



MEMO

TO: The Douglas City Council
FROM: Lisa Nocerini, City Manager
RE: 415 Wiley Road Easement Termination and Release
DATE: September 8, 2026

As part of the proposed Condominium Documents for the property located at 415 Wiley Road, a survey of the subject property was conducted. The survey identified a 33-foot-wide easement running in a north-south direction that was originally established by the hospital to accommodate potential future development. As development plans and property needs have evolved, the City believes that this easement is no longer necessary for its intended purpose. Accordingly, the City is requesting termination of the easement to eliminate any unnecessary encumbrances on the property and to ensure that it does not hinder or restrict future development opportunities for the site.

Recommended Motion: Motion to approve the termination and release of the 33-foot-wide easement located at 415 Wiley Road, as legally described in Exhibit A, and authorize the appropriate City officials to execute the necessary documents.

EASEMENT TERMINATION AND RELEASE

This Easement Termination and Release is entered into as of the date last signed below, by the City of the Village of Douglas, whose address is 415 W. Wiley Road, Ste 103, PO Box 757, Douglas, MI 49406 (the “**City**”).

The City is the owner of certain property burdened by a 33’ easement (the “**Easement**”), as established in a warranty deed dated December 10, 1958, and recorded January 7, 1959, at Liber 602, Page 542, Allegan County Records, and located in the City of the Village of Douglas, Allegan County, Michigan, as legally described on Exhibit A (the “**Burdened Property**”). The City is also the owner of certain property benefited by the Easement as legally described on Exhibit A (the “**Benefited Property**”).

The City, as the owner of the Burdened Property and Benefited Property, hereby terminates the Easement in its entirety and releases the City and its successors and assigns of any and all obligations thereunder. The Easement shall have no further force or effect.

This conveyance is exempt from County Real Estate Transfer Tax under MCL 207.505(a) and from State Real Estate Transfer Tax under MCL 207.526(a). The value of the consideration is less than \$100.00.

[Signatures on following page]

CITY:

By: _____

Its: _____

Acknowledged before me in _____ County, _____
_____, on _____, 2026, by _____.

Notary Name: _____

Notary Public, State of _____, County of _____

Acting in the County of _____

My Commission Expires: _____

Prepared by and after recording return to:
William A. Krommendyk
Sikkel & Associates, PLC
42 East Lakewood Blvd
Holland, Michigan 49424
(616) 394-3025

EXHIBIT A

Legal Description

Land situated in the City of the Village of Douglas, Allegan County, State of Michigan, described as follows:

Benefited Property

Commencing at the Northeast corner of the West one-half of the west one-half of the Northwest one-quarter of section 21, Town 3 North, Range 16 West, thence west 300 feet, thence South 660 feet, thence East 300 feet, thence North 660 feet to the place of beginning.

Burdened Property

A strip of land, 33 feet in width, lying directly west of and adjoining the Benefitted Property described above.