



CITY OF NOVI CITY COUNCIL
JULY 7, 2025

SUBJECT: Approval of two Warranty Deeds to dedicate 60 feet half-width right-of-way along the east side of Taft Road and to dedicate 60 feet half-width right-of-way along the south side of Ten Mile Road from the Novi Community School District (parcel 50-22-27-100-009).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to accept right-of-way dedications.
- This brings these segments of Ten Mile Road and Taft Road to their full master planned right-of-way width.

BACKGROUND INFORMATION:

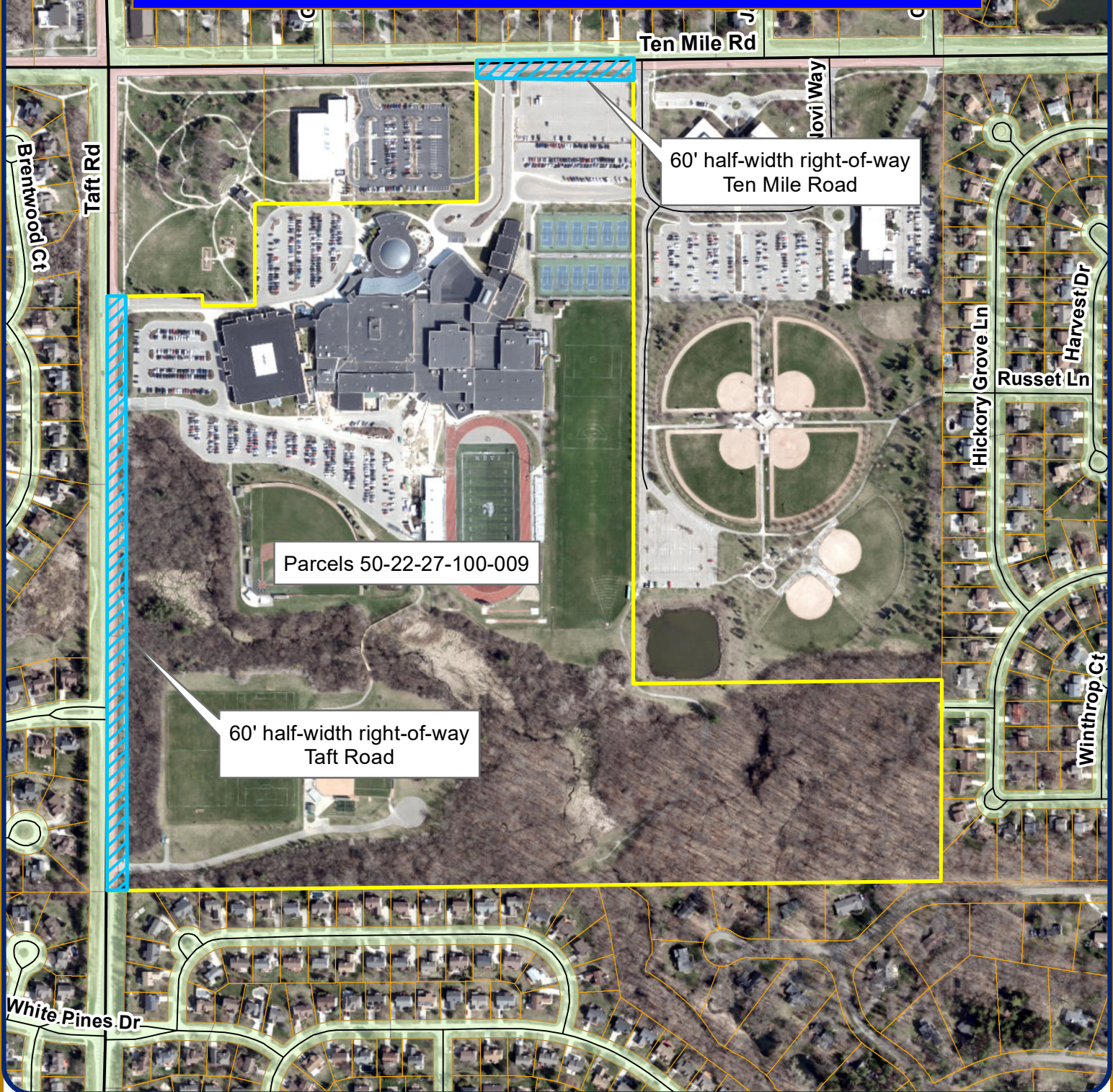
The Novi Community School District is requesting the acceptance of two Warranty Deeds conveying 60 feet of proposed half-width right-of-way along the east side of Taft Road and to dedicate 60 feet of proposed half-width right-of-way on the south side of Ten Mile Road. This proposed right-of-way dedication will bring these segments of Taft Road and Ten Mile Road to their full master planned right-of-way width.

The Warranty Deed has been approved by the City Attorney (Beth Saarela, November 22, 2021) and City's Engineering Consultant, Spalding DeDecker (November 22, 2021). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of two Warranty Deeds to dedicate 60 feet half-width right-of-way along the east side of Taft Road and to dedicate 60 feet half-width right-of-way on the south side of Ten Mile Road from the Novi Community School District (parcel 50-22-27-100-009).

Novi High School Right-of-Way Dedication

Location Map



Map Author: Humna Anjum
Date: 6/17/2025
Project: Right-of-Way 10 Mile/Taft Rd
Version: 1.0

Amended By:
Date:
Department:

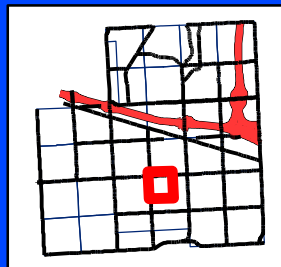
MAP INTERPRETATION NOTICE

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.

Legend

Right of Way

- Dedicated
- Prescriptive
- Project Location
- Proposed Right-of-Way



City of Novi

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



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

November 22, 2021

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

**Re: Novi High School Updates JSP 20-0039
Acceptance Documents**

Dear Mr. Herczeg:

We have received and reviewed the following documents for the Novi High School Updates Project and have the following comments:

1. Warranty Deed – Taft (**Format Approved**)
2. Warranty Deed – Ten Mile (**Format Approved**)
3. Title Search

Warranty Deed

The Warranty Deeds have been provided in the standard format for a property dedication by a School District. The Warranty Deeds are acceptable for the purposes provided and may be placed on an upcoming City Council Agenda for 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

Jeffrey Herczeg, Director of Public Works
City of Novi
November 22, 2021
Page 2

EKS

Enclosures

C: Cortney Hanson, Clerk (w/original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Kopko, Planner (w/Enclosures)
Ben Peacock, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Ben Croy, City Engineer (w/Enclosures)
Kate Purpura, Project Engineer (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Victor Boron, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Melissa Morris, Administrative Assistant (w/Enclosures)
Svetlana Vrubel, TMP Architecture (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

WARRANTY DEED

Novi Community School District, a Michigan general powers school district, organized and operating pursuant to the Revised School Code, MCL 380.1 et seq., as amended, whose address is 25345 Taft Road, Novi, Michigan 48374 ("Grantor"), conveys and warrants to City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375 ("Grantee"), real property in the Northwest ¼ of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, as shown in Exhibit A and as more particularly described as:

Commencing at the Northwest corner of said Section 27, thence S02°13'29"E 470.11 feet along the West line of said 27 to the point of beginning; thence N87°00'49"E 60.01 feet, thence S02°13'29"E 1349.91 feet; thence S87°00'49"W 60.01 feet to the West line of said Section 27; thence N02°13'29"W 1349.91 feet along said line to the point of beginning, containing 1.859 acres, more or less

(the "Property")

for the consideration of One and 00/100 Dollars (\$1.00).

This conveyance is subject to all building and use restrictions of record. Further, the Property may only be used for public roadway purposes and, if the Property ceases to be used for such purposes, Grantor may retake the Property. It is acknowledged, understood, and intended that the foregoing language creates a fee simple subject to a condition subsequent.

This deed is exempt from transfer tax pursuant to Section 5(h)(i) of Public Act 134 of 1966, MCLA 207.505(h)(i), as amended, and Section 6(h)(i) of Public Act 330 of 1993, MCLA 207.526(h)(i), as amended.

The Grantor grants to the Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. The 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, MCLA § 286.471, et seq., as amended.

GRANTOR:

NOVI COMMUNITY SCHOOL DISTRICT,



Printed: Gregory R. McIntyre

Its: Assisted Sec

Dated: 11-12-21

SANDRA M. BRASIL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Feb 4, 2023
ACTING IN COUNTY OF Oakland

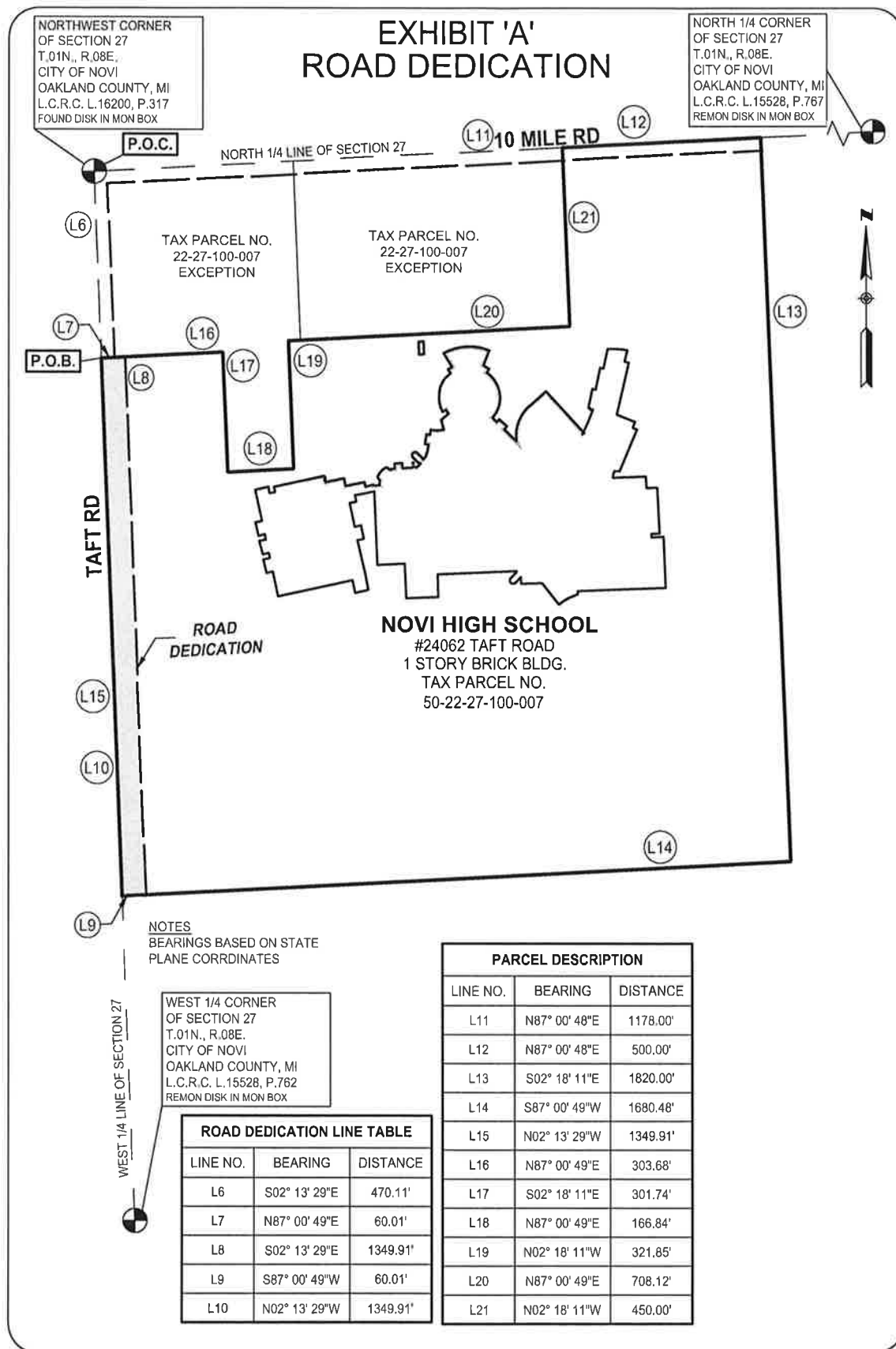
STATE OF MICHIGAN)
OAKLAND COUNTY)

Acknowledged before me in Oakland County, Michigan on Nov. 12, 2021, by the person identified as the signatory above.

Sandra M. Brasil

Notary Public, State of Michigan, County of Oakland, Macomb
My Commission Expires: 2-4-2023
Acting in: Oakland

When Recorded Return To:	Send Subsequent Tax Bills To:	Prepared By (Without Opinion):
Grantee	Grantee	Kirk C. Herald, Esq. Thrun Law Firm, P.C. P.O. Box 2575 East Lansing, MI 48826-2575



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

www.sda-eng.com

DRAWN: M.VAPHIADIS

DATE: 04-01-2021

CHECKED: S.KEHRER

DATE: 04-01-2021

MANAGER: S.KEHRER

SCALE: 1" = 300'

JOB No. NP20-068

SHEET: 1 OF 5

SECTION 27 TOWN 01 NORTH RANGE 08 EAST

CITY OF NOVI

OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION AS PROVIDED BY AMROCK COMMERCIAL
TITLE POLICY ORDER NO: C000123111

TAX ID: 22-27-100-007

ADDRESS: 24062 TAFT ROAD, NOVI, MI 48375

PART OF THE NW 1/4 SEC. 27, T 1 N, R 8 E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SEC. 27, T 1 N, R 8 E, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SEC. 27, ALSO BEING THE CENTERLINE OF TEN MILE RD. N 89° 45' 40" E 500.00 FEET TO THE POINT OF BEGINNING; THENCE S 00° 26' 40" W 450.00 FEET; THENCE S 89° 45' 40" W 500.00 FEET; THENCE S 00° 26' 40" W 461.73 FEET ALONG THE WESTERLY SECTION LINE ALSO BEING THE CENTERLINE OF TAFT ROAD; THENCE N 89° 45' 40" E 1678.00 FEET; THENCE S 00° 26' 40" W 788.27 FEET; THENCE N 89° 45' 40" E 743.00 FEET; THENCE N 00° 26' 40" E 563.00 FEET; THENCE S 89° 45' 40" W 343.00 FEET; THENCE N 00° 26' 40" E 1137.00 FEET TO THE CENTERLINE OF TEN MILE ROAD; THENCE S 89° 45' 40" W 1578.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL A:

PART OF NW 1/4 SECTION 27, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SECTION 27, T1N, R8E AND PROCEEDING THENCE ALONG THE NORTH LINE OF SECTION 27, ALSO BEING THE CENTER LINE OF TEN MILE ROAD, NORTH 89° 45' 40" EAST 500'; THENCE SOUTH 00° 26' 40" WEST 450'; THENCE SOUTH 89° 45' 40" WEST 500'; THENCE NORTH 00° 26' 40" EAST 450' TO THE POINT OF BEGINNING EXCEPT THE NORTHERLY AND WESTERLY 33' USED FOR ROADS.

PARCEL E2:

PART OF THE NW 1/4 SECTION 27, T1N, R8E, CITY OF NOVI, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SECTION 27, ALSO BEING THE CENTER LINE OF TAFT ROAD, SOUTH 00° 26' 40" WEST 1431.73' TO A POINT OF BEGINNING; THENCE NORTH 89° 45' 40" EAST 1678'; THENCE SOUTH 00° 26' 40" WEST 388'; THENCE SOUTH 89° 45' 40" WEST 1678' TO A POINT ON THE WEST LINE OF SECTION 27 THENCE ALONG SECTION LINE NORTH 00° 26' 40" EAST 388' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



905 South Blvd. East
Rochester Hills, MI 48307

www.sda-eng.com

Phone: (248) 844-5400
Fax: (248) 844-5440

DRAWN: M.VAPHIADIS	DATE: 04-01-2021
CHECKED: S.KEHRER	DATE: 04-01-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-068	SHEET: 2 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

LEGAL DESCRIPTION CONTINUED FROM PAGE 2

ALL LESS AND EXCEPT:

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FURTHER EXCEPTING:

PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF TEN MILE ROAD AND NORTH LINE OF SAID SECTION 500.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 450.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 30.12 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 321.85 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 166.84 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 301.74 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 303.04 FEET TO THE CENTERLINE OF TAFT ROAD AND THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF TAFT ROAD AND WEST LINE OF SAID SECTION 470.10 FEET, TO THE POINT OF BEGINNING.

FURTHER EXCEPTING:

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CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A'

ROAD DEDICATION

ROAD DEDICATION DESCRIPTION

ROAD DEDICATION

(BEARINGS BASED ON STATE PLANE COORDINATES)

TAFT ROAD-60' ROW

PROPOSED ROAD DEDICATION DESCRIPTION

A PROPOSED ROAD DEDICATION LOCATED IN THE NORTHWEST ¼ OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S02°13'29"E 470.11 FEET ALONG THE WEST LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE N87°00'49"E 60.01 FEET; THENCE S02°13'29"E 1349.91 FEET; THENCE S87°00'49"W 60.01 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE N02°13'29"W 1349.91 FEET ALONG SAID LINE TO THE POINT OF BEGINNING. CONTAINING 1.859 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AFTER ROAD DEDICATION)

LEGAL DESCRIPTION AS PROVIDED BY AMROCK COMMERCIAL
TITLE POLICY ORDER NO: C000123111

(BEARINGS BASED ON STATE PLANE COORDINATES)

TAX ID: 50-22-27-100-007

ADDRESS: 24062 TAFT ROAD, NOVI, MI 48375

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LEGAL DESCRIPTION CONTINUED ON PAGE 5



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307

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Fax: (248) 844-5440

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DRAWN: M.VAPHIADIS	DATE: 04-01-2021
CHECKED: S.KEHRER	DATE: 04-01-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-068	SHEET: 4 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A'

ROAD DEDICATION

LEGAL DESCRIPTION CONTINUED FROM PAGE 4

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ALSO EXCEPTING THE WEST 60.00 FEET ALONG TAFT ROAD FOR ROAD RIGHT-OF-WAY.



SPALDING DeDECKER
Engineers | Surveyors

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Rochester Hills, MI 48307

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CITY OF NOVI	OAKLAND COUNTY, MI

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(the "Property")

for the consideration of One and 00/100 Dollars (\$1.00).

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GRANTOR:

NOVI COMMUNITY SCHOOL DISTRICT,



Printed: Gregory R. McIntyre

Its: Assistant Sup

Dated: 11-12-21

STATE OF MICHIGAN)
OAKLAND COUNTY)

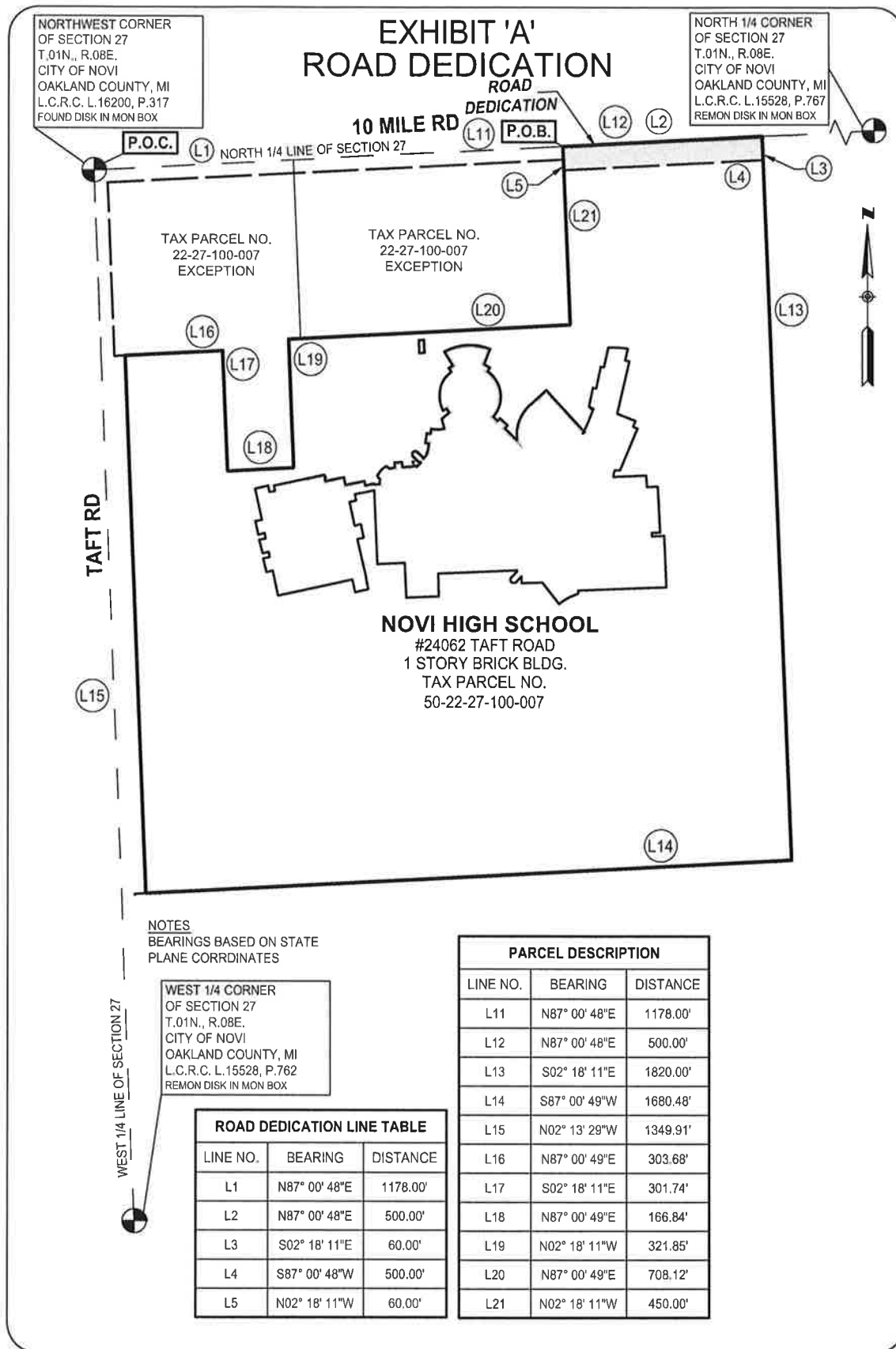
Acknowledged before me in Oakland County, Michigan on Nov. 12, 2021, by the person identified as the signatory above.

Sandra M. Brasil

Notary Public, State of Michigan, County of Macomb
My Commission Expires: 2-4-2023
Acting in: Oakland

SANDRA M. BRASIL
NOTARY PUBLIC, STATE OF MI
CO. OF MACOMB
MY COMM. RES Feb 4, 2023
ACTING IN COUNTY OF Oakland

When Recorded Return To:	Send Subsequent Tax Bills To:	Prepared By (Without Opinion):
Grantee	Grantee	Kirk C. Herald, Esq. Thrun Law Firm, P.C. P.O. Box 2575 East Lansing, MI 48826-2575



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

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JOB No. NP20-068	SHEET: 1 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION AS PROVIDED BY AMROCK COMMERCIAL
TITLE POLICY ORDER NO: C000123111

TAX ID: 22-27-100-007

ADDRESS: 24062 TAFT ROAD, NOVI, MI 48375

PART OF THE NW 1/4 SEC. 27, T 1 N, R 8 E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SEC. 27, T 1 N, R 8 E, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SEC. 27, ALSO BEING THE CENTERLINE OF TEN MILE RD. N 89° 45' 40" E 500.00 FEET TO THE POINT OF BEGINNING; THENCE S 00° 26' 40" W 450.00 FEET; THENCE S 89° 45' 40" W 500.00 FEET; THENCE S 00° 26' 40" W 461.73 FEET ALONG THE WESTERLY SECTION LINE ALSO BEING THE CENTERLINE OF TAFT ROAD; THENCE N 89° 45' 40" E 1678.00 FEET; THENCE S 00° 26' 40" W 788.27 FEET; THENCE N 89° 45' 40" E 743.00 FEET; THENCE N 00° 26' 40" E 563.00 FEET; THENCE S 89° 45' 40" W 343.00 FEET; THENCE N 00° 26' 40" E 1137.00 FEET TO THE CENTERLINE OF TEN MILE ROAD; THENCE S 89° 45' 40" W 1578.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL A:

PART OF NW 1/4 SECTION 27, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SECTION 27, T1N, R8E AND PROCEEDING THENCE ALONG THE NORTH LINE OF SECTION 27, ALSO BEING THE CENTER LINE OF TEN MILE ROAD, NORTH 89° 45' 40" EAST 500'; THENCE SOUTH 00° 26' 40" WEST 450'; THENCE SOUTH 89° 45' 40" WEST 500'; THENCE NORTH 00° 26' 40" EAST 450' TO THE POINT OF BEGINNING EXCEPT THE NORTHERLY AND WESTERLY 33' USED FOR ROADS.

PARCEL E2:

PART OF THE NW 1/4 SECTION 27, T1N, R8E, CITY OF NOVI, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SECTION 27, ALSO BEING THE CENTER LINE OF TAFT ROAD, SOUTH 00° 26' 40" WEST 1431.73' TO A POINT OF BEGINNING; THENCE NORTH 89° 45' 40" EAST 1678'; THENCE SOUTH 00° 26' 40" WEST 388'; THENCE SOUTH 89° 45' 40" WEST 1678' TO A POINT ON THE WEST LINE OF SECTION 27 THENCE ALONG SECTION LINE NORTH 00° 26' 40" EAST 388' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 3



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

www.sda-eng.com

DRAWN: M.VAPHIADIS	DATE: 04-01-2021
CHECKED: S.KEHRER	DATE: 04-01-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-068	SHEET: 2 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A'

ROAD DEDICATION

LEGAL DESCRIPTION CONTINUED FROM PAGE 2

ALL LESS AND EXCEPT:

PART OF N.W. 1/4 SEC. 27, T 1 N, R 8 E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SEC. 27, T 1 N, R 8 E, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SEC. 27 ALSO BEING THE CENTERLINE OF TEN MILE RD. NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 500.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST 450.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 678.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST 450.00 FEET TO THE CENTERLINE OF TEN MILE RD.; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 678.00 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING:

PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF TEN MILE ROAD AND NORTH LINE OF SAID SECTION 500.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 450.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 30.12 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST, 321.85 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 166.84 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST, 301.74 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST, 303.04 FEET TO THE CENTERLINE OF TAFT ROAD AND THE WEST LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF TAFT ROAD AND WEST LINE OF SAID SECTION 470.10 FEET, TO THE POINT OF BEGINNING.

FURTHER EXCEPTING:

PART OF N.W. 1/4 SEC. 27, T 1 N, R 8 E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SEC. 27, T 1 N, R 8 E, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SEC. 27 ALSO BEING THE CENTERLINE OF TEN MILE RD. NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 1678.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST 1700.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 743.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST 563.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 343.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST 1137.00 FEET TO THE CENTERLINE OF TEN MILE RD.; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING.



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DRAWN: M.VAPHIADIS	DATE: 04-01-2021
CHECKED: S.KEHRER	DATE: 04-01-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-068	SHEET: 3 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

ROAD DEDICATION DESCRIPTION

ROAD DEDICATION
(BEARINGS BASED ON STATE PLANE COORDINATES)

10 MILE ROAD-60' ROW

PROPOSED ROAD DEDICATION DESCRIPTION

A PROPOSED ROAD DEDICATION LOCATED IN THE NORTHWEST ¼ OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE N87°00'48"E 1178.00 FEET ALONG THE NORTH LINE OF SAID SECTION 27 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N87°00'48"E 500.00 FEET; THENCE S02°18'11"E 60.00 FEET; THENCE S87°00'48"W 500.00 FEET; THENCE N02°18'11"W 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.689 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (AFTER ROAD DEDICATION)

LEGAL DESCRIPTION AS PROVIDED BY AMROCK COMMERCIAL
TITLE POLICY ORDER NO: C000123111
(BEARINGS BASED ON STATE PLANE COORDINATES)

TAX ID: 50-22-27-100-007

ADDRESS: 24062 TAFT ROAD, NOVI, MI 48375

PART OF THE NW 1/4 SEC. 27, T 1 N, R 8 E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SEC. 27, T 1 N, R 8 E, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SEC. 27, ALSO BEING THE CENTERLINE OF TEN MILE RD, N 89° 45' 40" E 500.00 FEET TO THE POINT OF BEGINNING; THENCE S 00° 26' 40" W 450.00 FEET; THENCE S 89° 45' 40" W 500.00 FEET; THENCE S 00° 26' 40" W 461.73 FEET ALONG THE WESTERLY SECTION LINE ALSO BEING THE CENTERLINE OF TAFT ROAD; THENCE N 89° 45' 40" E 1678.00 FEET; THENCE S 00° 26' 40" W 788.27 FEET; THENCE N 89° 45' 40" E 743.00 FEET; THENCE N 00° 26' 40" E 563.00 FEET; THENCE S 89° 45' 40" W 343.00 FEET; THENCE N 00° 26' 40" E 1137.00 FEET TO THE CENTERLINE OF TEN MILE ROAD; THENCE S 89° 45' 40" W 1578.00 FEET TO THE POINT OF BEGINNING.

AND

PARCEL A:

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PARCEL E2:

PART OF THE NW 1/4 SECTION 27, T1N, R8E, CITY OF NOVI, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE NW CORNER OF SECTION 27, ALSO BEING THE CENTER LINE OF TAFT ROAD, SOUTH 00° 26' 40" WEST 1431.73' TO A POINT OF BEGINNING; THENCE NORTH 89° 45' 40" EAST 1678'; THENCE SOUTH 00° 26' 40" WEST 388'; THENCE SOUTH 89° 45' 40" WEST 1678' TO A POINT ON THE WEST LINE OF SECTION 27 THENCE ALONG SECTION LINE NORTH 00° 26' 40" EAST 388' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON PAGE 5



905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
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DRAWN: M.VAPHIADIS	DATE: 04-01-2021
CHECKED: S.KEHRER	DATE: 04-01-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-068	SHEET: 4 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXHIBIT 'A' ROAD DEDICATION

LEGAL DESCRIPTION CONTINUED FROM PAGE 4

ALL LESS AND EXCEPT:

PART OF N.W. 1/4 SEC. 27, T 1 N, R 8 E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ALSO DESCRIBED AS BEGINNING AT THE N.W. CORNER OF SEC. 27, T 1 N, R 8 E, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SEC. 27 ALSO BEING THE CENTERLINE OF TEN MILE RD. NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 500.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 26 MINUTES 40 SECONDS WEST 450.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST 678.00 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 40 SECONDS EAST 450.00 FEET TO THE CENTERLINE OF TEN MILE RD.; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 678.00 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING:

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ALSO EXCEPTING THE NORTH 60.00 FEET ALONG 10 MILE ROAD AND THE WEST 60.00 FEET ALONG TAFT ROAD FOR ROAD RIGHT-OF-WAY.



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DRAWN: M.VAPHIADIS	DATE: 04-01-2021
CHECKED: S.KEHRER	DATE: 04-01-2021
MANAGER: S.KEHRER	SCALE:
JOB No. NP20-068	SHEET: 6 OF 5
SECTION 27 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI



AMROCK | COMMERCIAL

THANK YOU FOR CHOOSING US

(800) 594-1044 | commercial@amrock.com

ABOUT AMROCK COMMERCIAL

Amrock delivers innovative solutions to streamline the real estate experience for lenders, property owners and real estate professionals nationwide. From single properties to complex portfolio transactions, our experienced Commercial team can handle all your title, escrow and settlement connections.

amrock.com

INFORMATIONAL TITLE REPORT

SCHEDULE A

1. **Effective Date:** July 24, 2020, 8:00 AM

2. **Fee Simple interest in the land described in this commitment is owned, at the commitment date by:**
[Novi Community School District, a municipal corporation](#)

3. **The land referred to in this Commitment is described as follows:**

Land situated in the City of Novi in the County of Oakland in the State of MI

(See Attached Exhibit A - Legal Description)

Client Reference: 24062 Taft Road Novi, MI 48375

Issued By: Amrock Inc.
662 Woodward Ave.
Detroit, MI 48226
Phone: (800) 594-1044
Questions? Contact: Commercial Support

Email: CommercialSupport@Amrock.com
Website: www.amrock.com

SCHEDULE B - Part I
(Requirements)

1. This report is for informational purposes only.

2. TAXES: 50-22-27-100-007

TAX INFORMATION

NOVI CITY

45175 WEST TEN MILE ROAD, NOVI, MI 48375

(248) 347-0440

Property Tax ID: 50-22-27-100-007

Tax Type: City

Tax Year: 2019/2020

Next Bill Date 1: 12/01/2020

Next Bill Date 2: 07/01/2021

Duplicate Bill Fee: \$0.00

Billing Method: Advance

Payment Frequency: SEMI-ANNUAL

Paid/Unpaid	Due Date	Delinquent Date	Discount Date	Amount	Discounted Amount**	Amount Paid	Remaining Balance
Paid	12/01/2019	02/15/2020	N/A	\$0.00	N/A	\$0.00	None
Paid	07/01/2020	09/01/2020	N/A	\$0.00	N/A	\$0.00	None
Comments: Property is tax exempt.							

SCHEDULE B - PART II
(Exceptions)

If a Policy of Policies are requested, Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or rights to lien for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes and assessments that have become a lien against the property but are not yet due and payable. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land usage or loss of any exemption status for the insured premises.
7. Right of Way in favor of the Michigan Bell Telephone Company, dated February 17, 1969 and recorded February 26, 1969 in [Liber 5324, Page 705](#).
8. Life Estate as reserved in Land Contract dated October 2, 1973 and recorded October 25, 1973 in [Liber 6193, Page 45](#).
9. Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated August 25, 1977 and recorded September 1, 1977 in [Liber 7002, Page 583](#).
10. Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated August 24, 1978 and recorded December 22, 1978 in [Liber 7402, Page 365](#).
11. Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated April 2, 1979 and recorded November 4, 1980 in [Liber 7898, Page 281](#).
12. Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated April 2, 1979 and recorded November 4, 1980 in [Liber 7898, Page 283](#).
13. Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated April 2, 1979 and recorded November 4, 1980 in [Liber 7898, Page 260](#).
14. Easement in favor of the City of Novi, a Michigan Municipal Corporation, dated April 2, 1979 and recorded November 4, 1980 in [Liber 7898, Page 279](#).
15. Drainage Easement in favor of City of Novi, a Michigan Municipal Corporation, dated February 7, 1991 and recorded March 14, 1991 in [Liber 11774, Page 96](#).
16. Overhead Easement (Right of Way) No. R-9312447-01 in favor of The Detroit Edison Company, a Michigan corporation, dated April 15, 1994 and recorded November 28, 1995 in [Liber 15842, Page 305](#).
17. Easement referenced in Warranty Deed - (Corporation) dated September 16, 1997 and recorded October 7, 1997 in [Liber 17662, Page 128](#).
18. Detroit Edison Underground Easement (Right of Way) No. R492040-2 in favor of The Detroit Edison Company, a Michigan corporation, dated May 4, 2003 and recorded September 25, 2003 in [Liber 30887, Page 474](#).
19. Memorandum of Lease Agreement between Novi Community School District, a Michigan general powers school district, Lessor, and New Par, a Delaware partnership d/b/a Verizon Wireless, Lessee, dated December 6, 2006

and recorded January 8, 2007 in [Liber 38596, Page 690](#).

20. Water Main Easement in favor of the Board of Directors of the City of Novi Library, a statutory body, dated January 8, 2009 and recorded April 24, 2009 in [Liber 41103, Page 185](#).
21. Emergency Access Easement in favor of the Board of Directors of the City of Novi Library, a statutory body, dated January 8, 2009 and recorded April 24, 2009 in [Liber 41103, Page 189](#).
22. Ingress/Egress Easement in favor of the Board of Directors of the City of Novi Library, a statutory body, dated January 8, 2009 and recorded April 24, 2009 in [Liber 41103, Page 194](#).
23. Fiber Optic Easement in favor of the City of Novi, a Michigan municipal Corporation, dated July 9, 2009 and recorded August 27, 2009 in [Liber 41440, Page 310](#).
24. Memorandum of Agreement by and between Novi Community School District, a Michigan general powers school district, Lessor, and MetroPCS Michigan, Inc., a Delaware corporation, Lessee, dated June 4, 2010 and recorded June 11, 2010 in [Liber 42134, Page 368](#).
25. Fuerst Park Area Lease Agreement between the City of Novi, a municipal corporation in the State of Michigan, Lessee, and Novi Community Schools, Oakland County, Michigan, a general powers school district and a public corporation, Lessor, recorded September 28, 2010 in [Liber 42407, Page 857](#).
26. Terms and conditions of an unrecorded Lease and terms and conditions within Addendum to Recreation Facilities Agreement recorded September 28, 2010 in [Liber 42407, Page 852](#).
27. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.
28. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
29. Any provision contained in any instrument of record, which provisions pertain to the transfer of divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.
30. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Any map/plat that is furnished is only an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NOTE: This report and any policy issued pursuant hereto omits any covenant, condition or restriction based on race, color, religion, age, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 50-22-27-100-007

Part of the NW 1/4 Sec. 27, T 1 N, R 8 E, City of Novi, Oakland County, Michigan, also described as beginning at the NW corner of Sec. 27, T 1 N, R 8 E, and proceeding thence along the north line of Sec. 27, also being the centerline of Ten Mile Rd. N 89° 45' 40" E 500.00 feet to the point of beginning; thence S 00° 26' 40" W 450.00 feet; thence S 89° 45' 40" W 500.00 feet; thence S 00° 26' 40" W 461.73 feet along the Westerly section line also being the centerline of Taft Road; thence N 89° 45' 40" E 1678.00 feet; thence S 00° 26' 40" W 788.27 feet; thence N 89° 45' 40" E 743.00 feet; thence N 00° 26' 40" E 563.00 feet; thence S 89° 45' 40" W 343.00 feet; thence N 00° 26' 40" E 1137.00 feet to the centerline of Ten Mile Road; thence S 89° 45' 40" W 1578.00 feet to the point of beginning.

And:

Part of the NW 1/4 Sec. 27, T 1 N, R 8 E, City of Novi, Oakland County, Michigan, also described as beginning at the NW corner of Sec. 27, T 1 N, R 8 E, and proceeding thence along the West line of Sec. 27, also being the centerline of Taft Road, South 00° 26' 40" West 911.73 feet to the point of beginning; thence North 89° 45' 40" East 1678 feet; thence South 00° 26' 40" West 520 feet; thence South 89° 45' 40" West 1678 feet to a point on the West line of Sec. 27; thence along said section line North 00° 26' 40" East 520 feet to the point of beginning.

And:

Parcel A:

Part of NW 1/4 Section 27, T1N, R8E, City of Novi, Oakland County, Michigan, also described as beginning at the NW corner of Section 27, T1N, R8E and proceeding thence along the North line of Section 27, also being the center line of Ten Mile Road, North 89° 45' 40" East 500'; thence South 00° 26' 40" West 450'; thence South 89° 45' 40" West 500'; thence North 00° 26' 40" East 450' to the point of beginning except the Northerly and Westerly 33' used for roads.

Parcel E2:

Part of the NW 1/4 Section 27, T1N, R8E, City of Novi, Michigan, also described as beginning at the NW corner of Section 27, also being the center line of Taft Road, South 00° 26' 40" West 1431.73' to a point of beginning; thence North 89° 45' 40" East 1678'; thence South 00° 26' 40" West 388'; thence South 89° 45' 40" West 1678' to a point on the West line of Section 27 thence along Section line North 00° 26' 40" East 388' to the point of beginning.

All less and except:

Part of N.W. 1/4 Sec. 27, T 1 N, R 8 E, City of Novi, Oakland County, Michigan, also described as beginning at the N.W. corner of Sec. 27, T 1 N, R 8 E, and proceeding thence along the North line of Sec. 27 also being the centerline of Ten Mile Rd. North 89 degrees 45 minutes 40 seconds East 500.00 feet to the point of beginning; thence South 00 degrees 26 minutes 40 seconds West 450.00 feet; thence North 89 degrees 45 minutes 40 seconds East 678.00 feet; thence North 00 degrees 26 minutes 40 seconds East 450.00 feet to the centerline of Ten Mile Rd.; thence South 89 degrees 45 minutes 40 seconds West 678.00 feet to the point of beginning.

Further excepting:

Part of the Northwest 1/4 of Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as point of beginning at the Northwest corner of said Section 27; thence North 89 degrees 45 minutes 40 seconds East along the centerline of Ten Mile Road and North line of said section 500.00 feet; thence South 00 degrees 26 minutes 40 seconds West, 450.00 feet; thence South 89 degrees 45 minutes 40 seconds West, 30.12 feet; thence South 00 degrees 26 minutes 40 seconds West, 321.85 feet; thence South 89 degrees 45 minutes 40 seconds West, 166.84 feet; thence North 00 degrees 26 minutes 40 seconds East, 301.74 feet; thence South 89 degrees 45 minutes 40 seconds West, 303.04 feet to the centerline of Taft Road and the West line of said section; thence North 00 degrees 26 minutes 40 seconds East along the centerline of Taft Road and West line of said section 470.10 feet, to the point of beginning.

Further excepting:

Part of N.W. 1/4 Sec. 27, T 1 N, R 8 E, City of Novi, Oakland County, Michigan, also described as beginning at the N.W. corner of Sec. 27, T 1 N, R 8 E, and proceeding thence along the North line of Sec. 27 also being the centerline of Ten Mile Rd. North 89 degrees 45 minutes 40 seconds East 1678.00 feet to the point of beginning; thence South 00 degrees

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Client Reference: 24062 Taft Road, Novi, MI 48375

November 22, 2021

Jeff Herczeg
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Novi High School Updates - Acceptance Documents Review
Novi # JSP20-0039
SDA Job No. NV21-214
EXHIBITS APPROVED

Dear Mr. Herczeg:

We have reviewed the below document(s) received by our office on November 19, 2021 against the current submitted site plan February 22, 2021. We offer the following comments:

1. Taft Road Warranty Deed – (executed 11/12/2021: exhibit dated 04/01/21)
Exhibits Approved.
2. 10 Mile Road Warranty Deed – (executed 11/12/2021: exhibit dated 04/01/21)
Exhibits Approved.

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER



Mike Freckelton, PE
Project Engineer

Cc (via Email): Victor Boron, City of Novi
Taylor Reynolds, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Ted Meadows, Spalding DeDecker
Kate Purpura, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi



Melissa Morris, City of Novi
Ben Peacock, City of Novi