



CITY of NOVI CITY COUNCIL

Agenda Item J
November 13, 2018

SUBJECT: Approval of a Quit Claim Deed for a parcel located on the southwest corner of 12 Mile Road and Taft Road to dedicate the 60-foot master planned right-of-way along 12 Mile Road to the Road Commission for Oakland County (parcel 50-22-16-226-019).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

This Quit Claim Deed is associated with the Warranty Deed accepted by City Council on January 8, 2018, which included the dedication of 43-foot master planned right-of-way along the west side of Taft Road. The aforementioned parcel also has frontage along 12 Mile Road, which is under the jurisdiction of the Road Commission for Oakland County (RCOC). The 60-foot master planned right-of-way along the north property line needs to be dedicated to the RCOC, which they are willing to accept. If approved by City Council, the Quit Claim Deed would be presented to the Board of County Road Commissioners for formal acceptance.

The enclosed letter by the City Attorney (Beth Saarela, October 24, 2018) provides the Quit Claim Deed that was prepared for this dedication and is recommended for acceptance.

RECOMMENDED ACTION: Approval of a Quit Claim Deed for a parcel located on the southwest corner of 12 Mile Road and Taft Road to dedicate the 60-foot master planned right-of-way along 12 Mile Road to the Road Commission for Oakland County (parcel 50-22-16-226-019).

Hino Motors - 12 Mile Road Quit Claim

Location Map



Map Author: Joseph Akers
Date: October 8, 2018
Project: Hino Motors
Version #: 1

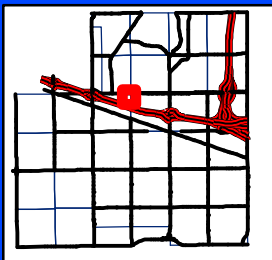
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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



ROW Quit Claim Limits



City of Novi

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



1 inch = 234 feet



ELIZABETH KUDLA SAARELA
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Farmington Hills, Michigan 48331
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rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

October 24, 2018

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

**Re: Hino Motors JSP
17-0002 12 Mile**

Dear Mr. Herczeg:

We have prepared the enclosed Quit Claim Deed conveying the 12 Mile Road right-of-way that City Council accepted at its January 8, 2018 meeting to the RCOC. The enclosed Quit Claim Deed should be placed on an upcoming City Council Agenda for approval. Once approved and executed, the original should be returned to my attention for follow-up with the RCOC's counsel regarding acceptance.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over a light blue horizontal line. The signature is stylized and cursive.

Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Darcy Rechten, Construction Engineer (w/Enclosures)
Rebecca Runkel, Engineering Technician (w/Enclosures)
George Melistas, Senior Engineering Manager (w/Enclosures)
Joseph Akers, Staff Civil Engineer (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

QUIT CLAIM DEED

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi Michigan, 48375, ("Grantor"), Quit Claim(s) to Board of County Road Commissioners of the County of Oakland, ("Board") State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, a portion of the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Part of Tax Parcel No.: 50-22-16-226-019

LEGAL DESCRIPTION, ATTACHED AS "EXHIBIT A,"
WHICH IS INCORPORATED BY REFERENCE HEREIN

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make 0 divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland 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.

Exempt from county and state taxation pursuant to MCL 207.505(a) and MCL 207.526(a).

WHEREFORE, upon approval by the City of Novi, City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2018.

GRANTOR:
THE CITY OF NOVI, a Michigan municipal corporation

Robert J. Gatt, Mayor

Cortney Hanson, Clerk

COUNTY OF OAKLAND)
) ss.
STATE OF MICHIGAN)

On this _____ day of _____ 2018, Robert J. Gatt, Mayor, and Cortney Hanson, Clerk, executed the foregoing document before me and, being duly sworn, on behalf of the City of Novi with its full authority and as its free act and deed.

Notary Public
Acting in Oakland County, Michigan
My commission expires: _____

EXHIBIT A

RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTIONS

RIGHT OF WAY DEDICATION

THE NORTH 60 FEET OF THE FOLLOWING DESCRIBED PARCEL:
PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 16 BEING A DISTANT S00°05'00"W 78.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 1243.10 FEET ALONG SAID EAST LINE OF SECTION 16; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 357.82 FEET; THENCE NORTH 23 DEGREES 31 MINUTES 09 SECONDS WEST, 464.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, 897.68 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, 487.32 FEET ALONG SAID NORTH LINE; THENCE SOUTH 35 DEGREES 56 MINUTES 39 SECONDS EAST, 97.35 FEET TO THE POINT OF BEGINNING.

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

DATE	DRAWN	JOB NO.	SHEET
06-16-2017	AJE	J497	2 of 2