

RESOLUTION TO APPROVE

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

RESOLUTION NO. 2

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, 48846-1198, on Tuesday, January 19, 2021, at 6:00 p.m.

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

ABSENT: None

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

WHEREAS, the Township Board of the Charter Township of Meridian deems it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to construct the following described public road improvement:

Grade, gravel and pave Powell Road, from Grand River Avenue north approximately 1,576 feet to the north plat line of Silverstone Subdivision; and to be completed by the owner of Silverstone Subdivision; and to defray the cost thereof by special assessment against the properties specially benefitted thereby.

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 has caused to be prepared by the Township Engineer, plans showing the improvement and location thereof and an estimate of the cost thereof; in accordance with a resolution of the Township Board pursuant to Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the Township Board desires to proceed further with the improvement.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

1. The plans showing the improvement and location thereof and an estimate of the cost thereof be filed with the Township Clerk and be available for public examination.
2. The Township Board tentatively declares its intention to make the public road improvement and in the manner previously listed in this resolution.

3. There is hereby tentatively designated a special assessment district against which the cost of said improvement is to be assessed as stated above, consisting of the lots and parcels of land described as:

(SEE ATTACHED LEGAL DESCRIPTION)

4. The Township Board shall meet in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI on Tuesday, February 23, 2021 at 6:00 p.m. at which time and place the Township Board will hear objections to the improvement and to the special assessment district therefore. All objections must be raised in person at the hearing or filed in writing with the Clerk at or before the time of the hearing.
5. The Township Clerk is hereby ordered to cause notice of such hearing and the fact that the Township Board is proceeding on a proper petition to be published twice prior to said hearing in a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of the hearing, and pursuant to Act 188, Public Acts of Michigan, 1954, as amended, shall cause said notice to be mailed by first class mail to all record owners of, or parties in interest in, property in the special assessment district, at the addresses shown on the current tax records of the Township, at least ten (10) full days before the date of said hearing.
6. Said notice shall be in substantially the attached form.
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

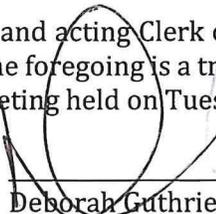
YEAS: Trustee Wisinski, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer and Sundland

NAYS: None

Resolution passed 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, **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 Tuesday, January 19, 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 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-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.

3302-02-22-276-009

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.

3302-02-22-426-007

1510 GRAND RIVER

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

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.

3302-02-23-301-004

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 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.

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**

NOTICE OF HEARING

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:
(SEE LEGAL DESCRIPTION)**

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Meridian, acting on a proper petition signed by the record owners of more than fifty percent (50%) of the total frontage above described, has determined to make the following described public road improvements:

Grade, gravel and pave Powell Road, from Grand River Avenue north 1,576 feet to the north plat line of Silverstone Subdivision; and to be completed by the owner of Silverstone Subdivision; and to defray the cost thereof by special assessment against the properties specially benefitted thereby.

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, 3302-02-22-426-007, 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.

Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

TAKE FURTHER NOTICE that the Township Board will meet Tuesday, February 23, 2021, at 6:00 p.m. at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the petition, the improvement and the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project. To object to the improvements, you or your agent may appear in person at the hearing or you must file your objections in writing with the Township Clerk at or before the time of the hearing.

**'FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR
PROPERTY IS ESTIMATED TO BE \$ _____.'**

Dated: _____

Deborah Guthrie, Township Clerk
CHARTER TOWNSHIP OF MERIDIAN

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, 3302-02-22-426-007, 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.

3302-02-22-276-009

Owner: Newman EquitiesII LLC, HDI Builders,4217 Okemos Rd, Okemos, MI 48864
Frontage: 252.5 Assessment: \$37,241.23

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.

3302-02-22-426-007 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 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: 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 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: 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 ¼ OF SEC 23, T4N, R1W.

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

Owner: LAG Wixom, LLC, 4000 W. Highland Rd, Highland, MI 48357
Frontage: 152.20 Assessment: \$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 ¼ OF SEC 23, T4N, R1W.

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 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
Page 2**

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: \$20,546.83

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: \$31,621.86

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: 241.61

Assessment: \$35,635.06

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: \$24,188.36

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: \$28,023.10

LOT 2, SILVERSTONE ESTATES, Frontage: 179.4

Assessment: \$26,459.71

LOT 23, SILVERSTONE ESTATES, Frontage: 167

Assessment: \$24,630.83

LOT 24, SILVERSTONE ESTATES, Frontage: 190

Assessment: \$28,023.10

LOT 25, SILVERSTONE ESTATES, Frontage: 190

Assessment: \$28,023.10

SILVERSTONE WAY ROW, Frontage: 60

Assessment: \$ 8,849.40

TOTAL ASSESSMENTS

\$460,003.62