, a Delaware limited liability company on behalf of said corporation.

Scottie Celestini  
Notary Public, State of Michigan  
Macomb County, Michigan  
My Commission Expires: September 22, 2024



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.**

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 12-013, Andelina Ridge Parcel Description; 1 Sheet)

## EXHIBIT A

“ANDELINA RIDGE” CONDOMINIUM

Job No. 12-013

### LEGAL DESCRIPTION

#### SUBJECT PARCEL

A part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as: commencing at the North 1/4 corner of said Section 18 and proceeding North 89°31'51" West, 495.00 feet, along the North line of Section 18, also being the centerline of Twelve Mile Road (43.00 feet 1/2 width); thence South 00°15'03" East, 1320.00 feet, for a POINT OF BEGINNING; thence South 89°31'51" East, 495.00 feet, to a point on the North and South 1/4 line of said Section 18; thence South 00°15'03" East, 1340.38, along the North and South 1/4 line of said Section 18 to the Center of said Section 18 and a point on the East and West 1/4 line of said Section 18; thence North 89°36'24" West, 1309.54 feet, along the East and West 1/4 line of said Section 18, to a point of the Westerly line of "Knightsbridge Gate", Oakland County Condominium Subdivision Plan No. 1797, as recorded in Liber 36493 on Pages 001 through 099, inclusive, as amended; thence North 00°15'03" West, 503.59 feet, along the Westerly line of said "Knightsbridge Gate"; thence North 89°44'57" East, 325.00 feet; thence South 84°07'33" East, 95.55 feet; thence South 77°43'37" East, 61.46 feet; thence North 89°44'57" East, 120.00 feet; thence North 00°15'03" West, 392.22 feet; thence North 04°39'05" East, 60.59 feet; thence North 63°09'42" East, 126.39 feet; thence North 73°46'04" East, 41.14 feet; thence North 84°21'06" East, 45.77 feet; thence North 89°44'57" East, 6.14 feet; thence North 00°15'03" West, 128.31 feet; thence North 13°58'30" West, 60.76 feet; thence North 00°15'03" West, 94.46 feet; thence North 23°01'35" East, 49.23 feet, to the POINT OF BEGINNING. All of the above containing 27.05 acres. All of the above being subject to easements, restrictions, and rights of record.

Tax ID.: 22-18-100-006

**EXHIBIT B.**

(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File: 12-013, Andelina Ridge PhIII Road ROW Description; 2 Sheets)

## EXHIBIT B

Job No. 12-013

“ANDELINA RIDGE” CONDOMINIUM

### LEGAL DESCRIPTION

#### ROAD RIGHT-OF-WAY DEDICATION (PHASE 3)

A 60 foot Road Right-Of-Way Dedication, located in a part of the Northwest 1/4 of Section 18, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as commencing at the North 1/4 corner of said Section 18; thence North  $89^{\circ}31'51''$  West, 495.00 feet, along the North line of said Section 18 and the centerline of Twelve Mile Road; thence South  $00^{\circ}15'03''$  East, 1320.00 feet; thence South  $23^{\circ}01'35''$  West, 49.23 feet; thence South  $00^{\circ}15'03''$  East, 94.46 feet, for a POINT OF BEGINNING 'A'; thence North  $85^{\circ}04'50''$  East, 54.72 feet; thence 21.19 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $04^{\circ}40'07''$  and a chord bearing and distance of North  $87^{\circ}24'53''$  East, 21.18 feet; thence North  $89^{\circ}44'57''$  East, 164.21 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of North  $77^{\circ}05'00''$  East, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $140^{\circ}39'48''$  and a chord bearing and distance of South  $45^{\circ}15'03''$  East, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of South  $12^{\circ}24'54''$  West, 14.91 feet; thence South  $00^{\circ}15'03''$  East, 267.86 feet; thence 104.10 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $22^{\circ}56'26''$  and a chord bearing and distance of South  $11^{\circ}13'10''$  West, 103.41 feet; thence South  $22^{\circ}41'23''$  West, 59.20 feet; thence 80.08 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $22^{\circ}56'26''$  and a chord bearing and distance of South  $11^{\circ}13'10''$  West, 79.54 feet; thence South  $00^{\circ}15'03''$  East, 299.33 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of South  $12^{\circ}55'00''$  East, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $140^{\circ}39'48''$  and a chord bearing and distance of South  $44^{\circ}44'57''$  West, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of North  $77^{\circ}35'06''$  West, 14.91 feet; thence South  $89^{\circ}44'57''$  West, 146.17 feet; thence 67.27 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $14^{\circ}49'28''$  and a chord bearing and distance of North  $82^{\circ}50'19''$  West, 67.08 feet; thence North  $75^{\circ}25'35''$  West, 149.54 feet; thence 123.12 feet along a curve to the left, said curve having a radius of 470.00 feet, a central angle of  $15^{\circ}00'34''$  and a chord bearing and distance of North  $82^{\circ}55'52''$  West, 122.77 feet; thence 149.88 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $33^{\circ}01'42''$  and a chord bearing and distance of North  $73^{\circ}55'18''$  West, 147.81 feet; thence 19.10 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $05^{\circ}28'14''$  and a chord bearing and distance of North  $60^{\circ}08'34''$  West, 19.09 feet; thence 100.24 feet along a curve to the left, said curve having a radius of 67.00 feet, a central angle of  $85^{\circ}43'16''$  and a chord bearing and distance of South  $74^{\circ}15'41''$  West, 91.15 feet; thence 291.20 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $238^{\circ}20'53''$  and a chord bearing and distance of North  $29^{\circ}25'30''$  West, 122.24 feet; thence North  $89^{\circ}44'57''$  East, 55.47 feet; thence 149.04 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $32^{\circ}50'36''$  and a chord bearing and distance of South  $73^{\circ}49'45''$  East, 147.01 feet; thence 36.61 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $10^{\circ}29'14''$  and a chord bearing and distance of South  $62^{\circ}39'04''$  East, 36.56 feet; thence 13.21 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $03^{\circ}47'02''$  and a chord bearing and distance of North  $01^{\circ}38'28''$  East, 13.21 feet; thence North  $00^{\circ}15'03''$  West, 155.10 feet; thence South  $77^{\circ}43'37''$  East, 61.46 feet; thence South  $00^{\circ}15'03''$  East, 141.77 feet; thence 27.55 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of  $06^{\circ}04'17''$  and a chord bearing and distance of South  $02^{\circ}47'06''$  West, 27.54 feet; thence 17.76 feet along a curve to the left, said curve having a radius of 200.00



## EXHIBIT B

feet, a central angle of  $05^{\circ}05'18''$  and a chord bearing and distance of South  $87^{\circ}53'30''$  East, 17.76 feet; thence 138.84 feet along a curve to the right, said curve having a radius of 530.00 feet, a central angle of  $15^{\circ}00'34''$  and a chord bearing and distance of South  $82^{\circ}55'52''$  East, 138.44 feet; thence South  $75^{\circ}25'35''$  East, 85.71 feet, for a POINT 'A'; thence 37.73 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $10^{\circ}48'36''$  and a chord bearing and distance of North  $05^{\circ}09'15''$  East, 37.68 feet; thence North  $00^{\circ}15'03''$  West, 340.12 feet; thence 46.53 feet along a curve to the right, said curve having a radius of 330.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 46.49 feet; thence North  $07^{\circ}49'40''$  East, 34.81 feet; thence 38.07 feet along a curve to the left, said curve having a radius of 270.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 38.04 feet; thence North  $00^{\circ}15'03''$  West, 1.10 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of North  $12^{\circ}55'00''$  West, 14.91 feet; thence 171.85 feet along a curve to the right, said curve having a radius of 70.00 feet, a central angle of  $140^{\circ}39'48''$  and chord bearing and distance of North  $44^{\circ}44'57''$  East, 131.83 feet; thence 15.03 feet along a curve to the left, said curve having a radius of 34.00 feet, a central angle of  $25^{\circ}19'54''$  and a chord bearing and distance of South  $77^{\circ}35'06''$  East, 14.91 feet; thence North  $89^{\circ}44'57''$  East, 244.11 feet; thence North  $00^{\circ}15'03''$  West, 235.00 feet; thence 47.12 feet along a curve to the left, said curve having a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord bearing and distance of North  $45^{\circ}15'03''$  West, 42.43 feet; thence South  $89^{\circ}44'57''$  West, 178.71 feet; thence 16.30 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of  $04^{\circ}40'07''$  and a chord bearing and distance of South  $87^{\circ}24'53''$  West, 16.29 feet; thence South  $85^{\circ}04'50''$  West, 45.16 feet; thence North  $13^{\circ}58'30''$  West, 60.76 feet, to the Point of Beginning 'A'.

And also, commencing at said POINT 'A'; thence South  $75^{\circ}25'35''$  East, 60.11 feet, for a POINT OF BEGINNING 'B'; thence 53.26 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of  $11^{\circ}44'14''$  and a chord bearing and distance of North  $05^{\circ}37'04''$  East, 53.17 feet; thence North  $00^{\circ}15'03''$  West, 340.12 feet; thence 38.07 feet along a curve to the right, said curve having a radius of 270.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 38.04 feet; thence North  $07^{\circ}49'40''$  East, 34.81 feet; thence 46.53 feet along a curve to the left, said curve having a radius of 330.00 feet, a central angle of  $08^{\circ}04'43''$  and a chord bearing and distance of North  $03^{\circ}47'19''$  East, 46.49 feet; thence North  $00^{\circ}15'03''$  West, 15.60 feet; thence 47.12 feet along a curve to the right, said curve having a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord bearing a distance of North  $44^{\circ}44'57''$  East, 42.43 feet; thence North  $89^{\circ}44'57''$  East, 258.21 feet; thence 67.43 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of  $19^{\circ}18'59''$  and a chord bearing and distance of South  $13^{\circ}01'53''$  West, 67.11 feet; thence South  $22^{\circ}41'23''$  West, 59.20 feet; thence 104.10 feet along a curve to the left, said curve having a radius 260.00 feet, a central angle of  $22^{\circ}56'26''$  and a chord bearing and distance of South  $11^{\circ}13'10''$  West, 103.41 feet; thence South  $00^{\circ}15'03''$  East, 313.83 feet; thence 47.12 feet along a curve to the right, said curve having a radius of 30.00 feet, a central angle of  $90^{\circ}00'00''$  and a chord bearing and distance of South  $44^{\circ}44'57''$  West, 42.43 feet; thence South  $89^{\circ}44'57''$  West, 160.67 feet; thence 51.75 feet along a curve to the right, said curve having a radius of 200.00 feet, a central angle of  $14^{\circ}49'28''$  and a chord bearing and distance of North  $82^{\circ}50'19''$  West, 51.60 feet; thence North  $75^{\circ}25'35''$  West, 3.72 feet, to the Point of Beginning 'B'. All of the above containing 4.797 acres.

**EXHIBIT C.**

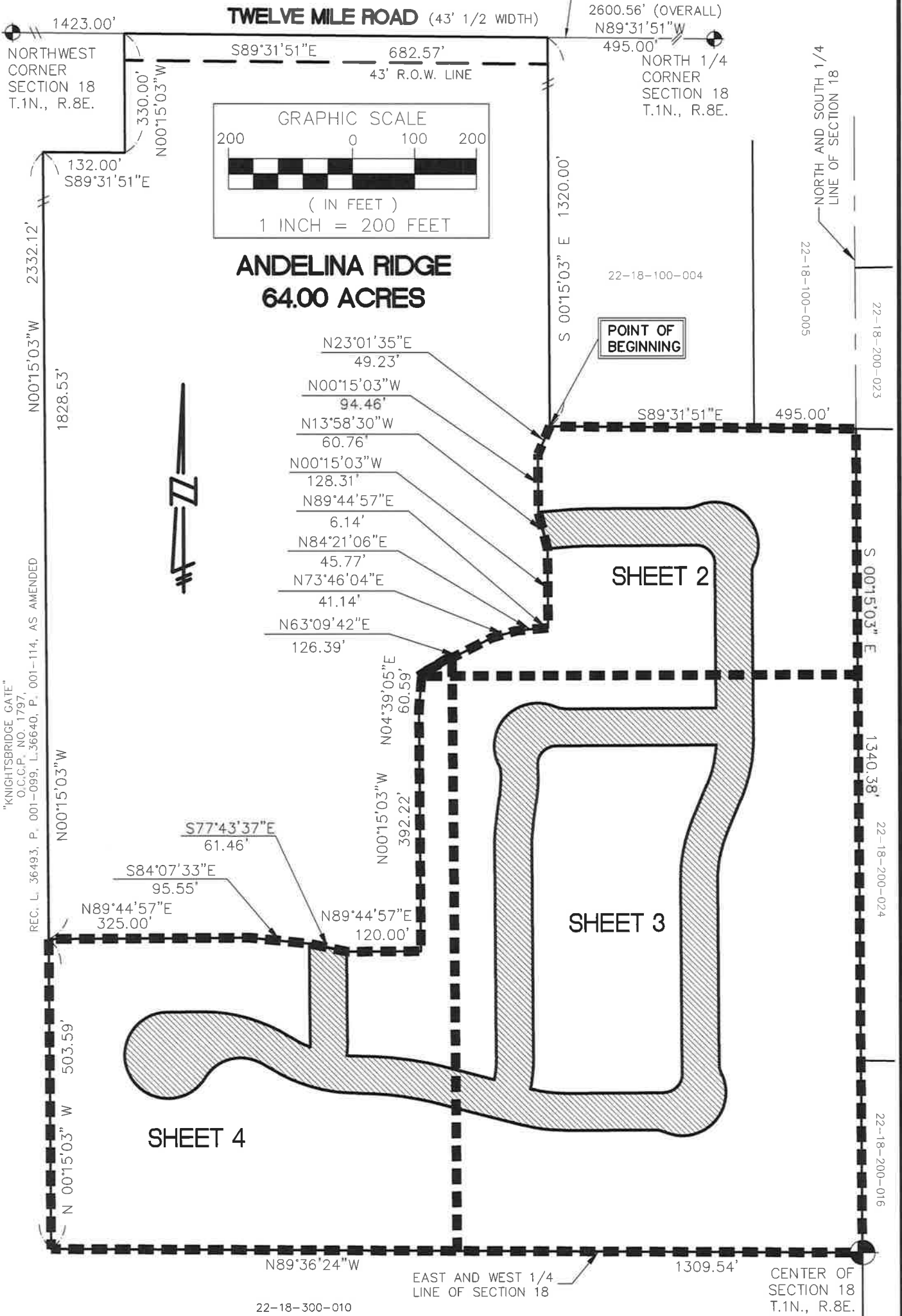
(SEE ATTACHED)

(SEIBER, KEAST ENGINEERING; File:12-013, Drawing 12-013-EE-ROW-3 Andelina Ridge PhIII Road ROW Sketch; 5 Sheet)

# EXHIBIT C

PARCEL #22-07-351-016  
CITY OF WIXOM

NORTH LINE OF SECTION 18 AND  
CENTERLINE OF TWELVE MILE ROAD



**OVERALL SUBJECT PARCEL EXHIBIT AND SHEET INDEX**  
**ROAD RIGHT-OF-WAY DEDICATION**



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

CONSULTING ENGINEERS

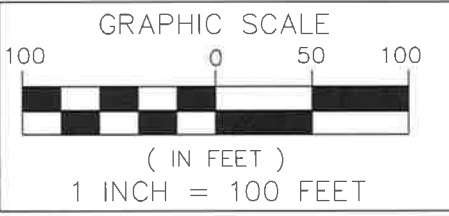
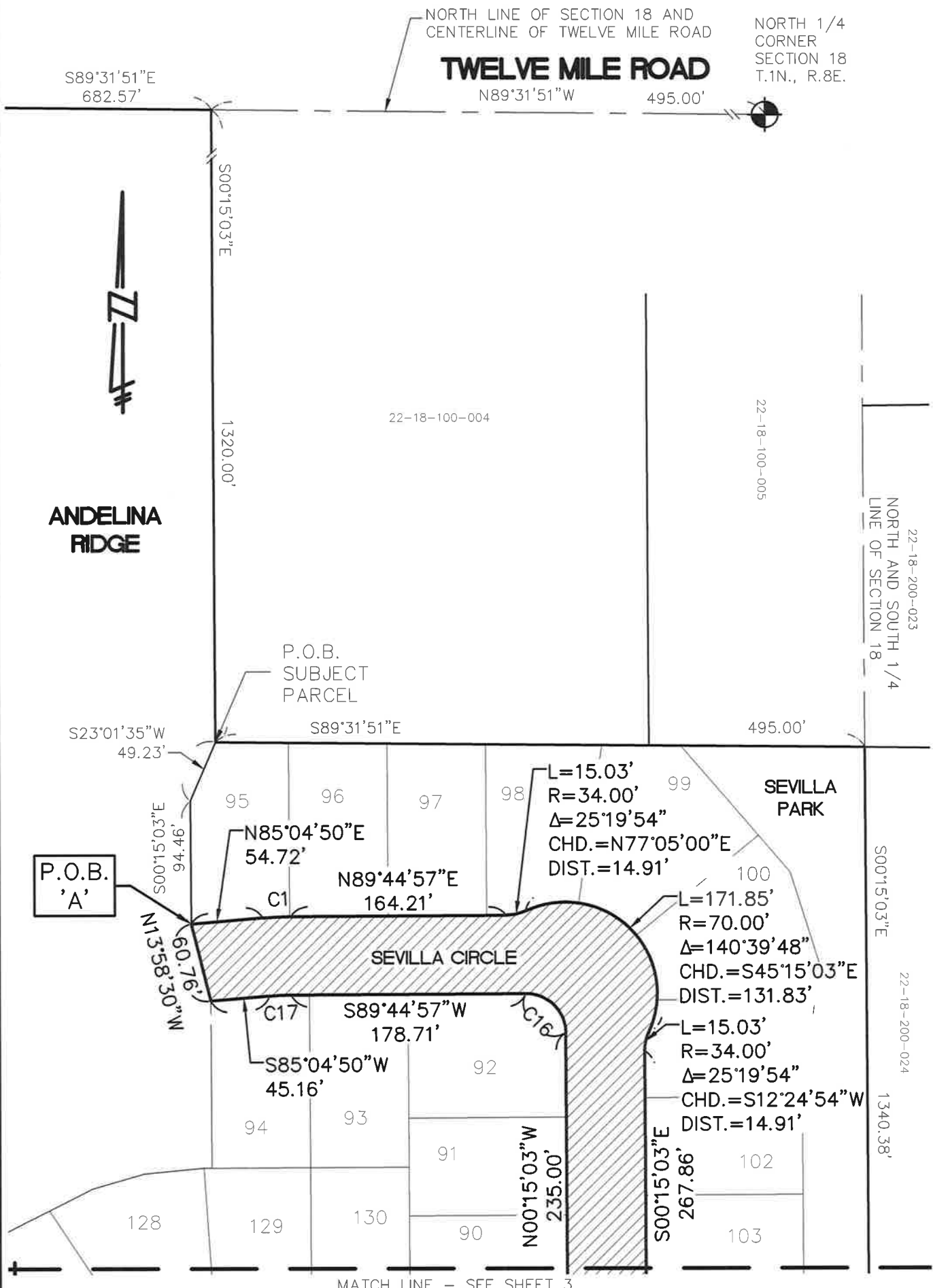
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**ANDELINA RIDGE**

SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 200'  
DATE: 7-10-2015  
JOB NO.: 12-013  
DWG FILE: 12-013-EE-ROW-3  
DRAWN BY: DFR  
CHECK: PK  
SHEET: 1 OF 5

# EXHIBIT C



SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLES

**ROAD RIGHT-OF-WAY DEDICATION (4.797 A.C.)**

## ROAD RIGHT-OF-WAY DEDICATION



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

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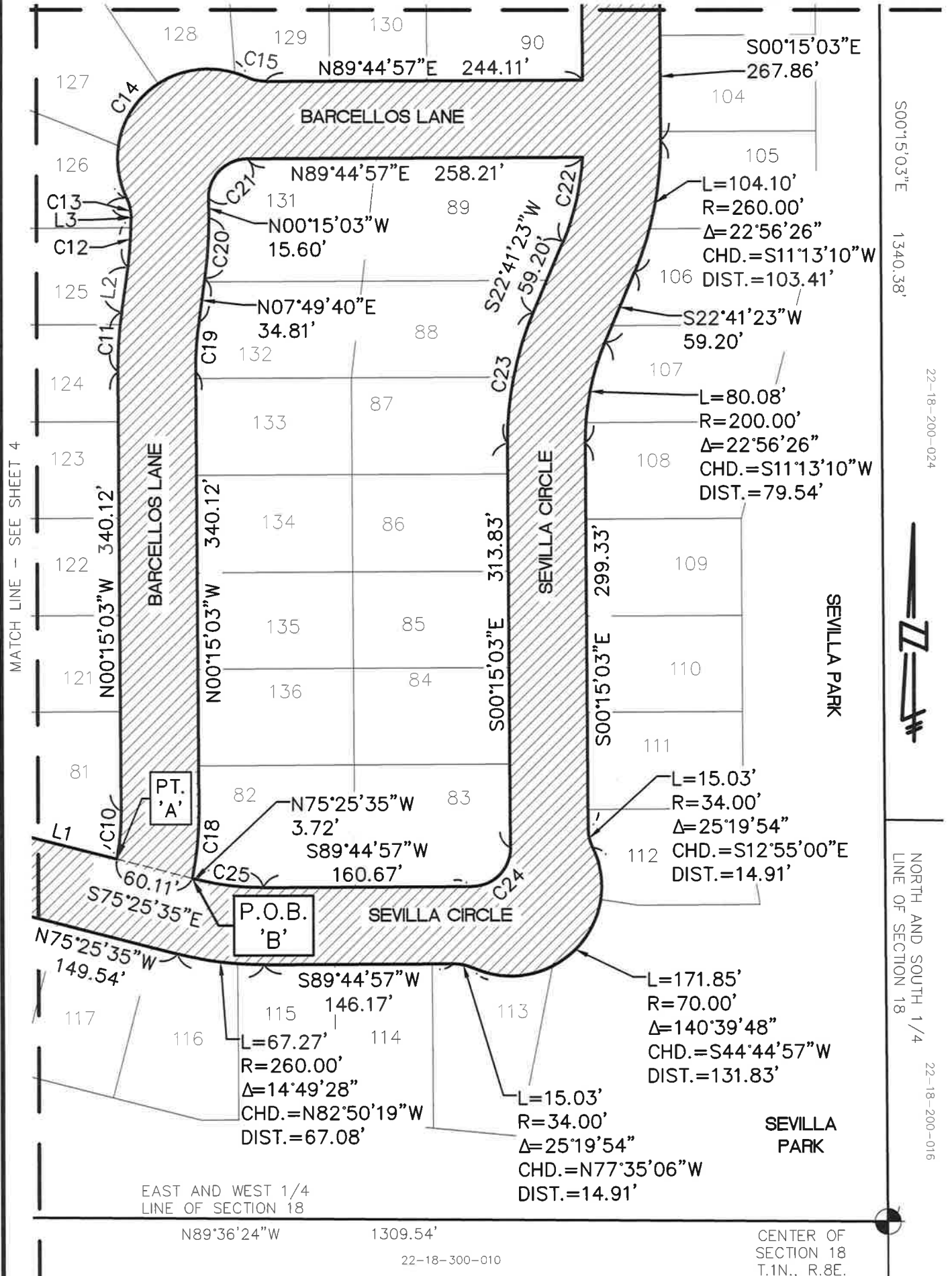
## ANDELINA RIDGE

SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	2 OF 5

# EXHIBIT C

MATCH LINE - SEE SHEET 2



S00°15'03"E 1340.38'

22-18-200-024

NORTH AND SOUTH 1/4  
LINE OF SECTION 18

22-18-200-016



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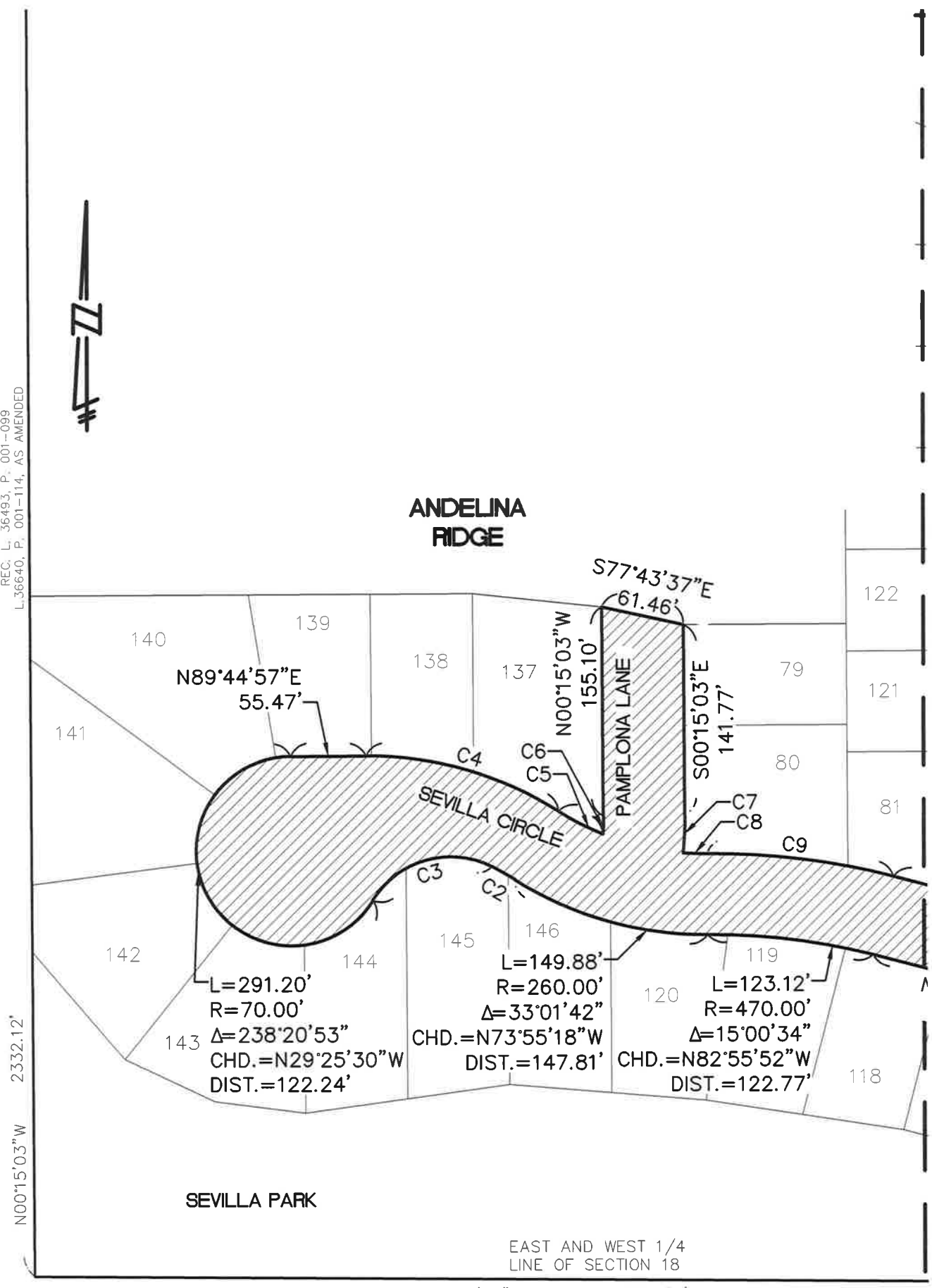
**ANDELINA RIDGE**

SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

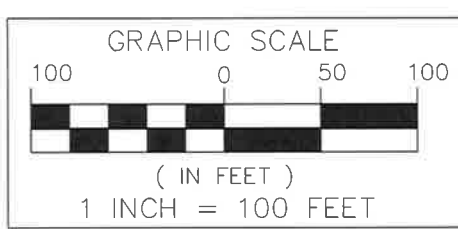
SCALE: 1" = 100'  
DATE: 7-10-2015  
JOB NO.: 12-013  
DWG FILE: 12-013-EE-ROW-3  
DRAWN BY: DFR  
CHECK: PK  
SHEET: 3 OF 5

# EXHIBIT C

"KNIGHTSBRIDGE GATE"  
 O.C.P., NO. 1797,  
 REC. L. 36493, P. 001-099  
 L.36640, P. 001-114, AS AMENDED



MATCH LINE - SEE SHEET 3



SEE SHEET 5 OF 5 FOR  
 CURVE AND LINE TABLES

**ROAD  
 RIGHT-OF-WAY  
 DEDICATION  
 (4.797 A.C.)**

## ROAD RIGHT-OF-WAY DEDICATION



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## ANDELINA RIDGE

SEC. 18, T.1N., R.8E., CITY OF NOVI  
 OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	4 OF 5

# EXHIBIT C

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	21.19'	260.00'	4°40'07"	N87°24'53"E	21.18'
C2	19.10'	200.00'	5°28'14"	N60°08'34"W	19.09'
C3	100.24'	67.00'	85°43'16"	S74°15'41"W	91.15'
C4	149.04'	260.00'	32°50'36"	S73°49'45"E	147.01'
C5	36.61'	200.00'	10°29'14"	S62°39'04"E	36.56'
C6	13.21'	200.00'	3°47'02"	N01°38'28"E	13.21'
C7	27.55'	260.00'	6°04'17"	S02°47'06"W	27.54'
C8	17.76'	200.00'	5°05'18"	S87°53'30"E	17.76'
C9	138.84'	530.00'	15°00'34"	S82°55'52"E	138.44'
C10	37.73'	200.00'	10°48'36"	N05°09'15"E	37.68'
C11	46.53'	330.00'	8°04'43"	N03°47'19"E	46.49'
C12	38.07'	270.00'	8°04'43"	N03°47'19"E	38.04'
C13	15.03'	34.00'	25°19'54"	N12°55'00"W	14.91'
C14	171.85'	70.00'	140°39'48"	N44°44'57"E	131.83'
C15	15.03'	34.00'	25°19'54"	S77°35'06"E	14.91'
C16	47.12'	30.00'	90°00'00"	N45°15'03"W	42.43'
C17	16.30'	200.00'	4°40'07"	S87°24'53"W	16.29'
C18	53.26'	260.00'	11°44'14"	N05°37'04"E	53.17'
C19	38.07'	270.00'	8°04'43"	N03°47'19"E	38.04'
C20	46.53'	330.00'	8°04'43"	N03°47'19"E	46.49'
C21	47.12'	30.00'	90°00'00"	N44°44'57"E	42.43'
C22	67.43'	200.00'	19°18'59"	S13°01'53"W	67.11'
C23	104.10'	260.00'	22°56'26"	S11°13'10"W	103.41'
C24	47.12'	30.00'	90°00'00"	S44°44'57"W	42.43'
C25	51.75'	200.00'	14°49'28"	N82°50'19"W	51.60'

Line Table		
Line #	Direction	Length
L1	S75°25'35"E	85.71'
L2	N07°49'40"E	34.81'
L3	N00°15'03"W	1.10'

## ROAD RIGHT-OF-WAY DEDICATION



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**ANDELINA RIDGE**

SEC. 18, T.1N., R.8E., CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SCALE:	NOT SHOWN
DATE:	7-10-2015
JOB NO.:	12-013
DWG FILE:	12-013-EE-ROW-3
DRAWN BY:	DFR
CHECK:	PK
SHEET:	5 OF 5