

2019 Donated Easements

41541 11 Mile Rd & 25673 Meadowbrook Rd

Location Map



Map Author: Runkel
Date: 2/21/23
Project: 2019 Easements
Version #: 1.0

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 - Novi Edits
- Approximate Easement Area



City of Novi

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



0 37.5 75 150 225
Feet
1 inch = 179 feet

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

February 17, 2023

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: 2019 Sidewalks and Pathways – 41541 W. Eleven Mile Road
JFK Property Group C, LLC**

Dear Mr. Croy:

We have received and reviewed the enclosed Sidewalk Easement over 41541 W. Eleven Mile Road donated in connection with the 2019 Sidewalks and Pathways Project. The enclosed Sidewalk Easement is consistent with the Title Commitment for the property and appears to have been properly executed. The easements should be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Sidewalk Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City Clerk's Office has the original Sidewalk Easement.

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

Enclosures

C: Cortney Hanson, Clerk (w/ Enclosures)
Rebecca Runkel, Staff Engineer (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that, JFK PROPERTY GROUP C, LLC., a Michigan limited liability company, whose address is 43252 Woodward avenue, Suite 210, Bloomfield Hills, MI 48302, hereinafter referred to as ("Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

See Exhibit "A"

Tax Identification Number: 50-22-23-226-036

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, MI 48375, (hereinafter referred to as "Grantee"), a permanent sidewalk easement, over, upon, across, in, through, and under the following described real property to wit:

See Exhibit "A"

and to enter upon sufficient land adjacent to said sidewalk easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Also a Temporary Grading Easement being part of the above described parcel of land. The temporary grading easement to terminate on the date the contractor completes the above project (not to exceed one (1) year).

IN WITNESS WHEREOF, the undersigned Grantors have affixed their
signatures this 24th day of September A.D., 20 19.

**JFK PROPERTY GROUP C, LLC.,
A Michigan Limited Liability Company**

By: Thomas H. Kosik
Signature

Thomas H. Kosik, Manager
Printed Name & Title

By: [Signature]
Signature

[Signature]
Printed Name & Title

STATE OF MICHIGAN)
COUNTY OF) SS)

On this 24 day of September, A.D., 20 19, before me, a Notary Public in and for said County, appeared Joseph Kosik and Thomas Kosik, and to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the Manager and the Manager of JFK Property Group C LLC, the corporation named in and which executed the within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument the free act and deed of said corporation.

SANDRA LYNN DECKER
Notary Public, Calhoun County, MI

My commission expires 4/3/2022

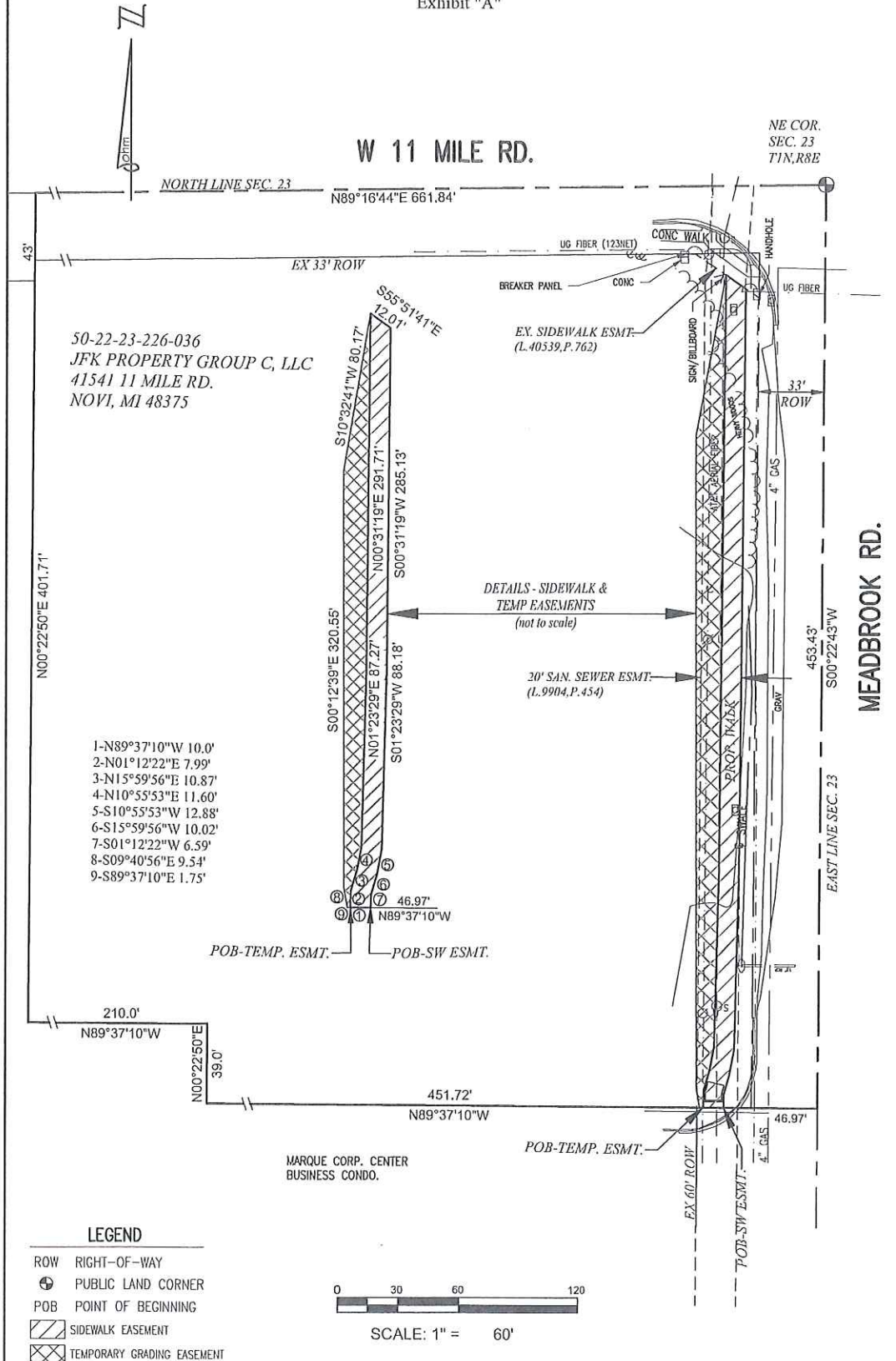
Sandra Lynn Decker

This instrument drafted by:
Sameer Hamad
34000 Plymouth Road
Livonia, MI 48150

WHEN SIGNED RETURN TO:
City Clerk's Office
City of Novi
45175 Ten Mile Road
Novi, MI 48375

SIDEWALK EASEMENT SKETCH

Exhibit "A"



50-22-23-226-036
JFK PROPERTY GROUP C, LLC
41541 11 MILE RD.
NOVI, MI 48375

- 1-N89°37'10"W 10.0'
- 2-N01°12'22"E 7.99'
- 3-N15°59'56"E 10.87'
- 4-N10°55'53"E 11.60'
- 5-S10°55'53"W 12.88'
- 6-S15°59'56"W 10.02'
- 7-S01°12'22"W 6.59'
- 8-S09°40'56"E 9.54'
- 9-S89°37'10"E 1.75'

POB-TEMP. ESMT. POB-SW ESMT.

MARQUE CORP. CENTER
BUSINESS CONDO.

DETAILS - SIDEWALK &
TEMP EASEMENTS
(not to scale)

30" SAN. SEWER ESMT.
(L.9904, P.454)

POB-TEMP. ESMT.

EX 60' ROW
POB-SW ESMT.

SIDEWALK EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (50-22-23-226-036)

Parcel of land situated in the NE 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Beginning at the NE corner of said Section 23; thence S 00°22'43" W 453.43 feet; thence N 89°37'10" W 451.72 feet; thence N 00°22'50" E 39.0 feet; thence N 89°37'10" W 210.0 feet; thence N 00°22'50" E 401.71 feet; thence N 89°16'44" E 661.84 feet to the Point of Beginning. Subject to all easements and restrictions of record, if any.

SIDEWALK EASEMENT

A 10 foot wide easement for sidewalk being part of land situated in the NE 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Commencing at the NE corner of said Section 23; thence S 00°2'43" W 453.43 feet; thence N 89°37'10" W 46.97 feet to the Point of Beginning; thence continuing N 89°37'10" W 10.0 feet along the South line of said parent parcel; thence N 01°12'22" E 7.99 feet; thence N 15°59'56" E 10.87 feet; thence N 10°55'53" E 11.60 feet; thence N 01°23'29" E 87.27 feet; thence N 00°31'19" E 291.71 feet; thence S 55°51'41" E 12.01 feet along an existing sidewalk easement as recorded in Liber 40539, Page 762, Oakland County Records; thence S 00°31'19" W 285.13 feet; thence S 01°23'29" W 88.18 feet; thence S 10°55'53" W 12.88 feet; thence S 15°59'56" W 10.02 feet; thence S 01°12'22" W 6.59 feet to the Point of Beginning.

Contains 4,061 square feet or 0.093 acres of land, more or less. Subject to all easements and restrictions of record, if any.

TEMPORARY GRADING EASEMENT

A parcel of land situated in the NE 1/4 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Commencing at the NE corner of said Section 23; thence S 00°2'43" W 453.43 feet; thence N 89°37'10" W 56.97 feet to the Point of Beginning; thence N 01°12'22" E 7.99 feet; thence N 15°59'56" E 10.87 feet; thence N 10°55'53" E 11.60 feet; thence N 01°23'29" E 87.27 feet; thence N 00°31'19" E 291.71 feet; thence S 10°32'4" W 80.17 feet; thence S 00°12'39" E 320.55 feet; thence S 09°40'56" E 9.54 feet; thence S 89°37'10" E 1.75 feet to the Point of Beginning.

Contains 4,264 square feet or 0.098 acres of land, more or less. Subject to all easements and restrictions of record, if any.

DATE: 06-18-19		CITY OF NOVI		0163-18-0030		SCALE H. 1"=60'		SHEET 4 OF 4		
SIDEWALK EASEMENT PART OF THE NE 1/4 OF SECTION 23 T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY PARCEL ID# 50-22-23-226-036										
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM										

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CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Sidewalk Easement, dated 9-26, 2019, as shown in the Exhibit A attached hereto and incorporated herein, whereby JFK Property Group C, LLC, grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 26 day of September, 2019.

CIBC BANK USA

By: 
(Print Name: Gregory Speaks
Its: Managing Director

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 26 day of September, 2019, by Gregory Speaks, the Managing Director of CIBC Bank USA, an Illinois banking corporation.

WENDY M. WOLCOTT
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 1, 2021
ACTING IN COUNTY OF Oakland.

Wendy M. Wolcott
Notary Public Wendy M. Wolcott
Acting in Oakland County, MI
My commission expires: 10-01-2021



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

September 23, 2019

Jeffrey Herczeg, Director of Public Works
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: 2019 Sidewalks and Pathways – 25673 Meadowbrook Road
Novi Enterprises, LLC**

Dear Mr. Herczeg:

We have received and reviewed the enclosed Sidewalk Easement over 25673 Meadowbrook Road donated in connection with the 2019 Sidewalks and Pathways Project. The enclosed Sidewalk Easement is consistent with the Title Commitment for the property and appears to have been properly executed. The Easements should be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Sidewalk Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City Clerk's Office has the original Sidewalk Easement.

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

Enclosures

C: Cortney Hanson, Clerk (w/Enclosures)
Rebecca Runkel, Staff Engineer (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that, NOVI ENTERPRISES, LLC., a Michigan limited liability company, whose address is 12500 Hall Road, Sterling Heights, MI 48313, hereinafter referred to as ("Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

See Exhibit "A"

Tax Identification Number: 50-22-23-226-034

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 Ten Mile Road, Novi, MI 48375, (hereinafter referred to as "Grantee"), a permanent sidewalk easement, over, upon, across, in, through, and under the following described real property to wit:

See Exhibit "A"

and to enter upon sufficient land adjacent to said sidewalk easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Exhibit "A"



ROW	RIGHT-OF-WAY
	PUBLIC LAND CORNER
POB	POINT OF BEGINNING
	SIDEWALK EASEMENT

SCALE: 1" = 50'

SIDEWALK EASEMENT
PART OF THE NE 1/4 OF SECTION 23
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY
PARCEL ID# 50-22-23-226-034

H: 1"=50'

DATE: 08-15-19	CLIENT: CITY OF NOVI	JOB # 0163-18-0030
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM		

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