



CITY of NOVI CITY COUNCIL

Agenda Item C
June 6, 2016

SUBJECT: Approval of two Quit Claim Deeds for parcels located on the south side of Twelve Mile Road, west of Meadowbrook Road to dedicate the 90-foot master planned right-of-way along Twelve Mile Road to the Road Commission for Oakland County (parcels 22-14-200-025 and 22-14-200-031, formerly 22-14-200-026).

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

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

A 30-foot wide strip of land along the north property line of the subject parcels was previously acquired by the City in connection with the 12 Mile Road widening project completed in the early 2000s. The dedication of the additional 30-feet of right-of-way was intended to provide the master planned 90-foot right-of-way along the south side of 12 Mile Road. As part of the recent Trilogy project, it was discovered that the additional 30-foot right-of-way was never dedicated to the Road Commission for Oakland County, which has jurisdiction over 12 Mile Road. The Road Commission is willing to accept the right-of-way and, if approved by City Council, would present the quit claim deeds to the Board of Road Commissioners for formal acceptance.

The enclosed letter by the City Attorney Beth Saarela, dated May 13, 2016 provides additional information and the Quit Claim Deeds she prepared.

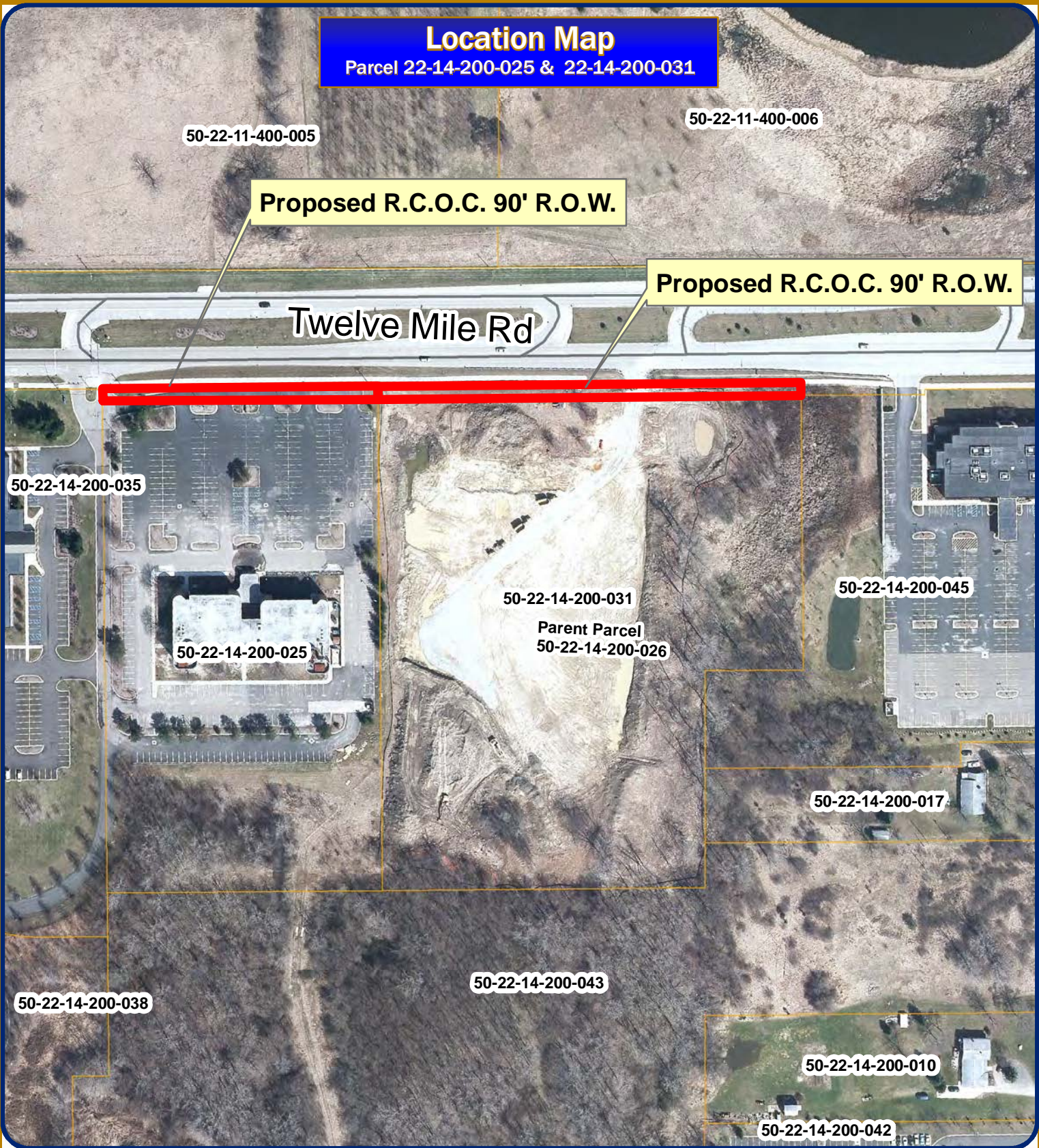
RECOMMENDED ACTION: Approval of two Quit Claim Deeds for parcels located on the south side of Twelve Mile Road, west of Meadowbrook Road to dedicate the 90-foot master planned right-of-way along Twelve Mile Road to the Road Commission for Oakland County (parcels 22-14-200-025 and 22-14-200-031, formerly 22-14-200-026).

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

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

Location Map

Parcel 22-14-200-025 & 22-14-200-031

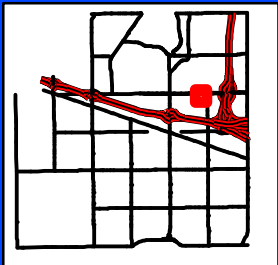


Map Author: Rasha Majzoub
 Date: May 23, 2016
 Project:
 Version #:

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

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



City of Novi

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



1 inch = 200 feet





JOHNSON ROSATI SCHULTZ JOPPICH PC

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

Elizabeth Kudla Saarela
esaarela@jrsjlaw.com

www.jrsjlaw.com

May 25, 2019

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

Re: Twelve Mile Road Right-of-Way

Dear Mr. Hayes:

We are enclosing two proposed Quit Claim Deeds from the City to the Oakland County Board of Road Commissioners for 90 foot wide right-of-way adjacent to the frontage of parcels 22-14-200-025 and 22-14-200-031, near the southwest corner of Twelve Mile and Meadowbrook Road. The right-of-way was acquired by the City in connection with previous Twelve Mile Road improvement projects pursuant to the enclosed Warranty Deeds from Redfern Investments Co., Limited Partnership. We discovered recently, in connection with the submittal of acceptance documents for the Trilogy Senior Assisted Living Facility that the City still owned the right-of-way. Counsel for the RCOC has confirmed that the County will consider acceptance of the right-of-way by Quit Claim Deed from the City at an upcoming Board of Road Commissioners Meeting.


Once the enclosed Quit Claim Deeds have been executed, the originals should be returned to my attention for follow-up with counsel for the Road Commission regarding acceptance of the right-of-way.

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

Rob Hayes, Public Services Director
May 19, 2016
Page 2

Very truly yours,

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



Elizabeth Kudla Saarela

EMK

Enclosures

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

QUIT CLAIM DEED

KNOW ALL PERSONS that the City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi Michigan, 48375, Quit Claims to **the Board of County Road Commissioners of the County of Oakland, (“Board”)** State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, Michigan 48025, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, for right-of-way purposes, to-wit:

Part of the NE ¼ Section 14, T.1N, R.8E, City of Novi, Oakland County, Michigan, further described as commencing at the N ¼ corner of said Section 14; thence S00°35'22"E 60.00 feet and N89°24'35"E 1066.73 feet to the point of beginning; thence N89°24'35"E 420.00 feet; thence S00°35'25"E 30.00 to a point; thence S89°24'35"W 420.00 feet to a point; thence N00°35'25"W 30.00 to the point of beginning. Containing 12,600 square feet or 0.2892 acres of land, subject to easements of record.

SEE PARCEL DRAWING, ATTACHED AS EXHIBIT “A,” AND BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

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

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

Dated this _____ day of _____ 2016.

GRANTOR:

The City of Novi

Robert J. Gatt, Mayor

Maryanne Cornelius, Clerk

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Robert J. Gatt, executed the foregoing document before me and, being duly sworn, stated that he/she is the Mayor of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Maryanne Cornelius, executed the foregoing document before me and, being duly sworn, stated that he/she is the Clerk of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

Drafted by:

Elizabeth K. Saarela
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

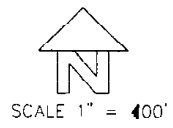
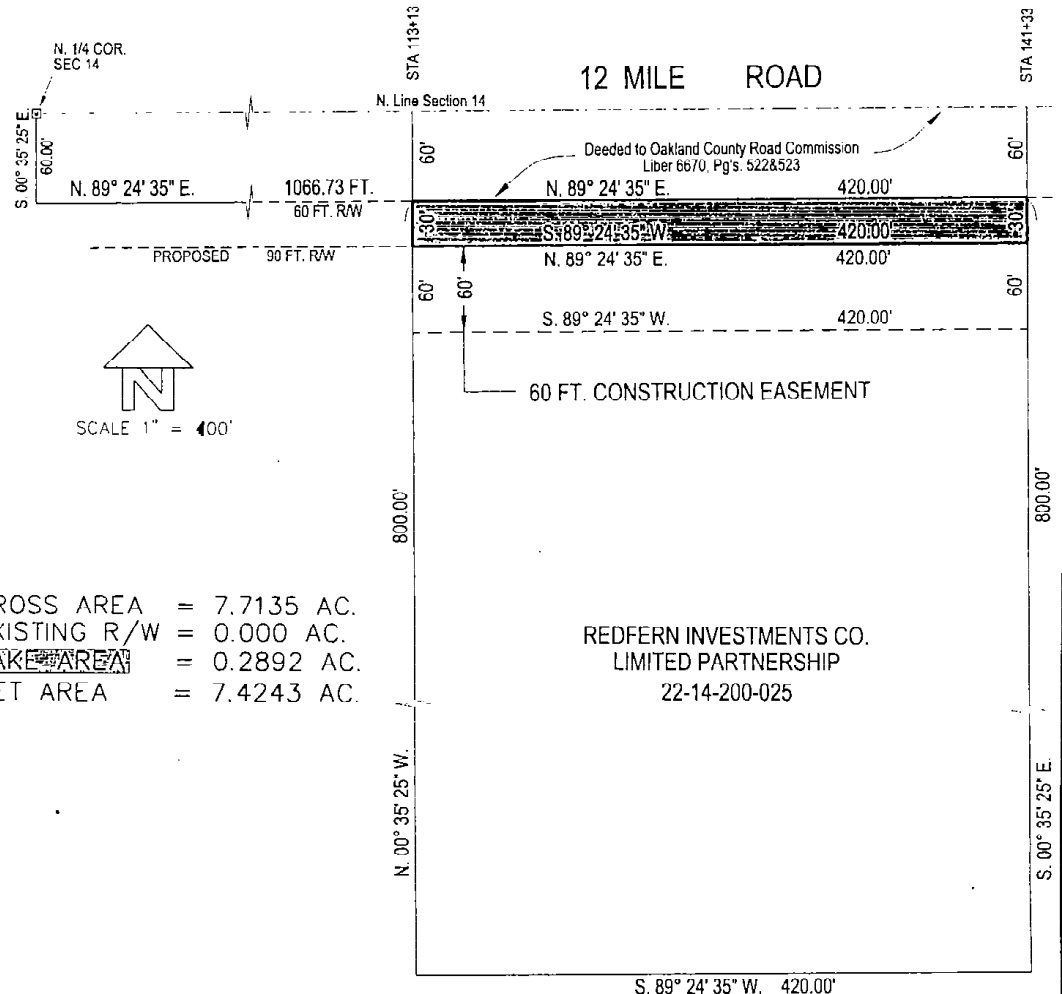
When recorded return to:

Project: _____ Project No.: _____ Parcel No.: _____
(Part of) Tax Parcel No.: _____
Recording Fee _____ Revenue Stamps _____

LIBER 37631 PG 887

EXHIBIT 'A'

PART OF THE NE. 1/4 OF SECTION 14, T. 1 N., R. 8 E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



GROSS AREA = 7.7135 AC.
 EXISTING R/W = 0.000 AC.
~~TAKE AREA~~ = 0.2892 AC.
 NET AREA = 7.4243 AC.

REDFERN INVESTMENTS CO.
 LIMITED PARTNERSHIP
 22-14-200-025

DESCRIPTION OF PROPOSED R/W ACQUISITION

Part of the Northeast one-quarter of Section 14, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan further described as:

Commencing at the North 1/4 Corner of said Section 14; Thence S. 00° 35' 25" E., a distance of 60.00 feet, and N 89° 24' 35" E., a distance of 1066.73 feet, to the POINT OF BEGINNING.

Thence N 89° 24' 35" E., a distance of 420.00 feet; thence S. 00° 35' 25" E., a distance of 30.00 feet, to a point; Thence S. 89° 24' 35" W., a distance of 420.00 feet, to a point; Thence N. 00° 35' 25" W., a distance of 30.00 feet, to the POINT OF BEGINNING. Contains 12,600 square feet, or 0.2892 acre of land. Subject to easements and restrictions of record.

DESCRIPTION OF 60 FT. WIDE CONSTRUCTION EASEMENT

Part of the Northeast one-quarter of Section 14, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan further described as:

Commencing at the North 1/4 Corner of said Section 14; Thence S. 00° 35' 25" E., a distance of 60.00 feet, and N 89° 24' 35" E., a distance of 1066.73 feet, and S. 00° 35' 25" E., a distance of 30.00 feet, to the POINT OF BEGINNING.

Thence N 89° 24' 35" E., a distance of 420.00 feet; thence S. 00° 35' 25" E., a distance of 60.00 feet, to a point; Thence S. 89° 24' 35" W., a distance of 420.00 feet, to a point; Thence N. 00° 35' 25" W., a distance of 60.00 feet, to the POINT OF BEGINNING. Contains 25,200 square feet, or 0.5785 acre of land. Subject to easements and restrictions of record.

Pt. Rd - no sidewalk

Pt. 22-14-200-025

ROLF W. GOERLICH
 PROFESSIONAL SURVEYOR
 STATE OF MICHIGAN #43052

FINKBEINER PETTIS & STROUT CONSULTING ENGINEERS 41441 ELEVEN MILE ROAD NOVI, MI. 48375 (248) 305-7320 (248) 305-7324 FAX	
SURVEYED BY NOT A BOUNDARY SURVEY	DATE 02-22-01
DRAWN BY MRU RWG	PERMITS 03-28-01

QUIT CLAIM DEED

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

All that part of the following described Tract "A" that lies north of a line 30 feet south of a point measured at right angles and parallel to the southerly right-of-way line of 12 Mile Road as recorded in Liber 6670, Page 522, Oakland County Records, Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan.

Tract "A" - Part of the NE ¼ of Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan, beginning at a point on the southerly right-of-way line of 12 Mile Road, located distant S00°35'25"E 60.00 feet and N89°24'35"E, along said line 1,486.73 feet from the N ¼ corner of said Section 14; thence continuing N89°24'35"E, along said right-of-way line 645.33 feet; thence S00°35'25"E 467.98 feet; thence S89°24'35"W 150.00 feet; thence S00°01'05"E 332.04 feet; thence S89°24'35"W 492.01 feet; thence N00°35'25"W 800.00 feet to the point of beginning.

SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," AND BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN

If this parcel is unplatted, the following applies: The grantor grants to the grantee the right to make **0 divisions** under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

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

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

Dated this _____ day of _____ 2016.

GRANTOR:

The City of Novi

Robert J. Gatt, Mayor

Maryanne Cornelius, Clerk

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Robert J. Gatt, executed the foregoing document before me and, being duly sworn, stated that he/she is the Mayor of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this _____ day of _____ 2016, Maryanne Cornelius, executed the foregoing document before me and, being duly sworn, stated that he/she is the Clerk of the City of Novi with its full authority and as its free act and deed.

Notary Public

My commission expires: _____
Oakland County, Michigan
Acting in the County of _____

Drafted by:

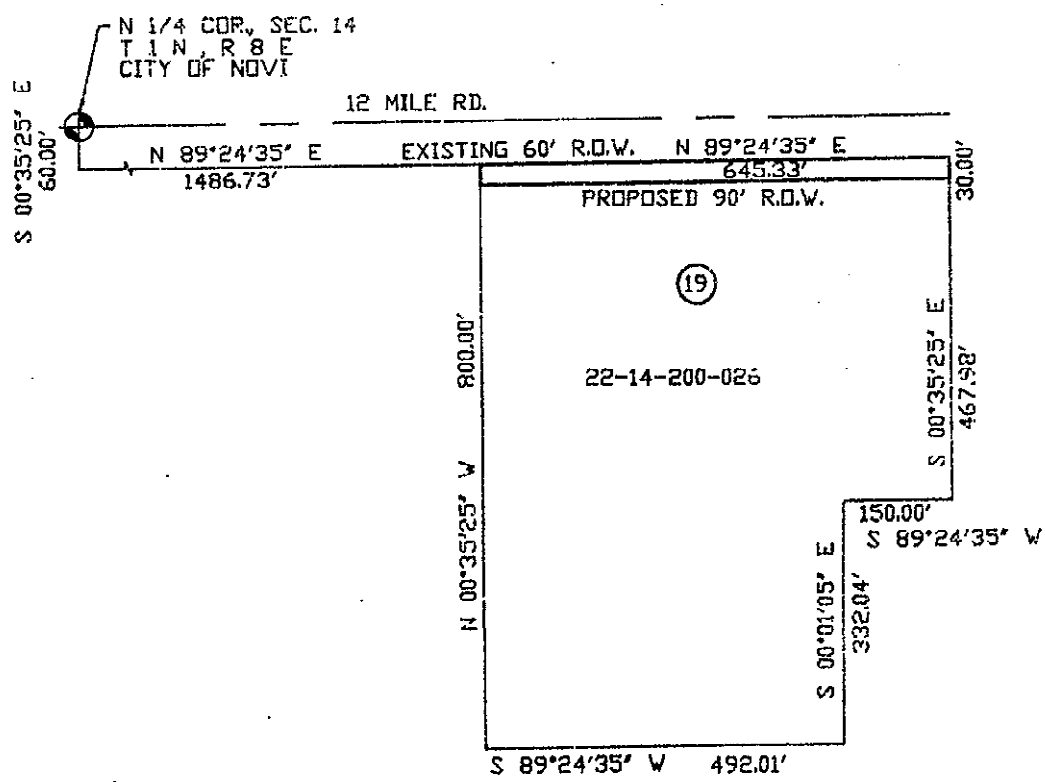
Elizabeth K. Saarela
34405 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331-5627

When recorded return to:

Project: _____ Project No.: _____ Parcel No.: _____
(Part of) Tax Parcel No.: _____
Recording Fee _____ Revenue Stamps _____

EXHIBIT "A"

LIBER 13335 PL 627



OWNER : REDFERN INVESTMENTS
 22341 EIGHT MILE RD.
 DETROIT MI 48219

AREAS

PARENT PARCEL : 10.70 ACRES (465,908 S.F.)
 EXISTING R.O.W. : NONE
 TAKE : 0.44 ACRES (19,359 S.F.)
 REMAINDER : 10.26 ACRES (446,549 S.F.)

		JCK & ASSOCIATES, INC. CONSULTING ENGINEERS NOVI, MICH. REG. NO. (313) 342 - 2680		
		PARCEL 19		
22-14-200-026				
Drawn Designed Checked	Date 05/16/90	Scale 1" = 200'	Job No. N-1940-2	Sheet No.

LIBER 37631 P6885

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or LIENS
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

RL \$1.00 PATRICK M. DOHANY
PATRICK M. DOHANY, County Treasurer
Sec. 135, Act 206, 1893 as amended

5/12/06

005210 WARRANTY DEED

139176
LIBER 37631 PAGE 885
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$1,212.60 TRANSFER TX COMBINED
05/30/2006 03:54:10 P.M. RECEIPT# 61651

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, that Redfern Investments Company, a Michigan Limited Partnership, whose address is 41935 Twelve Mile Road, Novi, Michigan 48377, conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

Part of the NE 1/4 of Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan, further described as: Commencing at the N 1/4 corner of said Section 14; thence S00°35'22"E 60.00 feet and N89°24'35"E 1066.73 feet to the point of beginning; thence N89°24'35"E 420.00 feet; thence S00°35'25"E 30.00 to a point; thence S89°24'35"W 420.00 feet to a point; thence N00°35'25"W 30.00 to the point of beginning. Containing 12,600 square feet or 0.2892 acres of land. Subject to easements and restrictions of record.

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Hundred Forty Thousand Eight Hundred and Four and no/100 (\$140,804.00) Dollars.

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

Dated this 17th day of October 2003.

Signed in the presence of:
[Signatures]

REDFERN INVESTMENTS COMPANY,
a Michigan Limited Partnership
By: *[Signature]*
Herbert L. Lantor
Its: General Partner

3P
R.
CS

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

O.K.-AJ

The foregoing instrument was acknowledged before me this 17th day of October 2003, by Herbert L. Lantor, a General Partner of Redfern Investment Co. Limited Partnership, on behalf of the partnership.

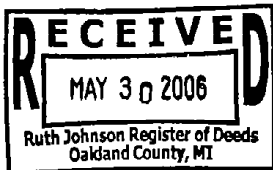
JULIE A. HEYTHALER
Notary Public, State of MI
County of Macomb
My Commission Expires 07-07-2005
Acting in the County of Oakland

[Signature]
Notary Public
County, Michigan
My Commission Expires: _____

When Recorded Return to: City Clerk, City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Thomas R. Schultz 30903 Northwestern Highway Farmington Hills, MI 48334
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Tax Parcel No. 22-14-200-025

Job No. 10-08009 Recording Fee _____ Transfer Tax _____
533647_1.DOC



STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
OAKLAND \$155.10 CO
5/30/2006 \$1,057.50 ST
61651 424309

LIBER 37631 PG 886

STATE OF Georgia)
)SS:
COUNTY OF Coweta)

The foregoing instrument was acknowledged before me this 29 day of September 2004, by Daniel J. Foley, Vice President - Investments Reliastar Life Insurance Company, successor by merger to Northern Life Insurance Company, on behalf of such company.

Regatta Burkett
Notary Public
Coweta County, Georgia
My commission expires: March 3, 2008
Acting in Fulton County

This instrument was drafted by:

Joseph H. Bourgon, Esq.
Sommers, Schwartz, Silver & Schwartz, P.C.
2000 Town Center, Suite 900
Southfield, Michigan 48075

Notary Public, Coweta County, Georgia
My Commission Expires March 3, 2008

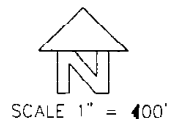
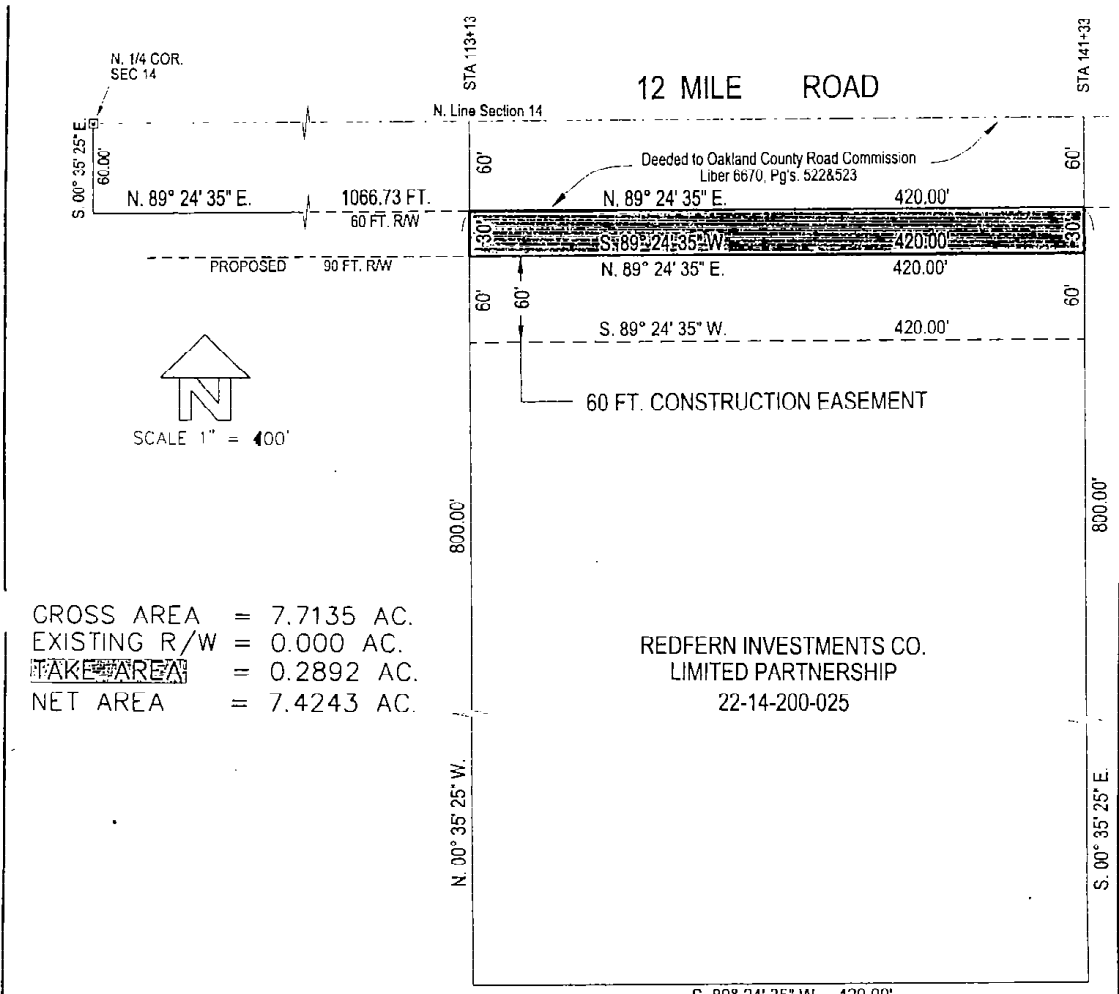
Notary Public, Coweta County, Georgia
My Commission Expires March 3, 2008

When recorded return to:

LIBER 37631 PG 887

EXHIBIT 'A'

PART OF THE NE. 1/4 OF SECTION 14, T. 1 N., R. 8 E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



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 EXISTING R/W = 0.000 AC.
~~TAKE AREA~~ = 0.2892 AC.
 NET AREA = 7.4243 AC.

REDFERN INVESTMENTS CO.
 LIMITED PARTNERSHIP
 22-14-200-025

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Pt. Rd - no sidewalk

Pt. 22-14-200-025

ROLF W. GOERLICH
 PROFESSIONAL SURVEYOR
 STATE OF MICHIGAN #43052

FINKBEINER PETTIS & STROUT CONSULTING ENGINEERS 41441 ELEVEN MILE ROAD NOVI, MI. 48375 (248) 305-7320 (248) 305-7324 FAX	
SURVEYED BY NOT A BOUNDARY SURVEY	DATE 02-22-01
DRAWN BY MRU/RWG	PERMITTED 03-28-01

LIBER 13335 P. 626 941744

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that REDFERN INVESTMENTS COMPANY LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, WHOSE ADDRESS IS 22341 EIGHT MILE ROAD, DETROIT, MI 48219 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 W. Ten Mile Road, Novi, MI 48375, the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to wit:

All that part of the following described Tract "A" that lies north of a line 30 feet south of, measured at right angles and parallel to the southerly right-of-way line of 12 Mile Road as recorded in Liber 6670, Page 522, Oakland County Records, Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan.

Tract "A" - Part of the NE 1/4 of Section 14, T.1N., R.8E., City of Novi, Oakland County, Michigan, described as beginning at a point on the southerly right-of-way line of 12 Mile Road located distant 500°35'25"E 60.00 feet and N89°24'35"E, along said line, 1486.73 feet from the N 1/4 corner of said Section 14; thence continuing N89°24'35"E, along said right-of-way line, 645.33 feet; thence S00°35'25"E 467.98 feet; thence S89°24'35"W 150.00 feet; thence S00°01'05"E 332.04 feet; thence S89°24'35"W 492.01 feet; thence N00°35'25"N 600.00 feet to point of beginning.

REG/DEEDS FRI 0001 FEB 12 '93 08:00AM 3375 REGS 9.00

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to easements and restrictions of record, and zoning ordinances, for the sum of FORTY TWO THOUSAND FIVE HUNDRED SIX AND NO/100-----DOLLARS (\$42,506.00), and other valuable consideration as set forth in an agreement, by and between the grantor and grantee, attached hereto.

Dated this 21st day of October, 1992.

Signed in the presence of: REDFERN INVESTMENTS COMPANY LIMITED PARTNERSHIP A Michigan Limited Partnership

SUB E. ARMOLD

Herbert Lantor, Its General Partner

MARY ANN BARDY

Petar Winston, Its General Partner

STATE OF MICHIGAN)ss COUNTY OF OAKLAND)

REG/DEEDS FRI 0001 FEB 12 '93 08:00AM 3375 REG FEE 2.00

The foregoing instrument was acknowledged before me this 21st day of October, 1992, by Herbert Lantor and Peter Winston, general partners of Redfern Investments Company Limited Partnership, a Michigan Limited Partnership, on behalf of said limited partnership.

MICHIGAN REAL ESTATE TRANSFER TAX 42.30

Suzanne K. Cernie, Notary Public, Oakland County, Michigan, Commission Expires: 9-5-94

County Treasurer's Certificate

City Treasurer's Certificate

when Recorded Return to: ERNEST AND LEVITT, P.C. Attn: Louis Bugbee, Esq. 30700 Telegraph Road Suite 3655 Bingham Farms, MI 48025

Send Subsequent Tax Bills to: City of Novi 45175 W. Ten Mile Road Novi, Michigan 48375

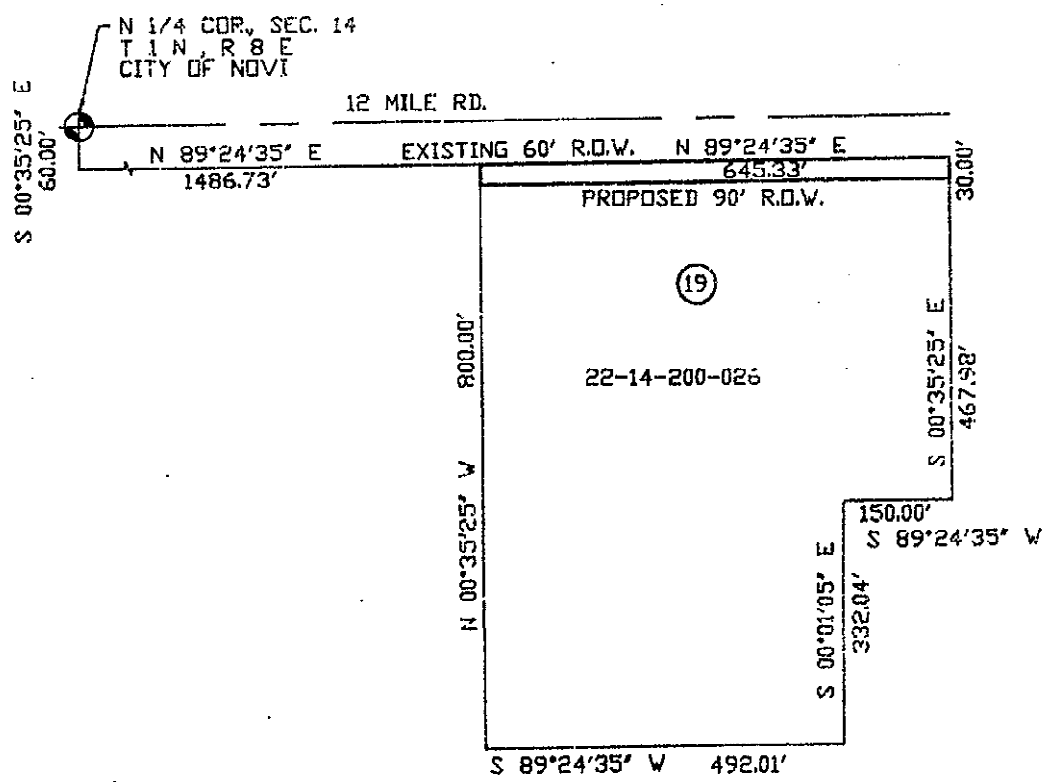
Drafted By: Gary E. Bowman Business Address: 45650 Grand River, P.O. Box 759 Novi, Michigan 48376

Tax Parcel #22-14-200-026 Recording Fee: Transfer Tax:

FEB 10 1993

EXHIBIT "A"

LIBER 13335 PL 627



OWNER : REDFERN INVESTMENTS
 22341 EIGHT MILE RD.
 DETROIT MI 48219

AREAS

PARENT PARCEL : 10.70 ACRES (465,908 S.F.)
 EXISTING R.O.W. : NONE
 TAKE : 0.44 ACRES (19,359 S.F.)
 REMAINDER : 10.26 ACRES (446,549 S.F.)

		JCK & ASSOCIATES, INC. CONSULTING ENGINEERS NOVI, MICH. REG. NO. (313) 342 - 2680							
PARCEL 19									
22-14-200-026									
Drawn	J.M.	Date	05/16/90	Scale	1" = 200'	Job No.	N-1940-2	Sheet No.	
Designed		Checked							