

**POWELL ROAD PUBLIC ROAD IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT #43**

RESOLUTION NO. 3

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, on Tuesday, March 2, 2021, at 6:00 p.m.

PRESENT: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland, Wisinski

ABSENT: None

The following resolution was offered by Treasurer Deschaine and supported by Trustee Jackson.

WHEREAS, The Township Board, pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on January 19, 2021, adopt a resolution tentatively approving the construction of certain public road improvements on Powell Road, from Grand River Avenue north approximately 1,576 feet to the north plat line of Silverstone Subdivision; by grading, graveling, and paving and to be completed by the owner of Silverstone Subdivision; and the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically hereinafter described; and

WHEREAS, the Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-001) for the construction of the Powell Road Public Road Improvement SAD #43.

WHEREAS, after road construction has been completed by the owner, Mayberry Homes doing business as Powell Road Holdings, LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-007, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-004, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments. The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels (3302-02-22-276-006; 3302-02-22-276-007; 3302-02-22-426-003; 3302-02-22-426-004) nor the 6 future parcels (including Silverstone Way road width) of the Silverstone Subdivision (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment

WHEREAS, the Township Board did meet on February 23, 2021, at 6:00 p.m., the time, date and place set by the Board to hold a public hearing to hear any objections to the improvement and to the special assessment district therefore; and

WHEREAS, estimates of cost of said project are on file with the Township Clerk, and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board hereby approves the construction of the following described improvement: grade, gravel and pave Powell Road, from Grand River north approximately 1,576 feet to the north plat line of Silverstone Subdivision, and to defray the cost of by special assessment against the properties specially benefited thereby in the manner previously listed in this resolution.
2. The Township Board hereby approves the estimate of cost in the sum of \$460,003.62.

3. The Township Board finally determines that the special assessment district shall be described as follows:

(SEE ATTACHED PROPERTY DESCRIPTIONS)

4. The Supervisor is hereby directed to make a special assessment roll in which shall be described all the parcels of land to be assessed as set forth with the names of the owners thereof if known, and the total amount to be assessed against each parcel of land which amount shall be such relative portion of the whole sum to be levied against all parcels of land in the assessment district as the benefit to such parcel bears to the total benefit of all parcels of land in the special assessment district. The term of the special assessment district shall continue until the special assessments, as approved or modified, have been collected in full.
5. When the Supervisor shall have completed the special assessment roll there shall be affixed thereto a certificate stating that said roll was made pursuant to a resolution of the Township Board of the Charter Township of Meridian adopted March 2, 2021, and that in making the assessment roll the Supervisor has, according to his best judgement, conformed in all respects to the directions contained in said resolution and the statutes of the State of Michigan and the Supervisor shall then report the special assessment roll with the certificate attached thereto, to the Township Board.
6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

ADOPTED: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski, Clerk Guthrie, Supervisor Styka, Treasurer Deschaine

NAYS: None

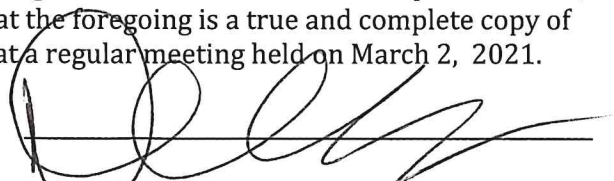
Resolution declared adopted 7-0

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on March 2, 2021.



Deborah Guthrie, Township Clerk

**POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO.43**

LEGAL DESCRIPTION

3302-02-22-276-006

4777 POWELL

M22-5-1 BEG AT PT ONE LINE OF SEC 22 329.81 FT NORTH OF THREE% COR SEC 22-S 89 DEG 20'42"W, 114.20 FT-N 15.45 FT-N 82 DEG 33'09"W, 62.33 FT- S 89 DEG 20'42"W, 125.99 FT-N 115.08 FT-N 89 DEG 20'42"E, 302 FT TOE SEC LN-S 139.31 FT ONE SEC LN TO THE POB SEC 22 T4NR1W .87 AC M/L.

3302-02-22-276-007

4777 POWELL

M22-S-1 BEG AT PT ONE LINE OF SEC 22 115.39 FT N OF E % COR-S 89 DEG 20'42"W 302 FT-N 238.65 FT-N89 DEG 20'42"E, 125.99 FT-N 82 DEG 33'09"E, 62.33 FT - S 15.45 FT, -N89DEG 20'42"E, 114.20 FT-SON E SEC LN 214.42 FT TO THE POB SEC 22 T4NR1W 1.58 AC M/L.

3302-02-22-276-009

THAT PART OF SE% OF NE% OF SEC 22, T4N, RI W DESC AS: BEG ATE% COR OF SEC 22-NOOD01'26"E ALGE SEC LN 115.39 FT-S89D39'17"W 302.01 FT-NOOD 01'26"E 353.73 FT- N 89D39'17"E 302.01 FT TOE SEC LN-NOOD01'26"E ALG SD E LN 647.57 FT- S89D 52'32"W 208 FT-N OOD 01' 26"E 208 FT TO SLN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD SLN 416.03 FT- SOOD 39'51"W 438.26 FT-S89DS2'32"W 580 FT- SOOD 39'51"W 66.01 FT- S 890 52'32"W 109.19 FT- SOOD 02'20"E 818.62 FT TO EW % LN - N 89DS7'21"E ALG EW % LN 1317.96 FT TO POB 29.494 AM/L.

3302-02-22-426-003

4719 POWELL

M22-17 BEG 164 FT S FROM E % POST OF SEC 22-W265.6 FT-N 164 FT- W 476.4 FT- S 396 FT-E 742 FT TO E SEC LINE - N 232 FT TO BEG ON SE % OF SEC 22, T4N, RI W - SA M/L.

3302-02-22-426-004

4739 POWELL

M22-17-1 BEG ATE% POST OF SEC- W 265.6 FT- S 164 FT- E 265.6 FT-N164 FT TO BEG., ON SE% OF SEC 22, T4N RI W.

3302-02-22-426-007

1510 GRAND RIVER

M22-19 BEG 24 RDS S OF E % POST OF SEC 22, - W PLL WITH E & W % LINE 321 FT - S PLL WITH E LINE OF SAID SEC TO CEN LINE OF GRAND RIVER ROAD - SE'LY ALONG SAID CEN LINE TO E LINE OF SAID SEC - N'LY ALONG SAIDE SEC LINE TO BEG ON SE % OF SEC 22, T4N 41W = 4 A. M/L.

3302-02-23-301-001

4714 POWELL

M23-9-2 BEG ON WLINE OF SEC 23 AT PT 470 FT N OF N LINE OF GRAND RIVER AVE - N ALONG SAID W SEC LINE 110 FT- E 233 FT- S 110 FT - W 233 FT TO BEG ON SW% OF SEC 23, T4N, R12.

3302-02-23-301-003

4684 POWELL

M23-12-2 BEG 152.68 FT N OF INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 117.32 FT- N 83 DEG E 158 FT-S 136.6 FT- W 156.07 FT TO BEG., ON SW% OF SEC 23, T4N, RI W.

3302-02-23-301-004

1492 GRAND RIVER

M23-12-3 BEG AT INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 152.68 FT-E 156.07 FT- S 188 FT TO N'LY LINE OF US-16 HWY AT PT 158 FT FROM BEG- N 77 DEG W 158 FT TO BEG., ON SW% OF SEC 23, T4N, RI W.

3302-02-23-301-012

(M23-9,23-10-1) PART OF SW% OF SEC 23 T4N, RI W DESC AS: COM AT W % COR OF SEC 23-SOOD 19'3S"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-NOOD 22'30"W 110.32 FT - N89D3S'16"E 435.17 FT- NOOD 19'3S"W 279.61 FT-N89D 51'33"E 691.98 FT-SOOD 15'17"E 1180.22 FT TON LN OF GRAND RIVERAVE-ALNG SD N LN N77D 00'07"W 373.91 FT-N12DS9'S3"E 200FT- N7D 00'07"W 100 FT-S12D 59'53"W 200 FT- N 77D00'07"W ALNG N LN OF GRAND RIVER AVE 235.69 FT- N OOD 19'3S"W 510.28 FT-S82D40'24"W 673 FT-NOOD 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.

LOT 1, SILVERSTONE ESTATES

LOT 2, SILVERSTONE ESTATES

LOT 23, SILVERSTONE ESTATES

LOT 24, SILVERSTONE ESTATES

LOT 25, SILVERSTONE ESTATES

SILVERSTONE WAY ROW

POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 43
SPECIAL ASSESSMENT ROLL

The Powell Road Public Road Improvement Special Assessment District No. 43 is being established to partially reimburse the owner of Silverstone Subdivision (3302-02-23-151-1) for the construction of the Powell Road Public Road Improvement SAD #43.

After road construction has been completed by the owner, Mayberry Homes doing business as Powell Road Holdings LLC, the Township will assess the following six (6) parcels: 3302-02-22-276-009, 3302-02-22-426-007, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-004, 3302-02-23-301-012 for their share of the Powell Road Public Road Improvement Special Assessment District #43, and reimburse the owner of Silverstone Subdivision for these six assessments. The owner of Silverstone Subdivision will not be reimbursed for the remaining four (4) parcels (3302-02-22-276-006; 3302-02-22-276-007; 3302-02-22-426-003; 3302-02-22-426-004) nor the 6 future parcels (including Silverstone Way road width) of the Silverstone Subdivision (parent parcel 3302-02-23-151-001) and shall be responsible for their portion of the assessment.

3302-02-22-2 76-009

Owner: Newman Equitiesll LLC, HDI Builders,4217 Okemos Rd, Okemos, MI 48864

Frontage: 252.5

Assessment: \$37,241.23

THAT PART OF SEY., OF NEY., OF SEC 22, T4N, RIW DESCAS: BEGATE Y., COR OF SEC 22-NOOD01'26"E ALG SECLN 115.39 FT-S89D39'17"W 302.01 FT-NOOD 01'26"E 353.73 FT- N 89D39'17"E 302.01 FT TOE SEC LN-NOOD01'26"E ALG SD E LN 647.57 FT- S89D 52'32"W 208 FT-N OOD 01'26"E 208 FT TO SLN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT- SOOD 39'51"W 438.26 FT-S89D52'32"W 580 FT-SOOD 39'51"W 66.01 FT-S 890 52'32"W 109.19 FT- SOOD 02'20"E 818.62 FT TO EW 1.4 LN - N 89D57'21"E ALG EWY., LN 1317.96 FT TO POB 29.494 A M/L.

3302-02-22-426-007 1510 GRAND RIVER

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357

Frontage: 554.72

Assessment: \$81,815.65

M22-19 BEG 24 RDS S OF E Y., POST OF SEC 22, - W PLL WITHE & WY., LINE 321 FT- SPLL WITHE LINE OF SAID SEC TO CEN LINE OF GRAND RIVER ROAD - SE'LY ALONG SAID CEN LINE TOE LINE OF SAID SEC- N'LY ALONG SAIDE SEC LINE TO BEG ON SEY., OF SEC 22, T4N 41W = 4A. M/L.

3302-02-23-301-001 4714 POWELL

Owner: New China of MI, Inc., 2078 E. M-78, East Lansing, MI 48823

Frontage: 111.47

Assessment: \$16,440.71

M23-9-2 BEG ON W LINE OF SEC 23 AT PT 470 FT N OF N LINE OF GRAND RIVER AVE- N ALONG SAID W SEC LINE 110 FT - E 233 FT- S 110 FT- W 233 FT TO BEG ON SWY., OF SEC 23, T4N, R12.

3302-02-23-301-003 4684 POWELL

Owner: Frederick W. Beckett Jr. Trustee, 4684 Powell Rd, Okemos, MI 48864

Frontage: 112.11

Assessment: \$16,535.10

M23-12-2 BEG 152.68 FT N OF INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 117.32 FT- N 83 DEG E 158 FT-S 136.6 FT - W 156.07 FT TO BEG., ON SW Y., OF SEC 23, T4N, RI W.

3302-02-23-301-004 1492 GRAND RIVER

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357

Frontage: 152.20

Assess ment: \$22,447.98

M23-12-3 BEG AT INTER OF N'LY LINE OF US-16 HWY & W LINE OF SEC 23 - N 152.68 FT-E 156.07 FT- S 188 FT TO N'LY LINE OF US-16 HWY AT PT 158 FT FROM BEG - N 77 DEG W 158 FT TO BEG., ON SW 1.4 OF SEC 23, T4N, RI W.

3302-02-23-301-012

Owner: Gaetano Perna Trustee,13419 Goldfinch Dr, Lakewood Ranch, FL 34202

Frontage: 200.16

Assessment: \$29,521.60

(M23-9,23-10-1) PART OF SWY., OF SEC 23 T4N, RI W DESCAS: COMAT W 1/2, COR OF SEC 23-SOOD 19'35"E ALNG W SEC LN 49 3.12 FT TO POB -N89D 35'16"E 233 FT-NOOD 22'30"W 110.32 FT-N89D35'16"E 435.17 FT- NOOD 19'35 "W 279.61 FT- N89D 51'33"E 691.98 FT-SOOD 15'17"E 1180.22 FT TO N LN OF GRAND RIVER AVE-ALNG SD N LN N77D 00'07"W 373.91 FT- N12D59'53"E 200 FT- N7D 00'07"W 100 FT-S12D 59'53"W 200 FT- N 77D00'07"W ALNG N LN OF GRAND RIVER AVE 235.69 FT - N OOD 19'3 5"W 510.28 FT-S82D40'24"W 673 FT-NOOD 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.

POWELL ROAD PUBLIC ROAD IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 43
SPECIAL ASSESSMENT ROLL
Page2

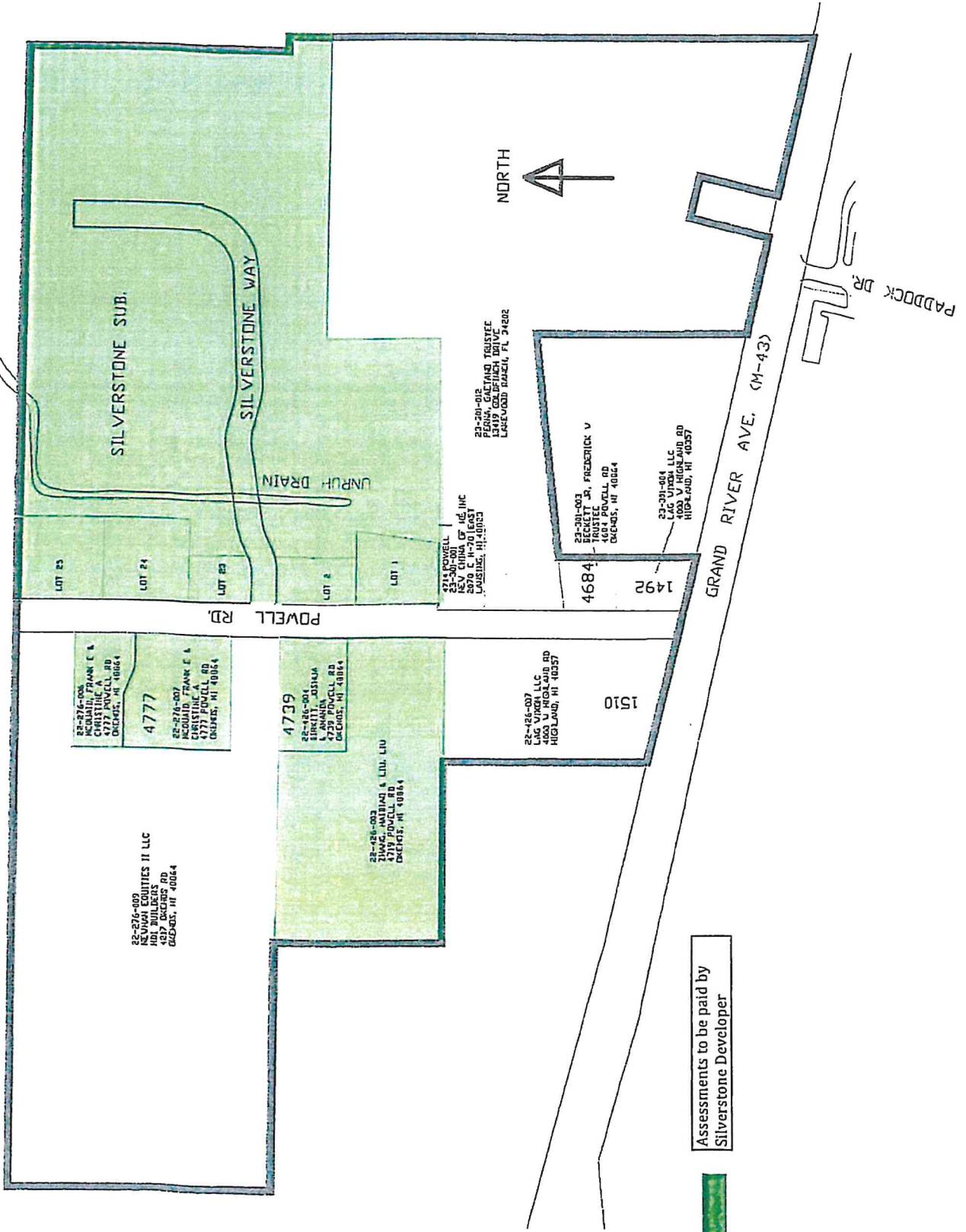
TO BE PAID BY OWNER OF SILVERSTONE SUBDIVISION, POWELL ROAD HOLDINGS, LLC:

3302-02-22-276-006	4777 POWELL	Owner: Frank E & Christine A. McQuaid, 4777 Powell Rd, Okemos, MI 48864 Frontage: 139.31 M22-5-1 BEG AT PT ONE LINE OF SEC 22 329.81 FT NORTH OF THEE 1,4 COR SEC 22-S 89 DEG 20'42"W, 114.20 FT-N 15.45 FT-N 82 DEG 33'09"W, 62.33 FT - S 89 DEG 20'42 "W, 125.99 FT-N 115.08 FT-N 89 DEG 20'42"E, 302 FT TOE SEC LN-S 139.31 FT ONE SEC LN TO THE POB SEC 22 T4NR1W .87 AC M/ L.	<u>Assessment</u> <u>\$20,546.83</u>
3302-02-22-276-007	4777 POWELL	Owner: Frank E & Christine A. McQuaid, 4777 Powell Rd, Okemos, MI 48864 Frontage: 214.4 M22-5-1 BEG AT PT ONE LINE OF SEC 22 115.39 FT N OF E 1/., COR-S 89 DEG 20'42 "W 302 FT-N 238.65 FT-N89 DEG 20'42"E, 125.99 FT-N 82 DEG 33'09"E, 62.33 FT - S 15.45 FT, -N89DEG 20'42"E, 114.20 FT-SON E SEC LN 214.42 FT TO THE POB SEC 22 T4NR1W 1.58 ACM/L.	<u>Assessment: \$31,621.86</u>
3302-02-22-426-003	4719 POWELL	Owner: Haibiao Zhang & Liu Liu, 4719 Powell Rd, Okemos, MI 48864 Frontage: 241.61 M22 -17 BEG 164 FT S FROM E 1/., POST OF SEC 22-W265.6 FT-N 164 FT-W 476.4 FT- S 396 FT-E 742 FTTO E SEC LINE - N 232 FT TO BEG ON SE 1/., OF SEC 22, T4N, RI W - SA M/L.	<u>Assesment: \$35,635.06</u>
3302-02-22-426-004	4739 POWELL	Owner: Joshua & Amanda Birkitt, 4739 Powell Rd, Okemos, MI 48864 Frontage: 164 M22-17-1 BEG ATE% POST OF SEC-W 265.6 1'-S 164FT- E 265.6 FT-N164 FTTO BEG., ON SE% OF SEC 22 , T4N RIW	<u>Assessment: \$24,188.36</u>
3302-02-23-151-001		Owner: Powell Road Holdings, LLC, 1650 Kendale Blvd, Ste200, East Lansing, MI 48823 LOT 1, SILVERSTONE ESTATES, Frontage: 190 LOT 2, SILVERSTONE ESTATES, Frontage: 179.4 LOT 23, SILVERSTONE ESTATES, Frontage: 167 LOT 24, SILVERSTONE ESTATES, Frontage: 190 LOT 25, SILVERSTONE ESTATES, Frontage: 190 SILVERSTONE WAY ROW, Frontage: 60	<u>Assessment: \$28,023.10</u> <u>Assessment: \$26,459.71</u> <u>Assessment: \$24,630.83</u> <u>Assessment: \$28,023.10</u> <u>Assessment \$28,023.10</u> <u>Assessment: \$ 8,849.40</u>

TOTAL ASSESSMENTS

\$460,003.62

POWELL ROAD PAVING SPECIAL ASSESSMENT DISTRICT



Assessments to be paid by
Silverstone Developer

