



# CITY of NOVI CITY COUNCIL

**Agenda Item F**  
**June 27, 2016**

**SUBJECT:** Acceptance of the Amended and Restated Pathway Easement as a donation from Providence Hospital and Medical Centers, Inc., as part of the Rose Senior Living site located south of Grand River Avenue and west of Beck Road (parcel 22-17-400-042 and 22-17-400-043) to accommodate the future extension of the ITC Trail from the Medilodge property to Beck Road.

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

**CITY MANAGER APPROVAL:** *[Signature]*

**BACKGROUND INFORMATION:**

The developer of Rose Senior Living, Edward Rose and Sons (on behalf of Providence Hospital and Medical Centers, Inc.), is requesting acceptance of the Amended and Restated Pathway Easement. The easement alignment was adjusted to coincide with the Rose Senior Living Development currently under construction. Rose Senior Living is located in Providence Park, south of Grand River Avenue and west of Beck Road in Section 17 of the City of Novi (see attached map). The pathway easement (Phase 3B of the ITC Corridor Regional Trail) connects the existing pathway (Phase 3A) in the ITC Corridor Regional Trail to Beck Road.

The enclosed Amended and Restated Pathway Easement has been favorably reviewed by the City Attorney (Beth Saarela's June 3, 2016 letter, attached) and is recommended for approval.

Staff will work with Providence and Edward Rose to coordinate construction with the construction of the site to limit the amount of restoration by both the site contractor and the pathway contractor. Construction is expected to commence this summer and be complete by the fall.

**RECOMMENDED ACTION:** Acceptance of the Amended and Restated pathway easement as a donation from Providence Hospital and Medical Centers, Inc., as part of the Rose Senior Living site located south of Grand River Avenue and west of Beck Road (parcel 22-17-400-042 and 22-17-400-043) to accommodate the future extension of the ITC Trail from the Medilodge property to Beck Road.

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

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



# Location Map

## Rose Senior Living



Proposed 20' Pathway Easement

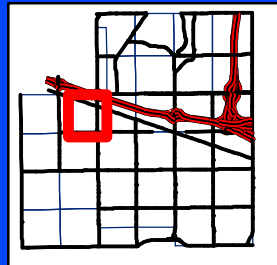
Rose Senior Living

Map Author: A. Wayne  
Date: August 14, 2015  
Project:  
Version #:

Amended By:  
Date:  
Department:

### MAP INTERPRETATION NOTICE

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



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



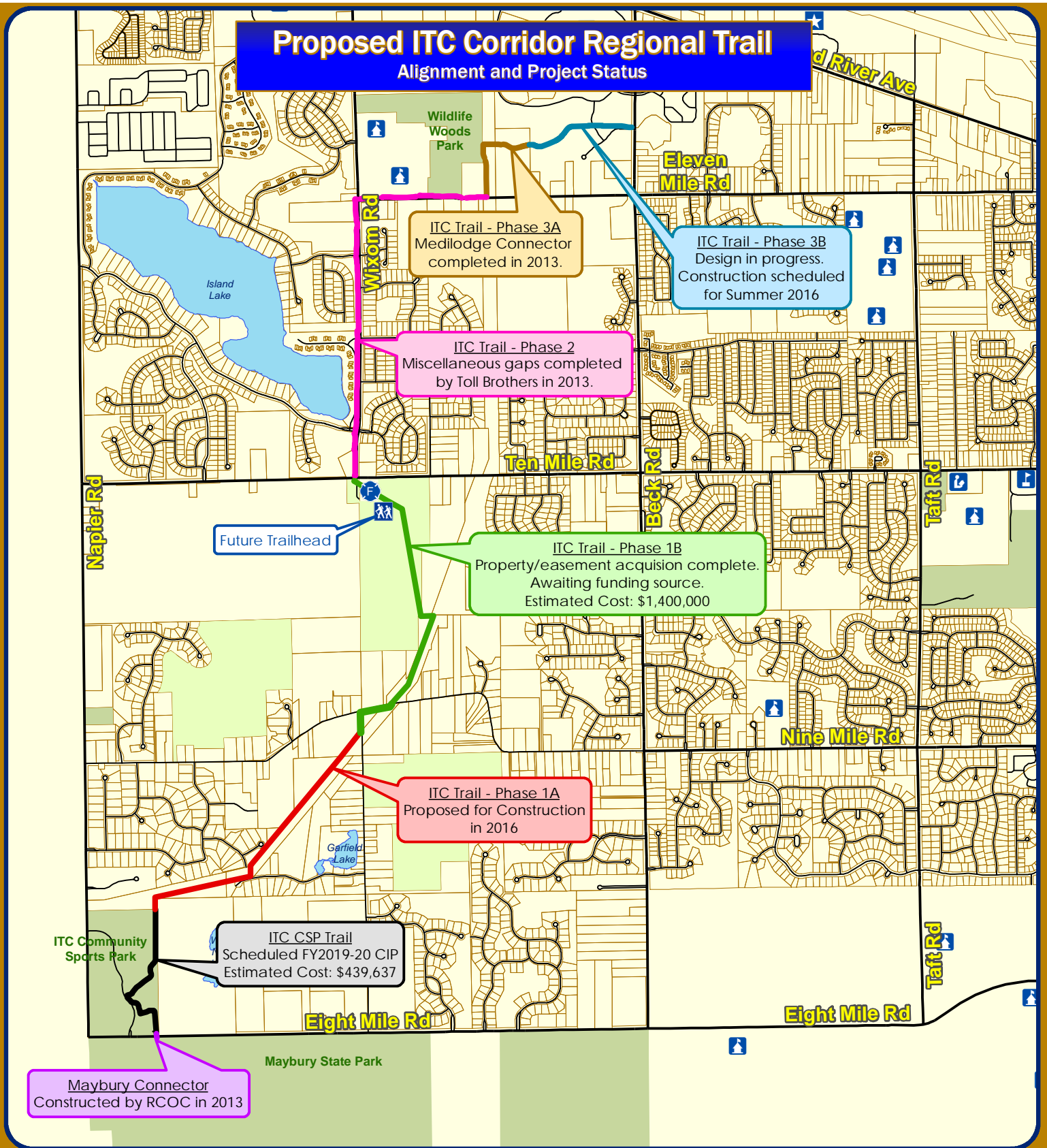
1 inch = 669 feet





# Proposed ITC Corridor Regional Trail

## Alignment and Project Status



Map Author: M. D. McCreadie Jr  
 Date: 10/29/13  
 Project: Proposed ITC Corridor Regional Trail  
 Version #: 8

Map Revisions: Brian Coburn  
 Date: 2/23/16  
 Department: IT

**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.

**Map Legend**

- Maybury State Park Connector
- Community Sports Park Trail
- ITC Corridor Regional Trail - Phase 1A
- ITC Corridor Regional Trail - Phase 1B
- ITC Corridor Regional Trail - Phase 2
- ITC Corridor Regional Trail - Phase 3A
- ITC Corridor Regional Trail - Phase 3B



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





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 3, 2016

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

**Re: Amended and Restated Providence Park Pathway Easement**

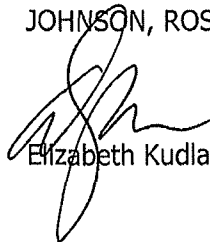
Dear Mr. Hayes:

We have received and reviewed the executed Amended and Restated Pathway Easement for the pathway crossing through the Providence Park Campus. This Amended and Restated Easement replaces the Pathway Easement previously granted to the City and recorded on August 31, 2015 with Oakland County Records. The Amended and Restated Pathway Easement is being provided for the purpose of changing the pathway location. All other terms of the Pathway Easement will remain the same. Title in the easement property appears to be unchanged. Subject to engineering approval of the replacement exhibits, we see no legal impediment to placement of the Amended and Restated Pathway Easement on an upcoming Consent Agenda for acceptance.

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.



Elizabeth Kudla Saarela

Rob Hayes, Public Services Director  
June 3, 2016  
Page 2

EMK

Enclosures

C: Maryanne Cornelius, Clerk (w/ Enclosure)  
Charles Boulard, Community Development Director (w/Enclosures)  
Barb McBeth, City Planner (w/Enclosures)  
Adam Wayne, Civil Engineer (w/Enclosures)  
Theresa Bridges, Construction Engineer (w/Enclosures)  
Sue Troutman, City Clerk's Office (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

**AMENDED AND RESTATED PATHWAY EASEMENT**

NOW ALL MEN BY THESE PRESENTS, that **Providence Hospital and Medical Centers, Inc.**, a Michigan nonprofit corporation ("Grantor"), whose address is 47601 Grand River Avenue, Novi, Michigan 48374, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the **City of Novi**, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, this Amended and Restated Pathway Easement for a public non-motorized pathway, which amends and supersedes in its entirety, that certain Pathway Easement, dated July 28, 2015, recorded at Liber 48553, Pages 602 through 611, Oakland County Records (the "Original Pathway Easement").

Grantor being title holder to the following described parcel of land, to-wit:

{See attached and incorporated Exhibit A-Property Description}

Parcel No. 22-17-400-042 and 22-17-400-043

The description of the Original Pathway Easement is hereby terminated and superseded as follows: The amended and restated permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit B-Easement Description}

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

Grantee may, construct, install, repair, replace, improve, modify and maintain a non-motorized pathway in the easement area as shown in the attached and incorporated Exhibit B.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the pathway in the easement areas shown on the attached and incorporated Exhibit A.

All portions of the Premises 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 shall allow public non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GRANTOR:

Providence Hospital and Medical Centers, Inc., a Michigan non-profit corporation,

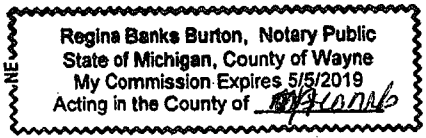
*[Handwritten Signature]*

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of MAY, 2016, by Patrick McGuire the CEO of Providence Hospital, a Michigan limited liability company, on its behalf.

*[Handwritten Signature]*

Notary Public  
Acting in Oakland County, Michigan  
My Commission Expires: 5/5/2019



CITY OF NOVI, a Michigan Municipal Corporation

---

By: Robert J. Gatt  
Its: Mayor

---

By: Maryanne Cornelius  
Its: Clerk

STATE OF MICHIGAN        )  
                                      ) ss.  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_, by Robert J. Gatt, Mayor and Maryanne Cornelius, Clerk on behalf of the City of Novi, a Municipal Corporation.



**CONSENT TO EASEMENT**

As the holder of a ground lessee's interest in and to the property referenced in the Amended and Restated Pathway Easement, dated MAY 26, 2016, attached hereto and incorporated as Exhibit A, whereby Providence Hospital and Medical Centers, Inc., grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 26<sup>th</sup> day of MAY, 2016.

**Providence Park Senior Living, LLC**, a Michigan limited liability company

By: *Warren Rose*  
(Print Name: Warren Rose)  
Its: Manager

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing Consent to Easement was acknowledged before me this 26<sup>th</sup> day of MAY, 2016, by WARREN ROSE, the MANAGER of PROVIDENCE PARK SENIOR LIVING, LLC, a Michigan LIMITED LIABILITY COMPANY.

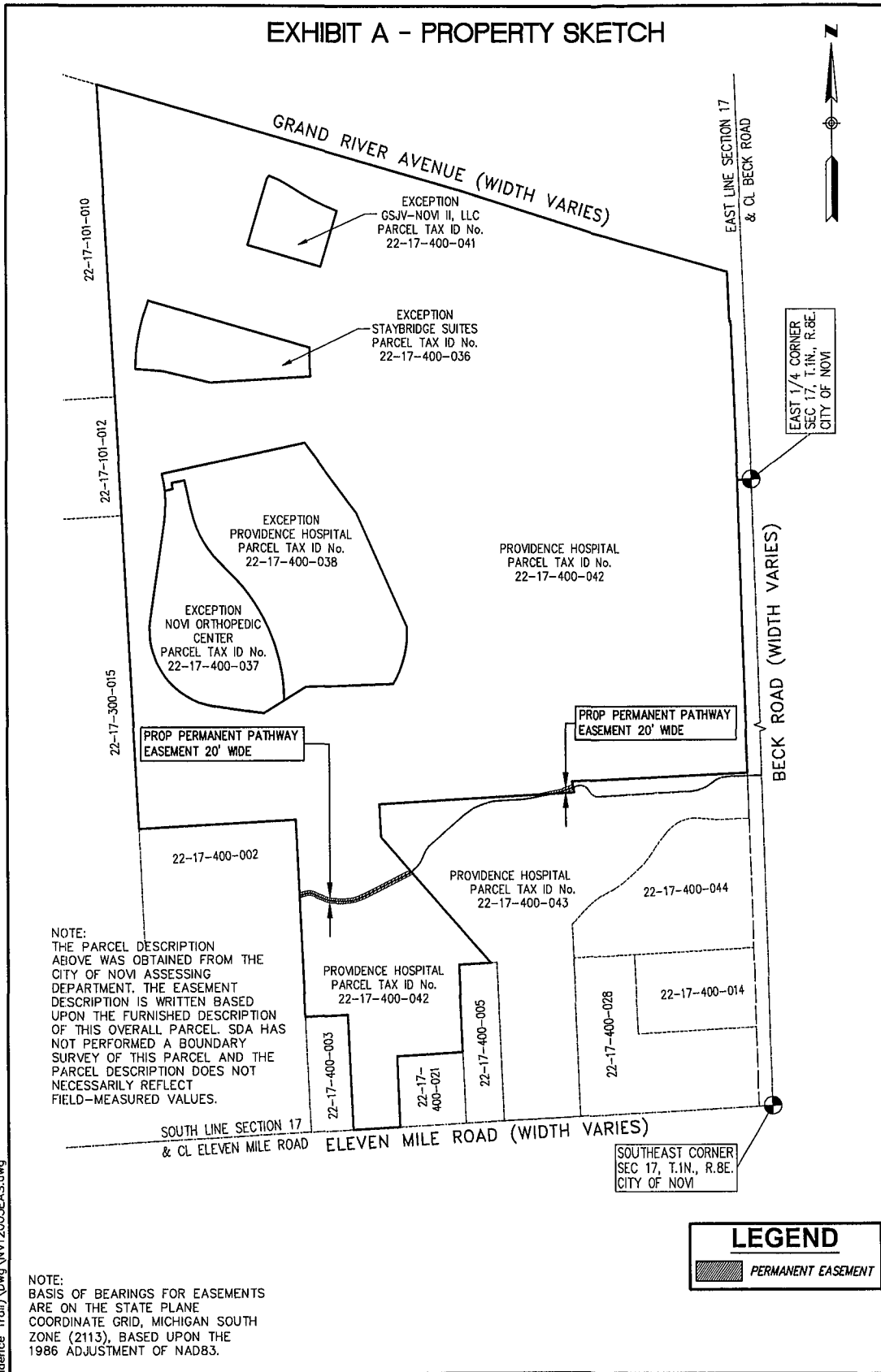
Richard Stecker, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires 8/20/2017  
Acting in the County of OAKLAND

*Richard Stecker*  
Notary Public  
Acting in Oakland County, MI  
My commission expires: 8/20/2017

Drafted by:  
Beth Saarela  
Johnson, Rosati, Schultz & Joppich  
27555 Executive Drive, Suite 250  
Farmington Hills, MI 48331

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

# EXHIBIT A - PROPERTY SKETCH



Plotted: Mar 14, 2016, 9:16 AM by user: 602 - Saved: 3/14/2016 by user: 602  
 I:\NVA\Design\NV12003 (Providence, Trell)\Dwg\NV12003EAS.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: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: 1" = 500'
JOB No. NV12-003	SHEET: 1 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

# EXHIBIT A - PROPERTY DESCRIPTION

**FURNISHED LEGAL DESCRIPTION OF PARCEL  
CITY OF NOVI ASSESSING DEPARTMENT**

PART OF NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT POINT DISTANCE SOUTH 86 DEGREES 46 MINUTES 17 SECONDS WEST 60.00 FEET FROM EAST 1/4 CORNER; THENCE SOUTH 01 DEGREES 52 MINUTES 37 SECONDS EAST 1233.19 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 26 SECONDS WEST 756.21 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AND A DISTANCE OF 47.41 FEET; THENCE SOUTH 86 DEGREES 44 MINUTES 57 SECONDS WEST 832.17 FEET; THENCE SOUTH 03 DEGREES 15 MINUTES 03 SECONDS EAST 139.31 FEET; THENCE SOUTH 41 DEGREES 02 MINUTES 51 SECONDS EAST, 706.88 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 08 SECONDS WEST, 134.71 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 19 SECONDS EAST, 368.99 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 280.07 FEET; THENCE SOUTH 02 DEGREES 24 MINUTES 05 SECONDS EAST, 298.00 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 199.89 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 12 SECONDS WEST, 484.00 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 180.00 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 12 SECONDS WEST, 834.05 FEET; THENCE SOUTH 86 DEGREES 48 MINUTES 11 SECONDS WEST, 666.08 FEET; THENCE NORTH 02 DEGREES 56 MINUTES 06 SECONDS WEST, 1317.63 FEET; THENCE NORTH 03 DEGREES 17 MINUTES 31 SECONDS WEST, 1816.04 FEET; THENCE SOUTH 73 DEGREES 57 MINUTES 37 SECONDS EAST, 1593.03 FEET; THENCE SOUTH 72 DEGREES 32 MINUTES 26 SECONDS EAST, 605.22 FEET; THENCE SOUTH 73 DEGREES 58 MINUTES 08 SECONDS EAST, 600.00 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 40 SECONDS EAST, 210.90 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 20 SECONDS EAST, 5.00 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 40 SECONDS EAST, 667.73 FEET TO THE POINT OF BEGINNING, EXCEPT BEGINNING AT A POINT DISTANCE SOUTH 87 DEGREES 17 MINUTES 07 SECONDS WEST 2688.65 FEET AND NORTH 02 DEGREES 46 MINUTES 41 SECONDS WEST 613.96 FEET AND NORTH 89 DEGREES 25 MINUTES 44 SECONDS EAST 93.26 FEET FROM THE EAST 1/4 CORNER; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET, AND A DISTANCE OF 241.87 FEET; THENCE NORTH 18 DEGREES 49 MINUTES 46 SECONDS EAST 54.21 FEET; THENCE SOUTH 73 DEGREES 26 MINUTES 40 SECONDS EAST 710.49 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 925.89 FEET, AND A DISTANCE OF 122.13 FEET; THENCE SOUTH 86 DEGREES 55 MINUTES 32 SECONDS WEST 424.54 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 44 SECONDS WEST 207.70 FEET; THENCE NORTH 85 DEGREES 37 MINUTES 51 SECONDS WEST 115.68 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT BEGINNING AT A POINT DISTANCE SOUTH 87 DEGREES 17 MINUTES 07 SECONDS WEST 2392.55 FEET FROM EAST 1/4 CORNER; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 447 FEET, AND A DISTANCE OF 275.98 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 753 FEET, AND A DISTANCE OF 630.07 FEET; THENCE SOUTH 58 DEGREES 58 MINUTES 03 SECONDS WEST 101.95 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1470 FEET, AND A DISTANCE OF 66.88 FEET; THENCE NORTH 81 DEGREES 26 MINUTES 57 SECONDS WEST 141.71 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 320 FEET, AND A DISTANCE OF 504.69 FEET; THENCE NORTH 08 DEGREES 54 MINUTES 54 SECONDS EAST 423.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 480 FEET, AND A DISTANCE OF 123.31 FEET; THENCE NORTH 78 DEGREES 20 MINUTES 12 SECONDS EAST 35.17 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 515 FEET, AND A DISTANCE OF 25.25 FEET, THENCE NORTH 78 DEGREES 20 MINUTES 12 SECONDS EAST 54.39 FEET; THENCE SOUTH 11 DEGREES 39 MINUTES 48 SECONDS EAST 129.26 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 447 FEET, AND A DISTANCE OF 5.09 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT AT BEGINNING AT POINT DISTANCE SOUTH 87 DEGREES 17 MINUTES 07 SECONDS WEST 1725.19 FEET FROM THE EAST 1/4 CORNER; THENCE SOUTH 36 DEGREES 19 MINUTES 21 SECONDS EAST 50.59 FEET; THENCE SOUTH 23 DEGREES 36 MINUTES 07 SECONDS EAST 528.27 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.50 FEET, AND A DISTANCE OF 249.45 FEET, THENCE SOUTH 88 DEGREES 27 MINUTES 41 SECONDS WEST 372.84 FEET; THENCE SOUTH 58 DEGREES 58 MINUTES 03 SECONDS WEST 106.02 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 753 FEET, AND A DISTANCE OF 360.07 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 447 FEET, AND A DISTANCE OF 281.07 FEET; THENCE NORTH 11 DEGREES 39 MINUTES 48 SECONDS WEST 129.26 FEET; THENCE SOUTH 78 DEGREES 20 MINUTES 12 SECONDS WEST 54.39 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 515 FEET, AND A DISTANCE OF 25.25 FEET; THENCE SOUTH 78 DEGREES 20 MINUTES 12 SECONDS WEST 35.17 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 480 FEET, AND A DISTANCE OF 71.80 FEET; THENCE NORTH 78 DEGREES 20 MINUTES 12 SECONDS EAST 617.95 FEET; THENCE SOUTH 36 DEGREES 19 MINUTES 21 SECONDS EAST 313.24 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT BEGINNING AT A POINT DISTANCE SOUTH 87 DEGREES 17 MINUTES 07 SECONDS WEST 2688.65 FEET AND NORTH 02 DEGREES 46 MINUTES 41 SECONDS WEST 1816.04 FEET AND SOUTH 73 DEGREES 26 MINUTES 47 SECONDS EAST 319.39 FEET AND SOUTH 16 DEGREES 33 MINUTES 20 SECONDS WEST 185.67 FEET AND SOUTH 73 DEGREES 26 MINUTES 40 SECONDS EAST 450.95 FEET AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470 FEET, AND A DISTANCE OF 34.92 FEET FROM THE EAST 1/4 CORNER; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 470 FEET, AND A DISTANCE OF 84.57 FEET; THENCE SOUTH 58 DEGREES 52 MINUTES 39 SECONDS EAST 63.78 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1030 FEET, AND A DISTANCE OF 170.80 FEET; THENCE SOUTH 16 DEGREES 33 MINUTES 20 SECONDS WEST 245.24 FEET; THENCE NORTH 73 DEGREES 26 MINUTES 40 SECONDS WEST 320.00 FEET; THENCE NORTH 16 DEGREES 33 MINUTES 20 SECONDS WEST 287.00 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET, AND A DISTANCE OF 18.94 FEET TO THE POINT OF BEGINNING. CONTAINING 145.80 ACRES OF LAND, MORE OR LESS.

PARCEL IDENTIFICATION NO. 22-17-400-042

Plotted: Mar 14, 2016, 8:34 AM by user: 602 - Saved: 3/14/2016 by user: 602  
 J:\NV\Design\NV12003 (Providence Trail)\Dwg\NV12003EAS.dwg



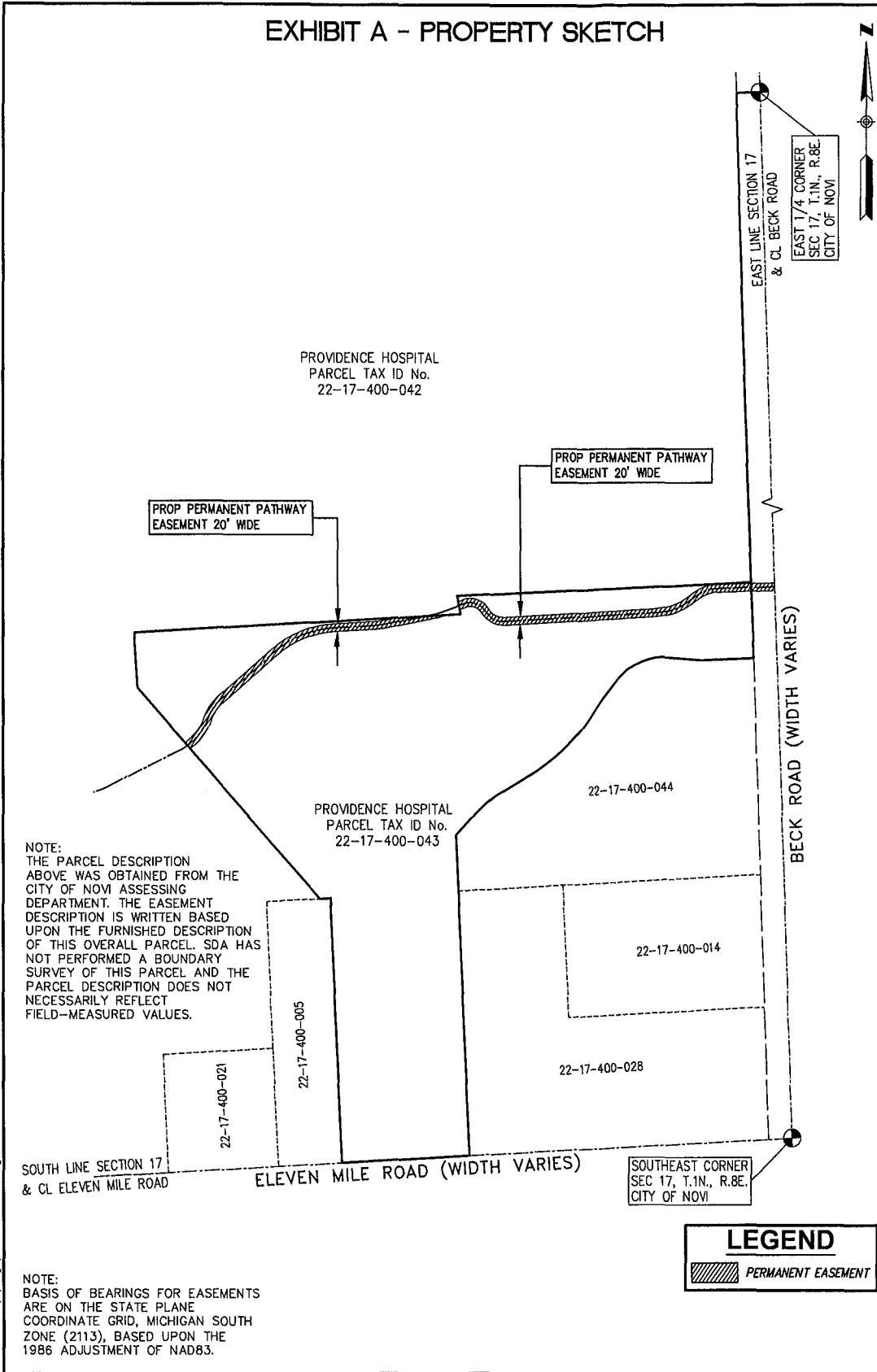
**SPALDING DeDECKER**  
Engineers | Surveyors

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

DRAWN: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: NONE
JOB No. NV12-003	SHEET: 2 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI



# EXHIBIT A - PROPERTY SKETCH



Plotted: Mar 14, 2016, 9:19 AM by user: 602 - Saved: 3/14/2016 by user: 602  
 J:\NV\Design\NV12003 (Providence Trail)\Dwg\NV12003EAS.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: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: 1" = 500'
JOB No. NV12-003	SHEET: 3 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

# EXHIBIT A - PROPERTY DESCRIPTION

**FURNISHED LEGAL DESCRIPTION OF PARCEL  
CITY OF NOVI ASSESSING DEPARTMENT**

PART OF SOUTHEAST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT POINT DISTANCE SOUTH 86 DEGREES 46 MINUTES 17 SECONDS WEST 60.00 FEET AND FROM EAST 1/4 CORNER SOUTH 01 DEGREES 52 MINUTES 37 SECONDS EAST 1233.19 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 37 SECONDS EAST, 191.62 FEET; THENCE SOUTH 87 DEGREES 59 MINUTES 49 SECONDS WEST, 134.26 FEET; THENCE NORTH 85 DEGREES 44 MINUTES 29 SECONDS WEST, 100.27 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 168.00 FEET, AND A DISTANCE OF 148.13 FEET; THENCE SOUTH 35 DEGREES 53 MINUTES 44 SECONDS WEST, 109.30 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AND A DISTANCE OF 215.91 FEET; THENCE SOUTH 59 DEGREES 14 MINUTES 12 SECONDS WEST, 71.84 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, AND A DISTANCE OF 95.14 FEET; THENCE SOUTH 42 DEGREES 12 MINUTES 04 SECONDS WEST, 69.93 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 20 SECONDS EAST, 808.47 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 10 SECONDS WEST, 326.50 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 20 SECONDS WEST, 667.00 FEET; THENCE SOUTH 86 DEGREES 50 MINUTES 08 SECONDS WEST, 27.61 FEET; THENCE NORTH 41 DEGREES 02 MINUTES 51 SECONDS WEST, 706.88 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 03 SECONDS WEST, 139.31 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 57 SECONDS EAST, 832.17 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AND A DISTANCE OF 47.41 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 26 SECONDS EAST, 756.21 FEET TO THE POINT OF BEGINNING. CONTAINING 20.71 ACRES OF LAND, MORE OR LESS.

PARCEL IDENTIFICATION NO. 22-17-400-043

Plotted: Mar 14, 2016, 8:35 AM by user: 602 - Saved: 3/14/2016 by user: 602  
 J:\NV\Design\NV12003 (Providence Trail)\Dwg\NV12003EAS.dwg



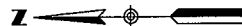
**SPALDING DeDECKER**  
Engineers | Surveyors

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

DRAWN: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: NONE
JOB No. NV12-003	SHEET: 4 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

# EXHIBIT B - EASEMENT SKETCH

EAST 1/4 CORNER  
SEC 17, T.1N., R.8E.  
CITY OF NOVI



BECK ROAD (WIDTH VARIES)

EAST LINE, SECTION 17  
& CL BECK ROAD

60' RIGHT-OF-WAY LINE

**PERMANENT PATHWAY EASEMENT**

- ① S 01° 52' 37" E, 1246.12'
- ② S 87° 59' 49" W, 146.68'
- ③ L = 66.31'  
Δ = 37° 59' 30"  
R = 100.00'  
CH = S 69° 07' 38" W, 65.10'
- ④ L = 106.65'  
Δ = 35° 56' 04"  
R = 170.05'  
CH = S 68° 49' 09" W, 104.91'
- ⑤ S 86° 47' 21" W, 391.00'
- ⑥ L = 58.36'  
Δ = 60° 48' 02"  
R = 55.00'  
CH = N 62° 48' 38" W, 55.66'
- ⑦ L = 60.03'  
Δ = 76° 19' 54"  
R = 45.06'  
CH = N 70° 36' 11" W, 55.69'
- ⑧ S 69° 15' 43" W 15.02'
- ⑨ S 69° 15' 43" W 40.38'
- ⑩ L = 24.16'  
Δ = 09° 13' 45"  
R = 150.00'  
CH = S 73° 52' 35" W, 24.14'
- ⑪ S 78° 29' 27" W 31.30'
- ⑫ S 78° 29' 27" W 95.55'
- ⑬ L = 29.54'  
Δ = 08° 15' 23"  
R = 205.00'  
CH = S 82° 37' 09" W, 29.51'
- ⑭ S 86° 44' 50" W 100.10'
- ⑮ L = 168.19'  
Δ = 37° 47' 30"  
R = 255.00'  
CH = S 67° 51' 05" W, 165.16'

**PERMANENT PATHWAY EASEMENT CONT.**

- ⑯ S 48° 57' 20" W 181.90'
- ⑰ L = 65.70'  
Δ = 30° 06' 51"  
R = 125.00'  
CH = S 33° 53' 55" W, 64.95'
- ⑱ L = 82.16'  
Δ = 37° 39' 41"  
R = 125.00'  
CH = S 37° 40' 20" W, 80.69'
- ⑲ L = 15.16'  
Δ = 06° 56' 53"  
R = 125.00'  
CH = S 59° 58' 37" W, 15.15'
- ⑳ S 63° 27' 04" W 213.11'
- ㉑ L = 80.28'  
Δ = 22° 26' 11"  
R = 205.00'  
CH = S 74° 40' 10" W, 79.76'
- ㉒ L = 118.65'  
Δ = 27° 44' 48"  
R = 245.00'  
CH = N 80° 14' 21" W, 117.49'
- ㉓ L = 11.80'  
Δ = 09° 00' 44"  
R = 75.00'  
CH = N 61° 47' 56" W, 11.78'
- ㉔ L = 46.40'  
Δ = 48° 20' 24"  
R = 55.00'  
CH = N 81° 27' 47" W, 45.04'
- ㉕ S 74° 22' 01" W 25.53'

22-17-400-044

PROVIDENCE HOSPITAL  
PARCEL TAX ID No.  
22-17-400-043

PROVIDENCE HOSPITAL  
PARCEL TAX ID No.  
22-17-400-042

22-17-400-038

22-17-400-037

22-17-400-002

P.O.B.  
POINT A

P.O.E.  
POINT B

P.O.B.  
POINT C

P.O.E.  
POINT D

SEGMENT 1 - CENTERLINE  
PROP PERMANENT PATHWAY  
EASEMENT 20' WIDE

SEGMENT 2 - CENTERLINE  
PROP PERMANENT PATHWAY  
EASEMENT 20' WIDE

NOTE:  
BASIS OF BEARINGS FOR EASEMENTS  
ARE ON THE STATE PLANE  
COORDINATE GRID, MICHIGAN SOUTH  
ZONE (2113), BASED UPON THE  
1986 ADJUSTMENT OF NAD83.

**LEGEND**

PERMANENT EASEMENT

Plotted: Mar 14, 2016, 9:17 AM by user: 602 - Saved: 3/14/2016 by user: 602  
 J:\NVA\Design\NV12003 (Providence Trail)\Dwg\NV12003SEAS.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: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: 1" = 200'
JOB No. NV12-003	SHEET: 5 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	



## EXHIBIT B - EASEMENT DESCRIPTION

### PERMANENT EASEMENT

THE EASEMENT SHALL BE A PERMANENT EASEMENT FOR CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE AND REPLACEMENT OF PUBLIC PATHWAY DESCRIBED AS:

AN EASEMENT 20 FEET WIDE LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEING PART OF SOUTHEAST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREE 52 MINUTES 37 SECONDS EAST 1246.12 FEET ALONG THE EAST LINE OF SAID SECTION, BEING THE CENTERLINE OF BECK ROAD; THENCE SOUTH 87 DEGREES 59 MINUTES 49 SECONDS WEST 146.68 FEET; THENCE 66.31 FEET ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 37 DEGREES 59 MINUTES 30 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 69 DEGREES 07 MINUTES 38 SECONDS WEST, 65.10 FEET; THENCE 106.65 FEET ALONG A 170.05 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 35 DEGREES 56 MINUTES 04 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 68 DEGREES 49 MINUTES 09 SECONDS WEST, 104.91 FEET; THENCE SOUTH 86 DEGREES 47 MINUTES 21 SECONDS WEST 391.00 FEET; THENCE 58.36 FEET ALONG A 55.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 60 DEGREES 48 MINUTES 02 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 62 DEGREES 48 MINUTES 38 SECONDS WEST, 55.66 FEET; THENCE 60.03 FEET ALONG A 45.06 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 76 DEGREES 19 MINUTES 54 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 70 DEGREES 36 MINUTES 11 SECONDS WEST, 55.69 FEET; THENCE SOUTH 69 DEGREES 15 MINUTES 43 SECONDS WEST 15.02 FEET TO A POINT "A" ON THE PROPERTY LINE OF THE DESCRIBED PARCEL AND BEING THE POINT OF BEGINNING OF THE FIRST SEGMENT OF THE DESCRIBED EASEMENT; THENCE SOUTH 69 DEGREES 15 MINUTES 43 SECONDS WEST 40.38 FEET; THENCE 24.16 FEET ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 9 DEGREES 13 MINUTES 45 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 73 DEGREES 52 MINUTES 35 SECONDS WEST, 24.14 FEET; THENCE SOUTH 78 DEGREES 29 MINUTES 27 SECONDS WEST 31.30 FEET TO A POINT "B" ON A PROPERTY LINE OF THE DESCRIBED PARCEL AND BEING THE POINT OF ENDING OF THE FIRST SEGMENT OF THE DESCRIBED EASEMENT WITH THE SIDE LINES OF THE DESCRIBED EASEMENT SHORTENED OR LENGTHENED TO TERMINATE AT THE PROPERTY LINES OF THE DESCRIBED PARCEL; THENCE CONTINUING FROM SAID POINT "B" AND LEAVING THE DESCRIBED PARCEL THE FOLLOWING SEVEN COURSES; SOUTH 78 DEGREES 29 MINUTES 27 SECONDS WEST 95.55 FEET; THENCE 29.54 FEET ALONG A 205.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 8 DEGREES 15 MINUTES 23 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 82 DEGREES 37 MINUTES 09 SECONDS WEST, 29.51 FEET; THENCE SOUTH 86 DEGREES 44 MINUTES 50 SECONDS WEST 100.10 FEET; THENCE 168.19 FEET ALONG A 255.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 37 DEGREES 47 MINUTES 30 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 67 DEGREES 51 MINUTES 05 SECONDS WEST, 165.16 FEET; THENCE SOUTH 48 DEGREES 57 MINUTES 20 SECONDS WEST 181.90 FEET; THENCE 65.70 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 30 DEGREES 06 MINUTES 51 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 33 DEGREES 53 MINUTES 55 SECONDS WEST, 64.95 FEET; THENCE 82.16 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 37 DEGREES 39 MINUTES 41 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 37 DEGREES 40 MINUTES 20 SECONDS WEST, 80.69 FEET TO A POINT "C" ON THE PROPERTY LINE OF THE DESCRIBED PARCEL, BEING THE POINT OF BEGINNING OF THE SECOND SEGMENT OF THE DESCRIBED EASEMENT; THENCE 15.16 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 6 DEGREES 56 MINUTES 53 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 59 DEGREES 58 MINUTES 37 SECONDS WEST, 15.15 FEET; THENCE SOUTH 63 DEGREES 27 MINUTES 04 SECONDS WEST 213.11 FEET; THENCE 80.28 FEET ALONG A 205.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 22 DEGREES 26 MINUTES 11 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 74 DEGREES 40 MINUTES 10 SECONDS WEST, 79.76 FEET; THENCE 118.65 FEET ALONG A 245.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 27 DEGREES 44 MINUTES 48 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 80 DEGREES 14 MINUTES 21 SECONDS WEST, 117.49 FEET; THENCE 11.80 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 9 DEGREES 00 MINUTES 44 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 61 DEGREES 47 MINUTES 56 SECONDS WEST, 11.78 FEET; THENCE 46.40 FEET ALONG A 55.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 48 DEGREES 20 MINUTES 24 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 81 DEGREES 27 MINUTES 47 SECONDS WEST, 45.04 FEET; THENCE SOUTH 74 DEGREES 22 MINUTES 01 SECOND WEST 25.53 FEET TO A POINT "D" ON A PROPERTY LINE OF THE DESCRIBED PARCEL AND BEING THE POINT OF ENDING OF THE SECOND SEGMENT OF THE DESCRIBED EASEMENT WITH THE SIDE LINES OF THE DESCRIBED EASEMENT SHORTENED OR LENGTHENED TO TERMINATE AT THE PROPERTY LINES OF THE DESCRIBED PARCEL. CONTAINING 12,163 SQ. FT.

NOTE:  
BASIS OF BEARINGS FOR EASEMENTS  
ARE ON THE STATE PLANE  
COORDINATE GRID, MICHIGAN SOUTH  
ZONE (2113), BASED UPON THE  
1986 ADJUSTMENT OF NAD83.

Plotted: Mar 14, 2016, 8:34 AM by user: 602 - Saved: 3/14/2016 by user: 602  
 J:\NVA\Design\NV12003 (Providence Trail)\Dwg\NV12003EAS.dwg

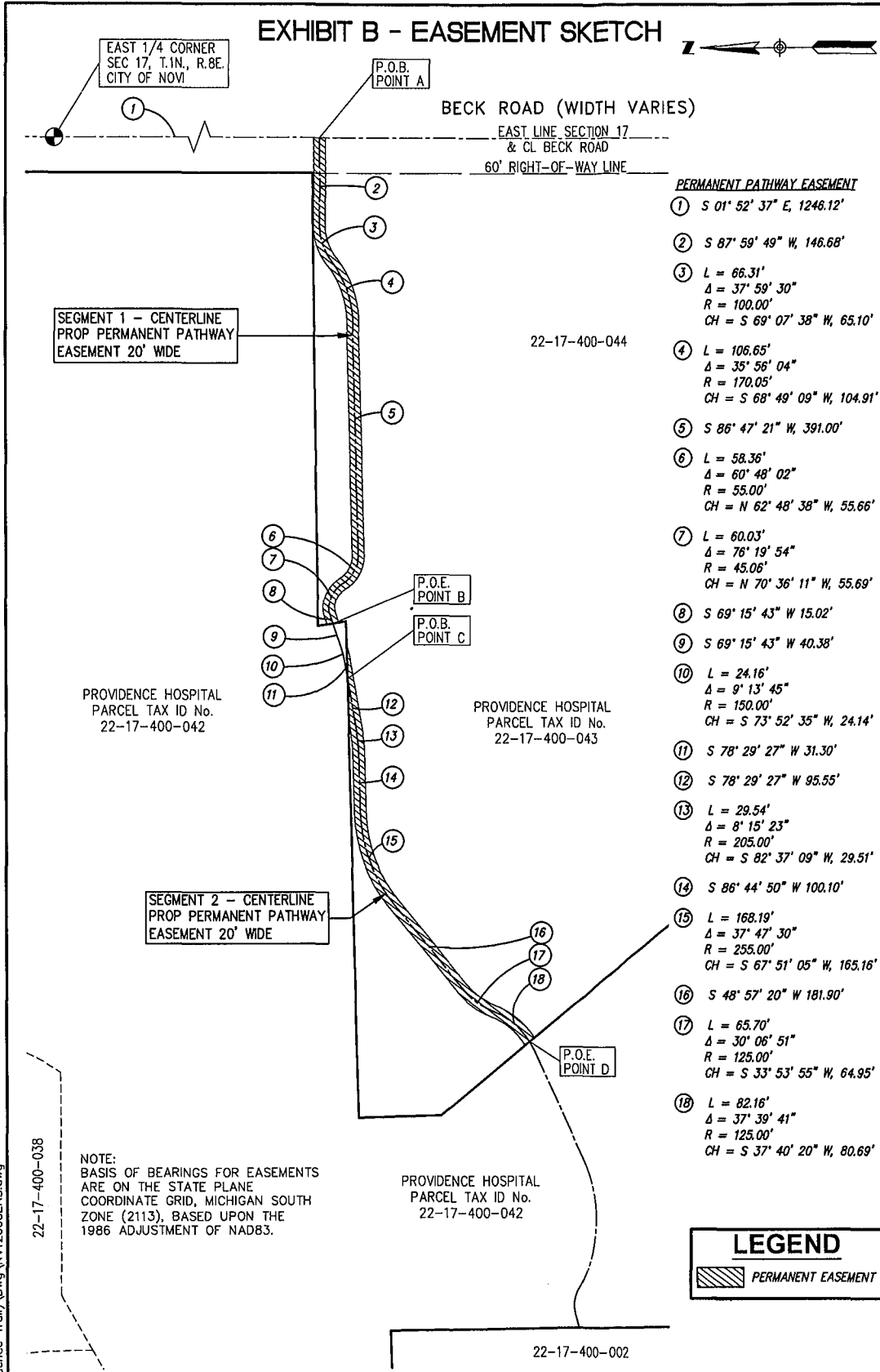
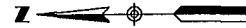


**SPALDING DeDECKER**  
Engineers | Surveyors

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

DRAWN: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: NONE
JOB No. NV12-003	SHEET: 6 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI OAKLAND COUNTY, MI	

# EXHIBIT B - EASEMENT SKETCH



## PERMANENT PATHWAY EASEMENT

- ① S 01° 52' 37" E, 1246.12'
- ② S 87° 59' 49" W, 146.68'
- ③ L = 66.31'  
Δ = 37° 59' 30"  
R = 100.00'  
CH = S 69° 07' 38" W, 65.10'
- ④ L = 106.65'  
Δ = 35° 56' 04"  
R = 170.05'  
CH = S 68° 49' 09" W, 104.91'
- ⑤ S 86° 47' 21" W, 391.00'
- ⑥ L = 58.36'  
Δ = 60° 48' 02"  
R = 55.00'  
CH = N 62° 48' 38" W, 55.66'
- ⑦ L = 60.03'  
Δ = 76° 19' 54"  
R = 45.06'  
CH = N 70° 36' 11" W, 55.69'
- ⑧ S 69° 15' 43" W 15.02'
- ⑨ S 69° 15' 43" W 40.38'
- ⑩ L = 24.16'  
Δ = 9° 13' 45"  
R = 150.00'  
CH = S 73° 52' 35" W, 24.14'
- ⑪ S 78° 29' 27" W 31.30'
- ⑫ S 78° 29' 27" W 95.55'
- ⑬ L = 29.54'  
Δ = 8° 15' 23"  
R = 205.00'  
CH = S 82° 37' 09" W, 29.51'
- ⑭ S 86° 44' 50" W 100.10'
- ⑮ L = 168.19'  
Δ = 37° 47' 30"  
R = 255.00'  
CH = S 67° 51' 05" W, 165.16'
- ⑯ S 48° 57' 20" W 181.90'
- ⑰ L = 65.70'  
Δ = 30° 06' 51"  
R = 125.00'  
CH = S 33° 53' 55" W, 64.95'
- ⑱ L = 82.16'  
Δ = 37° 39' 41"  
R = 125.00'  
CH = S 37° 40' 20" W, 80.69'

SEGMENT 1 - CENTERLINE  
PROP PERMANENT PATHWAY  
EASEMENT 20' WIDE

SEGMENT 2 - CENTERLINE  
PROP PERMANENT PATHWAY  
EASEMENT 20' WIDE

PROVIDENCE HOSPITAL  
PARCEL TAX ID No.  
22-17-400-042

PROVIDENCE HOSPITAL  
PARCEL TAX ID No.  
22-17-400-043

PROVIDENCE HOSPITAL  
PARCEL TAX ID No.  
22-17-400-042

NOTE:  
BASIS OF BEARINGS FOR EASEMENTS  
ARE ON THE STATE PLANE  
COORDINATE GRID, MICHIGAN SOUTH  
ZONE (2113), BASED UPON THE  
1986 ADJUSTMENT OF NAD83.

LEGEND	
	PERMANENT EASEMENT

Plotted: Mar 14, 2016, 9:18 AM by user: 602 - Saved: 3/14/2016 by user: 602  
J:\NV\Design\NV12003 (Providence Trail)\Dwg\NV12003EAS.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: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: 1" = 200'
JOB No. NV12-003	SHEET: 7 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

## EXHIBIT B - EASEMENT DESCRIPTION

### PERMANENT EASEMENT

THE EASEMENT SHALL BE A PERMANENT EASEMENT FOR CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE AND REPLACEMENT OF PUBLIC PATHWAY DESCRIBED AS:

AN EASEMENT 20 FEET WIDE LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEING PART OF SOUTHEAST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 01 DEGREE 52 MINUTES 37 SECONDS EAST 1246.12 FEET ALONG THE EAST LINE OF SAID SECTION, BEING THE CENTERLINE OF BECK ROAD, TO A POINT "A" BEING THE POINT OF BEGINNING OF THE FIRST SEGMENT OF THE DESCRIBED EASEMENT; THENCE SOUTH 87 DEGREES 59 MINUTES 49 SECONDS WEST 146.68 FEET; THENCE 66.31 FEET ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 37 DEGREES 59 MINUTES 30 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 69 DEGREES 07 MINUTES 38 SECONDS WEST, 65.10 FEET; THENCE 106.65 FEET ALONG A 170.05 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 35 DEGREES 56 MINUTES 04 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 68 DEGREES 49 MINUTES 09 SECONDS WEST, 104.91 FEET; THENCE SOUTH 86 DEGREES 47 MINUTES 21 SECONDS WEST 391.00 FEET; THENCE 58.36 FEET ALONG A 55.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 60 DEGREES 48 MINUTES 02 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 62 DEGREES 48 MINUTES 38 SECONDS WEST, 55.66 FEET; THENCE 60.03 FEET ALONG A 45.06 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 76 DEGREES 19 MINUTES 54 SECONDS, AND THE LONG CHORD OF WHICH MEASURES NORTH 70 DEGREES 36 MINUTES 11 SECONDS WEST, 55.69 FEET; THENCE SOUTH 69 DEGREES 15 MINUTES 43 SECONDS WEST 15.02 FEET TO A POINT "B" ON A PROPERTY LINE OF THE DESCRIBED PARCEL AND BEING THE POINT OF ENDING OF THE FIRST SEGMENT OF THE DESCRIBED EASEMENT WITH THE SIDE LINES OF THE DESCRIBED EASEMENT SHORTENED OR LENGTHENED TO TERMINATE AT THE PROPERTY LINES OF THE DESCRIBED PARCEL; THENCE CONTINUING FROM SAID POINT "B" AND LEAVING THE DESCRIBED PARCEL THE FOLLOWING THREE COURSES; SOUTH 69 DEGREES 15 MINUTES 43 SECONDS WEST 40.38 FEET; THENCE 24.16 FEET ALONG A 150.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 9 DEGREES 13 MINUTES 45 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 73 DEGREES 52 MINUTES 35 SECONDS WEST, 24.14 FEET; THENCE SOUTH 78 DEGREES 29 MINUTES 27 SECONDS WEST 31.30 FEET TO A POINT "C" ON THE PROPERTY LINE OF THE DESCRIBED PARCEL BEING THE POINT OF BEGINNING OF THE SECOND SEGMENT OF THE DESCRIBED EASEMENT; THENCE CONTINUING FROM POINT "C" SOUTH 78 DEGREES 29 MINUTES 27 SECONDS WEST 95.55 FEET; THENCE 29.54 FEET ALONG A 205.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 8 DEGREES 15 MINUTES 23 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 82 DEGREES 37 MINUTES 09 SECONDS WEST, 29.51 FEET; THENCE SOUTH 86 DEGREES 44 MINUTES 50 SECONDS WEST 100.10 FEET; THENCE 168.19 FEET ALONG A 255.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 37 DEGREES 47 MINUTES 30 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 67 DEGREES 51 MINUTES 05 SECONDS WEST, 165.16 FEET; THENCE SOUTH 48 DEGREES 57 MINUTES 20 SECONDS WEST 181.90 FEET; THENCE 65.70 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 30 DEGREES 06 MINUTES 51 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 33 DEGREES 53 MINUTES 55 SECONDS WEST, 64.95 FEET; THENCE 82.16 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 37 DEGREES 39 MINUTES 41 SECONDS, AND THE LONG CHORD OF WHICH MEASURES SOUTH 37 DEGREES 40 MINUTES 20 SECONDS WEST, 80.69 FEET TO A POINT "D" ON A PROPERTY LINE OF THE DESCRIBED PARCEL AND BEING THE POINT OF ENDING OF THE SECOND SEGMENT OF THE DESCRIBED EASEMENT WITH THE SIDE LINES OF THE DESCRIBED EASEMENT SHORTENED OR LENGTHENED TO TERMINATE AT THE PROPERTY LINES OF THE DESCRIBED PARCEL. CONTAINING 31,314 SQ. FT.

NOTE:  
BASIS OF BEARINGS FOR EASEMENTS  
ARE ON THE STATE PLANE  
COORDINATE GRID, MICHIGAN SOUTH  
ZONE (2113), BASED UPON THE  
1986 ADJUSTMENT OF NAD83.

Plotted: Mar 14, 2016, 8:36 AM by user: 602 - Saved: 3/14/2016 by user: 602  
J:\NV\Design\NV12003 (Providence Trail)\Dwg\NV12003EAS.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: J.SERBINSKI	DATE: 02-16-16
CHECKED: T.LINDOW	DATE: 03-14-16
MANAGER: E.STRADA	SCALE: NONE
JOB No. NV12-003	SHEET: 8 OF 8
SECTION 17 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI



LIBER 48553 PAGE 602  
\$37.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
08/31/2015 04:51:22 PM RECEIPT# 104222  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

PATHWAY EASEMENT

NOW ALL MEN BY THESE PRESENTS, that **Providence Hospital and Medical Centers, Inc.**, a Michigan nonprofit corporation, whose address is 47601 Grand River Ave., Novi, Michigan 48374, for and in consideration of One (\$1.00) Dollars, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the **City of Novi**, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public non-motorized pathway over across and through property located in Section 17, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A}

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

{See attached and incorporated Exhibit B}

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

Grantee may, construct, install, repair, replace, improve, modify and maintain a non-motorized pathway in the easement area as shown in the attached and incorporated Exhibit B.

Construction activities required for the construction of a non-motorized pathway, consisting of a 10 foot wide asphalt pathway.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the pathway in the easement areas shown on the attached and incorporated Exhibit B.

All portions of the Premises damaged or disturbed by Grantee's exercise of temporary 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 shall allow public non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

NCS 6/5/16  
PATCO



**CONSENT TO EASEMENT**

As the holder of a ground lessee's interest in and to the property referenced in the Pathway Access Easement, dated ~~July 21st~~ 2015, attached hereto and incorporated as Exhibits A and B, whereby Providence Hospital and Medical Centers, Inc. grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the ~~21st~~ day of July, 2015.

Providence Park Senior Living, LLC

By: Warren Rose  
(Print Name: Warren Rose)  
Its: Manager

STATE OF MICHIGAN    )  
  ) SS.  
COUNTY OF OAKLAND    )

The foregoing Consent to Easement was acknowledged before me this 29 day of July, 2015, by Warren Rose, the Manager of Providence Park Senior Living, LLC, a Michigan limited liability company.

DAWN E. SCHULTZ  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Jun 26, 2016  
ACTING IN COUNTY OF OAKLAND

Dawn E. Schultz  
Notary Public  
OAKLAND County, MI  
My commission expires: June 26, 2016

Drafted by:  
Elizabeth Kudla Saarela  
Johnson, Rosati, Schultz & Joppich  
34405 W. Twelve Mile Road, Suite 200  
Farmington Hills, MI 48331-5627

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

**EXHIBIT A**

**The Property**



**DESCRIPTION OF PROVIDENCE PARK HOSPITAL CAMPUS PROPERTY**

Part of the Northeast ¼ and Southeast ¼ of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Commencing at the East ¼ corner of said Section 17; thence South 87 degrees 17 minutes 07 seconds West 60.00 feet along the East-West ¼ line to the west right of way line of Beck Road (variable right of way) and the POINT OF BEGINNING; thence South 01 degrees 21 minutes 47 seconds East 1,971.74 feet along said right of way line; thence South 87 degrees 20 minutes 58 seconds West 777.29 feet; thence South 01 degrees 54 minutes 30 seconds East 667.00 feet to the South line of said Section 17 and centerline of Eleven Mile Road (33 foot right of way); thence South 87 degrees 21 minutes 00 seconds West 326.50 feet along said South line and centerline; thence North 01 degrees 54 minutes 30 seconds West 667.00 feet; thence South 87 degrees 20 minutes 58 seconds West 162.32 feet; thence South 01 degrees 53 minutes 29 seconds East 368.99 feet; thence South 87 degrees 21 minutes 00 seconds West 280.07 feet; thence South 01 degrees 53 minutes 15 seconds East 298.00 feet to the South line of said Section 17 and centerline of Eleven Mile Road (33 foot right of way); thence South 87 degrees 21 minutes 00 seconds West 199.89 feet along said South line and centerline; thence North 02 degrees 09 minutes 22 seconds West 484.00 feet; thence South 87 degrees 21 minutes 00 seconds West 180.00 feet; thence North 02 degrees 09 minutes 22 seconds West 834.05 feet; thence South 87 degrees 19 minutes 01 seconds West 666.08 feet to the North-South ¼ line of said Section 17; thence North 02 degrees 25 minutes 16 seconds West 1317.63 feet along said North-South ¼ line to the center of said Section 17; thence North 02 degrees 46 minutes 41 seconds West 1816.04 feet to the southerly right-of-way line of Grand River Avenue (120 feet wide); thence along said southerly right of way line the following three (3) courses: (1) South 73 degrees 26 minutes 47 seconds East 1593.03 feet, (2) South 72 degrees 01 minutes 36 seconds East 605.22 feet, and (3) South 73 degrees 27 minutes 18 seconds East 600.00 feet to the west right of way line of said Beck Road; thence along said west right of way line the following three (3) courses: (1) South 02 degrees 00 minutes 50 seconds East 210.90 feet, (2) North 87 degrees 59 minutes 10 seconds East 5.00 feet, and (3) South 02 degrees 00 minutes 50 seconds East 667.73 feet to the East-West ¼ line of said Section 17 and the POINT OF BEGINNING.. Said description contains 200.965 acres, more or less.

*Tax Parcel / Address*

- 22-17-400-040 / 47601 Grand River Ave.
- 22-17-400-036 / 27000 Providence Pkwy
- 22-17-400-037 / 26750 Providence Pkwy
- 22-17-400-038 / 26850 Providence Pkwy
- 22-17-400-041 / 27150 Providence Pkwy

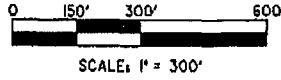


**EXHIBIT B**

**The Easement Area**

# PATHWAY EASEMENT

## EXHIBIT B



NE 1/4 CORNER OF SECTION 17,  
T1N. R8E. CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

### BECK ROAD

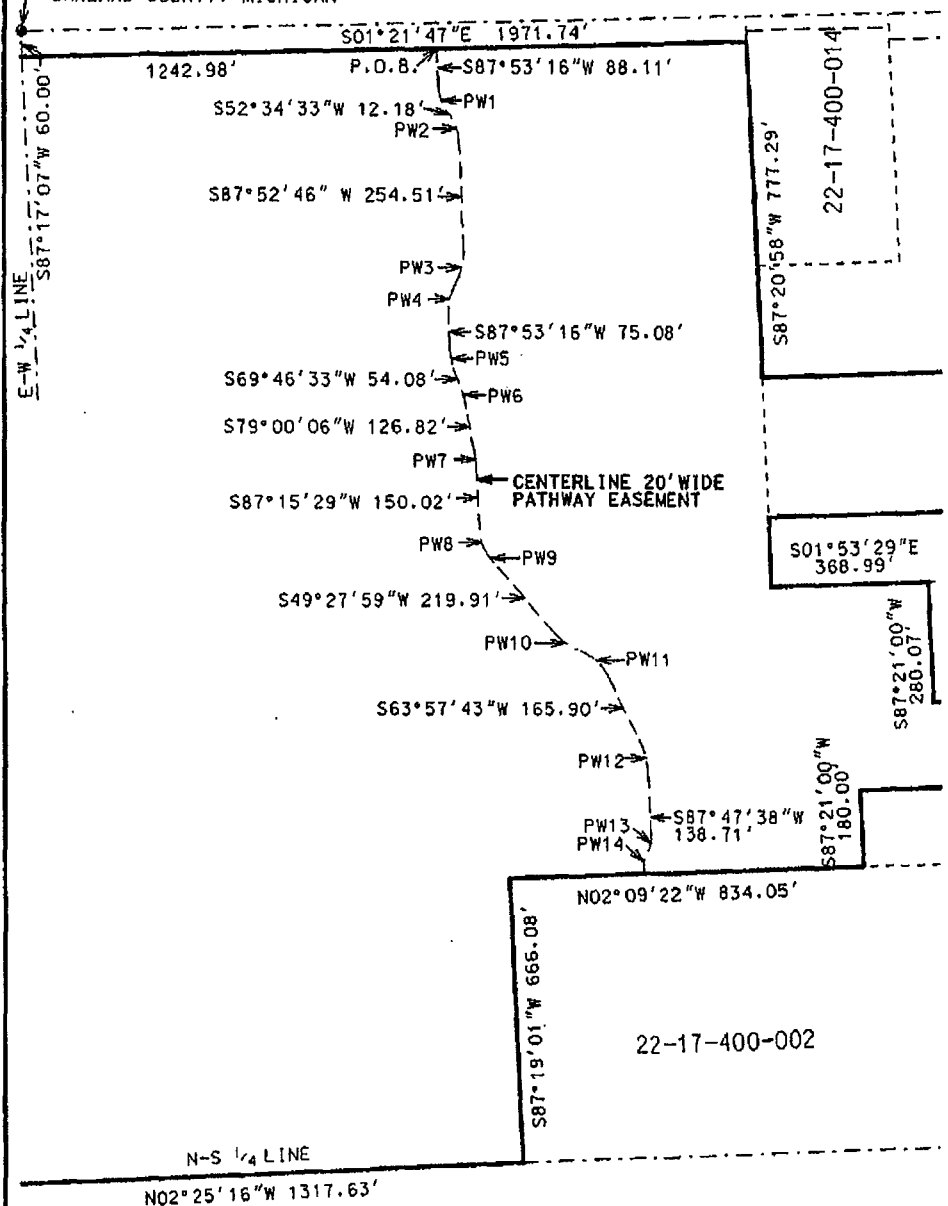
TIME: 21-APR-2015 10:04

REV: 781-11-Nov-08-PathwayEasement.dwg

06262 -11-Nov-08-PathwayEasement.dwg

DESIGN FILE: H:\2013\06\20130648\20130648\_PathwayEasement.dwg

USER NAME: Albert



REV. 03-25-15  
 FOR REVIEW 03-13-15  
 REV. 06-27-14

JOB NO.  
20130648  
 DATE  
04-21-14

**HUBBELL, ROTH & CLARK, INC.**  
 CONSULTING ENGINEERS  
 555 HULET DRIVE  
 BLOOMFIELD HILLS, MICH. P.O. BOX 824  
 48303-0824

SHEET NO.  
1  
 OF 3

# PATHWAY EASEMENT

### CURVE DATA:

PW1  
 L = 63.88'  
 R = 100.00'  
 Δ = 36° 36' 01"  
 CH = S70° 52' 34" W 62.80'

PW8  
 L = 56.57'  
 R = 105.00'  
 Δ = 30° 52' 12"  
 CH = S71° 49' 23" W 55.89'

PW2  
 L = 61.62'  
 R = 100.00'  
 Δ = 35° 18' 12"  
 CH = S70° 13' 39" W 60.65'

PW9  
 L = 27.18'  
 R = 225.00'  
 Δ = 06° 55' 18"  
 CH = S52° 55' 38" W 27.16'

PW3  
 L = 75.03'  
 R = 140.00'  
 Δ = 30° 42' 26"  
 CH = N76° 46' 02" W 74.14'

PW10  
 L = 66.20'  
 R = 125.00'  
 Δ = 30° 20' 38"  
 CH = S34° 17' 40" W 65.43'

PW4  
 L = 80.37'  
 R = 150.00'  
 Δ = 30° 41' 55"  
 CH = N76° 45' 47" W 79.41'

PW11  
 L = 96.82'  
 R = 125.00'  
 Δ = 44° 22' 48"  
 CH = S41° 46' 24" W 94.42'

PW5  
 L = 47.42'  
 R = 150.00'  
 Δ = 18° 06' 43"  
 CH = S78° 49' 54" W 47.22'

PW12  
 L = 91.51'  
 R = 220.00'  
 Δ = 23° 49' 55"  
 CH = S75° 52' 40" W 90.85'

PW6  
 L = 24.15'  
 R = 150.00'  
 Δ = 09° 13' 34"  
 CH = S74° 23' 19" W 24.13'

PW13  
 L = 35.97'  
 R = 65.00'  
 Δ = 31° 42' 12"  
 CH = N76° 21' 16" W 35.51'

PW7  
 L = 29.54'  
 R = 205.00'  
 Δ = 08° 15' 23"  
 CH = S83° 07' 48" W 29.51'

PW14  
 L = 55.25'  
 R = 65.00'  
 Δ = 48° 41' 59"  
 CH = N84° 51' 10" W 53.60'

TIME -21-APP-2015 1006

PEM\_TBL -H:\app\Huffing\Huffing.dwg

QUEIE -V:\app\Survey\_Legal\LE289\_TBL -1\AUG28\dwg\Huffing.dwg

DESIGN FILE -V:\2013\06-201306-08\PTV\3548\_drawing.dwg\_2012.dgn

USER NAME - dhbort

REV. 03-25-15

JOB NO. 20130648	<b>HUBBELL, ROTH &amp; CLARK, INC.</b>	SHEET NO.
DATE 06-27-14	CONSULTING ENGINEERS 555 HULET DRIVE BLOOMFIELD HILLS, MICH.	<b>2</b>
	P.O. BOX 824 48303-0824	OF 3

**DESCRIPTION OF PATHWAY EASEMENT**

A 20.00 foot wide Pathway Easement lying 10.00 feet each side of a line described as:

Commencing at the East ¼ corner of said Section 17; thence South 87 Degrees 17 Minutes 07 Seconds West 60.00 feet along the East-West ¼ line to the west right of way line of Beck Road (variable right of way) and South 01 Degrees 21 Minutes 47 Seconds East 1,242.98 feet along said right of way line to the Point of Beginning; thence South 87 Degrees 53 Minutes 16 Seconds West a distance of 88.11 feet; thence along an arc 63.88 feet to the left, having a radius of 100.00 feet, a central angle of 36 Degrees 36 Minutes 01 and a chord bearing South 70 Degrees 52 Minutes 34 Seconds West for a distance of 62.80 feet; thence South 52 Degrees 34 Minutes 33 Seconds West a distance of 12.18 feet; thence along an arc 61.62 feet to the right, having a radius of 100.00 feet, a central angle of 35 Degrees 18 Minutes 12 Seconds and a chord bearing South 70 Degrees 13 Minutes 39 Seconds West for a distance of 60.65 feet; thence South 87 Degrees 52 Minutes 46 Seconds West a distance of 254.51 feet; thence along a curve to the right 75.03 feet, said curve having a radius of 140.00 feet, a central angle 30 Degrees 42 Minutes 26 Seconds and a chord bearing North 76 Degrees 46 Minutes 02 Seconds West 74.14 feet; thence along a curve to the left 80.37 feet, said curve having a radius of 150.00 feet, a central angle of 30 Degrees 41 Minutes 55 Seconds and a chord bearing North 76 Degrees 45 Minutes 47 Seconds West 79.41 feet; thence South 87 Degrees 53 Minutes 16 Seconds West 75.08 feet; thence along a curve to the left 47.42 feet, said curve having a radius of 150.00 feet, a central angle of 18 Degrees 06 Minutes 43 Seconds and a chord bearing South 78 Degrees 49 Minutes 54 Seconds West 47.22 feet; thence South 69 Degrees 46 Minutes 33 Seconds West 54.08 feet; thence along a curve to the right 24.15 feet, said curve having a radius of 150.00 feet, a central angle of 09 Degrees 13 Minutes 34 Seconds and a chord bearing South 74 Degrees 23 Minutes 19 Seconds West 24.13 feet; thence South 79 Degrees 00 Minutes 06 Seconds West 126.82 feet; thence along an arc 29.54 feet to the right, having a radius of 205.00 feet, a central angle of 08 Degrees 15 Minutes 23 Seconds and a chord bearing South 83 Degrees 07 Minutes 48 Seconds West for a distance of 29.51 feet; thence South 87 Degrees 15 Minutes 29 Seconds West a distance of 150.02 feet; thence along an arc 56.57 feet to the left, having a radius of 105.00 feet, a central angle of 30 Degrees 52 Minutes 12 Seconds and a chord bearing South 71 Degrees 49 Minutes 23 Seconds West for a distance of 55.89 feet; thence along an arc 27.18 feet to the left, having a radius of 225.00 feet, a central angle of 06 Degrees 55 Minutes 18 Seconds and a chord bearing South 52 Degrees 55 Minutes 38 Seconds West for a distance of 27.16 feet; thence South 49 Degrees 27 Minutes 59 Seconds West a distance of 219.91 feet; thence along an arc 66.20 feet to the left, having a radius of 125.00 feet, a central angle of 30 Degrees 20 Minutes 38 Seconds and a chord bearing South 34 Degrees 17 Minutes 40 Seconds West for a distance of 65.43 feet; thence along a curve to the right 96.82 feet; said curve having a radius of 125.00 feet, a central angle of 44 Degrees 22 Minutes 48 Seconds and a chord bearing South 41 Degrees 46 Minutes 24 Seconds West 94.42 feet, thence South 63 Degrees 57 Minutes 43 Seconds West 165.90 feet; thence along a curve to the right 91.51 feet, said curve having a radius of 220.00 feet, a central angle of 23 Degrees 49 Minutes 55 Seconds and a chord bearing South 75 Degrees 5 2 Minutes 40 Seconds West 90.85 feet; thence South 87 Degrees 47 Minutes 38 Seconds West 138.71 feet; thence along a curve to the right 35.97 feet to the right, said curve having radius of 65.00 feet, a central angle of 31 Degrees 42 Minutes 12 Seconds and a chord bearing North 76 Degrees 21 Minutes 16 Seconds West 35.51 feet; thence along a curve to the left 55.25 feet, said curve having a radius of 65.00 feet, a central angle of 48 Degrees 41 Minutes 59 Seconds and a chord bearing North 84 Degrees 51 Minutes 10 Seconds West 53.60 feet to the Point of Ending. Said easement contains 41,937 square feet, or 0.963 acre, more or less.

Part of 22-17-400-040      47601 Grand River Ave.