



CITY of NOVI CITY COUNCIL

Agenda Item E
June 19, 2017

SUBJECT: Acceptance of eight streambank maintenance easements for properties along Bishop Creek and Ingersol Creek as part of the streambank restoration project (Parcels 22-25-126-034, 22-25-126-023, 22-25-126-033, 22-25-126-004, 22-25-126-031, 22-25-126-008, 22-25-126-028 and 22-25-126-003).

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division GDM

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The Bishop Creek and Ingersol Creek streambank project involves the restoration and stabilization of multiple locations along Bishop Creek south of Ten Mile and along Ingersol Creek between Bishop Creek and Meadowbrook Road where streambank erosion has occurred. The 2013 Stormwater Master Plan identified these areas needing repair. This project will include the acquisition of an estimated fourteen easements needed to complete the work behind the houses along the creek. Enclosed are eight proposed easements for streambank maintenance. Each easement consists of a twenty-foot-wide easement that overlaps the existing private easement.

Spalding DeDecker, the City's engineering consultant, and their right-of-way (ROW) acquisition consultant, First ROW, are assisting the Engineering Division with the design and construction engineering services and the easement acquisitions for this project.

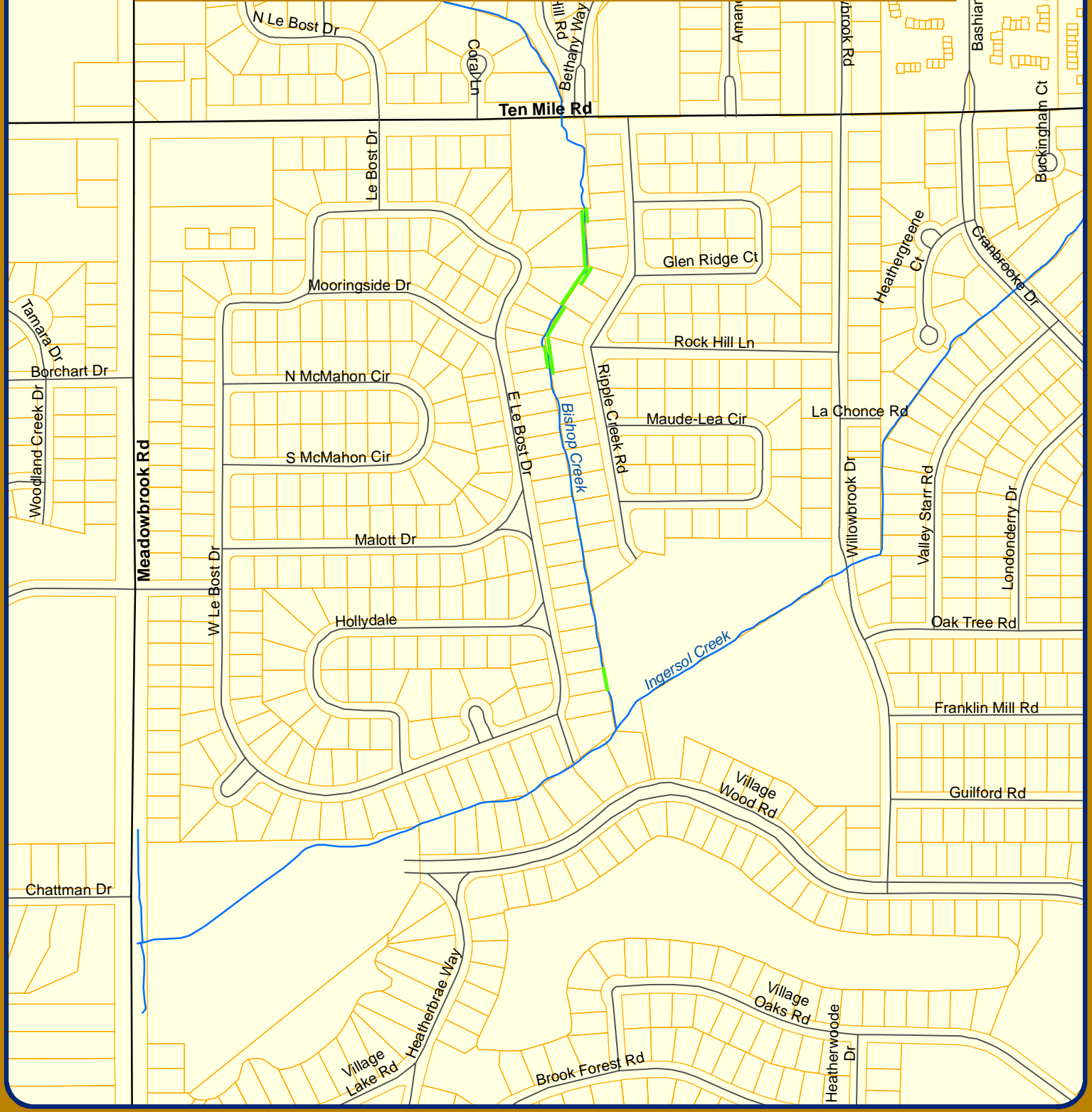
The timing of construction for this project will be dependent upon acquisition of the remaining easements required but is expected to be completed in the late fall 2017.

The proposed easements have been favorably reviewed by the City Attorney (Beth Saarela's June 5, 2017) and is recommended for approval.

RECOMMENDED ACTION: Acceptance of eight streambank maintenance easements for properties along Bishop Creek and Ingersol Creek as part of the streambank restoration project (Parcels 22-25-126-034, 22-25-126-023, 22-25-126-033, 22-25-126-004, 22-25-126-031, 22-25-126-008, 22-25-126-028 and 22-25-126-003).

Bishop Creek/Ingersol Creek Streambank Stabilization

Location Map



Map Author: J. Mathias
 Date: 6/08/17
 Project: Bishop/Ingersol Streambank
 Version #: v1.0

Map Legend

- 20' Proposed Easement
- Waterways



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

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.





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.jrsjlaw.com

June 5, 2017

George D. Melistas, Engineering Senior Manager
CITY OF NOVI
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: *Bishop Creek and Ingersol Creek Streambank Restoration
Easements for Streambank Maintenance***

Dear Mr. Melistas:

We have received and reviewed, and enclosed please find the following Easements for Streambank Maintenance for the Bishop Creek and Ingersol Creek Streambank Restoration Project as acquired through Spalding DeDecker on the City's behalf with the assistance of First ROW:

1. Kline/Oliver Parcel 22-25-126-034
2. Sankovic Parcel 22-25-126-023
3. Luna Parcel 22-25-126-033
4. Zulczyk Parcel 22-25-126-004
5. Gardella Parcel 22-25-126-031
6. Sullivan/Robbins Parcel 22-25-126-008
7. Hayes/Berry Parcel 22-25-126-028
8. Changes Parcel 22-25-126-003

The above easements were donated by the property owners with respect to the City's project. Each Easement appears to be properly executed and consistent with the title search documents attached. Please note that lender consents were not obtained for this project due to the lack of City owned infrastructure that will be placed within the easement area and the likelihood that any lender would not see any benefit to terminating the easement.

Please place the above easements on an upcoming City Council agenda for acceptance. Once accepted, the originals should be recorded with the Oakland County Register of Deeds by the City Clerk's Office in the usual manner.

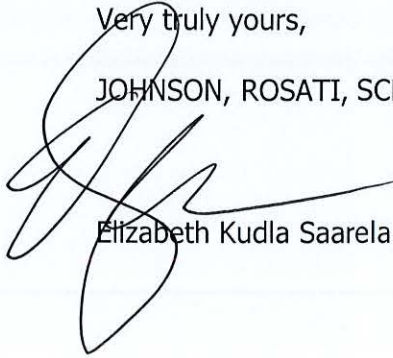
George Melistas, Engineering Senior Manager
June 5, 2017
Page 2

The corresponding Temporary Access/Grading Easements and title searches should be retained in the City's file.

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

Very truly yours,

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

A handwritten signature in black ink, appearing to read 'Elizabeth Kudla Saarela', is written over the typed name. The signature is stylized with large loops and a long horizontal stroke extending to the right.

Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk (w/Original Enclosures)
Aaron Staup, Construction Engineer (w/Enclosures)
Taylor Reynolds, Spalding DeDecker (w/Enclosures)
Margaret Stekettee, First ROW (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2017 MAY 16 PM 3:24

95782
LIBER 50670 PAGE 387
\$26.00 MISC RECORDING
\$4.00 REMONUMENTATION
05/16/2017 03:28:29 P.M. RECEIPT# 56687
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 7th day of May, 2017, by Laurel Kline and Mark Olivier a/k/a Mark Oliver, a single man, as joint tenants with full rights of survivorship, whose address is 23857 Ripple Creek Road, Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

3P
E
3photo

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. 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 Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

OK-AB

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

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.

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 is exempt from transfer taxes under MCLA 207.505(a) and MCLA 207.526(a).

IN WITNESS WHEREOF, the undersigned Grantor has affixed their signature this 7th day of May, 2017.

GRANTOR: Laurel Kline and Mark Olivier a/k/a Mark Oliver, a single man, as joint tenants with full rights of survivorship

Laurel Kline
Laurel Kline

Mark Olivier
Mark Olivier a/k/a Mark Oliver

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 7th day of May, 2017, before me, personally appeared the above named Laurel Kline and Mark Olivier a/k/a Mark Oliver, a single man, as joint tenants with full rights of survivorship to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Margaret Ann Steketee
Notary Public, Kent County, MI
My commission expires 1-9-2020
Acting in Oakland County, MI.

THIS INSTRUMENT DRAFTED BY:
ELIZABETH K. SAARELA
JOHNSON, ROSATI, SCHULTZ & JOPPICH
27555 EXECUTIVE DRIVE, SUITE 250
FARMINGTON HILLS, MI 48331

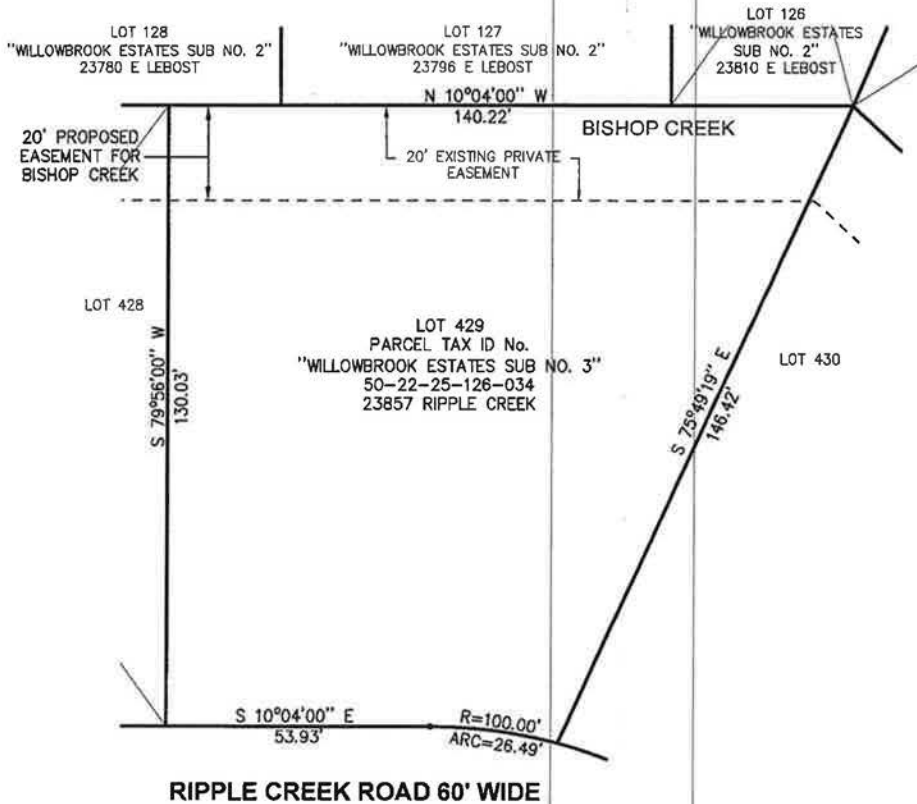
WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK, CITY OF NOVI
45175 TEN MILE RD, NOVI, MI 48375

MARGARET ANN STEKETEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF Oakland

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A
BOUNDARY SURVEY OF THIS
PARCEL AND THE PARCEL
DESCRIPTION DOES NOT
NECESSARILY REFLECT
FIELD-MEASURED VALUES. THE
EASEMENT DESCRIPTION IS
WRITTEN BASED UPON THE
RECORD DESCRIPTION OF THIS
OVERALL PARCEL.

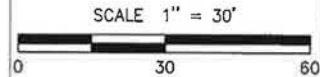


PROPERTY DESCRIPTION

LOT 429 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369. *50-22-25-126-034*

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE WESTERLY 20 FEET OF LOT 429 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369. *pt. 50-22-25-126-034*



REVISED 03-07-17

Plotted: Mar 7, 2017, 3:45 PM by user: 917 - Saved: 3/7/2017 by user: 917
J:\WV\Design\NV15002-Streambank Restoration\DWG\NV15002EAS.dwg



SPALDING DeDECKER
Engineers | Surveyors

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

DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 9th day of MAY, 2017, by Michelle M. Sankovic formerly known as Michelle M. Armbruster, survivor of herself and Robert C. Sankovic, whose death certificate is attached, as joint tenants with full rights of survivorship, whose address is 23560 E. Le Bost Dr., Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

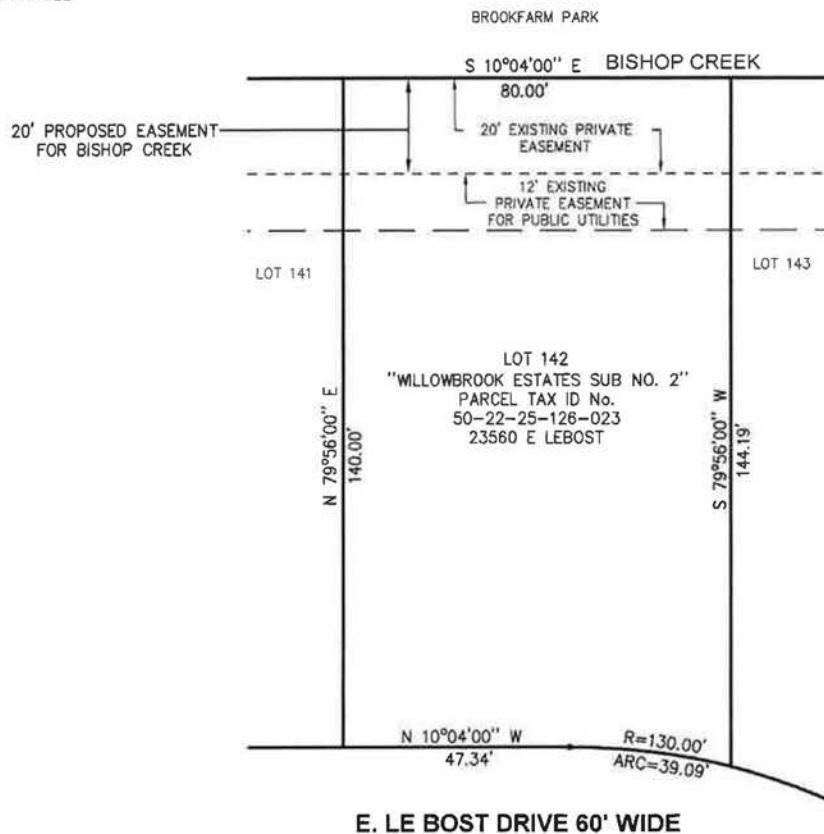
The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described Easement Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE RECORD DESCRIPTION OF THIS OVERALL PARCEL.

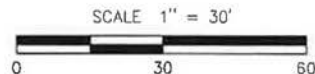


PROPERTY DESCRIPTION

LOT 142 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF NORTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE EASTERLY 20 FEET OF LOT 142 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.



REVISED 03-07-17

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SPALDING DeDECKER
Engineers | Surveyors

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

DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 7th day of MAY, 2017, by Jonathon Luna, a single man, whose address is 23917 Ripple Creek Road, Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. 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 Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

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.

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 is exempt from transfer taxes under MCLA 207.505(a) and MCLA 207.526(a).

IN WITNESS WHEREOF, the undersigned Grantor has affixed their signature this 7th day of May, 2017.

GRANTOR: Jonathon Luna, a single man

Jonathon Luna

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 7th day of May, 2017, before me, personally appeared the above named Jonathon Luna, a single man to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Margaret Ann Steketeo
Notary Public, Kent County, MI
My commission expires 1-9-2020
Acting in Oakland County, MI.

THIS INSTRUMENT DRAFTED BY:
ELIZABETH K. SAARELA
JOHNSON, ROSATI, SCHULTZ & JOPPICH
27555 EXECUTIVE DRIVE, SUITE 250
FARMINGTON HILLS, MI 48331

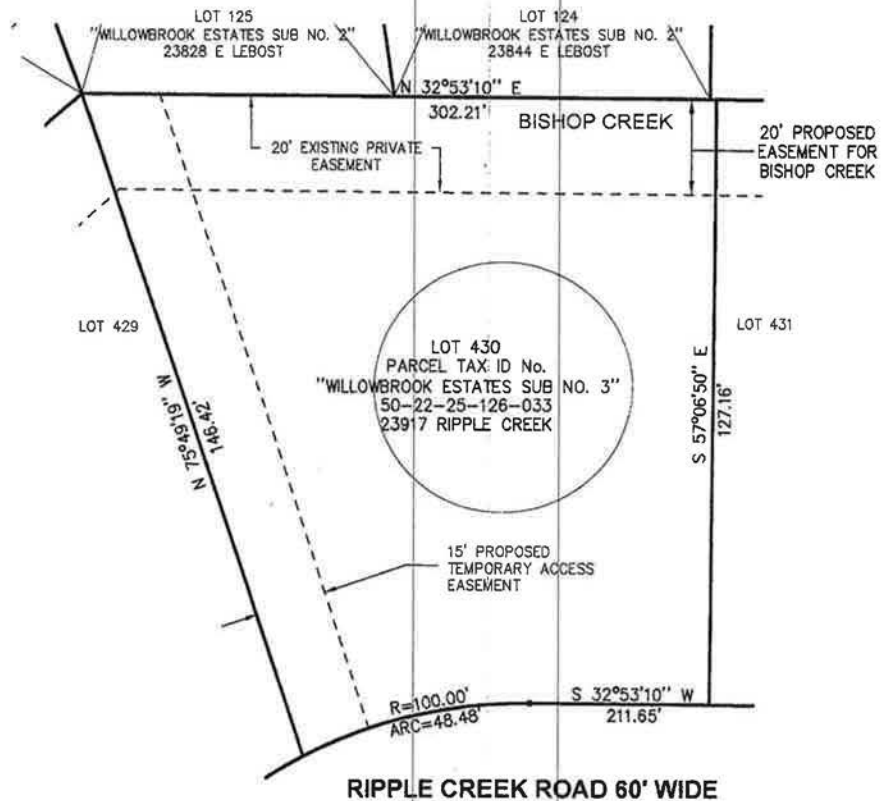
WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK, CITY OF NOVI
45175 TEN MILE RD, NOVI, MI 48375

MARGARET ANN STEKETEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF Oakland

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE RECORD DESCRIPTION OF THIS OVERALL PARCEL.



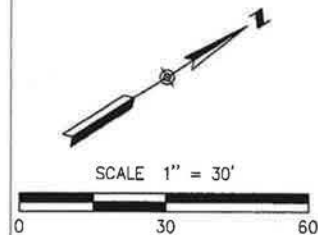
RIPPLE CREEK ROAD 60' WIDE

PROPERTY DESCRIPTION

LOT 430 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE WESTERLY 20 FEET OF LOT 430 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369.



REVISED 03-07-17

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SPALDING DEDECKER
Engineers | Surveyors

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

DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 10 day of April, 2017, by Stephen B. Zulczyk and Mary C. Zulczyk, husband and wife, whose address is 23860 E. Le Bost Drive, Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

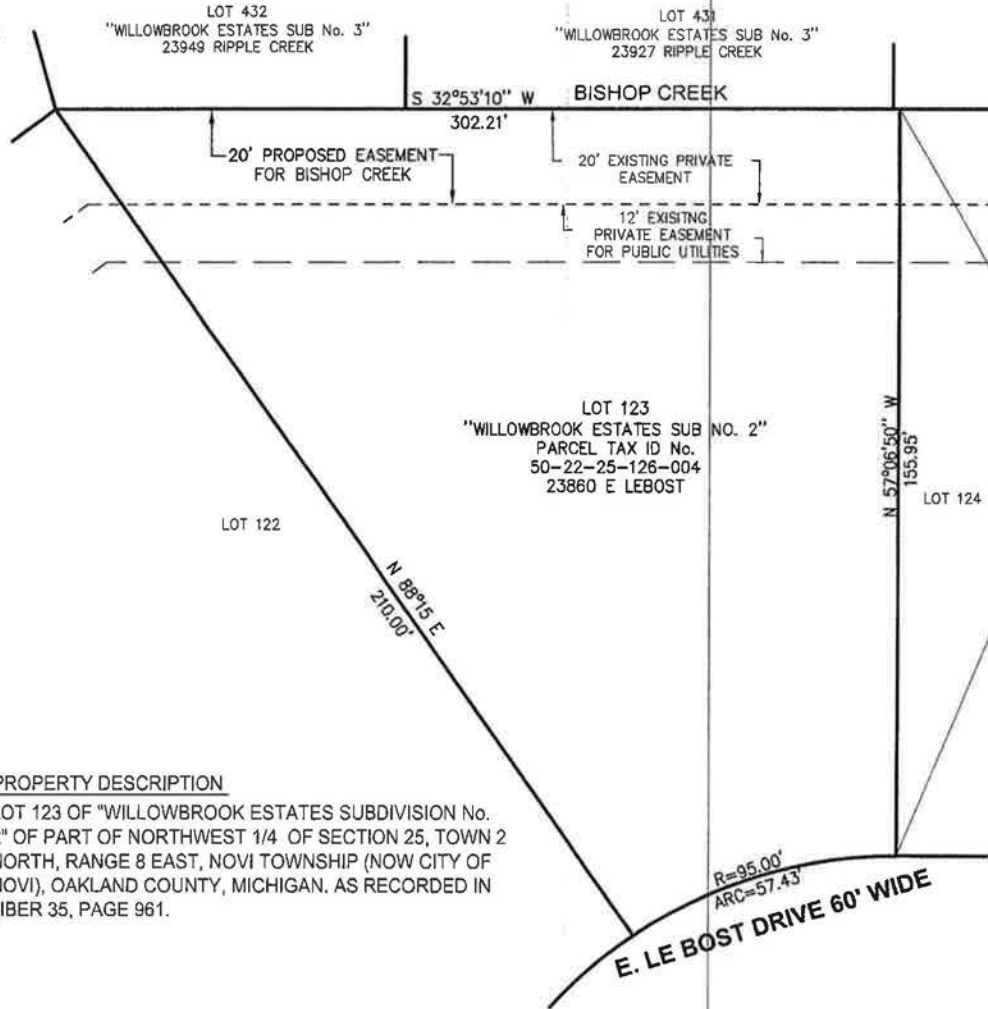
The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described Easement Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE RECORD DESCRIPTION OF THIS OVERALL PARCEL.



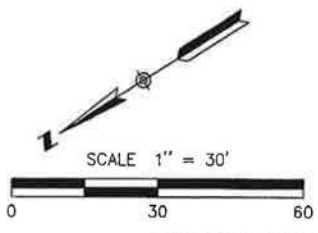
PROPERTY DESCRIPTION

LOT 123 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF NORTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE EASTERLY 20 FEET OF LOT 123 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.

R=95.00'
ARC=57.43'
E. LE BOST DRIVE 60' WIDE



REVISED 03-07-17

Plotted: Mar 7, 2017, 3:20 PM by user: 917 - Saved: 12/16/2016 by user: 917
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Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5400
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DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 30 day of March, 2017, by Peggy M. Gardella, whose address is 23949 Ripple Creek Road, Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, its heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. 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 Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and its agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

* a single woman

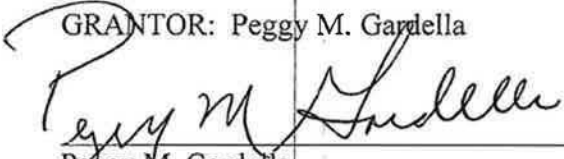
This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

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.

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 is exempt from transfer taxes under MCLA 207.505(a) and MCLA 207.526(a).

IN WITNESS WHEREOF, the undersigned Grantor has affixed their signature this 30 day of March, 2017.

GRANTOR: Peggy M. Gardella

Peggy M. Gardella

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 30 day of March, 2017, before me, personally appeared the above named Peggy M. Gardella to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.


Notary Public, Kent County, MI
My commission expires 1-9-2020
Acting in Oakland County, MI.

THIS INSTRUMENT DRAFTED BY:
ELIZABETH K. SAARELA
JOHNSON, ROSATI, SCHULTZ & JOPPICH
27555 EXECUTIVE DRIVE, SUITE 250
FARMINGTON HILLS, MI 48331

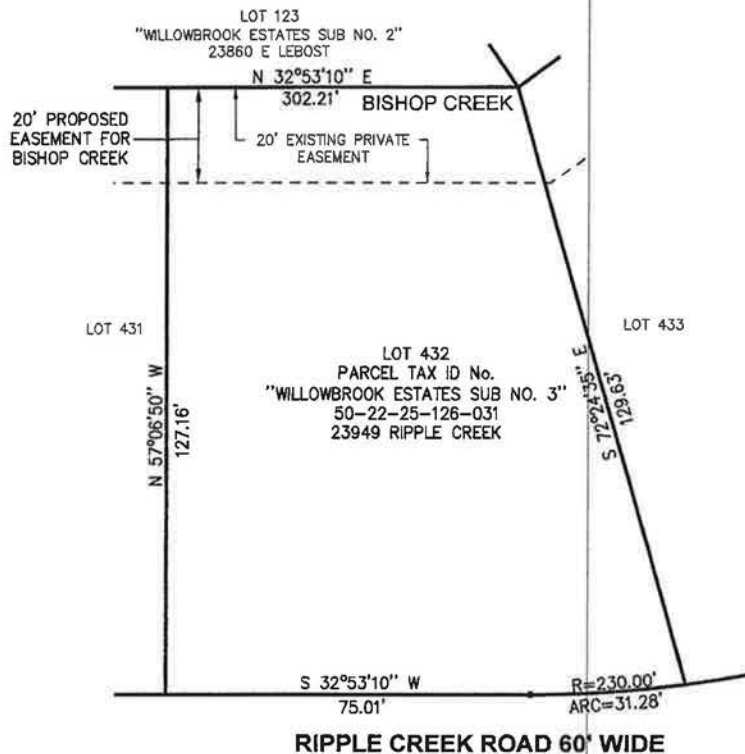
WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK, CITY OF NOVI
45175 TEN MILE RD, NOVI, MI 48334

MARGARET ANN STEKETEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF Oakland

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A
BOUNDARY SURVEY OF THIS
PARCEL AND THE PARCEL
DESCRIPTION DOES NOT
NECESSARILY REFLECT
FIELD-MEASURED VALUES. THE
EASEMENT DESCRIPTION IS
WRITTEN BASED UPON THE
RECORD DESCRIPTION OF THIS
OVERALL PARCEL.

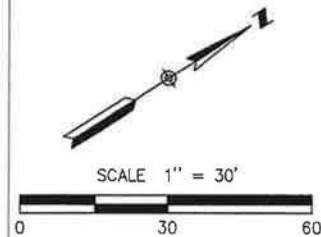


PROPERTY DESCRIPTION

LOT 432 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE WESTERLY 20 FEET OF LOT 432 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369.



REVISED 03-07-17

Plotted: Mar 7, 2017, 3:40 PM by user: 917 - Saved: 3/7/2017 by user: 917
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SPALDING DEDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
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DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25	TOWN 01 NORTH RANGE 08 EAST
CITY OF NOVI	OAKLAND COUNTY, MI

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 10th day of April, 2017, by Richard C. Sullivan, Jr., and Donna Robbins, husband and wife, whose address is 23796 E. Le Bost Drive, Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. 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 Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

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.

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 is exempt from transfer taxes under MCLA 207.505(a) and MCLA 207.526(a).

IN WITNESS WHEREOF, the undersigned Grantor has affixed their signature this 10th day of April, 2017.

GRANTOR: Richard C. Sullivan, Jr., and Donna Robbins, husband and wife

Richard C Sullivan Jr
Richard C. Sullivan, Jr.

Donna Robbins
Donna Robbins

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 10th day of April, 2017, before me, personally appeared the above named Richard C. Sullivan, Jr., and Donna Robbins, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Margaret Ann Stekete
Notary Public, Kent County, MI
My commission expires 1-9-2020
Acting in Oakland County, MI.

THIS INSTRUMENT DRAFTED BY:
ELIZABETH K. SAARELA
JOHNSON, ROSATI, SCHULTZ & JOPPICH
27555 EXECUTIVE DRIVE, SUITE 250
FARMINGTON HILLS, MI 48331

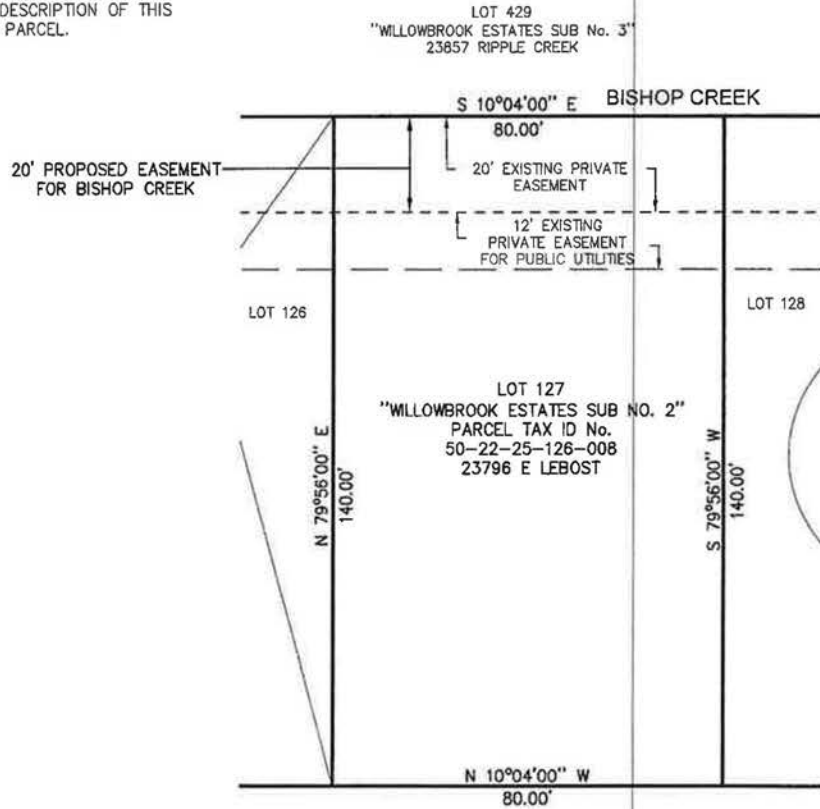
WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK, CITY OF NOVI
45175 TEN MILE RD, NOVI, MI 48375

MARGARET ANN STEKETEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF Oakland

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A
BOUNDARY SURVEY OF THIS
PARCEL AND THE PARCEL
DESCRIPTION DOES NOT
NECESSARILY REFLECT
FIELD-MEASURED VALUES. THE
EASEMENT DESCRIPTION IS
WRITTEN BASED UPON THE
RECORD DESCRIPTION OF THIS
OVERALL PARCEL.



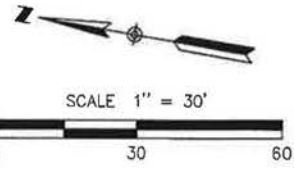
E. LE BOST DRIVE 60' WIDE

PROPERTY DESCRIPTION

LOT 127 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF NORTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE EASTERLY 20 FEET OF LOT 127 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.



REVISED 03-07-17

Plotted: Mar 7, 2017, 3:25 PM by user: 917 - Saved: 3/7/2017 by user: 917
J:\NV\Design\NV15002--Streambank Restoration\DWG\NV15002EAS.dwg



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Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 18 day of April, 2017, by Brian Hayes, also known as Brian C. Hayes, a married man, and Joseph Berry, also known as Joseph L. Berry, a married man, as joint tenants, whose address is 24049 Ripple Creek Road, Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. 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 Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

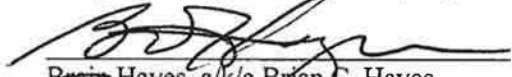

All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

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 is exempt from transfer taxes under MCLA 207.505(a) and MCLA 207.526(a).

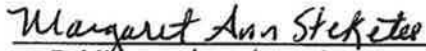
IN WITNESS WHEREOF, the undersigned Grantor has affixed their signature this 18th day of April, 2017.

GRANTOR: Brian Hayes, also known as Brian C. Hayes, a married man, and Joseph Berry, also known as Joseph L. Berry, a married man, as joint tenants


Brian Hayes, a/k/a Brian C. Hayes
Brian

Joseph Berry, a/k/a Joseph L. Berry

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 18th day of April, 2017, before me, personally appeared the above named Brian Hayes, also known as Brian C. Hayes, a married man, and Joseph Berry, also known as Joseph L. Berry, a married man, as joint tenants, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.


Notary Public, Kent County, MI
My commission expires 1-9-2020
Acting in Oakland County, MI.

THIS INSTRUMENT DRAFTED BY:
ELIZABETH K. SAARELA
JOHNSON, ROSATI, SCHULTZ & JOPPICH
27555 EXECUTIVE DRIVE, SUITE 250
FARMINGTON HILLS, MI 48331

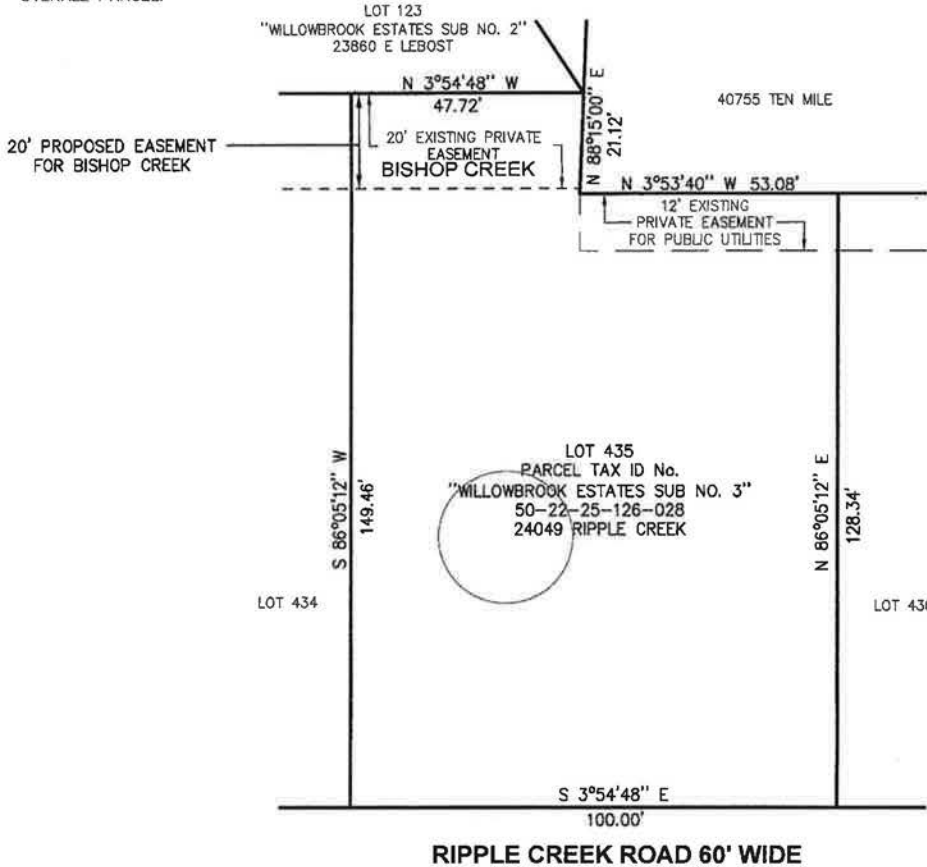
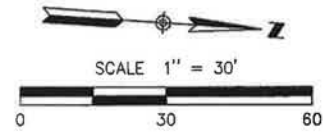
MARGARET ANN STEKETEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF Oakland

WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK, CITY OF NOVI
45175 TEN MILE RD, NOVI, MI 48375

EASEMENT FOR BISHOP CREEK

Exhibit A

NOTE:
SDA HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE RECORD DESCRIPTION OF THIS OVERALL PARCEL.



PROPERTY DESCRIPTION

LOT 435 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE WESTERLY 20 FEET OF LOT 435 OF "WILLOWBROOK ESTATES SUBDIVISION No. 3" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 37, PAGE 369.

REVISED 03-07-17

Plotted: Mar 7, 2017, 3:35 PM by user: 917 - Saved: 3/7/2017 by user: 917
 J:\W\Design\W15002-Streambank_Restoration\DWG\W15002EAS.dwg



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

DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

EASEMENT FOR STREAMBANK MAINTENANCE

THIS EASEMENT made this 5 day of April, 2017, by Christine Changes, a married woman, whose address is 23874 E. Le Bost Dr., Novi, MI. 48375, (hereinafter referred to as "Grantor"), being title holder and developer of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, it heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes reconstruction and on-going preservation and maintenance of the streambank over, upon, across, in, and through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit A (hereinafter referred to as the "Easement Area") to the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee").

As a result of the reconstruction of the streambank for the purpose of stabilizing it and preventing further erosion, the City installed streambank stabilization measures including but not limited to Vegetative Mechanically Stabilized Earth, Vegetative Rip-Rap, Live Staking/Joint Planting, Live Crib Walls, and Log Vanes (the "Stabilization Improvements"), which the City will maintain and repair, from time-to-time, as needed.

This easement is for the benefit of the Property and all heirs, successors, assigns and transferees of the Property and the City of Novi (hereinafter referred to as "Grantees").

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede, damage or interfere with the Stabilization Improvements. 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 Area, or to develop or allow the development of the Easement Area in any manner which removes, damages, impedes or obstructs the Stabilization Improvements without prior written approval from the City, or, alternatively, as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, which improvements do not interfere with use, operation, and maintenance, of the Easement Area.

The City, and it agents and employees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said Easement Area for the purpose of exercising the rights and privileges granted herein.

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

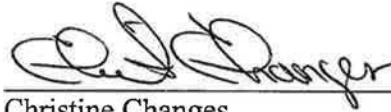
All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

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 is exempt from transfer taxes under MCLA 207.505(a) and MCLA 207.526(a).

IN WITNESS WHEREOF, the undersigned Grantor has affixed their signature this 5 day of April, 2017.

GRANTOR: Christine Changes, a married woman


Christine Changes

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 5th day of April, 2017, before me, personally appeared the above named Christine Changes, a married woman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Margaret Ann Stekete
Notary Public, Kent County, MI
My commission expires 1-9-2020
Acting in Oakland County, MI.

THIS INSTRUMENT DRAFTED BY:
ELIZABETH K. SAARELA
JOHNSON, ROSATI, SCHULTZ & JOPPICH
27555 EXECUTIVE DRIVE, SUITE 250
FARMINGTON HILLS, MI 48331

WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK, CITY OF NOVI
45175 TEN MILE RD, NOVI, MI 48375

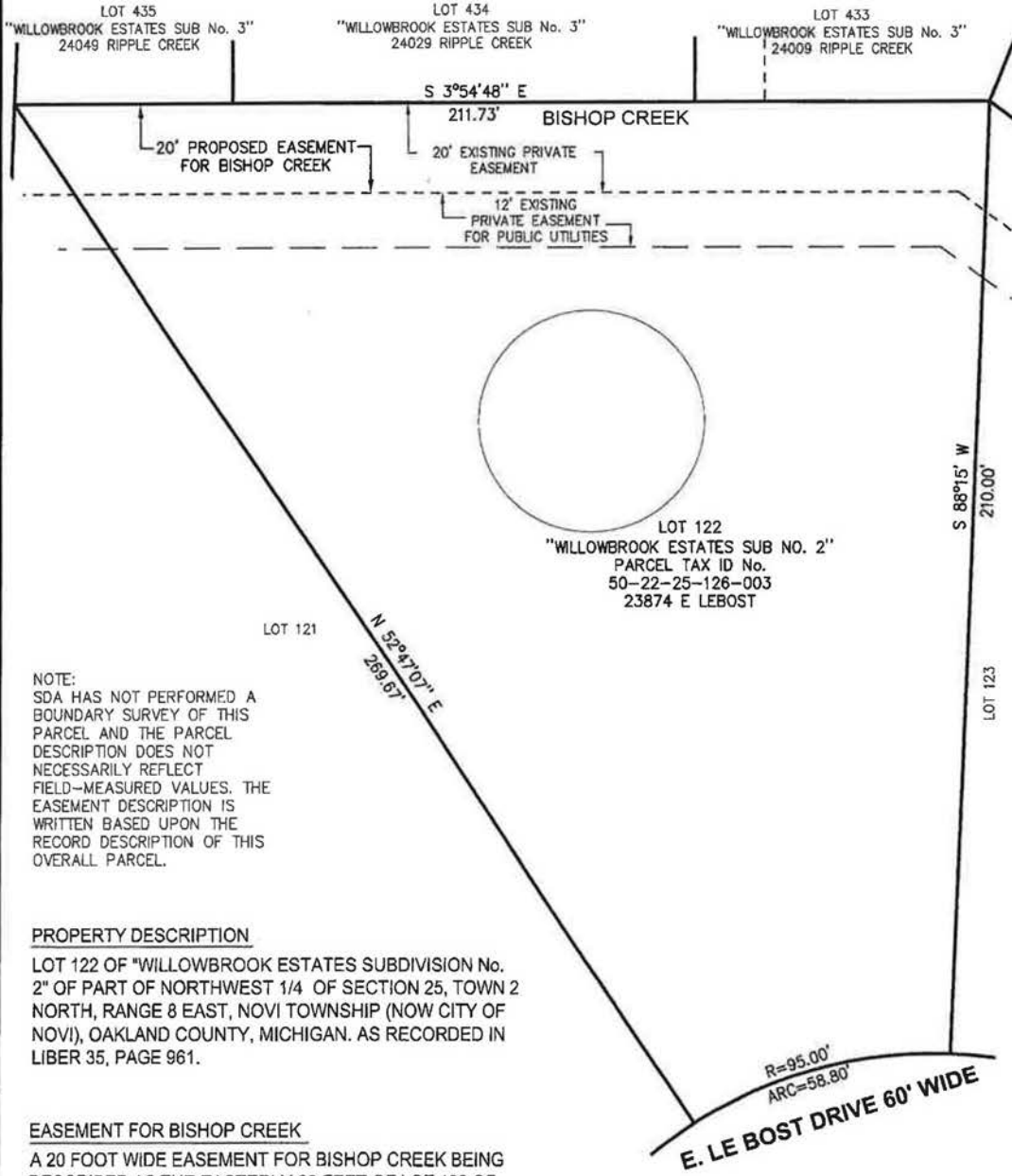
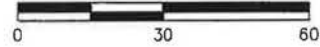
MARGARET ANN STEKETEE
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF Oakland

EASEMENT FOR BISHOP CREEK

Exhibit A



SCALE 1" = 30'



NOTE:
SDA HAS NOT PERFORMED A BOUNDARY SURVEY OF THIS PARCEL AND THE PARCEL DESCRIPTION DOES NOT NECESSARILY REFLECT FIELD-MEASURED VALUES. THE EASEMENT DESCRIPTION IS WRITTEN BASED UPON THE RECORD DESCRIPTION OF THIS OVERALL PARCEL.

PROPERTY DESCRIPTION

LOT 122 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF NORTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.

EASEMENT FOR BISHOP CREEK

A 20 FOOT WIDE EASEMENT FOR BISHOP CREEK BEING DESCRIBED AS THE EASTERLY 20 FEET OF LOT 122 OF "WILLOWBROOK ESTATES SUBDIVISION No. 2" OF PART OF WEST 1/2 OF SECTION 25, TOWN 2 NORTH, RANGE 8 EAST, NOVI TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 35, PAGE 961.

REVISED 03-07-17

Plotted: Mar 7, 2017, 3:18 PM by user: 917 - Saved: 12/16/2016 by user: 917
d:\wv\Design\NV15002-Streambank_Restoration\DWG\NV15002EAS.dwg



SPALDING DEDECKER
Engineers | Surveyors

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

DRAWN: T. LINDOW	DATE: 09-14-15
CHECKED: D. RICHMOND	DATE: 09-14-15
MANAGER: D. RICHMOND	SCALE: 1" = 30'
JOB No. NV15002	SHEET: 1 OF 1
SECTION 25 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI