



CITY of NOVI CITY COUNCIL

Agenda Item H
October 22, 2018

SUBJECT: Approval of a Quit Claim Deed for a parcel located on the south side of Grand River Avenue, east of 12 Mile Road to dedicate 10 additional feet of right-of-way along the south side of Grand River Avenue to the Road Commission for Oakland County (parcel 50-22-17-101-026).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

In connection with the Warranty Deed accepted by City Council on January 9, 2017, ten additional feet of right-of-way of the subject parcel needs to be dedicated to the Road Commission for Oakland County since it has jurisdiction over Grand River Avenue. The Road Commission is willing to accept the right-of-way, and if approved by City Council, the Quit Claim Deed would be presented to the Board of Road Commissioners for formal acceptance.

The enclosed letter by the City Attorney (Beth Saarela, October 3, 2018) provides the Quit Claim Deed that was prepared for this dedication and is recommended for acceptance.

RECOMMENDED ACTION: Approval of a Quit Claim Deed for a parcel located on the south side of Grand River Avenue, east of 12 Mile Road to dedicate 10 additional feet of right-of-way along the south side of Grand River Avenue to the Road Commission for Oakland County (parcel 50-22-17-101-026).

Grand Promenade Commercial Center - Quit Claim

Location Map

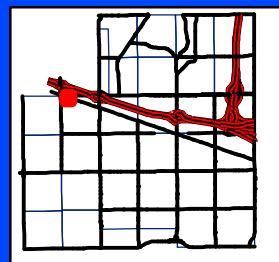
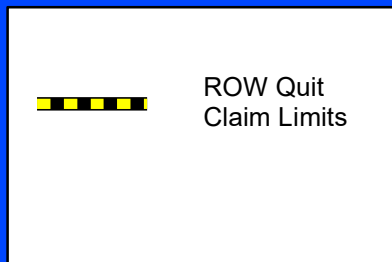


Map Author: Joseph Akers
Date: October 8, 2018
Project: Grand Promenade Quit Claim
Version #: 1

Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

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



City of Novi

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



1 inch = 125 feet



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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

October 3, 2018

Jeffrey Herczeg, Director of Public Works
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

**Re: Grand Promenade Commercial Cent JSP14-15
Grand River ROW**

Dear Mr. Herczeg:

We have prepared the enclosed Quit Claim Deed conveying the Grand River right-of-way that City Council accepted at its January 9, 2017 meeting to the RCOC since Grand River is a County road. The enclosed Quit Claim Deed should be placed on an upcoming City Council Agenda for approval. Once approved and executed, the original should be returned to my attention for follow-up with the RCOC's Counsel regarding acceptance.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosure

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

QUIT CLAIM DEED

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

Commonly known as: Grand Promenade Commercial Center
Part of Tax Parcel No.: 50-22-17-101-026

SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," AND
LEGAL DESCRIPTION, ATTACHED AS EXHIBIT "B,"
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 of Novi, City Council, the undersigned Grantor hereby creates, confirms, and conveys the Quit Claim Deed described herein for the sum of \$1.00.

Dated this _____ day of _____ 2017.

GRANTOR:
THE CITY OF NOVI, a Michigan municipal corporation

Robert J. Gatt, Mayor

Cortney Hanson, Clerk

COUNTY OF OAKLAND)
) ss.
STATE OF MICHIGAN)

On this _____ day of _____ 2017, Robert J. Gatt, Mayor, and Cortney Hanson, Clerk, executed the foregoing document before me and, being duly sworn, on behalf of the City of Novi with its full authority and as its free act and deed.

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

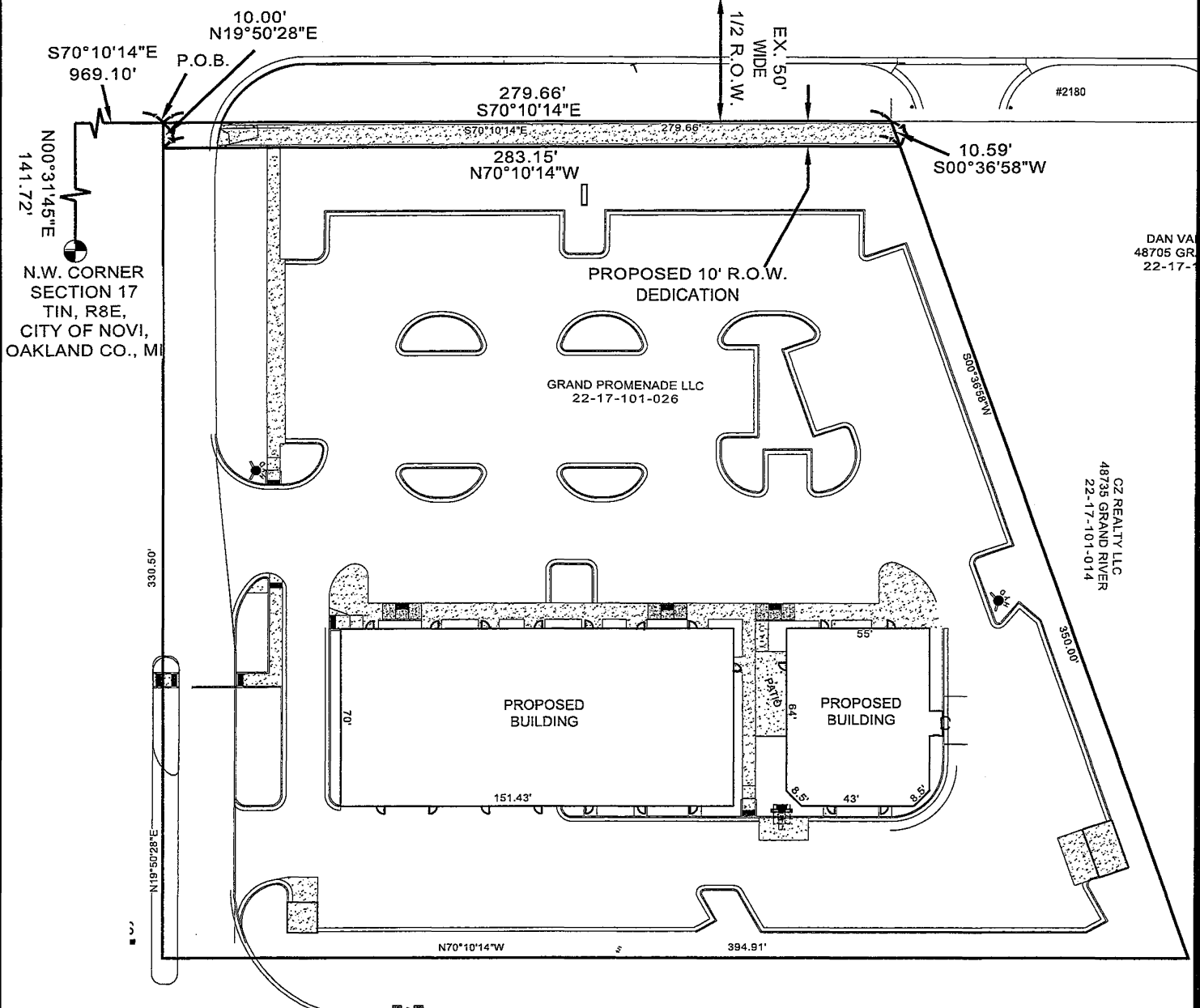
PART OF NORTHWEST 1/4
SECTION 17
CITY OF NOVI,
OAKLAND COUNTY,
MICHIGAN.

EXHIBIT A



NORTH

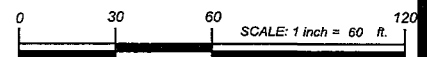
GRAND RIVER AVENUE



Being a 10 foot wide dedication of right-of-way for Grand River Avenue.

A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; more particularly described as commencing at the Northwest corner of said section 17; thence North 00°31'45" East, 141.72 feet, along the West line of Section 8, (Town 1 North, Range 8 East, City of Wixom, Oakland County, Michigan) and the centerline of Wixom Road, to the existing Southerly right-of-way of Grand River Avenue (100 feet wide); thence South 70°10'14" East, 969.10 feet, along the Southerly right-of-way of said Grand River Avenue, to the Point of Beginning; thence continuing South 70°10'14" East 279.66 feet; thence South 00°36'58" West, 10.59 feet; thence North 70°10'14" West, 283.15 feet; thence North 19°50'28" East, 10.00 feet, to the Point of Beginning. All of the above containing 0.0646 Acres. All of the above being subject to easements, restrictions, agreements, and rights-of-ways of record.

Sheet 1 of 1



DU Diffin-Umlor
& ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services

53115 Grand River Avenue
New Hudson, MI 48165
PH: (248) 943-8244
FAX: (866) 690-4307

ROAD RIGHT-OF-WAY
DEDICATION
SKETCH AND DESCRIPTION

GRAND PROMENADE, LLC

Date: 6/6/16
Project No.: 110309