

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

RESOLUTION NO. 4

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

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

ABSENT : None

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

WHEREAS, by resolution adopted March 2, 2021, the Township Board of the Charter Township of Meridian, approved 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 in the more particularly hereinafter described Powell Road Public Road Improvements Special Assessment District No. 43; and to be completed by the owner of Silverstone Subdivision; and assess the cost thereof to the property deemed benefited by said improvements, all in accordance with Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefited thereby with the proper certificate attached thereto.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll shall be filed with the Office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.
2. The Township Board shall meet at 6:00 p.m. on Tuesday, May 18, 2021, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, in the Charter Township of Meridian, for the purpose of reviewing and hearing objections to the special assessment roll.

MERIDIAN TOWNSHIP RESIDENTS

NOTICE OF REVIEW OF SPECIAL ASSESSMENT ROLL

for

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

By Charter Township of Meridian
Ingham County, Michigan

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:**

(SEE ATTACHED LEGAL DESCRIPTIONS)

and excluding road right of way and other lands deemed not benefited and excluding all streets and other land deemed not benefited.

PLEASE TAKE NOTICE that a special assessment roll has been prepared and is on file in the Office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the following described road improvements to the property benefited therefrom: construction of certain public road improvements on Grand River Avenue north 1576 feet to the north plat line of Silverstone Subdivision by grading, graveling, and paving; and completed by the owner of Silverstone Subdivision.

TAKE FURTHER NOTICE that the Township Board will meet on **Tuesday, May 18, 2021, at 6:00 p.m.**, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000, for the purpose of reviewing said special assessment roll and hearing any objections thereto.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the State Tax Tribunal. An owner or party in interest or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter received by the Township Clerk at or before the close of the public hearing, and if such a letter is filed, then the personal appearance of the person protesting is not required.

The owner or any person having an interest in the real property who protests in person or in writing at this hearing as set forth above may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the confirmation of the special assessment roll.

Your special assessment is proposed to be \$_____.

DATED: _____

Deborah Guthrie, Township Clerk
CHARTER TOWNSHIP OF MERIDIAN

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

CERTIFICATE OF MAILING

I, Deborah Guthrie, the duly qualified and acting Township Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the notice of hearing on the Powell Road Public Road Improvements Special Assessment District No. 43 Special Assessment Roll were personally mailed by me to all of the landowners listed hereon on the dates indicated in my affidavit of mailing.

Deborah Guthrie, Township Clerk, Township Clerk

LEGAL DESCRIPTION

3302-02-22-276-006 **4777 POWELL**

M22-5-1 BEG AT PT ON E LINE OF SEC 22 329.81 FT NORTH OF THE E ¼ 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 TO E SEC LN-S 139.31 FT ON E SEC LN TO THE POB SEC 22 T4NR1W .87 AC M/L.

3302-02-22-276-007 **4777 POWELL**

M22-5-1 BEG AT PT ON E LINE OF SEC 22 115.39 FT N OF E ¼ COR-S 89 DEG 20'42"W 302 FT-N 238.65 FT-N 89 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-S ON 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 ¼ OF NE ¼ OF SEC 22, T4N, R1W DESC AS: BEG AT E ¼ COR OF SEC 22-N00D01'26"E ALG E SEC LN 115.39 FT-S89D39'17"W 302.01 FT-N00D 01'26"E 353.73 FT - N 89D39'17"E 302.01 FT TO E SEC LN-N00D01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT-N 00D 01' 26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51W 438.26 FT-S89D52'32"W 580 FT- S00D 39'51"W 66.01 FT - S 89D 52'32"W 109.19 FT- S00D 02'20"E 818.62 FT TO EW ¼ LN - N 89D57'21"E ALG EW ¼ LN 1317.96 FT TO POB 29.494 A M/L.

3302-02-22-426-003 **4719 POWELL**

M22-17 BEG 164 FT S FROM E ¼ 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 ¼ OF SEC 22, T4N, R1W - 5A M/L.

3302-02-22-426-004 **4739 POWELL**

M22-17-1 BEG AT E ¼ POST OF SEC - W 265.6 FT - S 164 FT - E 265.6 FT-N164 FT TO BEG., ON SE ¼ OF SEC 22, T4N R1W.

3302-02-22-426-008 **1510 GRAND RIVER**

BEG 24 RDS S OF E 1/4 POST OF SEC 22 - W PLL WITH E-W 1/4 LN 742 FT - S PLL WITH E LN OF SD SEC 442 FT TO CEN LN OF GRAND RIVER AVE - SE'LY ALNG SD CEN LN TO E LN OF SD SEC - N'LY ALNG SD E SEC LN TO BEG ON SE 1/4 OF SEC 22 T4N R1W (8.95 A).

3302-02-23-151-001

- LOT 1, SILVERSTONE ESTATES**
- LOT 2, SILVERSTONE ESTATES**
- LOT 23, SILVERSTONE ESTATES**
- LOT 24, SILVERSTONE ESTATES**
- Lot 25, SILVERSTONE ESTATES**
- SILVERSTONE WAY ROW**

3302-02-23-301-001 **4714 POWELL**

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 SW ¼ 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 ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-012

(M23-9,23-10-1) PART OF SW ¼ OF SEC 23 T4N, R1W DESC AS: COM AT W ¼ COR OF SEC 23-S00D 19'35"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-N00D 22'30"W 110.32 FT -N89D35'16"E 435.17 FT - N00D 19'35"W 279.61 FT-N89D 51'33"E 691.98 FT-S00D 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 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 00D 19'35"W 510.28 FT-S82D40'24"W 673 FT-N00D 19'35"W ALNG W SEC LN 199.71 FT TO POB 20.53 A M/L.

3302-02-23-301-013 **1492 GRAND RIVER**

A PART OF SW 1/4 OF SEC 23 T4N R1W COM AT W 1/4 COR SEC 23 - S00D13'48"E ON W SEC LINE 963.01 FT TO N LINE OF GRAND RIVER AVE & POB - N00D13'48"W 270 FT - N83D37'30"E 675.44 FT - S00D19'35"E 507 FT - N76D28'02"W ALNG N LINE OF GRAND RIVER AVE 692.29 FT TO POB EXC BEG 152.68 FT N OF INTER OF N LINE OF GRAND RIVER AVE & W LINE OF SEC 23 - N 117.32 FT - N83D37'30"E 158 FT - S 136.6 FT - W 156.07 FT TO POB (5.53A).

**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 (3302-02-23-151-001) 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, 3302-02-22-426-008, 3302-02-23-301-001, 3302-02-23-301-003, 3302-02-23-301-013, 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.

3302-02-22-276-009

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

Frontage: 237.47

Assessment: \$38,657.74

THAT PART OF SE ¼ OF NE ¼ OF SEC 22, T4N, R1W DESC AS: BEG AT E ¼ COR OF SEC 22-N00D01'26"E ALG E SEC LN 115.39 FT-S89D39'17"W 302.01 FT-N00D 01'26"E 353.73 FT - N 89D39'17"E 302.01 FT TO E SEC LN-N00D01'26"E ALG SD E LN 647.57 FT - S89D 52'32"W 208 FT-N 00D 01' 26"E 208 FT TO S LN OF CENTRAL PARK ESTATES SUBD-S89D 52'32"W ALG SD S LN 416.03 FT - S00D 39'51W 438.26 FT-S89D52'32"W 580 FT- S00D 39'51"W 66.01 FT - S 89D 52'32"W 109.19 FT- S00D 02'20"E 818.62 FT TO EW ¼ LN - N 89D57'21"E ALG EW ¼ LN 1317.96 FT TO POB 29.494 A M/L.

3302-02-22-426-008

1510 GRAND RIVER

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

Frontage: 554.72

Assessment: \$90,302.87

M22-19 BEG 24 RDS S OF E ¼ POST OF SEC 22, - W PLL WITH E & W ¼ 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 SAID E SEC LINE TO BEG ON SE ¼ OF SEC 22, T4N 41W = 4 A. M/L.

3302-02-23-301-001

4714 POWELL

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

Frontage: 110

Assessment: \$17,906.90

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 SW ¼ 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: 117.32

Assessment: \$19,098.52

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 ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-013

1492 GRAND RIVER

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

Frontage: 152.20

Assessment: \$24,776.64

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 ¼ OF SEC 23, T4N, R1W.

3302-02-23-301-012

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

Frontage: 199.71

Assessment: \$32,510.79

(M23-9,23-10-1) PART OF SW ¼ OF SEC 23 T4N, R1W DESC AS: COM AT W ¼ COR OF SEC 23-S00D 19'35"E ALNG W SEC LN 493.12 FT TO POB -N89D 35'16"E 233 FT-N00D 22'30"W 110.32 FT -N89D35'16"E 435.17 FT - N00D 19'35"W 279.61 FT-N89D 51'33"E 691.98 FT-S00D 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 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 00D 19'35"W 510.28 FT-S82D40'24"W 673 FT-N00D 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
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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	Assessment: <u>\$22,678.28</u>
M22-5-1 BEG AT PT ON E LINE OF SEC 22 329.81 FT NORTH OF THE E ¼ 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 TO E SEC LN-S 139.31 FT ON E SEC LN TO THE POB SEC 22 T4NR1W .87 AC M/L.		
3302-02-22-276-007	4777 POWELL	Owner: Frank E & Christine A. McQuaid, 4777 Powell Rd, Okemos, MI 48864
	Frontage: 214.4	Assessment: <u>\$34,902.18</u>
M22-5-1 BEG AT PT ON E LINE OF SEC 22 115.39 FT N OF E ¼ 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-S ON E SEC LN 214.42 FT TO THE POB SEC 22 T4NR1W 1.58 AC M/L.		
3302-02-22-426-003	4719 POWELL	Owner: Haibiao Zhang & Liu Liu, 4719 Powell Rd, Okemos, MI 48864
	Frontage: 232	Assessment: <u>\$37,767.28</u>
M22-17 BEG 164 FT S FROM E ¼ 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 ¼ OF SEC 22, T4N, R1W - 5A M/L.		
3302-02-22-426-004	4739 POWELL	Owner: Joshua & Amanda Birkitt, 4739 Powell Rd, Okemos, MI 48864
	Frontage: 164	Assessment: <u>\$26,697.56</u>
M22-17-1 BEG AT E ¼ POST OF SEC - W 265.6 FT - S 164 FT - E 265.6 FT-N164 FT TO BEG., ON SE ¼ OF SEC 22, T4N R1W		
3302-02-23-151-001		Owner: Powell Road Holdings, LLC,1650 Kendale Blvd,Ste200, East Lansing, MI 48823
	LOT 1, SILVERSTONE ESTATES, Frontage: 190	Assessment: <u>\$30,930.10</u>
	LOT 2, SILVERSTONE ESTATES, Frontage: 202.78	Assessment: <u>\$33,010.56</u>
	LOT 23, SILVERSTONE ESTATES, Frontage: 174.46	Assessment: <u>\$28,400.34</u>
	LOT 24, SILVERSTONE ESTATES, Frontage: 158.3	Assessment: <u>\$25,769.66</u>
	LOT 25, SILVERSTONE ESTATES, Frontage: 191	Assessment <u>\$31,092.89</u>
	SILVERSTONE WAY ROW, Frontage: 60	Assessment: <u>\$ 9,767.40</u>
TOTAL ASSESSMENTS		<u>\$504,269.71</u>