



CITY OF NOVI CITY COUNCIL
SEPTEMBER 22, 2025

SUBJECT: Approval of a warranty deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a sidewalk easement from Eleven Mile Avalon Association as part of Avalon Pointe Office Center (parcel 50-22-23-229-024).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The sidewalk easement is a requirement of the site plan; the existing sidewalk extends outside of the right-of-way.
- The dedication of the 35-foot half-width right-of-way is a requirement of the site plan.

BACKGROUND INFORMATION:

Eleven Mile Avalon Association is requesting the acceptance of a warranty deed conveying 35 feet of proposed half-width right-of-way along the south side of Eleven Mile Road frontage that abuts the Avalon Pointe Office Center.

Eleven Mile Avalon Association is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. As part of the approved site plan the developer proposed and constructed a sidewalk along the south side of Eleven Mile Road.

The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, August 21, 2025) and City's Engineering Consultant, Spalding DeDecker (October 26, 2007). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a warranty deed to dedicate 35 feet of half-width right-of-way along the south side of Eleven Mile Road and acceptance of a sidewalk easement from Eleven Mile Avalon Association as part of Avalon Pointe Office Center (parcel 50-22-23-229-024).