

DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, SEPTEMBER 9, 2013

ITEM C-1

**A. CALL TO ORDER**

The meeting was called to order at 7:34 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough

J. Carson	P. Cousins
D. Fisher	J. Knight
J. Semifero	R. Tell-ab

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Carol Jones, Village Clerk; Dan Schlaff, Public Services Superintendent; Scott Maurer, Water and Sewer Department; Rhett Gronevelt and Patrick Droze, Orchard, Hiltz & McCliment; Sgt. Keith Flores, Washtenaw County Sheriff Department; residents and media.

**C. APPROVAL OF THE MINUTES**

- 1. Regular Council Meeting – August 26, 2013

Motion Fisher; support Carson to approve the minutes of the Regular Council Meeting of August 26, 2013 as presented.

Unanimous voice vote for approval with Trustee Tell absent

**D. PREARRANGED PARTICIPATION**

None

**E. APPROVAL OF THE AGENDA**

Motion Cousins; support Knight to approve the agenda as printed.

Unanimous voice vote for approval with Trustee Tell absent

Trustee Tell entered the meeting at 7:36

**F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

Expansion of the Industrial Development District

Consideration of: Resolution to Expand the Boundaries of the Industrial Development District over the Dexter Business and Research

## Park

President Keough opened the Public Hearing at 7:36 PM. Dave Hughes, property owner at 2135 and 2375 Bishop Circle, spoke of being in favor of the annexation of the Dextech property and the expansion of the Industrial Development District. The Public Hearing was closed at 7:37 PM.

Motion Fisher; support Carson to adopt the resolution to expand the boundaries of the Industrial Development District over the Dexter Business and Research Park.

Ayes: Carson, Cousins, Fisher, Knight, Semifero, Tell and Keough  
Nays: None  
Motion carries

## G. NON-ARRANGED PARTICIPATION

Ethel Samuelson of 2025 Baker Road, Dexter spoke about statements in the Dexter Patch and the August Council minutes regarding the access to Baker Road by Dextech and asked why there are stakes along Baker Road and she has concerns about where turn lanes would be placed. Mrs. Dettling will check into the stakes.

## H. COMMUNICATIONS:

1. Upcoming Meeting List
2. Sign Calendar
3. Grant Award Letter from Chelsea Area Wellness Foundation

## I. REPORTS

### 1. Washtenaw County Sheriff's Office – Sgt. Flores

- Sgt. Flores began his report with some good news as the department made an arrest on Friday for home invasion in Westridge and they were connected to the father – son team that was responsible for home invasions in the past.
- Suggested that if Council members are not signed up for reports via NIXLE on the internet to do so.
- Gave some statistics- in 2012 from January to August the department had 854 calls and 420 traffic stops in the Village and in 2012 they reported 920 calls and 1065 stops as they are now tracking all activity. Reports for Dexter Township for the same period in 2013 are 841 calls and 619 traffic stops and Webster had 814 calls and 202 stops.
- Dexter Daze was a huge success from the department's standpoint. Sgt. Flores suggested that the committee look into closing down Main Street for the event and discussion followed. There was enough staff working and of the 10 traffic stops made all vehicles used a designated driver.
- Recently sent out decoys to 4 local bar/restaurants for liquor purchase and all passed.

- Will be giving a talk at the Senior Center next week on the Red Barrel Program. At present it is about 1/3 full.
- Trustee Tell mentioned the ongoing concern regarding the parking of vehicles at Mast Road and Huron River Drive to access the river and the trash and look at the entrance to the Village. Sgt. Flores responded that it is difficult to enforce as the parking turns over.

2. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

None

3. Subcommittee Reports

Economic Preparedness  
Facilities  
Roads  
Utility  
Website

4. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates:

- Good news to report that the Village did receive a \$45,000 check to finalize payment for Mill Creek Park.
- Have received a citation from MIOSHA on confined space requirements and will be following up on this.
- Received a call from someone interested in purchasing the home on Village property on Dan Hoey Road but since the Village has potential usage of the property we do not have an interest in someone living there.
- Met with Northern United Brewing last Friday. The tank has been in for a few weeks and is minimizing sludge to the sewer plant and is looking on ways to prevent sending any wastes.
- Trustee Semifero gave a report from the Planning Commission regarding Dextech and tree replacement on the new construction area. Things to be considered are how does it impact the property, have already granted several waivers on the site plan, should look at the ordinance over the long term, and try to work out something with Dextech. Do have some time as the tree issue will not happen until next year.
- Patrick Droze gave an update on the Hudson/Second Street project. Still have some punch items to be completed and working with the contractor to complete this items. Will be holding final payment until these items are done.
- Remind all about the Work Session on staffing scheduled for September 24.

5. President’s Report

Mr. Keough submits his report as per packet. In addition Mr. Keough reported on the following:

- Spoke about the invasive species rectification along the newly completed portion of the River Terrace Trail.
- Looking forward to Suds on the River on Thursday evening.
- Will have another person to fill the Arts, Culture and Heritage open position after contacting the candidate. Discussed how the committee membership is determined.

**J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$514,291.04
2. Consideration of: Closure of Central Street from Main to Fifth for Apple Daze on October 5, 2013 from 7am to 6 pm
3. Consideration of: Closure of Bridgeway between Boulder Ct and Parkridge for a Kid's Block Party on September 28<sup>th</sup> from 11 am to 7 pm
4. Consideration of: Appointment of Angele Noble to the Arts, Culture & Heritage Committee
5. Consideration of: Appointment of Randy Hermann to the Art Selection Committee as Representative from the Parks & Recreation Commission

Motion Fisher; support Cousins to approve items 1, 2, 3, 4 and 5 of the Consent Agenda.

Unanimous voice vote for approval

**K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Cityhood Next Steps  
Nothing new at this time

**L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Recommendation from Art Selection Committee to Purchase Friendly Troll Sculpture

Motion Semifero; support Knight to accept the recommendation from the Art Selection Committee to purchase the Friendly Troll sculpture.

Ayes: Cousins, Fisher, Knight, Semifero, Tell, Carson and Keough  
Nays: None  
Motion carries

2. Discussion of: Health & Safety Program

Discussion included looking at the planning of such a program and the importance of doing such a program. Will be coming in March with a proposal.

**M. COUNCIL COMMENTS**

Cousins	Reminded all about Suds on the River and have had the best sale of tickets this year for the event. Weather should be nice.
Fisher	None
Semifero	Since the Mill Creek Park project is now wrapped up is there a plan for maintenance? On the Consent Agenda was an item about a Block Party. Would prefer that an actual person be the applicant and not the residents of Westridge.
Jones	Invited Council members to attend meetings of the Dexter Daze Committee in January if there is any interest in pursuing closing down Main Street as suggested by Sgt. Flores.
Knight	Spoke about comments heard at Dexter Daze about closing down Main Street.
Tell	None
Carson	None

**N. NON-ARRANGED PARTICIPATION**

None

**O. ADJOURNMENT**

Motion Fisher; support Carson to adjourn at 8:32 PM.

Unanimous voice vote for approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_



DEXTER VILLAGE COUNCIL  
WORK SESSION  
MONDAY, SEPTEMBER 9, 2013

AGENDA 9-23-13  
ITEM C-2

**A. CALL TO ORDER**

The meeting was called to order at 6:05 PM by President Keough in the Dexter Senior Center at 7720 Dexter Ann Arbor Rd. in Dexter, Michigan

**B. ROLL CALL:** President Keough

J. Carson	P. Cousins
D. Fisher	J. Semifero
J. Smith	R. Tell

Also attending: Village Manager, Donna Dettling; Assistant Village Manager, Courtney Nicholls; Council Clerk, Carol Jones; Dan Schlaff, Public Services Superintendent; Scott Maurer, Water and Sewer Department; Rhett Gronevelt and Patrick Droze, Orchard, Hiltz & McCliment; John and Jean Cares, Dexter Mill; and Rich Henes

**C. MEDQ STORM WEATER AND ASSET MANAGEMENT & WASTEWATER GRANT PROGRAM**

1. SAW Grant Overview
  - a. \$2M max (10%/25% match)
  - b. Three year completion
  - c. Grant Obligations/Commitments
  - d. Grant Schedule
2. Storm Water Components
  - a. MDEQ Funding Stormwater Management Plan and Stormwater Asset Management Plans
  - b. Review of existing scope of work (Stormwater Master Plan)
  - c. Funding Feasibility Analysis
3. Asset Management Program
  - a. Condition Assessment
  - b. Prioritization
  - c. Funding Analysis
  - d. Computerized Maintenance and Management

**D. 2014 ROAD PROJECTS**

1. Central Street (Second to Third Street)
2. Main Street (Baker to Kensington)

*Discussion included the change in parking spaces near State Farm, decorative crosswalks, tree impact and re-alignment at Dexter Mill.*

**E. ADJOURNMENT**

Adjourned at 7:25 PM

This is a Special Council work session; action will NOT be taken.

*“This meeting is open to all members of the public under Michigan Open Meetings Act”*

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: \_\_\_\_\_

# 2013 Meeting Calendar

Board	Date	Time	Location	Website	Village Representative
Dexter Area Fire Board	9/19/2013	6:00 p.m.	Dexter Township Hall	<a href="http://dexterareafire.org/">http://dexterareafire.org/</a>	Ray Tell/Jim Seta
Healthy Community Steering Committee	9/19/2013	8:30 a.m.	Chelsea Hospital - White Oak Room		Paul Cousins
Dexter Community Schools Board of Education	9/23/2013	7:00 p.m.	Creekside Intermediate School	<a href="http://dexterschools.org/">http://dexterschools.org/</a>	
Dexter Village Council	9/23/2013	7:30 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Scio Township Planning	9/23/2013	7:30 p.m.	Scio Township Hall	<a href="http://www.sciotownship.org/">http://www.sciotownship.org/</a>	
Scio Township Board	9/24/2013	7:00 p.m.	Scio Township Hall	<a href="http://www.sciotownship.org/">http://www.sciotownship.org/</a>	
Western Washtenaw Area Value Express	9/24/2013	8:15 a.m.	Chelsea Community Hospital	<a href="http://www.ridethewavebus.org/">http://www.ridethewavebus.org/</a>	Jim Carson
Dexter Village Council Work Session	9/23/2013	6:00 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Farmers Market/Community Garden Oversight	9/25/2013	5:30 p.m.	Village Offices	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Julie Knight
Dexter Village Arts, Culture & Heritage Committee	10/1/2013	7:00 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Paul Cousins
Washtenaw Area Transportation Study-Technical	10/2/2013	9:30 a.m.	Road Commission Offices	<a href="http://www.miwats.org/">http://www.miwats.org/</a>	Rhett Gronewelt
Washtenaw County Board of Commissioners	10/2/2013	6:45 p.m.	Board Room, Admin Building	<a href="http://www.ewashtenaw.org/">http://www.ewashtenaw.org/</a>	
Dexter Area Historical Society Board	10/3/2013	7:30 p.m.	Dexter Area Historical Museum	<a href="http://www.dextermuseum.org/">http://www.dextermuseum.org/</a>	
Dexter Community Schools Board of Education	10/7/2013	7:00 p.m.	Creekside Intermediate School	<a href="http://dexterschools.org/">http://dexterschools.org/</a>	
Dexter District Library Board	10/7/2013	7:00 p.m.	Dexter District Library	<a href="http://www.dexter.lib.mi.us/">http://www.dexter.lib.mi.us/</a>	Pat Cousins
Dexter Village Planning Commission	10/7/2013	7:30 p.m.	Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Joe Semifero
5H - Dexter Coalition	10/8/2013	5:30 p.m.	Copeland Board Room		Paul Cousins, Donna Dettling
Scio Township Board	10/8/2013	7:00 p.m.	Scio Township Hall	<a href="http://www.sciotownship.org/">http://www.sciotownship.org/</a>	
Dexter Area Chamber of Commerce	10/9/2013	8:15 a.m.	Copeland Board Room	<a href="http://www.dexterchamber.org/">http://www.dexterchamber.org/</a>	Julie Knight
Regional Fire Consolidation	10/9/2013	8:30 a.m.	Scio Township Hall		Shawn Keough
Gateway Initiative (Big 400)	10/11/2013	9:30 a.m.	Waterloo Recreation Area		Paul Cousins, Carol Jones
Dexter Village Council	10/14/2013	7:30 p.m.	Dexter Senior Center	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	
Scio Township Planning	10/14/2013	7:30 p.m.	Scio Township Hall	<a href="http://www.sciotownship.org/">http://www.sciotownship.org/</a>	
Dexter Township Board	10/15/2013	7:00 p.m.	Dexter Township Hall	<a href="http://www.twp-dexter.org/">http://www.twp-dexter.org/</a>	
Dexter Village Parks Commission	10/15/2013	7:00 p.m.	Village Offices	<a href="http://www.dextermi.gov">http://www.dextermi.gov</a>	Donna Fisher
Webster Township Board	10/15/2013	7:30 p.m.	Webster Township Hall	<a href="http://www.twp.webster.mi.us/">http://www.twp.webster.mi.us/</a>	

AGENDA 9-23-13  
ITEM M-1

Due to the possibility of cancellations please verify the meeting date with the listed website or the Village representative



AGENDA 9-23-13  
ITEM H-2

Month	Name of Group	Dates	Number Approved	Approval Date	Locations	Name of Group	Dates	Number Approved	Approval Date	Locations	
January	Friends of the Library - Book Sale	1/3-1/5	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	Parade of Homes	6/19-6/23	1 - 18" x 24"	5/30/2013	1	
	St. Andrew's - Blood Drive	1/3-1/7	2 - 28" x 22"	1/3/2013	8 (2)	Walking Wellness Program 5H	6/1-6/8	5 - 18" x 24"	5/30/2013	1, 2, 4, 5, 44	
	K of C - Quarter Mania	1/6-1/24	5 - 18" x 24"	1/6/2013	1, 2, 4, 5, 10	Breast Cancer Walk/Local Fundraiser	6/16-6/29	5 - 18" x 24"	6/3/2013	1, 2, 4, 4, 10	
	Mill Creek Middle - Blood Drive	1/7-1/24	2 - 18" x 24"	1/16/2013	21 (2)	Relay for Life	6/11-6/16	3 - 18" x 24"	6/11/2013	1, 10, 44	
February	K of C - Rummage Sale	1/24-2/9	5 - 18" x 24"	1/8/2013	1, 2, 4, 5, 10	St. Joseph - Flea Market	6/27-7/13	4 - 18" x 24"	3/14/2013	1, 4, 5, 38, 44	
	Friends of the Library - Book Sale	1/31-2/2	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	St. Joseph - Parish Festival	7/6-7/22	1 - 4" x 4"	3/14/2013	1, 2, 4, 5, 10	
	St. Andrew's - Monthly Dinner	2/4-2/7	1 - 36" x 24"	1/30/2013	8	St. Andrew's Red Cross Blood Drive	7/6-7/22	2 - 28" X 22	5/7/2013	8, 22	
	High School Drama Club - Play	1/26-2/10	3 - 18" x 24"	1/11/2013	1, 2, 4, 5, 44	5H-Dexter Wellness Coalition	7/6 - 7/13	5-18"X 24"	7/8/2013	1, 2, 4, 5, 44	
	Education Foundation - Auction	2/9-2/24	3 - 18" x 24"	1/29/2013	1, 2, 4, 5, 44	Dexter Community Players "Big The Musical" theatre production	7/13 - 7/29	3-18X24	7/3/2013	1, 2, 4, 5, 44	
	Little League - Sign Ups	2/8-2/22	5 - 18" x 24"	1/7/2013	1, 4, 5, 44 (2)	Dexter Touchdown Club	7/24-7/28	5-18 X 24	7/24/2013	1, 2, 4, 5, 44	
March	Encore - Intermittent	2/7-3/3	1 - 36" x 24"	12/8/2012	15	St. James Episcopal	7/27-8/10	3 - 2" X 2"	6/24/2013	1, 4, 5	
	Friends of the Library - Book Sale	2/28-3/2	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	Dexter Youth Football League	7/24 - 8/7	5-18 X 24	7/24/2013	1, 2, 4, 5, 44	
	Community Band - Concert	2/18-3/3	1 - 18" x 24"	2/18/2013	1, 3, 5	St. Andrew's-Ice Cream Social	7/19 - 8/2	5-18 X 24			
	St. Andrew's - Monthly Dinner	3/4-3/7	1 - 36" x 24"	1/30/2013	8	Encore - Intermittent	7/11-8/16	1 - 36" x 24"	12/3/2012	15	
	Historical Society - Art Fair	2/23-3/9	5 - 18" x 24"	1/24/2013	1, 2, 4, 10, 5	Friends of the Library - Book Sale	8/8-8/10	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	
	Peace Lutheran - Easter Egg Hunt	3/9-3/23	1 - 2" x 30"	2/21/2013	1	St. Andrew's-Ice Cream Social	7/19 - 8/2	5-18 X 24	7/12/2013	1, 2, 4, 5, 44	
	High School Drama Club - Play	3/2-3/10	1 - 3" x 4"	2/25/2013	3	Dexter Youth Football League	7/24 - 8/7	5-18 X 24	7/24/2013	1, 2, 4, 5, 44	
April	Community Orchestra - Concert	3/3-3/17	2 - 3" x 4"	2/26/2013	1, 5	Plein Air Festival	8/6-8/19	1 - 6" X 2.5"	8/6/2013	2, 5, 10, 28	
	Knights of Columbus - Quintermani	3/7-3/21	5 - 18" x 24"	3/5/2013	1, 2, 4, 5, 10	Great Day to Be Alive-Rummage Sale	8/7-8/18	5-18 X 24	8/7/2013	1, 2, 4, 10, 44	
	Connexions Church - Egg Hunt	3/25-3/31	1 - 3" x 5"	3/21/2013	9	St. Andrew's - Monthly Dinner	9/30-9/5	1 - 36" x 24"	1/3/2013	8	
	Encore - Intermittent	3/28-4/14	1 - 36" x 24"	12/9/2012	15	St. Andrew's - Blood Drive	9/16-9/30	2 - 28" x 22"	1/3/2013	8 (2)	
	Friends of the Library - Book Sale	4/4-4/6	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	United Methodist - Rummage Sale	9/16-9/28	18" x 24"	3/28/2013	1, 2, 4, 5, 44	
	St. Andrew's - Monthly Dinner	4/1-4/4	1 - 36" x 24"	1/30/2013	8	5H-Dexter Wellness Coalition-walk	9/8 - 9/14	5-18"X 24"	7/8/2013	1, 2, 4, 5, 44	
	St. Andrew's - Blood Drive	4/11-4/22	2 - 28" x 22"	1/30/2013	8 (2)	Dexter Lorraine	9/4-9/6	5 - 18"X 24"	9/4/2013	1, 2, 4, 5, 44	
	High School Drama Club - Play	4/6-4/21	3 - 18" x 24"	2/25/2013	2, 4, 5, 44, 3	Dexter Touchdown Club	9/4-9/7	5 - 18 X 24	9/4/2013	1, 2, 4, 5, 44	
	Community Orchestra - Ensemble	4/12-4/14	2 - 3" x 4"	4/11/2013	1, 5	St. Vladimir Orthodox Church	9/5-9/23	5 - 18 X 24	9/6/2013	1, 2, 4, 5, 44	
United Methodist - Rummage Sale	4/15-4/27	3 - 18" x 24"	3/28/2013	1, 2, 4, 5, 44	Dexter Touchdown Club	9/17-9/21	5 - 18 X 24	9/17/2013	1, 4, 5, 10, 44		
Community Band - Concert	4/17-4/28	1 - 18" x 24"	2/18/2013	1, 3, 5							
May	Friends of the Library - Book Sale	5/2-5/4	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	Encore - Intermittent	9/26-10/20	1 - 36" x 24"	12/3/2012	15	
	St. Andrew's - Monthly Dinner	4/29-5/2	1 - 36" x 24"	1/30/2013	8	Friends of the Library - Book Sale	10/3-10/5	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	
	St. Andrew's - Annual Quilt Show	4/23-5/4	1 - 2x6	4/22/2013	8	St. Andrew's - Monthly Dinner	9/30-10/2	1 - 36" x 24"	1/3/2013	8	
	St. Joseph Church-Plant Sale	5/4-5/19	5 18x24	5/1/2013	1, 4, 2, 5, 10	5H-Dexter Wellness Coalition-move	10/6 - 10/12				
	K of C - Chicken Broil	5/17-5/28	5 18x24	5/17/2013	1, 2, 4, 5, 44	Apple Daze	10/5/2013	5-18"X 24"	7/8/2013	1, 2, 4, 5, 44	
	Encore - Intermittent	5/16-6/9	1 - 36" x 24"	12/3/2012	15	Friends of the Library - Book Sale	10/31-11/2	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	
	Friends of the Library - Book Sale	5/30-6/1	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20	St. Andrew's - Monthly Dinner	11/4-11/7	1 - 36" x 24"	1/3/2013	8	
	Historical Society-Civil War Days	5/12-6/10	5-18 X 27	4/24/2013	1, 4, 44, 2, 5	5H-Dexter Wellness Coalition-move	11/3 - 11/9	5-18"X 24"	7/8/2013	1, 2, 4, 5, 44	
	Boy Scouts - Rummage Sale	6/19-6/22	2 - 4" x 4"	1/10/2013	1, 5	Encore - Intermittent	11/22-12/22	1 - 36" x 24"	12/3/2012	15	
Dexter Senior Citizens Cream Social	5/25-6/2	5 - 18" X 24	5/3/2013	1, 4, 44, 2, 5	Friends of the Library - Book Sale	12/5-12/7	5 - 18" x 24"	12/5/2012	1, 4, 16, 19, 20		
Dexter Soccer Club-Tryouts	6/1-6/17	5 - 18" X 24	5/9/2013	4, 44, 5, 11, 32	St. Andrew's - Monthly Dinner	12/2-12/5	1 - 36" x 24"	1/9/2013	8		
St. Andrew's rummage sale	5/25-6/8	5 - 18 X 24	5/16/2013	1, 4, 5, 2, 36	5H-Dexter Wellness Coalition-move	12/8 - 12/14	5 - 18"X 24"	7/8/2013	1, 2, 4, 5, 44		
3rd Annual Fun Day/Fundraiser	6/6-6/23	5 - 18 X 24	5/24/2013	1, 2, 4, 5, 10							

Location Listing: 1 - Baker/Main, 2 - Central/Mill, 3 - Dexter Ann Arbor/Copeland, 4 - Main/Alpine, 5 - Baker/Cemetery, 6 - Monument Park, 7 - Creekside, 8 - 7610 Dexter Ann Arbor, 9 - Peace Park, 10 - Dexter Ann Arbor/Limits, 11 - Cornerstone, 12 - Bates, 13 - 2443 Inverness, 14 - 7720 Ann Arbor Street, 15 - S. Main/Broad, 16 - N. Main/Broad, 17 - Edison/Ann Arbor Street, 18 - Dover/Fifth, 19 - Central/Fifth, 20 - Broad/Fifth, 21 - Mill Creek Middle School, 22 - Fourth/Inverness, 23 - Dexter Bakery, 24 - Lighthouse, 25 - Dexter Pharmacy, 26-Warrior Creek Park Drive, 27-Dexter Flowers, 28-Terry B's, 29-7785 Ann Arbor St, 30 - 7915 Fourth, 31 - 7651 Dan Hoey, 32 - Wylie, 33-Lions Park, 35-Dexter Crossing Entrance, 36 - Dan Hoey/Dexter Ann Arbor, 37 - Dover/Main, 38 - Fourth/Central, 39 - Baker/Hudson, 40 - Inverness/Ann Arbor, 41 - Main/Jeffords, 42 - Third/Broad, 43 - 3rd/Dover, 44 - Ryan/Dexter Ann Arbor, 45 - Meadowview/Dexter Ann Arbor, 46 - Ice Rink

\*\* Dexter Farmers Market will place up to 5 signs on Friday, Saturday and Tuesday from May through October to advertise for the market.  
\*\* Dexter Area Chamber will place 4 signs on Friday night to announce the summer series (1, 2, 5, 44)



**VILLAGE OF DEXTER**

[ddettling@dextermi.gov](mailto:ddettling@dextermi.gov)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext. 11 Fax (734)426-5614

**MEMO**

**To: President Keough and Council Members**  
**From: Donna Dettling, Village Manager**  
**Date: September 17, 2013**  
**Re: Assistant Village Manager &  
Village Manager Report - Meeting of September 23, 2013**

1. Meeting Review:

- September 10<sup>th</sup> – Facility Committee
- September 11<sup>th</sup> – Regional Fire Committee
- September 11<sup>th</sup> – Tom Covert/Jim Haeussler (see item #3)
- September 12<sup>th</sup> – Walking Map
- September 12<sup>th</sup> – Sludge Project Progress Meeting
- September 13<sup>th</sup> – Dexter Mill regarding Central Street Project (see item #12)
- September 17<sup>th</sup> – Walking Map
- September 18<sup>th</sup> – DDA September Meeting

2. Upcoming Meetings:

- September 19<sup>th</sup> – Paul Evanoff regarding Mill Creek Park/Boardwalk Maintenance
- September 24<sup>th</sup> – Office Staffing Needs Work Session
- September 25<sup>th</sup> – Union Negotiations
- September 25<sup>th</sup> – Farmers Market/Community Garden Oversight Committee
- September 26<sup>th</sup> – Wellhead Protection Team
- September 26<sup>th</sup> – OHM Project Update
- October 1<sup>st</sup> – Arts, Culture & Heritage Committee

3. Meeting with Tom Covert/Jim Haeussler. On Wednesday, September 11, 2013 Donna Dettling and Interim Community Development Manager Laura Kreps met with Tom Covert and Jim Haeussler (as requested) to discuss the potential expansion/annexation of Dexter Crossing. Mr. Covert and Mr. Haeussler provided the following information related to the possible project: northern 40 acres for residential development, approximately 120 units, of the largest village lot sizes – all single family (not a PUD – traditional zoning), developed in 2 phases (estimated), southern 40 acres to be preserved as part of a PDR or some other preservation measures, access to property from existing Dexter Crossing stub streets, water and sewer capacity issues.

4. Variable Frequency Drive Installation. The 2013-2014 budget included a \$20,000 estimate for the installation of variable frequency drives on the high service pumps at the water filtration plant. This work has been completed by UIS for \$22,799. This upgrade allows the pumps to turn on and off at a slow speed which stops them from slamming on and off and allows staff to control the rate of pumping, which saves energy costs. The flow from the chemical feed pumps is also now tied directly to the flow from the pumps, which better regulates the use of chemicals. It was also necessary to add these drives to assist with the process of taking down the water tower for installation of the mud valve.

Though this work was discussed as part of the budget process, the practice has been to bring a project of this size to Council for approval prior to the actual expenditure. The completion of this project without that approval is an error that will not be repeated for future budgeted projects.

5. Right of Way Permit. Staff is processing a right of way permit for West Bay Geophysical. They have been working on conducting a seismic survey within Washtenaw County and need to access Central and Baker in the Village. The work involves a slow moving vehicle, similar in size and volume to a street sweeper traveling along the roadway during the overnight hours. It is expected to take one to two nights to complete the work which will start near the Livingston County border and proceed south into town. Residents along the route will be notified with flyers on their door before the work is performed in October.
6. Amtrak - Central & Broad Street Crossings. Amtrak contacted the village about an upcoming rail replacement project on the Central and Broad Street Crossings that will require 24 to 36 hour road closures. Amtrak will not close both crossing as the same time. They have pushed their estimated timetable back to the week of September 30<sup>th</sup> – Central on October 1 and Broad on October 2 We will provide updates through the email list, website and Facebook once the date is confirmed and have been keeping Dexter Area Fire, Sheriff Department, and Dexter Community Schools updated. Now that a more firm date has been determined we have also provided the information to the Dexter Mill.
7. Koback Case. The signed Order of Dismissal with Prejudice for the Koback case has been received and is attached to this report. The case is now officially closed.
8. 3045 Broad Demolition. Asbestos removal has been completed. The contractor is now securing his demolition permits. A significant amount of copper has been stolen from the site. A police report has been filed with the Washtenaw County Sheriff. To deter further theft, padlocks have been added and several windows have been boarded up.
9. DPW Update. The DPW has been working on crack sealing the areas that were patched as part of the 2012 water main project. They have also worked on shoulder fortification along Broad, Fourth and Dover.
10. Ann Arbor Street Lighting. Attached is a memo from OHM in response to the question from Trustee Cousins regarding relocating light poles from the corner of Ann Arbor Street and Inverness.
11. Main Street Repairs. Attached is a memo from OHM with a proposed solution for the parking spot deterioration problem along Main Street in front of Dexter's Pub. The responsibility for the cost of the repair has not been finalized; however we would like to get Council's feedback on the proposed solution.
12. Dexter Mill. On Friday, September 13, 2013 a meeting regarding the Central Street project in front of the Mill was held at the Village Office that included John and Jean Cares, Keri Romine, Rich Henes, Paul Cousins, Courtney Nicholls, Patrick Droze, and Scott Maurer. A copy of the proposal provided by the Mill is attached. OHM and staff

explained that the curb along Central is a requirement of the project and must be included for MDOT approval. The Mill is concerned that addition of this curb will be harmful for their business. After a discussion of the circulation within the site OHM will add a second driveway off of Central to accommodate farm truck traffic. The Mill plans to set up a demonstration using hay bales to simulate the flow of traffic with the new curbs. OHM is working on a new drawing that includes possible improvements to the Third Street side to improve the safety of the flow of traffic out of the Mill on this side of the street.

13. Baker Road Stakes. At the last meeting resident Ethel Samuelson (2025 Baker) asked why stakes had been placed along Baker Road. According to the Washtenaw County Road Commission they are driveway stakes for an applicant at 2090 Baker Rd that is splitting their property. Ms. Samuelson has been provided with this information.
14. Planning Commission Public Hearing. Attached is a notice of public hearing for a special land use application to allow the ownership of 4 or more dogs at 3659 Cushing Court.



STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

ROGER KOBACK, an individual, and  
ROBERT KOBACK, an individual,

Plaintiffs,

vs.

Case No. 11-579-NZ

Hon. Timothy P. Connors

VILLAGE OF DEXTER, a Michigan General Law  
Village,

Defendant.

---

ROBERT KOBACK (P60361)  
Attorney for Plaintiffs  
124 S. Sleight Street  
Naperville, Illinois 60540  
(630) 399-3439

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.  
Carol A. Rosati (P32288)  
Anne McClorey McLaughlin (P40455)  
Attorneys for Defendant  
34405 W. Twelve Mile Road, Suite 200  
Farmington Hills, MI 4331-5627  
(248) 489-4100

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**ORDER OF DISMISSAL WITH PREJUDICE**

At a session of said Court held in the  
City of Ann Arbor, Washtenaw County, Michigan  
On 09-03-2013

PRESENT: HON. TIMOTHY P. CONNORS  
Circuit Judge

This matter having been previously dismissed without prejudice in accordance with the terms of the settlement agreement among the parties and the Stipulated Order of Dismissal entered by this Court on November 30, 2012, Defendant having completed performance of all terms of the settlement agreement, and the Court being otherwise fully advised in the premises;

IT IS HEREBY ORDERED that this matter be and same is DISMISSED WITH PREJUDICE  
and without costs or attorney fees to any party.

***/s/ Timothy P. Connors***

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HON. TIMOTHY P. CONNORS  
Circuit Court Judge

APPROVED AS TO FORM AND SUBSTANCE:

*Robert Koback by consent*  
ROBERT KOBACK (P60361) *AMY*  
Attorney for Plaintiffs

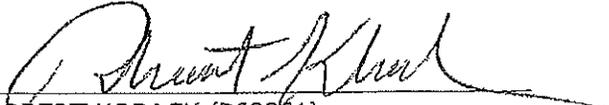
*Anne McClorey McLaughlin*  
ANNE McCLOREY McLAUGHLIN (P40455)  
Attorney for Defendant

IT IS HEREBY ORDERED that this matter be and same is DISMISSED WITH PREJUDICE  
and without costs or attorney fees to any party.

---

HON. TIMOTHY P. CONNORS  
Circuit Court Judge

APPROVED AS TO FORM AND SUBSTANCE:



---

ROBERT KOBACK (P60361)  
Attorney for Plaintiffs

---

ANNE McCLOREY McLAUGHLIN (P40455)  
Attorney for Defendant



# memorandum

**Date:** September 17, 2013

**To:** Courtney Nicholls, Assistant Village Manager

**From:** Patrick Droze, P.E.

**Re:** Ann Arbor Street Lighting Improvements

At the September 9, 2013 Council work session, Councilman Cousins requested that OHM review the possibility of moving extra street lights from the Edison and Inverness Street intersections to the Hudson Street intersection. As a point of reference, we have tabulated street lights that are in place along Ann Arbor Street. A summary of this is shown in Table 1.

**TABLE 1: Existing Lighting on Ann Arbor Street**

Start	End	Lighting	Spacing / Number of Lights
Baker Intersection		Yes	Varies (5 total)
Baker	Dover	Yes	+/- 100'
Dover Intersection		Yes	100' (2 total)
Dover	Edison	Yes	+/- 100'
Edison Intersection		Yes	45' (6 total)
Edison	Hudson	No	None
Hudson Intersection		Yes (Overhead Wire)	1
Hudson	Inverness	No	None
Inverness Intersection		Yes	75' (8 total)
Inverness	Kensington	No	None
Kensington Intersection		Yes ("Cobrahead")	1

Table 1 shows the inconsistency of street lights along the corridor and at intersections. Based on a cursory review of the information, it appears that lights could be moved from the Inverness and Edison intersections to the Hudson Intersection which would still maintain at least 4 lights at each intersection.

Power for this intersection could likely be provided by an existing electrical system in place. Village records indicate that the current decorative street light system on Ann Arbor is served by three separate circuits. The first circuit includes the Baker Road intersection and is connected to Monument Park. The second is located at Lions Park and serves Ann Arbor between Baker and Edison. The third is located within Peace Park and serves the Inverness intersection.

As a result of the segmented lighting system, street lighting conduit is not present at the intersection of Hudson Street as originally suspected. The lack of conduit at this intersection would require that either new conduit is run from one of the adjacent system or that a new cabinet and service is installed for the completion of lights. For your consideration, the DTE Service connection and new panel constructed on Central Street in 2012 was roughly \$7000.00. Installed conduit cost approximately \$7/foot for direct bury installation and \$15/foot for directionally drilled conduit.



If the Village wishes to proceed with adding lights at this intersection, further analysis will be necessary to determine whether connecting to existing systems is feasible. As part of this exercise, we would also estimate on the amount of conduit and cable would be necessary to connect potential lights to existing power sources. In the event that connecting to an existing system is not possible, we would also review the potential to install an additional DTE service at Hudson.

## memorandum

**Date:** September 17, 2013

**To:** Donna Dettling, Village Manager

**From:** Patrick M. Droze, P.E. & Rhett Gronevelt, P.E.

**Re:** Main Street Warranty Work

The Main Street Resurfacing project was completed in June of 2012 by Proline Asphalt of and is currently within its 2-year warranty period as stipulated in the maintenance and guarantee bond. Recent inspections performed by OHM and staff have shown several items that require attention by the Contractor. OHM has provided notice to Proline and they have agreed to correct some of the issues.

One issue that requires further discussion is related to observed pavement failures in the westbound angle-parking spaces west of Broad Street. Localized pavement failures have developed in the location of where the passenger side front wheel will generally rest. Based on our observations and conversations with Proline, we believe that this issue may be a result of the combination of newly placed asphalt, high air temperatures, steep grades within the parking area and repetitive vehicle point loading. The result of these variables is the shoving of the flexible asphalt material towards the curb which creates a pit in the location of the wheel path. The location of these is shown in Figure 1 and Photo 1.

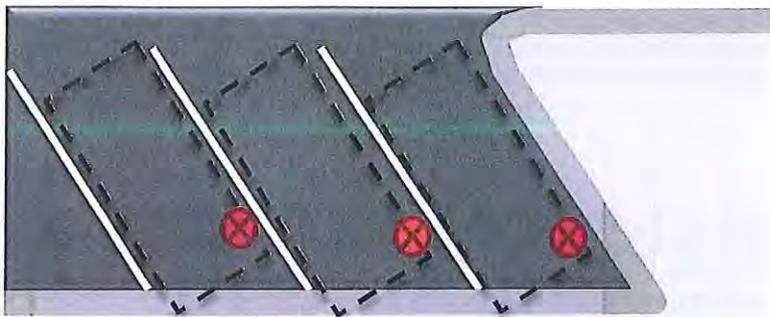


FIGURE 1: Location of Main Street Repair Locations

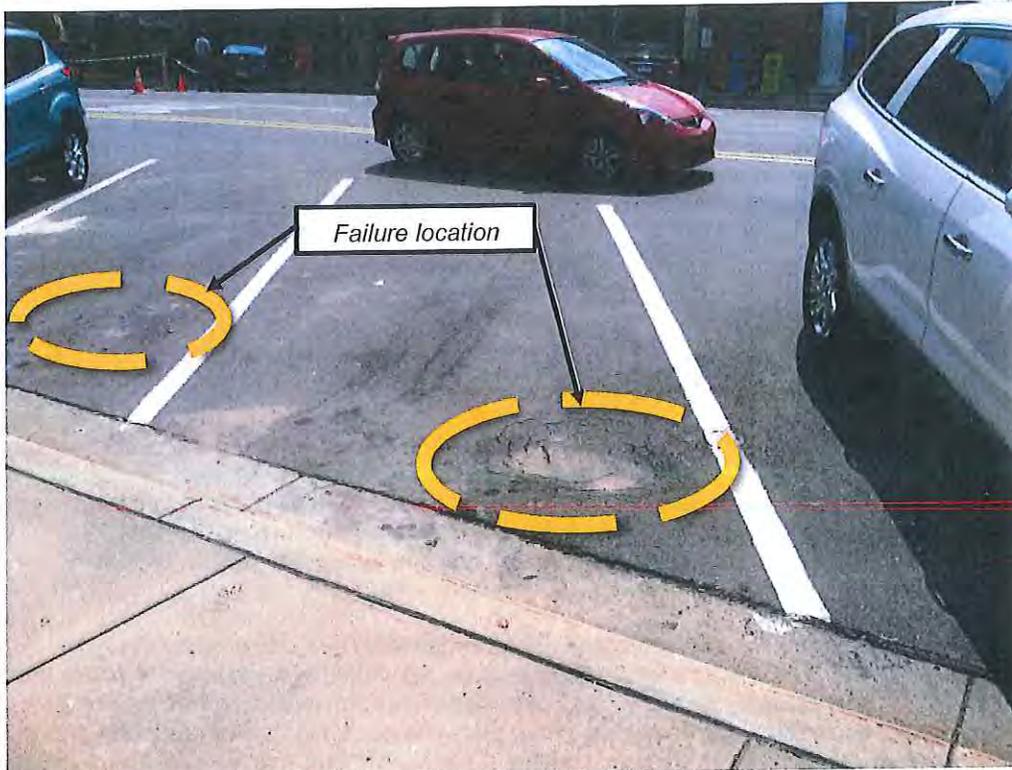


PHOTO 1: Example of Asphalt Failure in Parking Stall

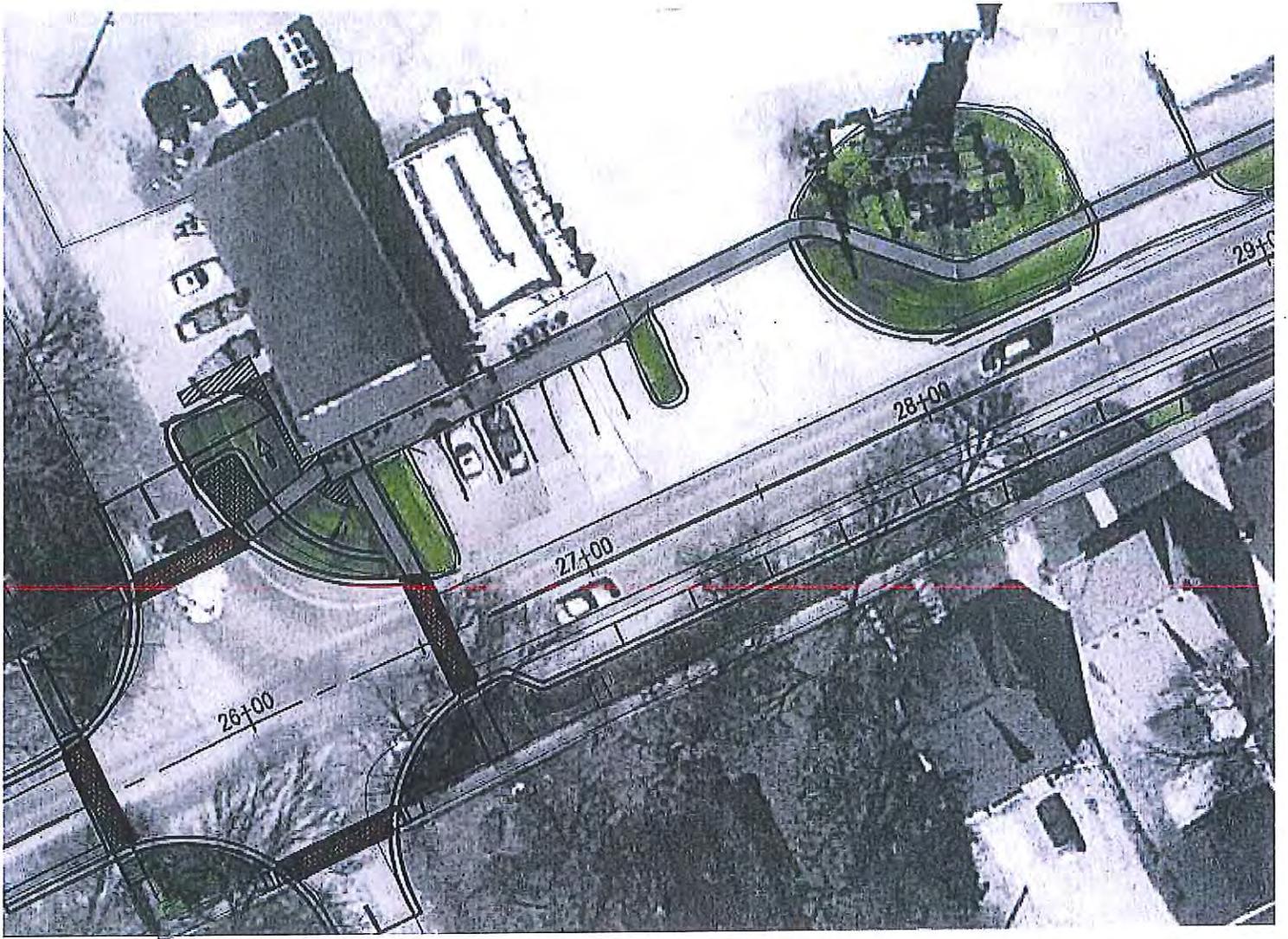
## ALTERNATIVES

After reviewing the failures with Proline, a set of solutions to repair the failures has been discussed. Preliminary discussions included the use of a milling operation to remove the upper layers of asphalt, but it is believed that this is a full depth failure which will not solve the issue at hand. As a result, a full removal of the existing asphalt surface is proposed. The pavement would then be replaced with asphalt or concrete.

## RECOMMENDATIONS

As noted previously, we believe that the failure of the existing asphalt was a combination of factors including fresh asphalt, high air temperatures and most importantly, shoving of the asphalt on a fairly steep slope with a point load (tires). Aside from a large scale reconstruction of the area, these conditions cannot be altered. The particular combination of factors will pose difficulties for flexible pavements such as asphalt.

As a result of this, it is recommended that a rigid pavement (concrete) is used to perform a repair of the first 4 feet of pavement adjacent to the curb along the entire northern parking area between Broad and Alpine. To help reduce the visual contrast between the new concrete and the existing asphalt, we recommend the use of a concrete pigment to darken the concrete. We have obtained quotes from Proline for the work and estimate that the concrete repair can be installed for around \$6000.00. The coloring agent can be added to darken the concrete for an estimated \$1000.00.





**NOTICE OF PUBLIC HEARING  
VILLAGE OF DEXTER  
PLANNING COMMISSION**

Pursuant to Michigan Public Act 110 of 2006, as amended, notice is hereby given that the Dexter Village Planning Commission will hold a public hearing on Monday, October 7, 2013 at 7:30 pm at the Dexter Senior Center, 7720 Ann Arbor Street, Dexter, Michigan, for the purpose of hearing public comment regarding the following special land use application:

Karen L. Spaulding special land use application for ownership of four (4) or more dogs at 3659 Cushing Court - Per Section 10-38(4), Pet Ownership requires any resident who keeps four (4) or more dogs and/or cats shall be required to first obtain a special use permit from the Village Council after a public hearing held in the manner required for special use permits under the provisions of the zoning ordinance of the village.

The applicant currently fosters dogs for varying lengths of time until new homes can be found. The applicant has two (2) dogs of her own and fosters between two (2) and four (4) additional dogs at a time.

Information regarding the special land use application is available for public inspection at the Village Offices, 8123 Main Street, Dexter, weekdays between 9:00 a.m. to 5:00 p.m. or by phone at (734) 426-8303 Ext. 15. Written comments regarding the proposed special land use permit should be submitted to the Village Offices, and must be received no later than 5:00 p.m., Tuesday, September 24th. Sign language interpreter, or other assistance, is provided upon request to the Clerk, at least 72 hours in advance of the meeting. Minutes of all meetings are available at Village Offices and on the Village website following approval.



**Please post in the Sun Times on  
September 20, 2013  
Please send affidavit**



Village President Report by Shawn Keough  
September 23, 2013

AGENDA 9-23-13  
ITEM I-4

Hello Residents and Fellow Council Members - Here is a summary of my recent activities and some of my planned activities for the future:

Recent Activities

September 10, 2013 - Facility Committee Participation – The committee met with Chief Yates and Assistant Chief Bob Wagner. We broadly discussed the constraints of the existing station and the space needs of a future facility (new or renovation). It was decided that the next steps should be to visit a couple of the new stations in the area. Chief Yates volunteered to set up these site visits.

September 11, 2013 – Regional Fire Department Meeting – There is not much new to report. The committee received updates from Dexter Township and Webster Township's most recent discussions on this topic. In light of the fact that Webster Township did not discuss the draft agreement, the committee discussed meeting with Webster Township to understand their thoughts and possible concerns.

September 12, 2013 – Huron River Watershed Council – Suds on the River Fundraiser event – This was a sold out event and was a lot of fun.

September 16, 2013 – Meeting with Village Finance Manager Marie Sherry and Assistant Village Manager Courtney Nicholls to review DDA Revenue and Brownfield Redevelopment Authority payback plans.

Since our last meeting on September 9<sup>th</sup>, I have spent a lot of time communicating individually with various members of Village Council and our DDA regarding the potential sale of the Dexter Wellness Center to a tax-exempt entity. I have also spent several hours meeting with Donna Dettling, Courtney Nicholls and Marie Sherry to review the potential impacts. Attached to my report are several worksheets that help illustrate the impact of this potential sale. I am planning to review this in more detail with Council as part of my report on September 23<sup>rd</sup>. Please call me if you have any questions prior to the meeting.

Future Activities

September 18, 2013 – Village Downtown Development Authority meeting

September 18, 2013 – Police Services Contracting Meeting

September 20, 2013 – Meeting with Chelsea Wellness Foundation

September 23, 2013 – Village Council Meeting

September 24, 2013 – Village Council - Staffing Workshop

September 25, 2013 – Union Negotiation Meeting

Goals and Objectives for September/October 2013 (completed in Italics)

1. Fill Arts, Culture & Heritage Committee Openings

I hope to see you around our town!

Shawn Keough, Village President  
skeough@DexterMI.gov  
(313) 363-1434 (cell)

**Brownfield Calculations With Wellness Center**

Actual Taxable Values as of 9/17/2013	2013	2014	2015
Captured Taxable Value	1,871,849	3,320,349	3,320,349

Millage Category	Rates
------------------	-------

**State Capture (Maximum \$109,000)**

State Education Tax and Dexter School Operating	24.0000	44,924	64,076	-
STATE TOTAL	24.0000	44,924	64,076	-

**Local Capture**

Taxes Captured by DDA	22.3688	41,871	74,272	39,473
Taxes Not Captured by DDA	6.8572	12,836	22,768	11,779
LOCAL - TOTAL CAPTURE	29.2260	54,707	97,041	51,252

Local Tax Capture for WCBRA Administrative Costs (Annual)	8,000	8,000	8,000	8,000
Local Tax Capture for WCBRA Administrative Costs (Cumulative)	8,000	8,000	16,000	24,000

Local Tax Capture for WCBRA LSSRF (Annual)	16,000	16,000	16,000	16,000
Local Tax Capture for WCBRA LSSRF (Cumulative)	16,000	16,000	32,000	48,000

Local Tax Capture for Eligible Activity Reimbursement (Annual)	54,707	97,041	97,041	51,252
Local Tax Capture for Eligible Activity Reimbursement (Cumulative)	54,707	54,707	151,747	202,999

State Tax Capture for Eligible Activity Reimbursement (Annual)	44,924	64,076	64,076	-
State Tax Capture for Eligible Activity Reimbursement (Cumulative)	44,924	44,924	109,000	109,000

Total Eligible Activities Reimbursed (Annual)	75,631	137,117	137,117	27,252
Total Eligible Activities Reimbursed (Cumulative)	75,631	75,631	212,748	240,000

**Brownfield Calculations Without Wellness Center**

Actual Taxable Values as of 9/17/2013	2013	2014	2015	2016	2017	2018	2019	2020
Captured Taxable Value	1,871,849	777,745	777,745	777,745	777,745	777,745	777,745	777,745

Millage Category	Rates
------------------	-------

**State Capture (Maximum \$109,000)**

State Education Tax and Dexter School Operating	24.0000	44,924	18,666	18,666	18,666	8,078	-	-
STATE TOTAL	24.0000	44,924	18,666	18,666	18,666	8,078	-	-

**Local Capture**

Taxes Captured by DDA	22.3688	41,871	17,397	17,397	17,397	17,397	17,397	9,174
Taxes Not Captured by DDA	6.8572	12,836	5,333	5,333	5,333	5,333	5,333	2,737
LOCAL - TOTAL CAPTURE	29.2260	54,707	22,730	22,730	22,730	22,730	22,730	11,911

Local Tax Capture for WCBRA Administrative Costs (Annual)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Local Tax Capture for WCBRA Administrative Costs (Cumulative)	3,000	6,000	9,000	12,000	15,000	18,000	21,000	24,000

Local Tax Capture for WCBRA LSSRF (Annual)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Local Tax Capture for WCBRA LSSRF (Cumulative)	6,000	12,000	18,000	24,000	30,000	36,000	42,000	48,000

Local Tax Capture for Eligible Activity Reimbursement (Annual)	54,707	22,730	22,730	22,730	22,730	22,730	22,730	11,911
Local Tax Capture for Eligible Activity Reimbursement (Cumulative)	54,707	77,437	100,167	122,898	145,628	168,359	191,089	203,000

State Tax Capture for Eligible Activity Reimbursement (Annual)	44,924	18,666	18,666	18,666	8,078	-	-	-
State Tax Capture for Eligible Activity Reimbursement (Cumulative)	44,924	63,590	82,256	100,922	109,000	109,000	109,000	109,000

Total Eligible Activities Reimbursed (Annual)	90,631	32,396	32,396	32,396	21,808	13,730	13,730	2,911
Total Eligible Activities Reimbursed (Cumulative)	90,631	123,027	155,424	187,820	209,628	223,359	237,089	240,000

**DDA Revenue Comparison With and Without Wellness Center - 2014 Estimated**

Colorbok "District" Using TIF Negative Capture Model - with Wellness Center	2007 Base Year Value	2014 Estimated Taxable Value	2014 Estimated Captured Value	2014 Estimated DDA Revenue
2810 Baker (Original Colorbok Parcel)	1,296,069	-	(1,296,069)	(28,992)
2720 Baker (Original Colorbok Parcel)	114,355	-	(114,355)	(2,558)
2810 Baker (Dexter Wellness Center)	-	3,400,000	3,400,000	76,054
2740 Baker (Vacant Third Parcel)	-	37,200	37,200	832
2820 Baker Road #5 (Pharmacy Building)	-	556,900	556,900	12,457
2820 Baker Road #1 (Pharmacy Building)	-	664,473	664,473	14,863
2716 Baker (Colorbok)	450,400	-	(450,400)	(10,075)
2716 Baker (Avi Foodsystems)	1,200	-	(1,200)	(27)
2716 Baker (VFS Lease Residual Holdings)	2,800	-	(2,800)	(63)
2716 Baker (VFS Residual Holdings)	1,900	-	(1,900)	(43)
2716 Baker (Raymond Leasing)	3,600	-	(3,600)	(81)
2716 Baker (GE Capital Corp)	5,600	-	(5,600)	(125)
2716 Baker (DGS Equipment Holdings)	4,300	-	(4,300)	(96)
2820 Baker (Dexter Pharmacy)	-	31,200	31,200	698
2820 Baker (Dental Group)	-	34,600	34,600	774
2820 Baker (Rehab Specialists)	-	6,100	6,100	136
<b>Total</b>	<b>1,880,204</b>	<b>4,730,473</b>	<b>2,850,269</b>	<b>63,757</b>

\*\*Total DDA Captured Mills = 22.3688

Colorbok "District" Using TIF Negative Capture Model - w/out Wellness Center	2007 Base Year Value	2014 Estimated Taxable Value	2014 Estimated Captured Value	2014 Estimated DDA Revenue
2810 Baker - (old real)	1,296,069	-	(1,296,069)	(28,992)
2720 Baker - (old real)	114,355	-	(114,355)	(2,558)
2810 Baker	-	-	-	-
2740 Baker	-	37,200	37,200	832
2820 Baker Road #5	-	556,900	556,900	12,457
2820 Baker Road #1	-	664,473	664,473	14,863
2716 Baker (Colorbok)	450,400	-	(450,400)	(10,075)
2716 Baker (Avi Foodsystems)	1,200	-	(1,200)	(27)
2716 Baker (VFS Lease Residual Holdings)	2,800	-	(2,800)	(63)
2716 Baker (VFS Residual Holdings)	1,900	-	(1,900)	(43)
2716 Baker (Raymond Leasing)	3,600	-	(3,600)	(81)
2716 Baker (GE Capital Corp)	5,600	-	(5,600)	(125)
2716 Baker (DGS Equipment Holdings)	4,300	-	(4,300)	(96)
2820 Baker (Dexter Pharmacy)	-	31,200	31,200	698
2820 Baker (Dental Group)	-	34,600	34,600	774
2820 Baker (Rehab Specialists)	-	6,100	6,100	136
<b>Total</b>	<b>1,880,224</b>	<b>1,330,473</b>	<b>(549,751)</b>	<b>(12,297)</b>

\*\*Total DDA Captured Mills = 22.3688

Tax Year	DDA Capture	Brownfield Payment	Gain/(Loss)
2008	(2,492)	-	(2,492)
2009	(3,340)	-	(3,340)
2010	(5,205)	-	(5,205)
2011	(3,697)	-	(3,697)
2012	117	-	117
<u>2013</u>	<u>31,355</u>	<u>41,871</u>	<u>(10,516)</u>
			(25,133)

**Loss per Year with No Wellness Center and No Brownfield**

**\*\*Note: If 3rd building is built the \$1.2M taxable value would generate about \$27,000 per year in revenue**

Year	Loss of Wellness Revenue (Source DDA Estimate)	Revenue Without Wellness (Source DDA Estimate)	Total
2014	(63,757)	(12,297)	(76,054)
2015	(63,757)	(12,297)	(76,054)
2016	(63,757)	(12,297)	(76,054)
2017	(63,757)	(12,297)	(76,054)
2018	(63,757)	(12,297)	(76,054)
2019	(63,757)	(12,297)	(76,054)
2020	(63,757)	(12,297)	(76,054)
2021	(63,757)	(12,297)	(76,054)
2022	(63,757)	(12,297)	(76,054)
2023	(63,757)	(12,297)	(76,054)
2024	(63,757)	(12,297)	(76,054)
10 Years			(836,594)

**Loss per Year with No Wellness Center and With Brownfield**

Year	Loss of Wellness Revenue (Source DDA Estimate)	Revenue Without Wellness (Source DDA Estimate)	Brownfield Payment (Source Brownfield Estimate)	Total
2014	(63,757)	(12,297)	(17,397)	(93,451)
2015	(63,757)	(12,297)	(17,397)	(93,451)
2016	(63,757)	(12,297)	(17,397)	(93,451)
2017	(63,757)	(12,297)	(17,397)	(93,451)
2018	(63,757)	(12,297)	(17,397)	(93,451)
2019	(63,757)	(12,297)	(17,397)	(93,451)
2020	(63,757)	(12,297)	(9,174)	(85,228)
2021	(63,757)	(12,297)	-	(76,054)
2022	(63,757)	(12,297)	-	(76,054)
2023	(63,757)	(12,297)	-	(76,054)
2024	(63,757)	(12,297)	-	(76,054)
10 Years				(950,150)



User: erin

DB: Dexter

EXP CHECK RUN DATES 09/06/2013 - 09/18/2013

JOURNALIZED OPEN AND PAID

BANK CODE: POOL

Claimant	Amount Claimed	Amount Owed	Amount Rejected
1. A.Z.SHMINA	150,321.05		
2. ABSOLUTE COMPUTER SERVICES	135.00		
3. ALEXANDER CHEMICAL CORPORATION	990.40		
4. ALLISON BISHOP	20.35		
5. ARBOR SPRINGS WATER CO.INC	5.75		
6. BARRETT PAVING MATERIALS INC	1,534.44		
7. BST INVESTMENTS	1,181.53		
8. CARLISLE-WORTMAN ASSOCIATES	590.00		
9. CINTAS CORPORATION	1,133.26		
10. COMCAST - DPW	158.40		
11. CORRIGAN OIL COMPANY	984.35		
12. COURTNEY NICHOLLS	707.94		
13. DEXTER SENIOR CITIZENS CENTER	750.00		
14. DEXTER VILLAGE	2,000.93		
15. DORNBOS SIGN & SAFTEY INC.	139.27		
16. ELHORN ENGINEERING CO	3,465.20		
17. ERIC HARTMAN	67.29		
18. ETNA SUPPLY CO	238.10		
19. FMG CONCRETE CUTTING, INC.	175.00		
20. GRAINGER	340.40		
21. HACH COMPANY	1,785.35		
22. HERITAGE NEWSPAPERS	87.00		
23. INDUSTRIAL TEST SYSTEMS, INC	167.47		
24. LOWE'S BUSINESS ACCOUNT	1,110.75		
25. MASTERCRAFT PLUMBING	151.00		
26. MCNAUGHTON-MCKAY	70.36		
27. MUNICIPAL EMPLOYEES RETIREMENT	300.00		
28. NATIONAL RECREATION AND PARK	150.00		
29. PARAGON LABORATORIES INC	65.00		
30. PITNEY BOWES GLOBAL	135.00		
31. PNC	246.32		
32. POSTMASTER	476.26		
33. REBECCA DUNLAVY	2,350.00		
34. RICHARD WIEDMAYER	100.00		
35. RONALD & PATRICIA PUDDUCK	140.00		
36. SCHULZ DEVELOPMENT	4,237.00		
37. SMALL BUSINESS ASSOC OF MICH	17,665.91		
38. STAPLES BUSINESS ADVANTAGE	1,230.82		
39. THE SUN TIMES	127.58		
40. TRACTOR SUPPLY CREDIT PLAN	181.98		
41. UNUM LIFE INSURANCE	404.72		
42. UTILITIES INSTRUMENTATION SERV	181.50		
43. WASHTENAW COUNTY TREASURER	46,997.03		
44. WASTE MANAGEMENT	40,022.65		
45. WESTERN-WASH. AREA VALUE EXPR.	8,000.00		
***TOTAL ALL CLAIMS***	291,322.36		

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
<b>Fund 101 GENERAL FUND</b>							
<b>Dept 000.000 ASSETS, LIABILITIES &amp; REVENUE</b>							
101-000.000-001.000	POOLED CASH	ALEXANDER CHEMICAL CO	CHEMICALS	10008958	09/23/13	990.40	40081
			Total For Dept 000.000 ASSETS, LIABILITIES & REV			990.40	
<b>Dept 101.000 VILLAGE COUNCIL</b>							
101-101.000-943.000	COUNCIL CHAMBERS LEASE	DEXTER SENIOR CITIZEN	QUARTERLY PAYMENT	09/17/13	09/23/13	600.00	40091
101-101.000-956.000	COUNCIL DISCRETIONARY EX	COURTNEY NICHOLLS	WORK SESSION DINNER	09/17/13	09/23/13	49.35	40090
101-101.000-959.000	ARTS, CULTURE & HERITAGE	LOWE'S BUSINESS ACCOU	SUPPLIES	09/17/13	09/23/13	514.85	40102
			Total For Dept 101.000 VILLAGE COUNCIL			1,164.20	
<b>Dept 172.000 VILLAGE MANAGER</b>							
101-172.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	2,855.71	40112
101-172.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	109.30	40116
101-172.000-727.000	OFFICE SUPPLIES	STAPLES BUSINESS ADVA	SUPPLIES	09/17/13	09/23/13	140.17	40113
101-172.000-802.000	PROFESSIONAL SERVICES	MUNICIPAL EMPLOYEES R	PROJECTION STUDY	8217	09/23/13	300.00	
			Total For Dept 172.000 VILLAGE MANAGER			3,405.18	
<b>Dept 215.000 VILLAGE CLERK</b>							
101-215.000-901.000	PRINTING & PUBLISHING	HERITAGE NEWSPAPERS	LEGALS	09/17/13	09/23/13	87.00	40100
101-215.000-901.000	PRINTING & PUBLISHING	THE SUN TIMES	LEGALS	39179	09/23/13	85.05	40114
101-215.000-901.000	PRINTING & PUBLISHING	THE SUN TIMES	LEGALS	39259	09/23/13	42.53	40114
			Total For Dept 215.000 VILLAGE CLERK			214.58	
<b>Dept 253.000 TREASURER</b>							
101-253.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	1,198.43	40112
101-253.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	32.50	40116
101-253.000-727.000	OFFICE SUPPLIES	STAPLES BUSINESS ADVA	SUPPLIES	09/17/13	09/23/13	83.71	40113
101-253.000-960.000	EDUCATION & TRAINING	PNC	TRAINING	09/18/13	09/23/13	99.50	40108
			Total For Dept 253.000 TREASURER			1,414.14	
<b>Dept 265.000 BUILDINGS &amp; GROUNDS</b>							
101-265.000-727.000	OFFICE SUPPLIES	ARBOR SPRINGS WATER C	OFFICE	1435889	09/23/13	5.75	40083
101-265.000-727.000	OFFICE SUPPLIES	STAPLES BUSINESS ADVA	SUPPLIES	09/17/13	09/23/13	223.45	40113
101-265.000-935.000	BUILDING MAINTENANCE & R	CINTAS CORPORATION	AGUST INVOICES	09/18/13	09/23/13	146.67	40087
101-265.000-935.000	BUILDING MAINTENANCE & R	LOWE'S BUSINESS ACCOU	SUPPLIES	09/18/13	09/23/13	289.03	40102
101-265.000-935.000	BUILDING MAINTENANCE & R	MASTERCRAFT PLUMBING	8050 MAIN	15255	09/23/13	151.00	40103
101-265.000-936.000	EQUIPMENT SERVICE CONTRA	PITNEY BOWES GLOBAL	LEASE	1503400-SP13	09/23/13	135.00	40107
101-265.000-955.000	MISCELLANEOUS	PNC	TRAINING	09/18/13	09/23/13	6.82	40108
			Total For Dept 265.000 BUILDINGS & GROUNDS			957.72	
<b>Dept 301.000 LAW ENFORCEMENT</b>							
101-301.000-807.000	UTILITIES	WASHTENAW COUNTY TREA	ENFORCEMENT	23162	09/23/13	1,730.83	40118
101-301.000-807.000	UTILITIES	WASHTENAW COUNTY TREA	ENFORCEMENT	23000	09/23/13	38,025.00	40118
101-301.000-807.000	UTILITIES	WASHTENAW COUNTY TREA	ENFORCEMENT	23051	09/23/13	2,542.00	40118
101-301.000-807.000	UTILITIES	WASHTENAW COUNTY TREA	ENFORCEMENT	22976	09/23/13	1,705.00	40118
101-301.000-920.000	UTILITIES	DEXTER VILLAGE		09/18/13	09/23/13	177.12	40092
			Total For Dept 301.000 LAW ENFORCEMENT			44,179.95	
<b>Dept 336.000 FIRE DEPARTMENT</b>							
101-336.000-920.000	UTILITIES	DEXTER VILLAGE		09/18/13	09/23/13	221.40	40092
<b>Dept 400.000 PLANNING DEPARTMENT</b>							
			Total For Dept 336.000 FIRE DEPARTMENT			221.40	

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF DEXTER

EXP CHECK RUN DATES 09/06/2013 - 09/18/2013  
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<b>Fund 101 GENERAL FUND</b>							
Dept 400.000	PLANNING DEPARTMENT						
101-400.000-727.000	OFFICE SUPPLIES	STAPLES BUSINESS ADVA	SUPPLIES	09/17/13	09/23/13	11.89	40113
101-400.000-802.000	PROFESSIONAL SERVICES	CARLISLE-WORTHMAN ASSO	PLANNING	2139-136	09/23/13	590.00	40086
101-400.000-861.000	TRAVEL & MILEAGE	ALLISON BISHOP	MILEAGE	09/16/13	09/23/13	20.35	40082
		Total For Dept 400.000	PLANNING DEPARTMENT			622.24	
<b>Dept 441.000 DEPARTMENT OF PUBLIC WORKS</b>							
101-441.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	1,634.66	40112
101-441.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	32.85	40116
101-441.000-740.000	OPERATING SUPPLIES	ABSOLUTE COMPUTER SER	DPW	64583	09/23/13	135.00	40080
101-441.000-740.000	OPERATING SUPPLIES	COURTNEY NICHOLLS	TABLETS	09/17/13	09/23/13	219.53	40090
101-441.000-745.000		CINTAS CORPORATION	AGUST INVOICES	09/18/13	09/23/13	417.41	40087
101-441.000-745.000	UNIFORM ALLOWANCE	TRACTOR SUPPLY CREDIT	SUPPLIES	128295	09/23/13	181.98	40115
101-441.000-920.000		COMCAST - DPW	DPW	09/17/13	09/23/13	158.40	40088
101-441.000-920.000	UTILITIES	DEXTER VILLAGE		09/18/13	09/23/13	105.24	40092
		Total For Dept 441.000	DEPARTMENT OF PUBLIC WORK			2,885.07	
<b>Dept 442.000 DOWNTOWN PUBLIC WORKS</b>							
101-442.000-740.000	OPERATING SUPPLIES	MCKAY		12846207-01	09/23/13	70.36	40104
101-442.000-802.000	PROFESSIONAL SERVICES	DEXTER SENIOR CITIZEN	QUARTERLY PAYMENT	09/17/13	09/23/13	150.00	40091
		Total For Dept 442.000	DOWNTOWN PUBLIC WORKS			220.36	
<b>Dept 528.000 SOLID WASTE</b>							
101-528.000-740.000	OPERATING SUPPLIES	POSTMASTER	UTILITY BILL MAILING	09/16/13	09/16/13	476.26	40078
101-528.000-805.000		WASTE MANAGEMENT	RESIDENTIAL	7298473	09/23/13	19,560.93	40119
101-528.000-805.000		WASTE MANAGEMENT	COMMERCIAL	7297116	09/23/13	20,461.72	40119
		Total For Dept 528.000	SOLID WASTE			40,498.91	
<b>Dept 751.000 PARKS &amp; RECREATION</b>							
101-751.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	263.65	40112
101-751.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	5.30	40116
101-751.000-955.000	MISCELLANEOUS	NATIONAL RECREATION A	MEMBERSHIP	09/17/13	09/23/13	150.00	40105
		Total For Dept 751.000	PARKS & RECREATION			418.95	
<b>Dept 851.000 INSURANCE &amp; BONDS</b>							
101-851.000-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	587.70	40112
		Total For Dept 851.000	INSURANCE & BONDS			587.70	
<b>Dept 875.000 CONTRIBUTIONS</b>							
101-875.000-965.001	CONTRIBUTION TO WAVE	WESTERN-WASH. AREA VA	QUARTERLY PAYMENT	09/17/13	09/23/13	4,250.00	40120
101-875.000-965.004	CONT TO WAVE DOOR TO DOO	WESTERN-WASH. AREA VA	QUARTERLY PAYMENT	09/17/13	09/23/13	3,750.00	40120
		Total For Dept 875.000	CONTRIBUTIONS			8,000.00	
<b>Dept 890.000 CONTINGENCIES</b>							
101-890.000-957.001	PROPERTY TAX REFUNDS	WASHTENAW COUNTY TREA	TAX	23108	09/23/13	2,169.35	40118
		Total For Dept 890.000	CONTINGENCIES			2,169.35	
		Total For Fund 101	GENERAL FUND			107,950.15	
<b>Fund 202 MAJOR STREETS FUND</b>							
Dept 463.000	ROUTINE MAINTENANCE						
202-463.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	1,371.00	40112
202-463.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	27.55	40116
202-463.000-803.002	PAVEMENT MANAGEMENT	BARRETT PAVING MATIERI	STREETS	117153	09/23/13	791.16	40084

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
<b>Fund 202 MAJOR STREETS FUND</b>							
<b>Dept 463.000 ROUTINE MAINTENANCE</b>							
Total For Dept 463.000 ROUTINE MAINTENANCE							
2,189.71							
<b>Dept 474.000 TRAFFIC SERVICES</b>							
202-474.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	421.85	40112
202-474.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	8.48	40116
202-474.000-740.000	OPERATING SUPPLIES	DORNBOSS SIGN & SAFETY	DFW	12796	09/23/13	139.27	40093
Total For Dept 474.000 TRAFFIC SERVICES							
569.60							
<b>Dept 478.000 WINTER MAINTENANCE</b>							
202-478.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	843.69	40112
202-478.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	16.96	40116
Total For Dept 478.000 WINTER MAINTENANCE							
860.65							
<b>Fund 203 LOCAL STREETS FUND</b>							
<b>Dept 463.000 ROUTINE MAINTENANCE</b>							
Total For Fund 202 MAJOR STREETS FUND							
3,619.96							
<b>Dept 463.000 ROUTINE MAINTENANCE</b>							
203-463.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	421.86	40112
203-463.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	8.48	40116
203-463.000-803.002	PAVEMENT MANAGEMENT	BARRETT PAVING MATERI	STREETS	117153	09/23/13	743.28	40084
203-463.000-803.002	PAVEMENT MANAGEMENT	FMG CONCRETE CUTTING,	GRAND ST	271177	09/23/13	175.00	40097
Total For Dept 463.000 ROUTINE MAINTENANCE							
1,348.62							
<b>Dept 474.000 TRAFFIC SERVICES</b>							
203-474.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	105.46	40112
203-474.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	2.12	40116
Total For Dept 474.000 TRAFFIC SERVICES							
107.58							
<b>Dept 478.000 WINTER MAINTENANCE</b>							
203-478.000-721.000	HEALTH & DENTAL INSURANC	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	210.92	40112
203-478.000-722.000	LIFE & DISABILITY INSURA	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	4.24	40116
Total For Dept 478.000 WINTER MAINTENANCE							
215.16							
<b>Fund 204 MUNICIPAL STREETS</b>							
<b>Dept 248.000 ADMINISTRATION</b>							
Total For Fund 203 LOCAL STREETS FUND							
1,671.36							
<b>Dept 248.000 ADMINISTRATION</b>							
204-248.000-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	637.39	40112
204-248.000-957.001	PROPERTY TAX REFUNDS	WASHINGTON COUNTY TREA	TAX	23108	09/23/13	637.37	40118
Total For Dept 248.000 ADMINISTRATION							
1,274.76							
<b>Fund 303 STREETSCAPE DEBT SERVICE FUND</b>							
<b>Dept 248.000 ADMINISTRATION</b>							
Total For Fund 204 MUNICIPAL STREETS							
1,274.76							
<b>Dept 248.000-957.001</b>							
Total For Dept 248.000 ADMINISTRATION							
187.48							
<b>Fund 403 SRF PROJECT FUND</b>							
<b>Dept 907.000 SLUDGE PROJECT</b>							
Total For Dept 303 STREETSCAPE DEBT SERVICE FUND							
187.48							
<b>Dept 907.000-970.000</b>							
Total For Dept 403 SRF PROJECT FUND							
150,321.05							
<b>Dept 907.000-970.000</b>							
Total For Dept 403 SRF PROJECT FUND							
150,321.05							

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund 403 SRF PROJECT FUND							
Dept 907.000 SLUDGE PROJECT							
Total For Dept 907.000 SLUDGE PROJECT						150,321.05	
Total For Fund 403 SRF PROJECT FUND						150,321.05	
Fund 590 SEWER ENTERPRISE FUND							
Dept 548.000 SEWER UTILITIES DEPARTMENT							
590-548.000-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	3,694.04	40112
590-548.000-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	810.28	40112
590-548.000-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	94.17	40116
590-548.000-740.000	OPERATING SUPPLIES	LOWE'S BUSINESS ACCOU	SUPPLIES	09/17/13	09/23/13	306.87	40102
590-548.000-740.000	OPERATING SUPPLIES	STAPLES BUSINESS ADVA	SUPPLIES	09/17/13	09/23/13	385.80	40113
590-548.000-745.000	TRAVEL & MILEAGE	CINTAS CORPORATION	AGUST INVOICES	09/18/13	09/23/13	386.75	40087
590-548.000-861.000	UTILITIES	ERIC HARTMAN	MILEAGE	09/17/13	09/23/13	67.29	40095
590-548.000-920.000	EQUIPMENT MAINTENANCE &	DEXTER VILLAGE	WWTP	09/18/13	09/23/13	1,497.17	40092
590-548.000-937.000	LAB EQUIPMENT MAINTENANC	GRAINGER	WWTP	9235115301	09/23/13	60.80	40098
590-548.000-938.000	LAB EQUIPMENT MAINTENANC	GRAINGER	WWTP	9205381644	09/23/13	279.60	40098
590-548.000-938.000	LAB EQUIPMENT MAINTENANC	HACH COMPANY	WWTP	8462310	09/23/13	1,785.35	40099
590-548.000-977.000	EQUIPMENT	COURTNEY NICHOLLS	TABLETS	09/17/13	09/23/13	219.53	40090
Total For Dept 548.000 SEWER UTILITIES DEPARTMENT						9,587.65	
Total For Fund 590 SEWER ENTERPRISE FUND						9,587.65	
Fund 591 WATER ENTERPRISE FUND							
Dept 556.000 WATER UTILITIES DEPARTMENT							
591-556.000-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	2,194.46	40112
591-556.000-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC	OCTOBER 2013	09/17/13	09/23/13	414.81	40112
591-556.000-722.000	LIFE & DISABILITY INSURANCE	UNUM LIFE INSURANCE	PERIOD OCTOBER 2013	09/17/13	09/23/13	62.77	40116
591-556.000-740.000	OPERATING SUPPLIES	EFMA SUPPLY CO	WWTP	S100839126.001	09/23/13	238.10	40096
591-556.000-740.000	OPERATING SUPPLIES	STAPLES BUSINESS ADVA	SUPPLIES	09/17/13	09/23/13	385.80	40113
591-556.000-743.000	CHEMICAL SUPPLIES - LAB	ELHORN ENGINEERING CO	WWTP	253367	09/23/13	3,465.20	40094
591-556.000-745.000	EQUIPMENT	CINTAS CORPORATION	AGUST INVOICES	09/18/13	09/23/13	182.43	40087
591-556.000-751.000	EQUIPMENT	CORRIGAN OIL COMPANY	WWTP	5805575	09/23/13	449.83	40089
591-556.000-751.000	EQUIPMENT	CORRIGAN OIL COMPANY	WWTP	5802872	09/23/13	534.52	40089
591-556.000-802.000	PROFESSIONAL SERVICES	UTILITIES INSTRUMENTA	WELL #3	09/17/13	09/23/13	167.47	40117
591-556.000-824.000	TESTING & ANALYSIS	INDUSTRIAL TEST SYSTE	WWTP	1036380	09/23/13	181.50	40101
591-556.000-824.000	TESTING & ANALYSIS	PARAGON LABORATORIES	WWTP	42155-76901	09/23/13	65.00	40106
591-556.000-955.000	MISCELLANEOUS	RICHARD WIEDMAYER	REFUND SECOND WATER METER	09/18/13	09/23/13	100.00	40109
591-556.000-960.000	EDUCATION & TRAINING	PNC	TRAINING FEE	09/17/13	09/23/13	140.00	40108
591-556.000-977.000	EQUIPMENT	COURTNEY NICHOLLS	TABLETS	09/17/13	09/23/13	219.53	40090
Total For Dept 556.000 WATER UTILITIES DEPARTMENT						8,801.42	
Total For Fund 591 WATER ENTERPRISE FUND						8,801.42	
Fund 701 TRUST & AGENCY FUND							
Dept 000.000 ASSETS, LIABILITIES & REVENUE							
701-000.000-253.051	SCHULZ DEVELOPMENT BUILD	SCHULZ DEVELOPMENT	REFUND ESCROW	09/17/13	09/23/13	4,237.00	40111
701-000.000-254.000-D	SPR - DEXTER WELLNESS	BST INVESTMENTS	REFUND	09/17/13	09/23/13	1,181.53	40085
701-000.000-255.000	CUSTOMER DEPOSITS	REBECCA DUNLAVY	REFUND SITE PLAN AND ESCROW	09/11/13	09/11/13	2,350.00	40076
701-000.000-255.007	LAWN MOWING & SNOW REMOV	RONALD & PATRICIA PUD	MOWING 8344 PARKRIDGE	09/17/13	09/23/13	140.00	40110
Total For Dept 000.000 ASSETS, LIABILITIES & REV						7,908.53	
Total For Fund 701 TRUST & AGENCY FUND						7,908.53	

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund Totals:							
	Fund 101 GENERAL FUND					107,950.15	
	Fund 202 MAJOR STREETS FUND					3,619.96	
	Fund 203 LOCAL STREETS FUND					1,671.36	
	Fund 204 MUNICIPAL STREETS					1,274.76	
	Fund 303 STREETScape DEBT SERVICE FU					187.48	
	Fund 403 SRF PROJECT FUND					150,321.05	
	Fund 590 SEWER ENTERPRISE FUND					9,587.65	
	Fund 591 WATER ENTERPRISE FUND					8,801.42	
	Fund 701 TRUST & AGENCY FUND					7,908.53	
Total For All Funds:						291,322.36	



Application and Release of Liability for Special Events, Park Use, Facility and/or Road Closures - Page 4

Applicant Information

Event Name: DHS Homecoming Date(s): October 3, 2013

Event Description: Homecoming Parade

Location: DHS, Downtown Dexter, DCS campus

- Park Use
- Facility Use
- Road Closure
- Fire/Open Burn

Organization Name (if applicable): Dexter High School

Applicant Name: Mollie Sharrar Phone: 734-274-1027

Applicant Email: sharrar.m@dexter.schools.org

Applicant/Organization Address: 2200 N. Parker Rd., Dexter

Additional Contact: AL Snider

Type of Activity (check all that apply)

- Road closure. see attached map. same route as in 2012.  
Notification date: \_\_\_\_\_
- Parade. Parade begins @ 1:45pm, Lasting until approx. 2:30pm
- Exhibitions, erection of any temporary building or structure, and/or selling or giving away food, drink or merchandise.
- Hold an assembly involving thirty (30) or more participants.
- Hold an assembly involving less than thirty (30) participants.
- Private event such as a wedding or birthday party.
- Furnish or sell alcoholic beverages.
- Fire or open burn.
- Village services such as barriers, barricades, detour signs, or other use of Village equipment or personal are requested. Please provide details below.

Additional information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Application and Release of Liability for Special Events, Park Use, Facility Use and/or Road Closures - Page 5**

**Hold Harmless Agreement:** To the fullest extent permitted by law, DCS agrees to defend, pay in behalf of, indemnify, and hold harmless the Village of Dexter, its elected and appointed officials, employees, volunteers, and others working on behalf of the Village of Dexter, against all claims, demands, suits, or loss, including all costs connected therewith, and for any damages, which may be asserted, claimed, or recovered against or from the Village of Dexter, its elected and appointed officials, employees, volunteers, and others working on behalf of the Village of Dexter, by reason of personal injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this agreement.

Mollie Adharrar 9-5-13 \_\_\_\_\_  
 Applicant's Signature Date Co-Applicant's Signature Date

Staff Review: Fee: \$ \_\_\_\_\_ Date Received: \_\_\_\_\_ Receipt # \_\_\_\_\_

**Required Pre-Approvals:**

- Village Council Date: \_\_\_\_\_
- Washtenaw County Sheriff Date: 9/5/13
- Dexter Area Fire Dept. Date: 9-5-13

Signature: [Signature]  
 Signature: [Signature]

**Attachment Check List:**

Yes	No	N/A	Description
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Damage Deposit.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Homeowners Insurance.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Liability Insurance.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Michigan Liquor Control Permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Road Closure Diagram or Map.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washtenaw County Sheriff Department Contract.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dexter Area Fire Department Contract.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sign permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controlled Burn Permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____

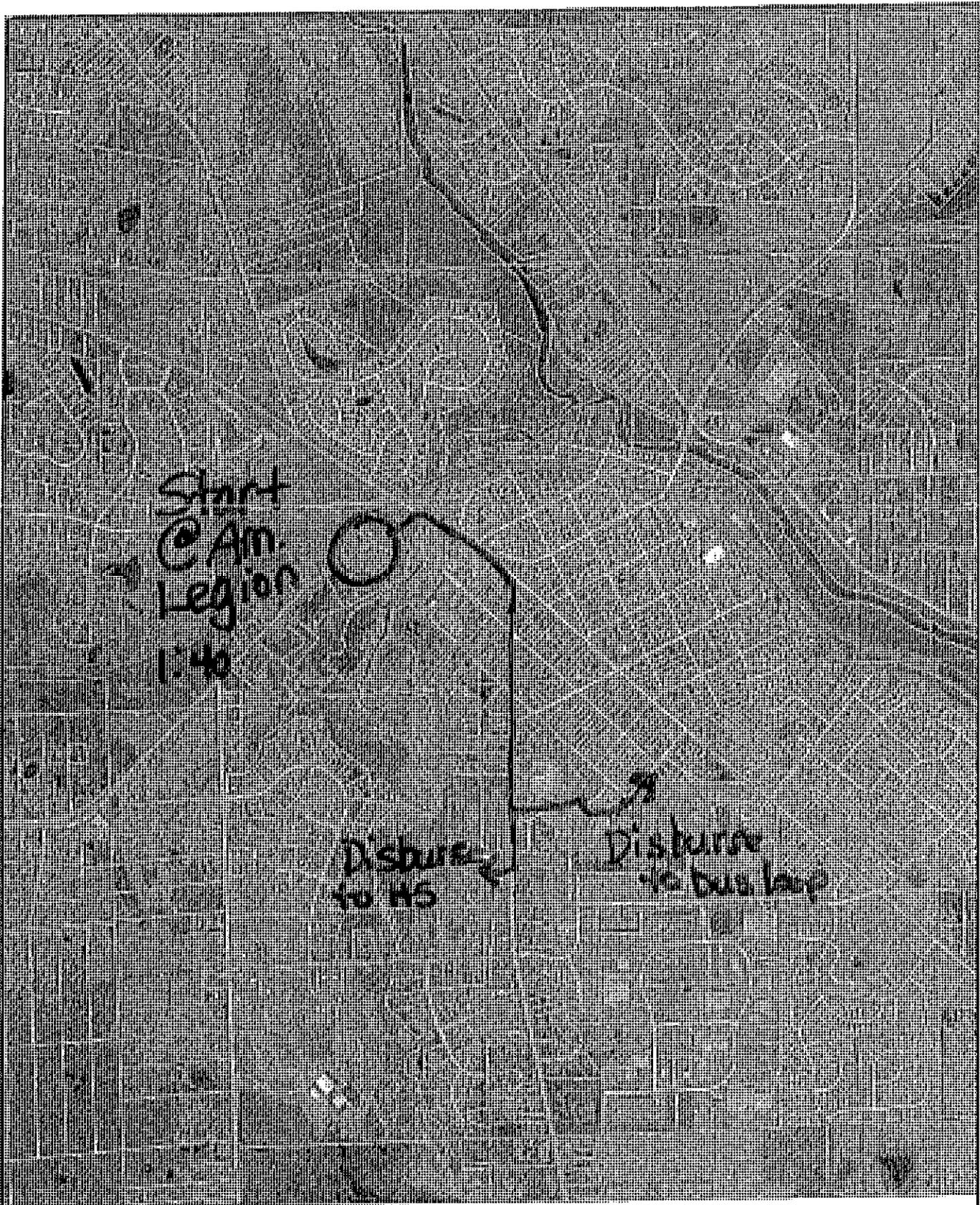
Approved  Denied Date: \_\_\_\_\_

APPROVED OR DENIED BY: \_\_\_\_\_

CONDITIONS OF APPROVAL: \_\_\_\_\_

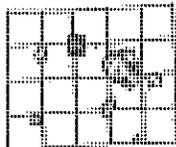
REASONS FOR DENIAL: \_\_\_\_\_

APPROVAL STAMP:



**Parade Route 2011**

© 2011 [unreadable]



Source: [unreadable]

Map data derived from [unreadable] and [unreadable]. All rights reserved. [unreadable]



City of [unreadable]  
[unreadable]

Maple Park, Pennsylvania and its people, are proud to host the 2011 parade. The parade route is shown on this map. The route is subject to change without notice. The City of Maple Park is not responsible for any damage or loss of property during the parade. The City of Maple Park is not responsible for any damage or loss of property during the parade.

+2013

Donna Dattling . 2011 route proposed again for 2012

From: Beth Gleske [gleskeb@ewashfenaw.org]  
 Sent: Wednesday, September 28, 2011 9:35 AM  
 To: Jeremy Hlobuk; Donna Dattling; Courtney Nicholls; 'Daniel Lal'; 'Sean Dalton'; 'dallons@heritage.com'  
 Subject: NOTICE OF ROAD CLOSURES DEXTER VILLAGE FRIDAY SEPTEMBER 30TH, 2011  
 Buck, Donna, Courtney, Daniel and Sean;

Below is some correspondence which can be published to assist with notifying the public about the road closures for the Homecoming Parade.

THU. Oct. 27<sup>3rd</sup>

Due to the Homecoming Parade on ~~Friday September 30th~~ the following road closures and alternate routes will be in place:

Main St between Dexter Chelsea and Baker Road will be closed beginning at 1:40 pm until the conclusion of the parade.

- This includes the intersections, side streets and parking lots with entrances onto Main Street.

Baker Rd between Main Street and Dan Hoey Road will be closed beginning at 1:45 pm until the conclusion of the parade.

- This includes the intersections, side streets, alley ways and parking lots with entrances onto Baker Road.

The use of the following roadways are recommended Dan Hoey, Shield and Parker.

Sgt Gleske

AGENDA 9-23-13

ITEM L-1

## VILLAGE OF DEXTER

[ddettling@dextermi.gov](mailto:ddettling@dextermi.gov)

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303

Fax (734)426-5614

### MEMO

**To: President Keough and Council**

**From: Donna Dettling, Village Manager**

**Date: September 23, 2013**

**Re: Consideration – Dedication of Dexter Crossing Phase 5B**

Provided for Council consideration is a Resolution for the dedication of public right-of-way and utilities for phase 5B in Dexter Crossing. Provided with this memo are a number of supporting documents in the order listed below.

- Letter from Steve Estey of Dykema. Dated September 9, 2013. Mr. Estey provided a review of all the documents presented for dedication. Mr. Estey revised several documents per exhibits attached to his memo.
  - Exhibit A- Revised Resolution with Attachment A- map of 5B
  - Exhibit B- Bill of Sale , Utility Improvements and Roads
- OHM Letter from February 27, 2003. This is a review of the original submittal that was received when the first attempt to dedicate was not accepted by the Village. This letter indicates that legal descriptions for the rights-of-way and easements for Phase 5B have been reviewed and appear to be in order.
- Unexecuted/Unrecorded Quit Claim Deed from Dexter Development, LLC to the village of Dexter;
- Quit Claim Deed from Blackhawk Development Corporation to Village of Dexter;
- Unrecorded/Unexecuted Public Utilities Easement;
- Unrecorded/Unexecuted Sanitary Easement;
- Unrecorded/Unexecuted Storm Sewer Easement;

Council first examined the idea of dedication of Dexter Crossing 5B, 6, 7, and 8 using a modified dedication approach in April 2013. Due to the fact that it has been 10 years since the infrastructure in Phase 5B was installed and the difficulty in obtaining a Maintenance & Guarantee Bond (M&G Bond), Council discussed the idea of accepting Phase 5B as is without an M&G Bond. Council understands that the waiver of obligation to post a bond under these circumstances shall not establish a precedent that will require the village to issue similar waivers with respect to future public dedications of roads, rights-of-ways, road infrastructure or utilities. This consideration item is a result of that discussion.

**Council is being asked to adopt the Resolution to dedicate Dexter Crossing 5B. All documents will be fully executed and originals retained in the Village records. Jane Finkbiner of Peter's Building Co. will record documents and return copies to the Village for our permanent records.**



Dykema Gossett PLLC  
39577 Woodward Ave.  
Suite 300  
Bloomfield Hills, MI 48304  
WWW.DYKEMA.COM  
Tel: (248) 203-0700

**Stephen R. Estey**  
Direct Dial: (248) 203-0538  
Email: SESTEY@DYKEMA.COM

September 9, 2013

**Via Electronic Mail**

Ms. Donna Dettling, Village Manager  
Village of Dexter  
8140 Main Street  
Dexter, Michigan 48130-1092

**Re: Road Dedication Materials for Dexter Crossing Phase 5B**

Dear Ms. Dettling:

At your request, we have reviewed the following road dedication materials being presented to the Village of Dexter (the "Village") for the above referenced development (the "Dedication Materials");

- Unrecorded Quit Claim Deed from Dexter Development, L.L.C. to the Village of Dexter;
- Unexecuted Village Resolution for Dedication of Public Right-of-Way and Utilities for Phase 5B Dexter Crossing;
- February 27, 2013 OHM Letter to Village;
- Quit Claim Deed from Blackhawk Development Corporation to Village of Dexter;
- Unrecorded/Unexecuted Public Utilities Easement;
- Unrecorded/Unexecuted Sanitary Easement;
- Unrecorded/Unexecuted Storm Sewer Easement;
- Unexecuted Bill of Sale Roads;
- Unexecuted Bill of Sale Utilities;
- Executed Bill of Sale from May 1, 2007 for all of 5B Roads, Utilities and Easements

We understand that the Village has inspected and approved the construction and location of the roads and utilities (including the legal descriptions of same) to be dedicated and, with your permission, we are assuming (i) that the legal descriptions and sketches in the Dedication Materials are accurate in regards to actual locations of the improvements as verified by your

inspections (and OHM, which you have relied upon); and (ii) that Dexter Development, L.L.C. has the requisite legal authority to transfer title to the roads to the Village.

Please note the following in regards to the Dedication Materials:

- The resolution should be modified in accordance with the version attached hereto as **Exhibit A**.
- The current form of the Bills of Sale are unacceptable. The Village should require the Bills of Sale attached here as **Exhibit B** be utilized in place the Bills of Sale provided by Dexter Development, L.L.C. Please note that the proper legal descriptions will need to be attached as Exhibit A to each Bill of Sale. The legal descriptions should be limited to Dexter Crossing Phase 5B only.
- We have not reviewed, nor are we commenting upon the integrity or useful life of the Roads and Improvements in question. Further, given the last review of OHM of the legal drawings and descriptions was done in 2003, we recommend that OHM conduct another current review of the materials. We have not independently reviewed or verified these materials. We are informed by the Village staff that the Roads and/or infrastructure therein may require repairs. The Village should carefully review the potential financial obligations involved with respect to maintenance and repair, prior to agreeing to accept any dedication of the rights-of-way at issue. It should be noted that OHM, in its February 27, 2003 Letter to the Village indicated that an amount of \$460,000 as a proposed bond was consistent with the construction cost submitted by the proprietor prior to the start of Phase 5B.
- Our review of the Village Code of Ordinances does not indicate that the Village must require either a Letter of Credit or Maintenance and Guarantee Bond as a prerequisite to accepting a public dedication of private roads. Accordingly, it appears that the Village may elect to waive this requirement with respect to the proposed dedication of roads in Dexter Crossing Phase 5B. It should be noted, however, that waiver of this requirement in connection with the current dedications may establish an undesired precedent for future dedication requests. As such, the Village should carefully consider the specific reasons for the waiver in the current case in an effort to distinguish it from future dedication requests.
- The Village should obtain recorded copies of the Quit Claim Deeds executed by the Dexter Development, L.L.C.

Ms. Donna Dettling  
September 9, 2013  
Page 3

- The Village should obtain copies of corporate resolutions or documentation evidencing the authority of Dexter Development, L.L.C. to transfer the subject properties.

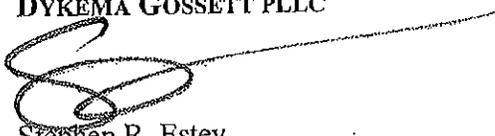
Based on our review of the Dedication Materials and subject to the permitted assumptions, conditions and matters set forth above, we find the documentation for dedication of the Roads and Utilities within Dexter Crossing Phase 5B will be complete and legally effective in transferring title to the Village for public use upon compliance with the instructions set forth herein.

If the Village agrees to accept the dedication of such rights-of-way and improvements within Dexter Crossing Phase 5B, then the Village Council should pass the resolution referenced above and obtain and retain fully executed originals of each document in the Village records.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

**DYKEMA GOSSETT PLLC**



Stephen R. Estey

# **EXHIBIT A**

##-2013

**RESOLUTION FOR THE DEDICATION AND  
ACCEPTANCE OF PRIVATE ROADS AND  
UTILITIES AS PUBLIC WITHIN PHASE 5B OF  
DEXTER CROSSING**

**Village of Dexter  
Washtenaw County, Michigan**

WHEREAS, the Dexter Village Council, on behalf of the Village of Dexter, of 8140 Main Street, Dexter, Michigan 48130 (the "Village"), approved a Final Site Plan for Dexter Crossing, a site condominium, located in the Village of Dexter, Washtenaw County, Michigan; and

WHEREAS, the approved Final Site Plan includes the right-of-way, known as Kingsley Circle, Bristol Drive and a portion of Wellington Drive and Carrington Drive, collectively referred to as Phase 5B, and as further described in Attachment A hereto; and

WHEREAS, Dexter Development L.L.C., a Michigan limited liability company, Saline, MI 48176, have agreed to dedicate to the public, the roadways, sidewalks, signs, traffic control devices and other related improvements known as Phase 5B Dexter Crossing as a public right-of-way, as well as the water main system, the sanitary sewer system, the storm water drainage system and any other utilities located within the right-of-way of Dexter Crossing Phase 5B, as further depicted in Attachment A hereto (collectively, the "Roads and Infrastructure"); and

WHEREAS, Dexter Development, L.L.C. previously attempted to dedicate 5B in February 2003, and Council decided not to accept dedication of 5B based on the recommendation of Orchard, Hiltz & McCliment (OHM), as Village Engineer, not to dedicate until Phases 1 through 5A of Dexter Crossing were accepted as public; and

WHEREAS, the Village has since accepted the roads and infrastructure within Phases 1 through 5A of Dexter Crossing as public; and

WHEREAS, the Village's staff has inspected the Roads and Infrastructure of Phase 5B and recommended acceptance of the private Roads and Infrastructure, as public; and

WHEREAS, OHM as the Village Engineer had previously reviewed legal descriptions and easements for Phase 5B per their letter dated February 27, 2003 and found them to be in order; and

WHEREAS, Village Council has waived the requirement for Dexter Development L.L.C, to post a letter of credit or guarantee bond due to the unique circumstance described above (i.e. the previous attempt to dedicate in 2003) and the significant time lapse since the roads were constructed; and

WHEREAS, the waiver of the obligation to post a letter of credit or bond under these circumstances shall not establish a precedent that will permit or require the Village to issue similar waivers with respect to future public dedications of roads, rights-of-ways, road infrastructure or utilities; and

WHEREAS, the Village has agreed to accept the dedication of the private Roads and Infrastructure as public; and

BE IT THEREFORE RESOLVED, that the Village accepts the dedication of the private Roads and Infrastructure for Phase 5B of Dexter Crossing Site Condominium, as public, as further depicted in Attachment A hereto, for any and all public uses.

MOVED BY: SUPPORTED BY:

YEAS:

NAYS: ABSENT:

**RESOLUTION DECLARED ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.**

\_\_\_\_\_  
Shawn W. Keough, Village President

CERTIFIED BY:

\_\_\_\_\_  
Carol J. Jones, Village Clerk



# **EXHIBIT B**

**BILL OF SALE – Utility Improvements**

**Dexter Development, L.L.C.**, a Michigan limited liability company (“DDLLC”), whose address is 172 S Industrial Dr., Saline, Michigan 48176, for the sum of \$1.00 One Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **Village of Dexter**, whose address is 8140 Main Street, Dexter, Michigan 48130, all of the (1) water system; (2) sanitary sewer system; and (3) storm water drainage system, including any mains, pipes, manholes, covers, valves, joints and appurtenances attached to or installed in the ground as a part of the Utility Improvements located within the public rights-of-way of Dexter Crossing Phase 5B (“Utility Improvements”) described in Exhibit A.

DDLLC covenants and acknowledges, to Village of Dexter, that DDLLC has good and marketable title to the Utility Improvements, free and clear of all liens or encumbrances and that it has not done, or allowed to be done, any act by which all or any part of the Utility Improvements have been encumbered.

In witness whereof, the undersigned has executed this Bill of Sale on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**Dexter Development, L.L.C.**,  
a Michigan limited liability company

By: \_\_\_\_\_  
James G. Haeussler  
Its: Manager

STATE OF MICHIGAN        )  
                                  ) ss.  
COUNTY OF WASHTENAW    )

Acknowledged before me in Washtenaw County, State of Michigan, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by James G. Haeussler, the Manager of Dexter Development, L.L.C..

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Drafted by:  
Stephen R. Estey  
39577 Woodward Ave.  
Suite 300  
Bloomfield Hills, MI 48304

Return To:  
Village of Dexter  
c/o Donna Dettling  
8140 Main Street  
Dexter, MI 48130

**BILL OF SALE -- Roads**

**Dexter Development, L.L.C.**, a Michigan limited liability company ("DDLCC"), whose address is 172 S Industrial Dr., Saline, Michigan 48176, for the sum of \$1.00 One Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the **Village of Dexter**, whose address is 8140 Main Street, Dexter, Michigan 48130, all of the roads and pavement, including associated signs, traffic control devices, and sidewalks, located within the public rights-of-way of Dexter Crossing Phase 5B ("Roads") described in Exhibit A.

DDLCC covenants and acknowledges, to the Village of Dexter, that DDLCC has good and marketable title to the Roads, free and clear of all liens or encumbrances and that it has not done, or allowed to be done, any act by which all or any part of the Roads have been encumbered.

In witness whereof, the undersigned has executed this Bill of Sale on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**Dexter Development, L.L.C.**,  
a Michigan limited liability company

By: \_\_\_\_\_  
James G. Haeussler  
Its: Manager

STATE OF MICHIGAN        )  
                                      ) ss.  
COUNTY OF WASHTENAW    )

Acknowledged before me in Washtenaw County, State of Michigan, on this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by James G. Haeussler, the Manager of Dexter Development, L.L.C..

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, \_\_\_\_\_  
Acting in \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Drafted by:  
Stephen R. Estey  
39577 Woodward Ave.  
Suite 300  
Bloomfield Hills, MI 48304

Return To:  
Village of Dexter  
c/o Donna Dettling  
8140 Main Street  
Dexter, MI 48130



MAR - 3 2003

February 27, 2003

Village of Dexter  
8140 Main Street  
Dexter, Michigan 48130

Attention: Ms. Allison Menard  
Village Zoning Administrator

Regarding: Dexter Crossing - Phase 5b

Dear Ms. Menard:

This letter is written as a follow up to the correspondence from this office dated February 17, 2003, concerning the second portion of Phase 5 (Phase 5b) of the Dexter Crossing Planned Unit Development. That letter included the approved record drawings for Phase 5b. This letter will address the rights-of-way and easement legal descriptions as well as the maintenance and guarantee bond requirements for the project.

→ The legal descriptions for the rights-of-way and easements for Phase 5b have been reviewed and appear to be in order. In addition, the maintenance and guarantee bond amount of \$460,000 proposed by Peters Building Company on their January 21, 2003, facsimile appears to be consistent with the construction cost submitted by the proprietor prior to the start of Phase 5b. The bond shall be posted with the Village and be valid for two (2) years from the date of final acceptance of the roads and utilities in Phase 5b.

Even though the record plans, legal descriptions and maintenance and guarantee bond amount appear to be adequate for Phase 5b, this office cannot recommend the Village dedicate these facilities until the phases of the Dexter Crossing PUD located downstream of Phase 5b are accepted as public. Should there be any questions regarding this matter, please call this office at (734) 522-6711.

Sincerely,

ORCHARD, HILTZ & McCLIMENT, INC.

Danielle M. Pagan

Scott D. Westover, P.E.

Enclosure  
DMP/SDW/dmp

- cc: Ms. Donna Eureste, Village Manager
- Mr. Ed Lobdell, Village Superintendent of Utilities
- Mr. Pat McKillen, Village DPW Director
- Mr. Jim Haeussler, Peters Building Co., 1388 Wildwood Trail, P.O. Box 577, Saline, MI 48176
- Mr. Matt Trisdale, Atwell-Hicks, Inc., 500 Avis Drive, Suite 100, Ann Arbor, MI 48108
- File

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that DEXTER DEVELOPMENT, L.L.C., a Michigan limited liability company, whose address is P.O. Box 577, Saline, Michigan 48176, quit claims to the VILLAGE OF DEXTER, a Michigan municipal corporation, whose address is 8140 Main Street, Dexter, Michigan 48130, the following described premises situated in the Village of Dexter, County of Washtenaw and State of Michigan, to-wit:

Commencing at the North 1/4 corner of Section 8, Town 2 South, Range 5 East, Village of Dexter, Washtenaw County, Michigan, thence S00°31'02"E 1691.89 feet along the North-South 1/4 line of said Section 8; thence S89°19'25"W 130.73 feet; thence S52°53'01"E 0.47 feet for a PLACE OF BEGINNING; thence 23.26 feet along the arc of a 425.00 foot radius circular curve to the right, having a chord which bears S02°14'41"E 23.26 feet; thence S00°40'34"E 153.89 feet; thence S89°19'25"W 443.99 feet; thence 325.28 feet along the arc of a 205.00 foot radius circular curve to the left, having a chord which bears S43°52'03"W 292.21 feet; thence S01°35'19"E 85.46 feet; thence 39.27 feet along the arc of a 52.00 foot radius circular curve to the left, having a chord which bears S46°35'19"E 35.36 feet; thence N88°24'21"E 63.82 feet; thence 318.75 feet along the arc of a 205.00 foot radius circular curve to the left, having a chord which bears N43°52'03"E 287.60 feet; thence N00°40'35"W 87.32 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N45°40'35"W 35.36 feet; thence N89°19'25"E 100.00 feet; thence 39.27 feet along the arc of a 25.00 foot radius non-tangential circular curve to the left, having a chord which bears S44°19'25"W 35.36 feet; thence S00°40'35"E 87.32 feet; thence 146.55 feet along the arc of a 255.00 foot radius circular curve to the right, having a chord which bears S15°47'16"W 144.54 feet; thence 33.41 feet along the arc of a 25.00 foot radius reverse circular curve to the left, having a chord which bears S06°01'52"E 30.98 feet; thence S44°18'52"E 23.27 feet; thence 124.43 feet along the arc of a 40.00 foot radius circular curve to the right, having a chord which bears S45°40'29"W 79.99 feet; thence N44°19'37"W 23.27 feet; thence 33.41 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N82°36'55"W 30.98 feet; thence 130.46 feet along the arc of a 255.00 foot radius reverse circular curve to the right, having a chord which bears S73°45'17"W 129.04 feet; thence S88°24'41"W 63.82 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S43°24'41"W 35.36 feet; thence S01°35'19"E 205.16 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S46°35'19"E 35.36 feet; thence N88°24'41"E 19.35 feet; thence S01°16'56"E 50.00 feet; thence S88°24'41"W 414.24 feet; thence 124.65 feet along the arc of a 205.00 foot radius circular curve to the left, having a chord which bears S70°59'30"W 122.74 feet; thence S53°34'19"W 44.07 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S08°34'19"W 35.36 feet; thence S36°25'41"E 36.97 feet; thence S88°35'49"W 48.85 feet; thence N36°25'41"W 226.79 feet; thence 142.45 feet along the arc of a 250.00 foot radius circular curve to the right, having a chord which bears N20°06'16"W 140.53 feet; thence N03°46'51"W 214.80 feet; thence N72°57'22"E 41.10 feet; thence S03°46'51"E 224.23 feet; thence 119.66 feet along the arc of a 210.00 foot radius circular curve to the left, having a chord which bears S20°06'16"E 118.05 feet; thence S36°25'41"E 117.85 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S81°25'41"E

35.36 feet; thence N53°34'19"E 44.07 feet; thence 155.06 feet along the arc of a 255.00 foot radius circular curve to the right, having a chord which bears N70°59'30"E 152.68 feet; thence N88°24'41"E 295.15 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N43°24'41"E 35.36 feet; thence N01°35'19"W 390.63 feet; thence 115.42 feet along the arc of a 255.00 foot radius circular curve to the right, having a chord which bears N11°22'43"E 114.44 feet; thence 32.70 feet along the arc of a 25.00 foot radius reverse circular curve to the left, having a chord which bears N13°07'49"W 30.42 feet; thence N50°36'23"W 32.84 feet; thence 125.66 feet along the arc of a 40.00 foot radius circular curve to the right, having a chord which bears N39°23'37"E 80.00 feet; thence S50°36'23"E 29.16 feet; thence 34.12 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S89°42'06"E 31.53 feet; thence 169.66 feet along the arc of a 255.00 foot radius reverse circular curve to the right, having a chord which bears N70°15'48"E 166.55 feet; thence N89°19'25"E 368.99 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N44°19'25"E 35.36 feet; thence N00°40'35"W 78.89 feet; thence 63.89 feet along the arc of a 375.00 foot radius circular curve to the left, having a chord which bears N05°33'26"W 63.81 feet; thence N89°19'25"E 2.79 feet; thence S52°53'01"E 65.81 feet; to the Place of Beginning, containing 3.79 acres of land, more or less,

for the consideration of \$1.00, subject to easements and restrictions of record, and further subject to liens for real property taxes which are not yet due and payable, and has caused this instrument to be executed by its duly authorized manager. The grantor grants to the grantee the right to make zero (-0-) divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. This transaction is exempt from transfer tax under MSA 7.456 (5a) and MSA 7.456 (26a).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

DEXTER DEVELOPMENT, L.L.C.  
By: PETERS BUILDING CO., a  
Michigan corporation, Manager

By: \_\_\_\_\_  
James G. Haeussler, President

STATE OF MICHIGAN, COUNTY OF WASHTENAW

On \_\_\_\_\_, \_\_\_\_\_, James G. Haeussler appeared before me, and stated under oath that he is the President of Peters Building Co., a Michigan corporation, and that this document was signed on behalf of the corporation, by authority of its board of directors, and he acknowledged this document to be the free act and deed of the corporation, as a Manager of Dexter Crossing, L.L.C., a Michigan limited liability company.

\_\_\_\_\_, Notary Public  
Washtenaw County, Michigan  
My commission expires: \_\_\_\_\_

This instrument prepared by:  
Karl R. Frankena  
Conlin, McKenney & Philbrick, P.C.  
350 S. Main Street, Suite 400  
Ann Arbor, Michigan 48104-2131  
(734) 761-9000

When recorded return to and  
send subsequent tax bills to:  
Dexter Village Clerk  
Dexter Village Hall  
8140 Main Street  
Dexter, Michigan 48130

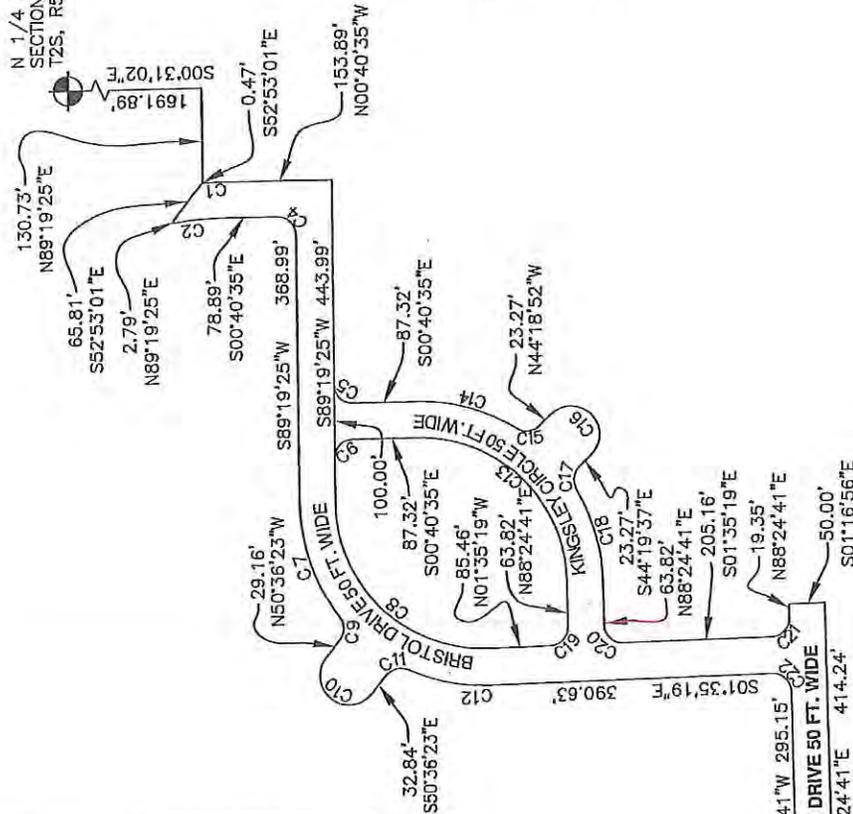
Recording fee: \$11.00

Transfer Tax: \$-0-

Tax Code #: Part of HD 08-08-200-012

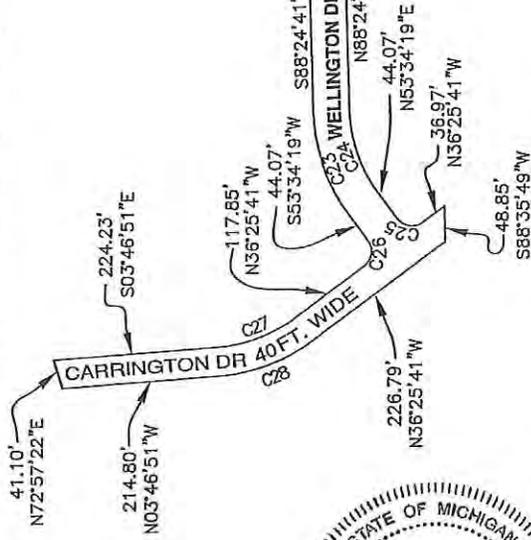
H:\RRF\DEXTERCROSSING\QCD TO VILL OF DEX.WPD

N 1/4 CORNER  
SECTION 8  
T2S, R5E



CURVE TABLE

CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD
C1	63.82'	425.00'	N04°58'42"W	63.76'
C2	63.89'	375.00'	N05°33'26"W	63.81'
C4	39.27'	25.00'	N44°19'25"E	35.36'
C5	39.27'	25.00'	S44°19'25"W	35.36'
C6	39.27'	25.00'	N45°40'35"W	35.36'
C7	169.66'	255.00'	S70°15'48"W	166.55'
C8	325.28'	205.00'	S43°52'03"W	292.21'
C9	34.12'	25.00'	S89°42'06"E	31.53'
C10	125.66'	40.00'	S39°23'37"W	80.00'
C11	32.70'	25.00'	N13°07'49"W	30.42'
C12	115.42'	255.00'	S11°22'43"W	114.44'
C13	318.75'	205.00'	N43°52'03"E	287.60'
C14	146.55'	255.00'	N15°47'16"E	144.54'
C15	33.41'	25.00'	S06°01'52"E	30.98'
C16	124.43'	40.00'	N45°40'29"E	79.99'
C17	33.41'	25.00'	N82°36'50"W	30.98'
C18	130.46'	255.00'	N73°45'17"E	129.04'
C19	39.27'	25.00'	S46°35'19"E	35.36'
C20	39.27'	25.00'	S43°24'41"W	35.36'
C21	39.27'	25.00'	S46°35'19"E	35.36'
C22	39.27'	25.00'	N43°24'41"E	35.36'
C23	155.06'	255.00'	S70°59'30"W	152.68'
C24	124.65'	205.00'	S70°59'30"W	122.74'
C25	39.27'	25.00'	S08°34'19"W	35.36'
C26	39.27'	25.00'	S81°25'41"E	35.36'
C27	119.66'	210.00'	S20°06'16"E	118.05'
C28	142.45'	250.00'	S20°06'16"E	140.53'



rev 2-7-03 GAW

CLIENT **PETERS BUILDING CO.**

SKETCH AND DESCRIPTION  
OF ROADS IN  
PHASE 5B OF  
DEXTER CROSSINGS

SECTION 8 TOWN 2 SOUTH, RANGE 5 EAST  
SCIO TOWNSHIP  
WASHTEANAW COUNTY

SCALE:  
1 INCH = 200 FEET

**ATWELL-HICKS, INC.**  
Civil Engineering • Surveying  
Planning • Environmental Services  
Ann Arbor, MI 734 994 4000 Brighton, MI 810 225 6000 Washington Twp., MI 588 788 8800 Naperville, IL 630 577 0800

DATE: JANUARY 2, 2003

JOB: 100421.60 CAD: 100421RD

DR. GAW CH. CHN

BOOK --- PG. ---

SHEET 1 OF 2

FILE NO. 507-212

DESCRIPTION OF ROAD IN PH 5B

Commencing at the North 1/4 corner of Section 8, Town 2 South, Range 5 East, Village of Dexter, Washtenaw County, Michigan, thence S00°31'02"E 1691.89 feet along the North-South 1/4 line of said Section 8; thence S89°19'25"W 130.73 feet; thence S52°53'01"E 0.47 feet for a PLACE OF BEGINNING; thence 23.26 feet along the arc of a 425.00 foot radius circular curve to the right, having a chord which bears S02°14'41"E 23.26 feet; thence S00°40'34"E 153.89 feet; thence S89°19'25"W 443.99 feet; thence 325.28 feet along the arc of a 205.00 foot radius circular curve to the left, having a chord which bears S43°52'03"W 292.21 feet; thence S01°35'19"E 85.46 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S46°35'19"E 35.36 feet; thence N88°24'21"E 63.82 feet; thence 318.75 feet along the arc of a 205.00 foot radius circular curve to the left, having a chord which bears N43°52'03"E 287.60 feet; thence N00°40'35"W 87.32 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N45°40'35"W 35.36 feet; thence N89°19'25"E 100.00 feet; thence 39.27 feet along the arc of a 25.00 foot radius non-tangential circular curve to the left, having a chord which bears S44°19'25"W 35.36 feet; thence S00°40'35"E 87.32 feet; thence 146.55 feet along the arc of a 255.00 foot radius circular curve to the right, having a chord which bears S15°47'16"W 144.54 feet; thence 33.41 feet along the arc of a 25.00 foot radius reverse circular curve to the left, having a chord which bears S06°01'52"E 30.98 feet; thence S44°18'52"E 23.27 feet; thence 124.43 feet along the arc of a 40.00 foot radius circular curve to the right, having a chord which bears S45°40'29"W 79.99 feet; thence N44°19'37"W 23.27 feet; thence 33.41 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N82°36'55"W 30.98 feet; thence 130.46 feet along the arc of a 255.00 foot radius reverse circular curve to the right, having a chord which bears S73°45'17"W 129.04 feet; thence S88°24'41"W 63.82 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S43°24'41"W 35.36 feet; thence S01°35'19"E 205.16 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S46°35'19"E 35.36 feet; thence N88°24'41"E 19.35 feet; thence S01°16'56"E 50.00 feet; thence S88°24'41"W 414.24 feet; thence 124.65 feet along the arc of a 205.00 foot radius circular curve to the left, having a chord which bears S70°59'30"W 122.74 feet; thence S53°34'19"W 44.07 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S08°34'19"W 35.36 feet; thence S36°25'41"E 36.97 feet; thence S88°35'49"W 48.85 feet; thence N36°25'41"W 226.79 feet; thence 142.45 feet along the arc of a 250.00 foot radius circular curve to the right, having a chord which bears N20°06'16"W 140.53 feet; thence N03°46'51"W 214.80 feet; thence N72°57'22"E 41.10 feet; thence S03°46'51"E 224.23 feet; thence 119.66 feet along the arc of a 210.00 foot radius circular curve to the left, having a chord which bears S20°06'16"E 118.05 feet; thence S36°25'41"E 117.85 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S81°25'41"E 35.36 feet; thence N53°34'19"E 44.07 feet; thence 155.06 feet along the arc of a 255.00 foot radius circular curve to the right, having a chord which bears N70°59'30"E 152.68 feet; thence N88°24'41"E 295.15 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N43°24'41"E 35.36 feet; thence N01°35'19"W 390.63 feet; thence 115.42 feet along the arc of a 255.00 foot radius circular curve to the right, having a chord which bears N11°22'43"E 114.44 feet; thence 32.70 feet along the arc of a 25.00 foot radius reverse circular curve to the left, having a chord which bears N13°07'49"W 30.42 feet; thence N50°36'23"W 32.84 feet; thence 125.66 feet along the arc of a 40.00 foot radius circular curve to the right, having a chord which bears N39°23'37"E 80.00 feet; thence S50°36'23"E 29.16 feet; thence 34.12 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears S89°42'06"E 31.53 feet; thence 169.66 feet along the arc of a 255.00 foot radius reverse circular curve to the right, having a chord which bears N70°15'48"E 166.55 feet; thence N89°19'25"E 368.99 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the left, having a chord which bears N44°19'25"E 35.36 feet; thence N00°40'35"W 78.89 feet; thence 63.89 feet along the arc of a 375.00 foot radius circular curve to the left, having a chord which bears N05°33'26"W 63.81 feet; thence N89°19'25"E 2.79 feet; thence S52°53'01"E 65.81 feet; to the Place of Beginning, containing 3.79 acres of land, more or less.

WITNESSES TO THE N 1/4 CORNER SECTION 8

1 1/2" IRON PIPE		
20" TRIPLE OAK	N80°W	13.4'
22" HICKORY	N85°W	34.6'
14" CHERRY	S49°W	7.1'
30" OAK	S88°E	80.0'

rev 2-7-03 GAW

CLIENT <b>PETERS BUILDING CO.</b>  SKETCH AND DESCRIPTION OF ROADS IN PHASE 5B OF DEXTER CROSSINGS  SECTION 8 TOWN 2 SOUTH, RANGE 5 EAST SCIO TOWNSHIP WASHTENAW COUNTY  SCALE:	<b>ATWELL-HICKS, INC.</b> Civil Engineering • Surveying Planning • Environmental Services Ann Arbor, MI 734 984 4000    Brighton, MI 810 225 6000    Washington Twp., MI 566 788 9800    Noperville, IL 630 577 0500	
	DATE: JANUARY 2, 2003	
	JOB: 100421.60 DR. GAW BOOK -- SHEET 1 OF 2 FILE NO. 507-212A	CAD: 100421RD CH. CHN PG. --
		



OFFICIAL SEAL

04/27/07

Washtenaw Co., MI

Lawrence Kestenbaum

L-4622 P-37

Clerk Register

QUIT CLAIM DEED - CORPORATION

KNOW ALL MEN BY THESE PRESENTS: That BLACKHAWK DEVELOPMENT CORPORATION, a Michigan corporation, the address of which is 7061 Dexter-Ann Arbor Road, Dexter, Michigan 48130

CONVEYS, GRANTS, SELLS, ASSIGNS, TRANSFERS, DELIVERS AND QUIT CLAIMS TO: THE VILLAGE OF DEXTER, 8140 Main Street, Dexter, Michigan 48130

ALL OF ITS RIGHT, TITLE AND INTEREST: in and to the roadway, and also all improvements and appurtenances (above- and below-ground) within the roadway (e.g., sidewalks, signs, traffic control devices), in accordance with the Site Plan and Condominium Subdivision Plan for Dexter Crossing, a condominium as hereinafter described situated in the Village of Village of Dexter, County of Washtenaw and State of Michigan, to-wit:

Dexter Crossing, consisting of a plat, according to the Plat recorded in Libor 31 of Plats, Pages 16, 17, and 18, and the Deed Restrictions and Declaration of Covenants thereof, recorded in Libor 3495, Pages 311-336, Washtenaw County Records, and a site condominium, according to the Master Deed thereof, recorded in Libor 3699, Pages 504 through 568, Washtenaw County Records, as amended, First Amendment to Master Deed recorded in Libor 3735, Pages 602 through 606, Second Amendment to Master Deed recorded in Libor 4040, Page 711 consisting of 12 pages, and Third Amendment to Master Deed recorded in Libor 4173, Page 308 consisting of 15 pages, Washtenaw County Records and designated as Washtenaw County Condominium Subdivision Plan No. 293, with rights in General Common Elements and Limited Common Elements as set forth in said Master Deed and pursuant to Act 59 of the Public Acts of Michigan of 1978, as amended,

which roadway is more particularly described on Exhibit A attached hereto. For and in consideration of one (\$1.00) dollar.

Dated this 26 day of April, 2007.

Signed and Sealed:

BLACKHAWK DEVELOPMENT CORPORATION, a Michigan corporation

By: [Signature] Gerald A. Bonar

Its: Vice-President

STATE OF MICHIGAN ) ) SS. COUNTY OF WASHTEANAW )

On this 26 day of April, 2007 the foregoing instrument was acknowledged before me by GERALD A. BONAR, the Vice President of the Blackhawk Development Corporation, a Michigan corporation, on behalf of the corporation.

[Signature] Ellen Faye Spirkbehg Notary Public, Washtenaw County, MI My commission expires: 2/6/2012

This instrument drafted by: Mathew Ursitti Blackhawk Development Corporation 7061 Dexter-Ann Arbor Road Dexter, Michigan 48130

ELLEN FAYE SPIRKBEGH Notary Public, Washtenaw Co., MI My Comm. Expires Feb. 6, 2012

Recording Fee \_\_\_\_\_

When recorded return to: Grantee

Transfer Tax - State -0- - County -0-

Page: 1 of 9



01:07 P 04/27/07

ACS-5789571-D-2007-9 Lawrence Kestenbaum, Washtenaw

L-4622 P-37



WASHTENAW COUNTY CONDOMINIUM  
SUBDIVISION PLAN NUMBER 293

EXHIBIT B TO THE THIRD AMENDMENT TO THE MASTER DEED OF

## DEXTER CROSSING PHASE 5B

A SITE CONDOMINIUM IN THE  
VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN

DEVELOPER

BLACKHAWK DEVELOPMENT CORPORATION  
3622 BURNHAM ROAD  
ANN ARBOR, MI 48108

SURVEYOR AND ENGINEER:

ATWELL-HICKS, INC.  
500 AVIS DRIVE, SUITE 100  
ANN ARBOR, MICHIGAN 48108

SHEET INDEX:

SHEET	TITLE PAGE DESCRIPTIONS
1	TITLE PAGE
2	DESCRIPTIONS
3	COMPOSITE PLAN
4	UNIT LAYOUT PLAN (UNITS 135-183)
5	SURVEY AND SITE PLAN - NORTH (UNITS 152-171, 177-183)
6	SURVEY AND SITE PLAN - SOUTH (UNITS 135-151, 172-176)
7	COORDINATE LISTING, UNIT ELEVATION AND TYPICAL UNIT CROSS SECTION
8	UTILITY AND EASEMENT PLAN - NORTH (UNITS 152-171, 177-183)
9	UTILITY AND EASEMENT PLAN - SOUTH (UNITS 135-151, 172-176)



PROPOSED DATE: OCTOBER 11, 2002  
DAVID D. BARTON  
PROFESSIONAL ENGINEER NO. 45002  
ATWELL-HICKS, INC.  
500 AVIS DRIVE, SUITE 100  
ANN ARBOR, MICHIGAN 48108  
(734) 394-4668

TITLE PAGE  
DEXTER CROSSING PHASE 5B

1

ATWELL-HICKS, INC.  
Civil Engineering + Surveying  
Planning + Environmental Services  
Ann Arbor, MI 48106  
Kalamazoo, MI 49001  
Livonia, MI 48150  
Farmington Hills, MI 48334  
Farmington, MI 48335  
Farmington, MI 48336  
Farmington, MI 48337  
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Farmington, MI 48399  
Farmington, MI 48400

SECTION 8  
TOWN & SOUV. RANGE & EXT.  
VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN

DATE: 10-11-02  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN  
NO. 10-11-02

ATWELL-HICKS, INC.  
ANN ARBOR, MI 48106  
KALAMAZOO, MI 49001  
LIVONIA, MI 48150  
FARMINGTON HILLS, MI 48334  
FARMINGTON, MI 48335  
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FARMINGTON, MI 48399  
FARMINGTON, MI 48400





**ATWELL-HICKS, INC.**  
 Civil Engineering & Surveying  
 2000  
 734 934 4000 810 325 6000 288 765 8900 630 377 0000  
 1000  
 734 934 4000 810 325 6000 288 765 8900 630 377 0000

SECTION 8  
 TOWN 3 SOUTH, RANGE 5 EAST  
 VILLAGE OF DEXTER  
 MICHIGAN COUNTY, MICHIGAN

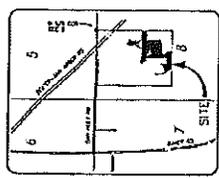
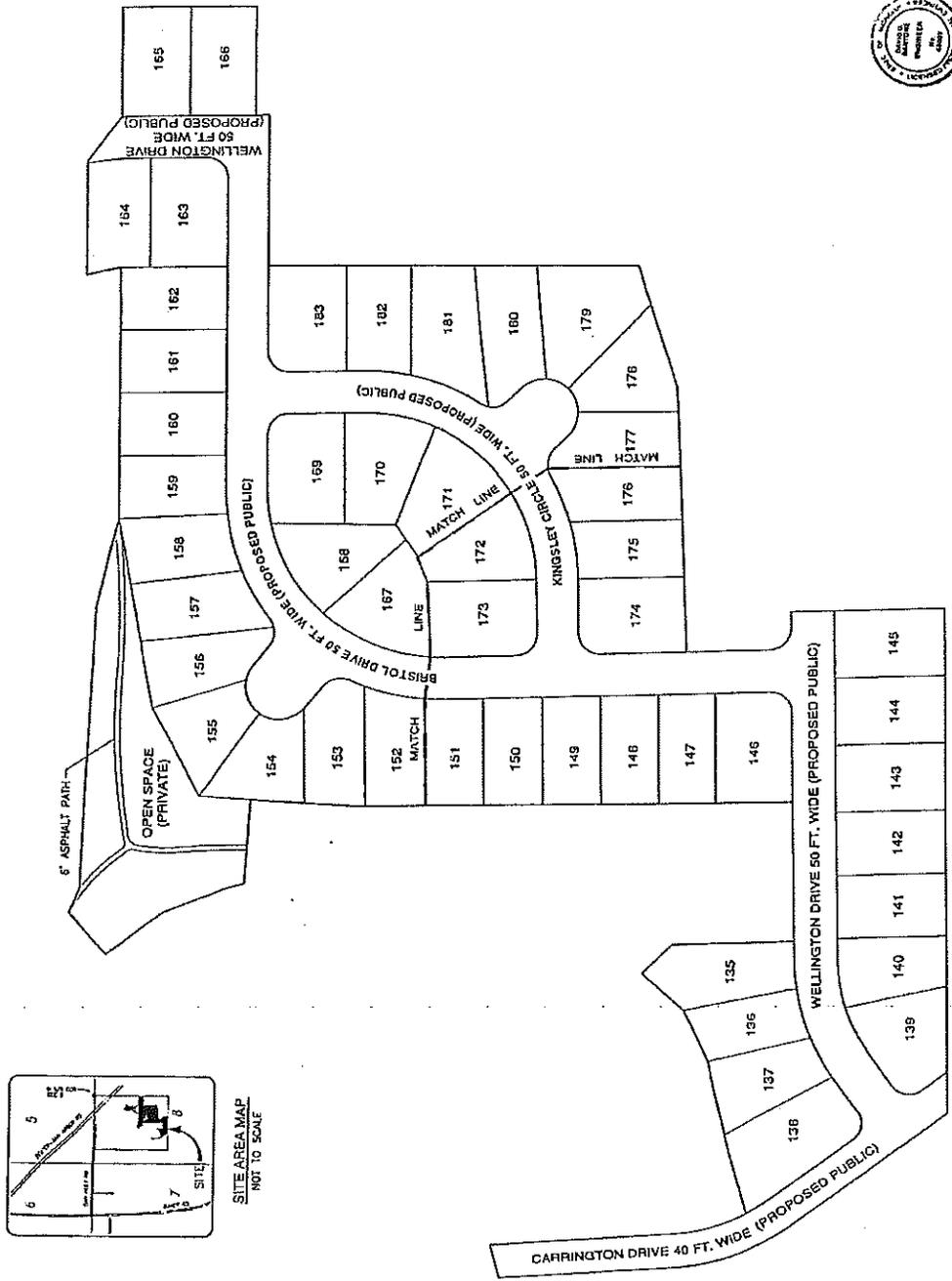
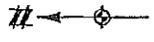
UNIT LAYOUT PLAN  
 (UNITS 135-183)  
 DEXTER CROSSING PHASE 5B  
 PETERS BUILDING CO.

DATE: 10-11-02  
 SCALE: 1" = 60' FEET  
 SHEET NO. 4



PROPOSED DATE: OCTOBER 11, 2002  
 DAVID O. BARTON  
 PROFESSIONAL ENGINEER NO. 45902  
 ATWELL-HICKS, INC.  
 400 AVIS DRIVE, SUITE 100  
 ANN ARBOR, MICHIGAN 48106  
 (734) 934-4000

**UNIT LAYOUT PLAN  
 DEXTER CROSSING PHASE 5B  
 (UNITS 135-183)**







**ATWELL-HICKS, INC.**  
 Civil Engineering - Surveying - Photogrammetry  
 2000 Park Ave. East, Suite 100  
 Waltham, MA 02451  
 Telephone: 781-880-5778  
 Fax: 781-880-5779

PROJECT: PETERS BUILDING CO. DEXTER CROSSING PHASE 5B  
 DRAWING: UNIT CROSS SECTION  
 DATE: 10-11-02

SCALE: NO SCALE  
 BY: RICHARD G. THOMPSON  
 CHECKED: JAMES J. O'NEILL  
 DATE: 10-11-02

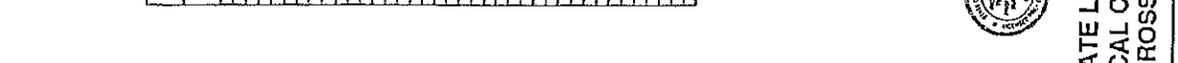
PROJECT: PETERS BUILDING CO. DEXTER CROSSING PHASE 5B  
 DRAWING: UNIT CROSS SECTION  
 DATE: 10-11-02

**COORDINATE LISTING, UNIT ELEVATION AND TYPICAL CROSS SECTION DEXTER CROSSING PHASE 5B**

PROPOSED DATE: OCTOBER 11, 2002

RICHARD G. THOMPSON  
 PROFESSIONAL SURVEYOR NO. 23219  
 200 PARK AVENUE, SUITE 100  
 WALTHAM, MASSACHUSETTS 02451  
 (781) 880-5778

POINT NUMBER	NORTHING	EASTING
P1	5074.4192	6515.1987
P2	5074.4192	6515.1987
P3	5018.5078	6570.7819
P4	5018.5078	6570.7819
P5	4922.0182	6572.1813
P6	4922.0182	6572.1813
P7	4855.4802	6346.8531
P8	4855.4802	6346.8531
P9	4418.0824	6346.8531
P10	4418.0824	6346.8531
P11	5067.5859	5050.7771
P12	5067.5859	5050.7771
P13	4984.1184	5272.2852
P14	4984.1184	5272.2852
P15	4891.1275	5052.3038
P16	4891.1275	5052.3038
P17	4852.3229	5258.0376
P18	4852.3229	5258.0376
P19	4331.3464	5234.6044
P20	4048.8587	5886.4248
P21	4271.2058	5756.5003
P22	4271.2058	5756.5003
P23	4432.2278	5000.6512
P24	4388.2465	5431.8942
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P26	4315.6535	5437.8663
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P28	4266.6543	5264.7745
P29	4188.7484	5068.7079
P30	4188.7484	5068.7079
P31	4123.0275	5823.8565
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P33	4584.2412	6216.0156
P34	4584.2412	6216.0156
P35	4202.2326	6284.0118
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P37	4932.4628	5218.0118
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P53	4932.4628	5218.0118
P54	4932.4628	5218.0118
P55	4932.4628	5218.0118
P56	4932.4628	5218.0118
P57	4932.4628	5218.0118
P58	4932.4628	5218.0118
P59	4932.4628	5218.0118
P60	4932.4628	5218.0118
P61	4932.4628	5218.0118
P62	4932.4628	5218.0118
P63	4932.4628	5218.0118
P64	4932.4628	5218.0118
P65	4932.4628	5218.0118
P66	4932.4628	5218.0118
P67	4932.4628	5218.0118
P68	4932.4628	5218.0118
P69	4932.4628	5218.0118
P70	4932.4628	5218.0118
P71	4932.4628	5218.0118
P72	4932.4628	5218.0118
P73	4932.4628	5218.0118
P74	4932.4628	5218.0118
P75	4932.4628	5218.0118
P76	4932.4628	5218.0118
P77	4932.4628	5218.0118
P78	4932.4628	5218.0118
P79	4932.4628	5218.0118
P80	4932.4628	5218.0118
P81	4932.4628	5218.0118
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P83	4932.4628	5218.0118
P84	4932.4628	5218.0118
P85	4932.4628	5218.0118
P86	4932.4628	5218.0118
P87	4932.4628	5218.0118
P88	4932.4628	5218.0118
P89	4932.4628	5218.0118
P90	4932.4628	5218.0118
P91	4932.4628	5218.0118
P92	4932.4628	5218.0118
P93	4932.4628	5218.0118
P94	4932.4628	5218.0118
P95	4932.4628	5218.0118
P96	4932.4628	5218.0118
P97	4932.4628	5218.0118
P98	4932.4628	5218.0118
P99	4932.4628	5218.0118
P100	4932.4628	5218.0118



UNIT NUMBER	BASE ELEVATION
136	914.66
136	914.66
137	915.61
137	915.61
138	916.57
138	916.57
139	917.52
139	917.52
140	914.25
140	914.25
141	913.86
141	913.86
142	914.50
142	914.50
143	914.88
143	914.88
144	914.53
144	914.53
145	914.26
145	914.26
146	913.95
146	913.95
147	914.84
147	914.84
148	915.54
148	915.54
149	916.24
149	916.24
150	916.94
150	916.94
151	917.64
151	917.64
152	917.16
152	917.16
153	916.35
153	916.35
154	916.40
154	916.40
155	916.44
155	916.44
156	916.41
156	916.41
157	916.56
157	916.56
158	916.26
158	916.26
159	916.66
159	916.66
160	916.86
160	916.86
161	917.06
161	917.06
162	916.89
162	916.89
163	916.69
163	916.69
164	916.59
164	916.59
165	916.49
165	916.49
166	916.34
166	916.34
167	916.14
167	916.14
168	916.96
168	916.96
169	917.34
169	917.34
170	917.54
170	917.54
171	917.74
171	917.74
172	917.94
172	917.94
173	918.14
173	918.14
174	918.25
174	918.25
175	918.25
175	918.25
176	918.58
176	918.58
177	918.78
177	918.78
178	918.98
178	918.98
179	919.25
179	919.25
180	919.45
180	919.45
181	919.65
181	919.65
182	919.85
182	919.85
183	919.85
183	919.85

POINT NUMBER	NORTHING	EASTING
P1	5074.4192	6515.1987
P2	5074.4192	6515.1987
P3	5018.5078	6570.7819
P4	5018.5078	6570.7819
P5	4922.0182	6572.1813
P6	4922.0182	6572.1813
P7	4855.4802	6346.8531
P8	4855.4802	6346.8531
P9	4418.0824	6346.8531
P10	4418.0824	6346.8531
P11	5067.5859	5050.7771
P12	5067.5859	5050.7771
P13	4984.1184	5272.2852
P14	4984.1184	5272.2852
P15	4891.1275	5052.3038
P16	4891.1275	5052.3038
P17	4852.3229	5258.0376
P18	4852.3229	5258.0376
P19	4331.3464	5234.6044
P20	4048.8587	5886.4248
P21	4271.2058	5756.5003
P22	4271.2058	5756.5003
P23	4432.2278	5000.6512
P24	4388.2465	5431.8942
P25	4388.2465	5431.8942
P26	4315.6535	5437.8663
P27	4315.6535	5437.8663
P28	4266.6543	5264.7745
P29	4188.7484	5068.7079
P30	4188.7484	5068.7079
P31	4123.0275	5823.8565
P32	4123.0275	5823.8565
P33	4584.2412	6216.0156
P34	4584.2412	6216.0156
P35	4202.2326	6284.0118
P36	4202.2326	6284.0118
P37	4932.4628	5218.0118
P38	4932.4628	5218.0118
P39	4932.4628	5218.0118
P40	4932.4628	5218.0118
P41	4932.4628	5218.0118
P42	4932.4628	5218.0118
P43	4932.4628	5218.0118
P44	4932.4628	5218.0118
P45	4932.4628	5218.0118
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P53	4932.4628	5218.0118
P54	4932.4628	5218.0118
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P80	4932.4628	5218.0118
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P83	4932.4628	5218.0118
P84	4932.4628	5218.0118
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P95	4932.4628	5218.0118
P96	4932.4628	5218.0118
P97	4932.4628	5218.0118
P98	4932.4628	5218.0118
P99	4932.4628	5218.0118
P100	4932.4628	5218.0118



POINT NUMBER	NORTHING	EASTING
P1	5074.4192	6515.1987
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P3	5018.5078	6570.7819
P4	5018.5078	6570.7819
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P6	4922.0182	6572.1813
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P8	4855.4802	6346.8531
P9	4418.0824	6346.8531
P10	4418.0824	6346.8531
P11	5067.5859	5050.7771
P12	5067.5859	5050.7771
P13	4984.1184	5272.2852
P14	4984.1184	5272.2852
P15	4891.1275	5052.3038
P16	4891.1275	5052.3038
P17	4852.3229	5258.0376
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P19	4331.3464	5234.6044
P20	4048.8587	5886.4248
P21	4271.2058	5756.5003
P22	4271.2058	5756.5003
P23	4432.2278	5000.6512
P24	4388.2465	5431.8942
P25	4388.2465	5431.8942
P26	4315.6535	5437.8663
P27	4315.6535	5





**PUBLIC UTILITIES EASEMENT**

Dexter Development, LLC, a Michigan limited liability company, whose address is P.O. Box 577, Saline MI 48176 ("Grantor"), grants and conveys to the Village of Dexter, whose address is 8140 Main Street, Dexter MI 48130 ("Grantee"), for \$1.00, receipt of which is acknowledged, a perpetual easement for public utilities, including the water system, sanitary sewer system, and storm water drainage system, over, upon, across, in, through, and under the following described property:

SEE ATTACHED LEGAL DESCRIPTION AND MAP

Grantor further grants to Grantee the right to enter upon sufficient land adjacent to the public utility easement for the purpose of exercising the rights and privileges granted.

Grantee may install, repair, replace and maintain public utility lines, including the water system, sanitary sewer system, and storm water drainage system, and all necessary appurtenances thereto within the easement granted.

Grantee will not be responsible for replacing pavement, trees, or any other physical objects within the easement granted.

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

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

This easement shall run with the land and bind and inure to the benefit of the parties, their representative, successors, and assigns.

Dated: \_\_\_\_\_, 2013

Dexter Development, LLC, a Michigan limited liability company

By: \_\_\_\_\_  
James G. Haeussler, Manager

Acknowledged before me in Washtenaw County, Michigan, on \_\_\_\_\_, 2013, by James G. Haeussler, as Manager of Dexter Development, LLC, a Michigan limited liability company, on behalf of the company.

My commission expires: \_\_\_\_\_

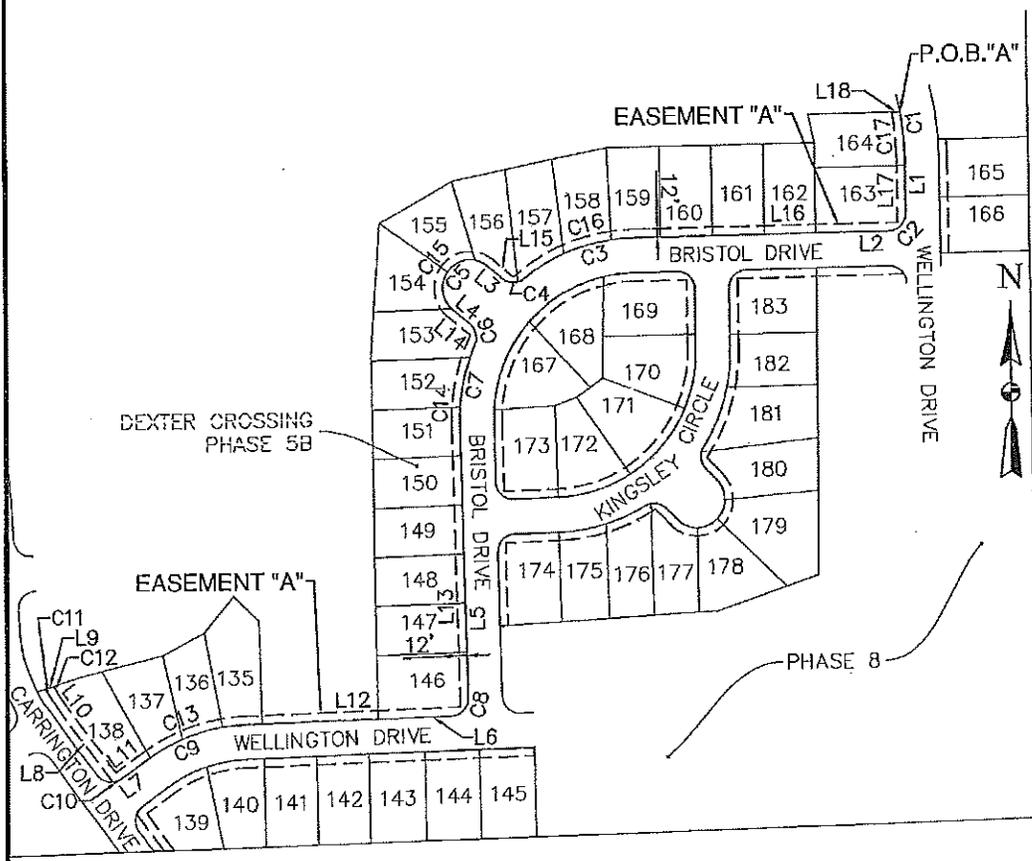
\_\_\_\_\_  
Notary Public  
Washtenaw County, Michigan

Drafted by:  
Scott R. Broshar  
2875 W. Liberty  
Ann Arbor MI 48103

When recorded return to:

Recording Fee: \$47.00  
Tax ID (Parent Tract) HD-08-08-200-003

# UTILITY EASEMENTS



**LEGEND**  
P.O.B. POINT OF BEGINNING

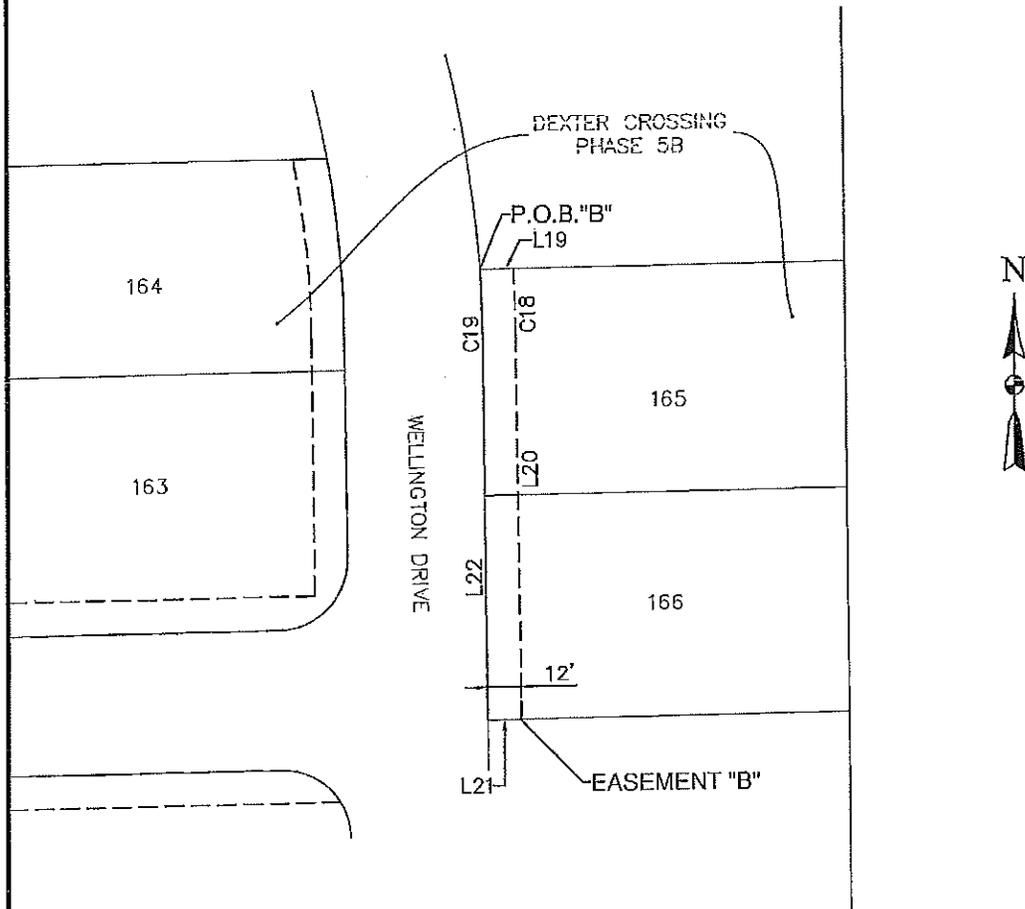
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SECTION 8
T2S R5E
VILLAGE OF DEXTER
WASHTENAW COUNTY
MICHIGAN
1 inch = 200 feet

CLIENT:	PETERS BUILDING CO.
PROJECT:	DEXTER CROSSING - PHASE 5B
<b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	

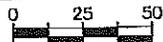
JOB: 1037--13--5917
DATE: 08/07/2013
REV.:
REV.:
BOOK/CREW: N/A
DRAWN BY: CB
CHECK BY: MT
SHEET: 1 OF 11

# UTILITY EASEMENTS

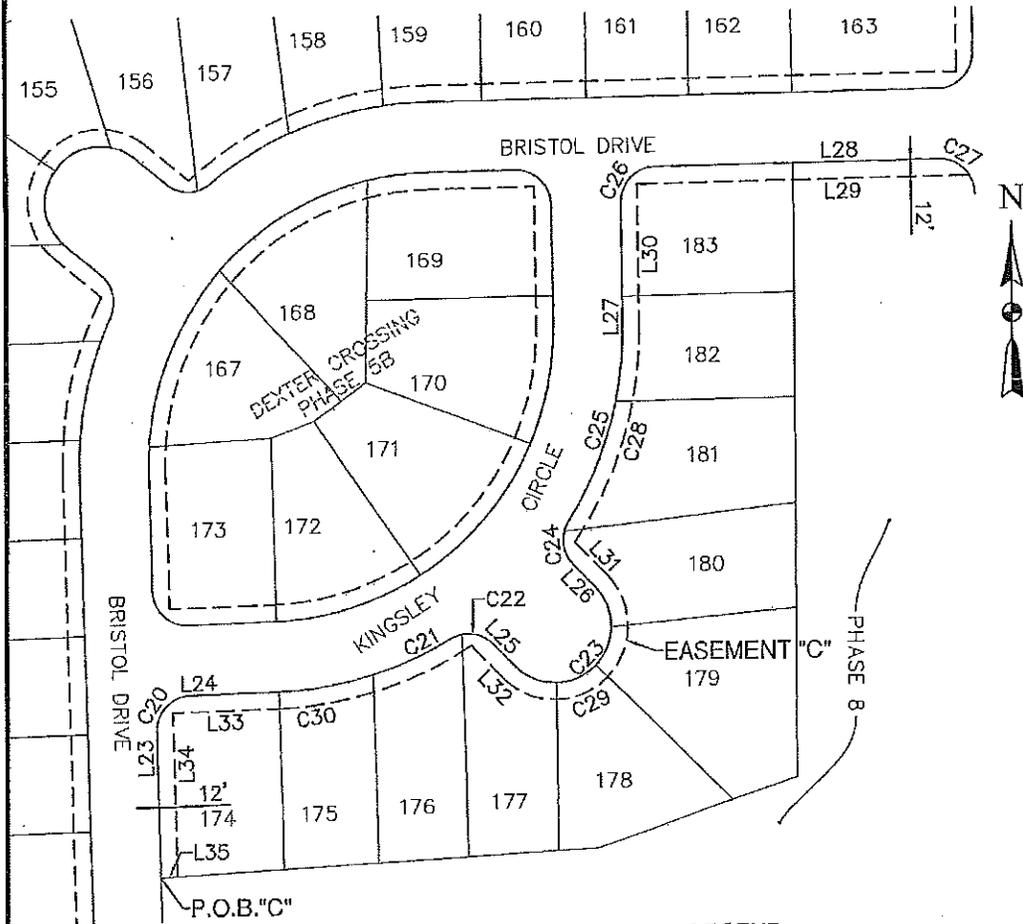


**LEGEND**  
P.O.B. POINT OF BEGINNING

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SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 50 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 2 OF 11

# UTILITY EASEMENTS

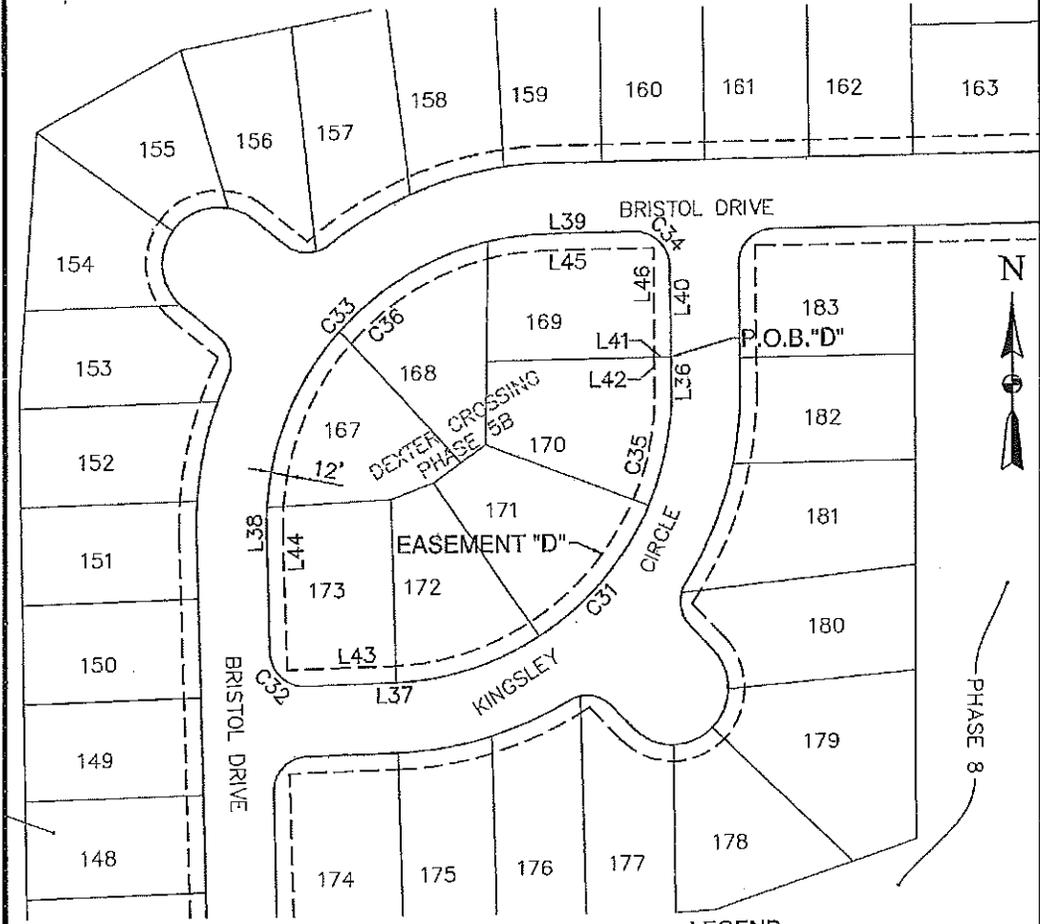


**LEGEND**  
P.O.B. POINT OF BEGINNING

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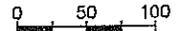
SECTION B	CLIENT:	JOB: 1037--13--5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING -- PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 100 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 3 OF 11

# UTILITY EASEMENTS

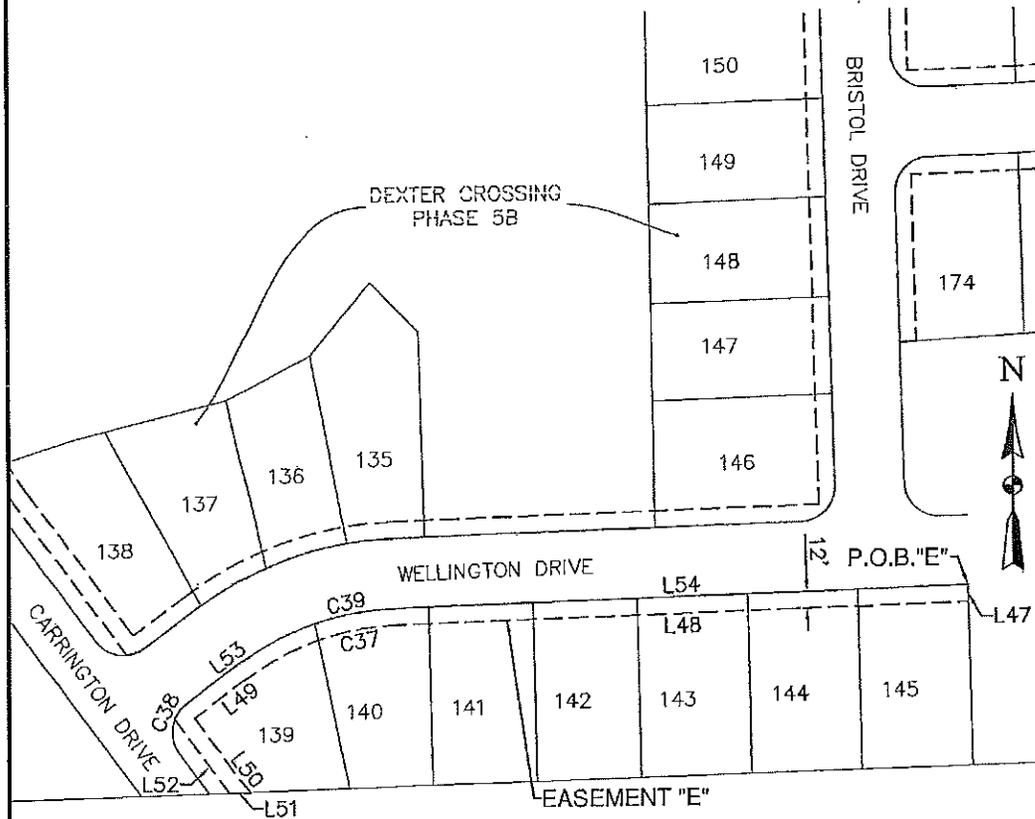


**LEGEND**  
P.O.B. POINT OF BEGINNING

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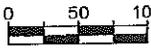
SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 100 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 4 OF 11

# UTILITY EASEMENTS



**LEGEND**  
P.O.B. POINT OF BEGINNING

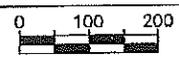
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SECTION B	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTEAW COUNTY	DEXTER CROSSING -- PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 100 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 5 OF 11

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LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	S0° 40' 36"E	78.89
L2	S89° 19' 25"W	368.99
L3	N50° 36' 26"W	29.16
L4	S50° 36' 22"E	32.84
L5	S1° 35' 19"E	390.63
L6	S88° 24' 41"W	295.15
L7	S53° 34' 20"W	44.07
L8	N36° 25' 41"W	139.21
L9	N72° 42' 33"E	12.25
L10	S36° 25' 41"E	130.85
L11	N53° 34' 20"E	45.07
L12	N88° 24' 41"E	308.15
L13	N1° 35' 19"W	403.63
L14	N50° 36' 22"W	43.00
L15	S50° 36' 22"E	40.05
L16	N89° 19' 25"E	381.99
L17	N0° 40' 36"W	91.89
L18	N89° 19' 25"E	12.18
L19	N89° 19' 24"E	12.00
L20	S0° 40' 35"E	137.51
L21	S89° 19' 24"W	12.00
L22	N0° 40' 35"W	137.51
L23	N1° 35' 19"W	105.01
L24	N88° 24' 41"E	63.82
L25	S44° 19' 33"E	23.26
L26	N44° 18' 51"W	23.27
L27	N0° 40' 34"W	87.32

LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L28	N89° 19' 25"E	206.66
L29	S89° 19' 25"W	241.01
L30	S0° 40' 35"E	100.32
L31	S44° 18' 52"E	33.73
L32	N44° 19' 33"W	33.73
L33	S88° 24' 40"W	76.82
L34	N1° 35' 19"W	117.68
L35	S86° 51' 24"W	12.00
L36	S0° 40' 35"E	22.32
L37	S88° 24' 41"W	63.82
L38	N1° 35' 20"W	85.46
L39	N89° 19' 25"E	62.33
L40	S0° 40' 35"E	65.00
L41	S89° 19' 25"W	12.00
L42	S0° 40' 35"E	22.32
L43	S88° 24' 41"W	76.82
L44	N1° 35' 19"W	98.46
L45	N89° 19' 25"E	75.33
L46	S0° 40' 35"E	78.00
L47	S1° 35' 19"E	12.00
L48	S88° 24' 41"W	414.04
L49	S53° 34' 20"W	45.07
L50	S36° 25' 40"E	66.79
L51	S88° 35' 50"W	14.65
L52	N36° 25' 41"W	66.74
L53	N53° 34' 19"E	44.07
L54	N88° 24' 41"E	414.04

SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 Inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 6 OF 11

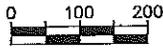
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CURVE TABLE				
SEGMENT	LENGTH	RADIUS	CHD. BEARING	CHORD
C1	63.89	375.00	S5° 33' 26"E	63.81
C2	39.27	25.00	S44° 19' 25"W	35.36
C3	169.66	255.00	S70° 15' 48"W	166.55
C4	34.12	25.00	N89° 42' 06"W	31.53
C5	125.66	40.00	S39° 23' 37"W	80.00
C6	32.70	25.00	S13° 07' 49"E	30.42
C7	115.42	255.00	S11° 22' 43"W	114.44
C8	39.27	25.00	N43° 24' 41"E	35.36
C9	155.06	255.00	S70° 59' 30"W	152.68
C10	13.67	25.00	S69° 14' 17"W	13.50
C11	27.28	198.00	N32° 28' 51"W	27.26
C12	23.24	186.00	S32° 50' 55"E	23.22
C13	162.35	267.00	N70° 59' 30"E	159.86
C14	130.77	267.00	N12° 26' 35"E	129.47
C15	163.26	52.00	N39° 20' 22"E	104.00
C16	188.16	267.00	N69° 08' 04"E	184.29
C17	63.91	363.00	N5° 43' 13"W	63.83
C18	22.97	437.00	S2° 10' 57"E	22.97
C19	22.98	425.00	N2° 13' 30"W	22.97
C20	39.27	25.00	N43° 24' 41"E	35.36

SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 7 OF 11

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CURVE TABLE				
SEGMENT	LENGTH	RADIUS	CHD. BEARING	CHORD
C21	130.46	255.00	N73° 45' 17"E	129.04
C22	33.41	25.00	S82° 36' 50"E	30.98
C23	124.43	40.00	N45° 40' 29"E	79.99
C24	33.41	25.00	N6° 01' 52"W	30.98
C25	146.55	255.00	N15° 47' 17"E	144.54
C26	39.27	25.00	N44° 19' 25"E	35.36
C27	25.60	25.00	S61° 20' 32"E	24.50
C28	163.66	267.00	S16° 53' 03"W	161.11
C29	161.76	52.00	S45° 40' 29"W	103.99
C30	146.82	267.00	S72° 39' 30"W	144.98
C31	318.75	205.00	N43° 52' 03"E	287.60
C32	39.27	25.00	S46° 35' 19"E	35.36
C33	325.28	205.00	N43° 52' 03"E	292.21
C34	39.27	25.00	S45° 40' 35"E	35.36
C35	300.09	193.00	S43° 52' 03"W	270.76
C36	306.24	193.00	N43° 52' 03"E	275.11
C37	117.36	193.00	S70° 59' 30"W	115.56
C38	13.67	25.00	N37° 54' 23"E	13.50
C39	124.65	205.00	N70° 59' 30"E	122.74

SECTION 8 T2S R5E	CLIENT: PETERS BUILDING CO.	JOB: 1037-13-5917
VILLAGE OF DEXTER WASHTENAW COUNTY	PROJECT: DEXTER CROSSING - PHASE 5B	DATE: 08/07/2013
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	REV.:
 1 inch = 200 feet		REV.:
		BOOK/CREW: N/A
		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 8 OF 11

**12 FOOT WIDE PUBLIC UTILITIES EASEMENTS LOCATED IN DEXTER CROSSING PHASE 5B, A SITE CONDOMINIUM IN THE VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS FOLLOWS:**

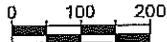
**EASEMENT "A":**

**BEGINNING** at the Northeast corner of Lot 164 of said Dexter Crossing Phase 5B; thence 63.89 feet along the Westerly right-of-way of Wellington Drive (50' wide) and along the arc of a 375.00 foot radius circular curve to the right, having a chord which bears S05°33'26"E 63.81 feet; thence continuing along said Westerly right-of-way line S00°40'36"E 78.89 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S44°19'25"W 35.36 feet; thence the following nine (9) courses along the Northerly right-of-way line of Bristol Drive (50' wide): 1) S89°19'25"W 368.99 feet, 2) 169.66 feet along the arc of a 255.00 foot radius circular curve to the left, having a chord which bears S70°15'48"W 166.55 feet, 3) 34.12 feet along the arc of a 25.00 foot radius reverse circular curve to the right, having a chord which bears N89°42'06"W 31.53 feet, 4) N50°36'23"W 29.16 feet, 5) 125.66 feet along the arc of a 40.00 foot radius circular curve to the left, having a chord which bears S39°23'37"W 80.00 feet, 6) S50°36'22"E 32.84 feet, 7) 32.70 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S13°07'49"E 30.42 feet, 8) 115.42 feet along the arc of a 255.00 foot radius reverse circular curve to the left, having a chord which bears S11°22'43"W 114.44 feet, 9) S01°35'19"E 390.63 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S43°24'41"W 35.36 feet; thence the following three (3) courses along the Northerly right-of-way line of Wellington Drive (50' wide): 1) S88°24'41"W 295.15 feet, 2) 155.06 feet along the arc of a 255.00 foot radius circular curve to the left, having a chord which bears S70°59'30"W 152.68 feet, 3) S53°34'20"W 44.07 feet; thence 13.67 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S69°14'17"W 13.50 feet; thence N36°25'41"W 139.21 feet; thence 27.28 feet along the arc of a 198.00 foot radius circular curve to the right, having a chord which bears N32°28'51"W 27.26 feet; thence N72°42'33"E 12.25 feet along the Northerly line of Lot 138; thence 23.24 feet along the arc of a 186.00 foot radius non tangential circular curve to the left, having a chord which bears S32°50'55"E 23.22 feet; thence S36°25'41"E 130.85 feet; thence N53°34'20"E 45.07 feet; thence 162.35 feet along the arc of a 267.00 foot radius circular curve to the right, having a chord which bears N70°59'30"E 159.86 feet; thence N88°24'41"E 308.15 feet; thence N01°35'19"W 403.63 feet; thence 130.77 feet along the arc of a 267.00 foot radius circular curve to the right, having a chord which bears N12°26'35"E a distance of 129.47 feet; thence N50°36'22"W 43.00 feet; thence 163.26 feet along the arc of a 52.00 foot radius circular curve to the right, having a chord which bears N39°20'22"E 104.00 feet; thence S50°36'22"E 40.05 feet; thence 188.16 feet along the arc of a 267.00 foot radius non tangential circular curve to the right, having a chord which bears N69°08'04"E 184.29 feet; thence N89°19'25"E 381.99 feet; thence N00°40'36"W 91.89 feet; thence 63.91 feet along the arc of a 363.00 foot radius circular curve to the left, having a chord which bears N05°43'13"W 63.83 feet; thence N89°19'25"E 12.18 feet to the Point of Beginning.

**EASEMENT "B":**

**BEGINNING** at the Northwest corner of Lot 165 of said Dexter Crossing Phase 5B; thence N89°19'24"E 12.00 feet; thence 22.97 feet along the arc of a 437.00 foot radius non-tangential circular curve to the right, having a chord which bears S02°10'57"E 22.97 feet; thence S00°40'35"E 137.51 feet; thence S89°19'24"W 12.00 feet; thence N00°40'35"W 137.51 feet along the Easterly right-of-way line of Wellington Drive (50' wide); thence continuing along said Easterly right-of-way line of Wellington Drive 22.98 feet along the arc of a 425.00 foot radius circular curve to the left, having a chord which bears N02°13'30"W 22.97 feet to the Point of Beginning.

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SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING -- PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 9 OF 11

12 FOOT WIDE PUBLIC UTILITIES EASEMENTS LOCATED IN DEXTER CROSSING PHASE 5B, A SITE CONDOMINIUM IN THE VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS FOLLOWS:

EASEMENT "C":

BEGINNING at the Southwest corner of Lot 174 of said Dexter Crossing Phase 5B; thence N01°35'19"W 105.01 feet along the West line of said Lot 174 and the Easterly right-of-way line of Bristol Drive (50' wide); thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N43°24'41"E 35.36 feet; thence the following nine (9) courses along the Easterly right-of-way line of Kingsley Circle (50' wide): 1) N88°24'41"E 63.82 feet, 2) 130.46 feet along the arc of a 255.00 foot radius circular curve to the left, having a chord which bears N73°45'17"E 129.04 feet, 3) 33.41 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S82°36'50"E 30.98 feet, 4) S44°19'33"E 23.26 feet, 5) 124.43 feet along the arc of a 40.00 foot radius circular curve to the left, having a chord which bears N45°40'29"E 79.99 feet, 6) N44°18'51"W 23.27 feet, 7) 33.41 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N06°01'52"W 30.98 feet, 8) 146.55 feet along the arc of a 255.00 foot radius circular curve to the left, having a chord which bears N15°47'17"E 144.54 feet, 9) N00°40'34"W 87.32 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N44°19'25"E 35.36 feet; thence N89°19'25"E 206.66 feet along the Southerly right-of-way line of Bristol Drive (50' wide); thence 25.60 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S61°20'32"E 24.50 feet; thence S89°19'25"W 241.01 feet; thence S00°40'35"E 100.32 feet; thence 163.66 feet along the arc of a 267.00 foot radius circular curve to the right, having a chord which bears S16°53'03"W 161.11 feet; thence S44°18'52"E 33.73 feet; thence 161.76 feet along the arc of a 52.00 foot radius circular curve to the right, having a chord which bears S45°40'29"W 103.99 feet; thence N44°19'33"W 33.73 feet; thence 146.82 feet along the arc of a 267.00 foot radius circular curve to the right, having a chord which bears S72°39'30"W 144.98 feet; thence S88°24'40"W 76.82 feet; thence S01°35'19"E 117.68 feet; thence S86°51'24"W 12.00 feet along the South line of said Lot 174 to the Point of Beginning.

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SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 10 OF 11

**12 FOOT WIDE PUBLIC UTILITIES EASEMENTS LOCATED IN DEXTER CROSSING PHASE 5B, A SITE CONDOMINIUM IN THE VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS FOLLOWS:**

**EASEMENT "D":**

**BEGINNING** at the Southeast corner of Lot 169 of said Dexter Crossing Phase 5B; thence the following three (3) courses along the Westerly right-of-way line of Kingsley Circle (50' wide): 1) S00°40'35"E 22.32 feet, 2) 318.75 feet along the arc of a 205.00 foot radius circular curve to the right, having a chord which bears S43°52'03"W 287.60 feet, 3) S88°24'41"W 63.82 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N46°35'19"W 35.36 feet; thence the following three (3) courses along the Easterly right-of-way of Bristol Drive (50' wide): 1) N01°35'20"W 85.46 feet, 2) 325.28 feet along the arc of a 205.00 foot radius circular curve to the right, having a chord which bears N43°52'03"E 292.21 feet, 3) N89°19'25"E 62.33 feet; thence 39.27 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears S45°40'35"E 35.36 feet; thence S00°40'35"E 65.00 feet along said Westerly right-of-way line of Kingsley Circle to the Point of Beginning.

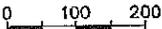
**LESS AND EXCEPT:**

Commencing at said Southeast corner of Lot 169 of said Dexter Crossing Phase 5B; thence S89°19'25"W 12.00 feet to the **POINT OF BEGINNING**; thence S00°40'35"E 22.32 feet; thence 300.09 feet along the arc of a 193.00 foot radius circular curve to the right, having a chord which bears S43°52'03"W 270.76 feet; thence S88°24'41"W 76.82 feet; thence N01°35'19"W 98.46 feet; thence 306.24 feet along the arc of a 193.00 foot radius circular curve to the right, having a chord which bears N43°52'03"E 275.11 feet; thence N89°19'25"E 75.33 feet; thence S00°40'35"E 78.00 feet to the Point of Beginning.

**EASEMENT "E":**

**BEGINNING** at the Northeast corner of Lot 145 of said Dexter Crossing Phase 5B; thence S01°35'19"E 12.00 feet along the East line of said Lot 145; thence S88°24'41"W 414.04 feet; thence 117.36 feet along the arc of a 193.00 foot radius circular curve to the left, having a chord which bears S70°59'30"W 115.56 feet; thence S53°34'19"W 45.07 feet; thence S36°25'41"E 66.79 feet; thence S88°35'50"W 14.65 feet along the South line of Lot 139; thence N36°25'41"W 66.74 feet; thence the following four (4) courses along the South right-of-way line of Wellington Drive (50' wide): 1) 13.67 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N37°54'23"E 13.50 feet, 2) N53°34'19"E 44.07 feet, 3) 124.65 feet along the arc of a 205.00 foot radius circular curve to the right, having a chord which bears N70°59'30"E 122.74 feet; thence N88°24'41"E 414.04 feet to the Point of Beginning.

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SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 11 OF 11

**SANITARY EASEMENT**

Dexter Development, LLC, a Michigan limited liability company, whose address is P.O. Box 577, Saline MI 48176 ("Grantor"), grants and conveys to the Village of Dexter, whose address is 8140 Main Street, Dexter MI 48130 ("Grantee"), for \$1.00, receipt of which is acknowledged, a perpetual easement for a sanitary sewer over, upon, across, in, through, and under the following described property:

SEE ATTACHED LEGAL DESCRIPTION AND MAP

Grantor further grants to Grantee the right to enter upon sufficient land adjacent to the sanitary easement for the purpose of exercising the rights and privileges granted.

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

Grantee will not be responsible for replacing pavement, trees, or any other physical objects within the easement granted.

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

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

This easement shall run with the land and bind and inure to the benefit of the parties, their representative, successors, and assigns.

Dated: \_\_\_\_\_, 2013

Dexter Development, LLC, a Michigan limited liability company

By: \_\_\_\_\_  
James G. Haeussler, Manager

Acknowledged before me in Washtenaw County, Michigan, on \_\_\_\_\_, 2013, by James G. Haeussler, as Manager of Dexter Development, LLC, a Michigan limited liability company, on behalf of the company.

My commission expires:  
\_\_\_\_\_

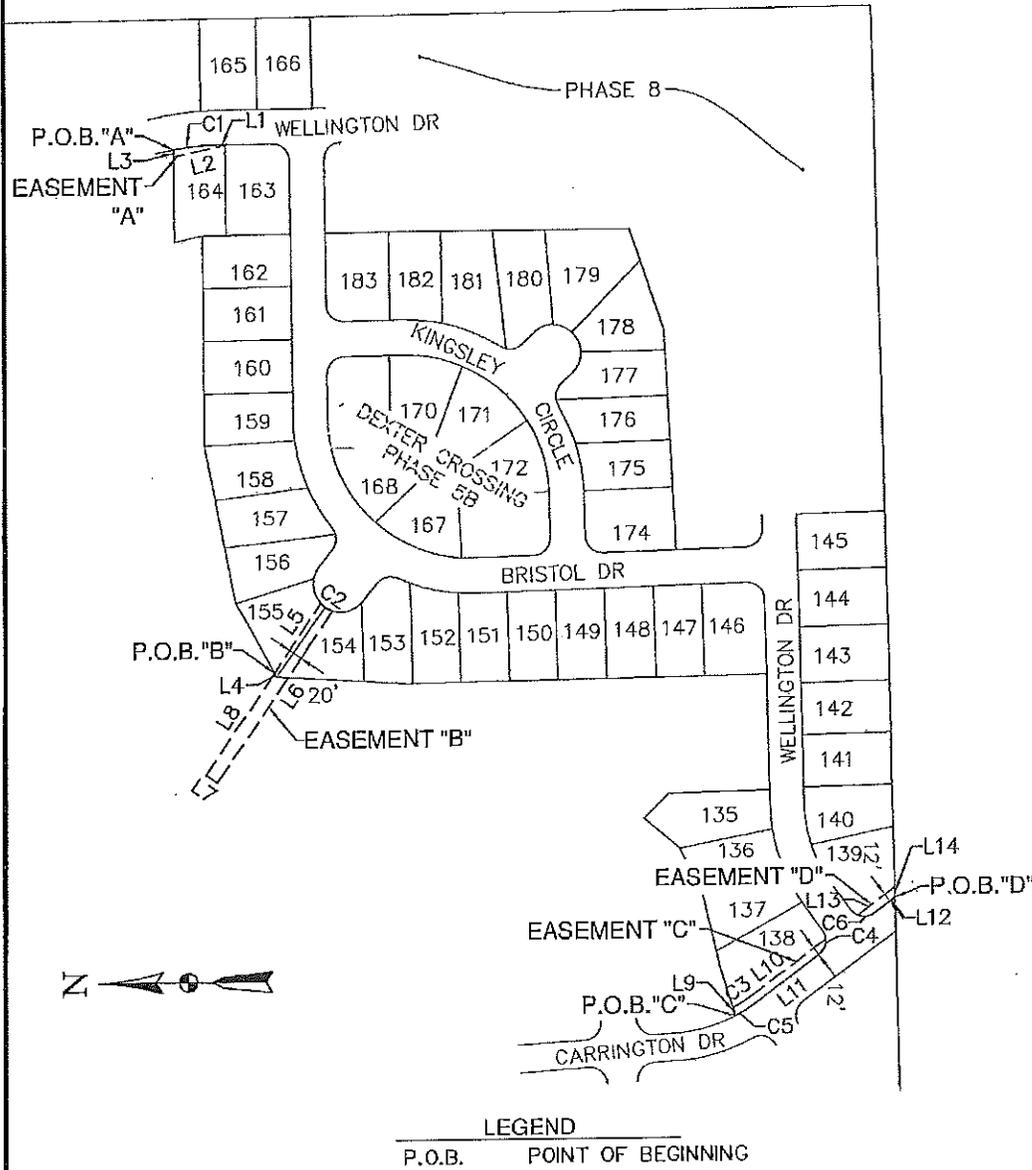
\_\_\_\_\_  
Notary Public  
Washtenaw County, Michigan

Drafted by:  
Scott R. Broshar  
2875 W. Liberty  
Ann Arbor MI 48103

When recorded return to:

Recording Fee: \$23.00  
Tax ID (Parent Tract) HD-08-08-200-003

# SANITARY SEWER EASEMENTS



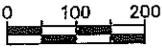
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SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	<b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 1 OF 3

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LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	S0° 40' 36"E	15.08
L2	N11° 56' 51"W	80.21
L3	N89° 19' 29"E	10.25
L4	N61° 19' 27"E	5.85
L5	S55° 54' 35"E	119.62
L6	N55° 54' 36"W	295.49
L7	N34° 05' 25"E	20.00
L8	S55° 54' 35"E	175.49
L9	N72° 42' 33"E	12.22
L10	S36° 25' 41"E	139.21
L11	N36° 25' 41"W	117.85
L12	N36° 25' 40"W	36.97
L13	S36° 25' 41"E	66.74
L14	S88° 35' 46"W	14.65

CURVE TABLE				
SEGMENT	LENGTH	RADIUS	CHD. BEARING	CHORD
C1	63.89	375.00	S5° 33' 26"E	63.81
C2	20.22	40.00	S32° 59' 36"W	20.00
C3	27.28	198.00	S32° 28' 51"E	27.26
C4	25.60	25.00	N65° 45' 43"W	24.49
C5	31.32	210.00	N32° 09' 20"W	31.29
C6	25.60	25.00	N7° 05' 37"W	24.50

SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 2 OF 3

**VARIABLE WIDTH SANITARY SEWER EASEMENTS LOCATED IN DEXTER CROSSING PHASE 5B, A SITE CONDOMINIUM IN THE VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS FOLLOWS:**

**EASEMENT "A":**

**BEGINNING** at the Northeast corner of Lot 164 of said Dexter Crossing Phase 5B; thence 63.89 feet along the East line of said Lot 164, the Westerly right-of-way line of Wellington Drive (50' wide), and along the arc of a 375.00 foot radius circular curve to the right, having a chord which bears S05°33'26"E 63.81 feet; thence continuing along said Easterly line and Westerly right-of-way line S00°40'36"E 15.08 feet; thence N11°56'51"W 80.21 feet; thence N89°19'29"E 10.25 feet to the Point of Beginning.

**EASEMENT "B":**

Commencing at the Northwest corner of Lot 155 of said Dexter Crossing Phase 5B; thence N61°19'27"E 5.85 feet along the North line of said Lot 155 to the **POINT OF BEGINNING**; thence S55°54'35"E 119.62 feet; thence 20.22 feet along the Northerly right-of-way line of Bristol Drive (50' wide) and along the arc of a 40.00 foot radius non-tangential circular curve to the left, having a chord which bears S32°59'36"W 20.00 feet; thence N55°54'36"W 295.49 feet; thence N34°05'25"E 20.00 feet; thence S55°54'35"E 175.49 feet to the Point of Beginning.

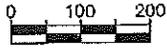
**EASEMENT "C":**

**BEGINNING** at the Northwest corner of Lot 138 of said Dexter Crossing Phase 5B; thence N72°42'33"E 12.22 feet along the North line of said Lot 138; thence 27.28 feet along the arc of a 198.00 foot radius non-tangential circular curve to the left, having a chord which bears S32°28'51"E 27.26 feet; thence S36°25'41"E 139.21 feet; thence the following three (3) courses along the Easterly right-of-way line of Carrington Drive (50' wide) and the Westerly line of said Lot 138: 1) 25.60 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N65°45'43"W 24.49 feet, 2) N36°25'41"W 117.85 feet, 3) 31.32 feet along the arc of a 210.00 foot radius circular curve to the right, having a chord which bears N32°09'20"W 31.29 feet to the Point of Beginning.

**EASEMENT "D":**

**BEGINNING** at the Southwest corner of Lot 139 of said Dexter Crossing Phase 5B; thence N36°25'40"W 36.97 feet along the West line of said Lot 139 and the Easterly right-of-way line of Carrington Drive (50' wide); thence continuing along said West line and Easterly right-of-way line 25.60 feet along the arc of a 25.00 foot radius circular curve to the right, having a chord which bears N07°05'37"W 24.50 feet; thence S36°25'41"E 66.74 feet; thence S88°35'46"W 14.65 feet along the South line of said Lot 139 to the Point of Beginning.

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SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 3 OF 3

**STORM SEWER EASEMENT**

Dexter Development, LLC, a Michigan limited liability company, whose address is P.O. Box 577, Saline MI 48176 ("Grantor"), grants and conveys to the Village of Dexter, whose address is 8140 Main Street, Dexter MI 48130 ("Grantee"), for \$1.00, receipt of which is acknowledged, a perpetual easement for a storm sewer over, upon, across, in, through, and under the following described property:

SEE ATTACHED LEGAL DESCRIPTION AND MAP

Grantor further grants to Grantee the right to enter upon sufficient land adjacent to the storm sewer easement for the purpose of exercising the rights and privileges granted.

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

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

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

Grantee shall indemnify and hold harmless Grantor from any and all liability for personal property damage and for any and all damages and injuries resulting from the Grantee's construction, use, maintenance, and repair of the storm sewer, except any injuries or damage caused by the negligence of Grantor.

This easement shall run with the land and bind and inure to the benefit of the parties, their representative, successors, and assigns.

Dated: \_\_\_\_\_, 2013

Dexter Development, LLC, a Michigan limited liability company

By: \_\_\_\_\_  
James G. Haeussler, Manager

Acknowledged before me in Washtenaw County, Michigan, on \_\_\_\_\_, 2013, by James G. Haeussler, as Manager of Dexter Development, LLC, a Michigan limited liability company, on behalf of the company..

My commission expires: \_\_\_\_\_

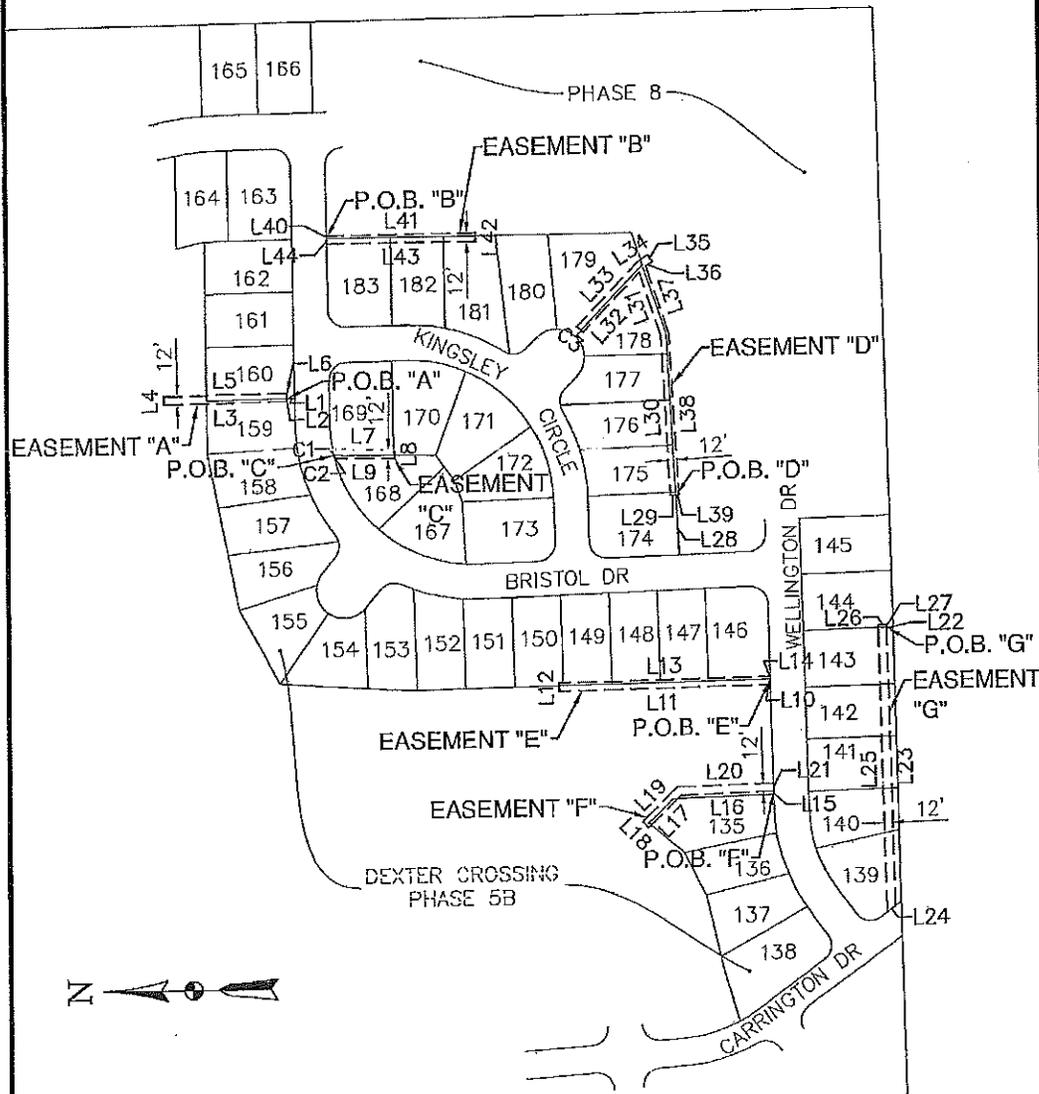
\_\_\_\_\_  
Notary Public  
Washtenaw County, Michigan

Drafted by:  
Scott R. Broshar  
2875 W. Liberty  
Ann Arbor MI 48103

When recorded return to:

Recording Fee: \$23.00  
Tax ID (Parent Tract) HD-08-08-200-003

# STORM SEWER EASEMENTS



**LEGEND**  
P.O.B. POINT OF BEGINNING

K:\2013\1037 JOB FOLDERS\1037-13-5917\Drawings\Survey\5817-ESMT-STRM.dwg: 6/8/2013 1:30 PM: cbarber

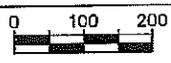
SECTION 8 T2S R5E VILLAGE OF DEXTER WASHTENAW COUNTY MICHIGAN	CLIENT: <b>PETERS BUILDING CO.</b> PROJECT: <b>DEXTER CROSSING - PHASE 5B</b>	JOB: 1037-13-5917 DATE: 08/07/2013 REV.: REV.: BOOK/CREW: N/A DRAWN BY: CB CHECK BY: MT SHEET: 1 OF 3
 1 inch = 200 feet	<b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	

K:\2013\1037\_009 FOLDERS\1037-13-5917\Drawings\SURVEY\5917-ESMT-STRM.dwg: 8/18/2013 1:30 PM: dbrlera

LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N0° 40' 35"W	12.00
L2	S89° 19' 25"W	4.00
L3	N0° 40' 35"W	178.27
L4	N89° 19' 26"E	12.00
L5	S0° 40' 35"E	178.27
L6	S89° 19' 25"W	8.00
L7	S0° 47' 53"W	88.15
L8	N89° 12' 04"W	12.00
L9	N0° 47' 54"E	85.37
L10	S88° 24' 41"W	8.00
L11	N0° 51' 09"W	306.10
L12	N89° 08' 54"E	12.00
L13	S0° 51' 09"E	305.95
L14	S88° 24' 41"W	4.00
L15	N88° 24' 41"E	4.37
L16	N1° 35' 25"W	135.51
L17	N44° 09' 27"W	64.94
L18	N45° 50' 35"E	12.00
L19	S44° 09' 27"E	69.61
L20	S1° 35' 25"E	140.19
L21	S88° 24' 41"W	12.00
L22	N1° 16' 56"W	8.97

LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L23	S88° 36' 02"W	398.27
L24	N36° 25' 41"W	14.65
L25	N88° 36' 02"E	410.72
L26	S1° 24' 41"E	12.00
L27	S88° 36' 02"W	4.04
L28	N86° 51' 24"E	86.09
L29	N3° 08' 39"W	8.00
L30	N86° 51' 24"E	227.93
L31	N71° 11' 18"E	95.04
L32	N45° 58' 22"W	117.29
L33	S45° 58' 21"E	128.29
L34	S32° 25' 11"E	16.71
L35	S57° 34' 56"W	12.00
L36	N32° 25' 07"W	11.28
L37	S71° 11' 18"W	101.79
L38	S86° 51' 24"W	229.58
L39	N3° 08' 39"W	4.00
L40	N89° 19' 25"E	4.00
L41	S0° 10' 00"E	212.72
L42	S89° 50' 01"W	12.00
L43	N0° 10' 00"W	212.61
L44	N89° 19' 25"E	8.00

CURVE TABLE				
SEGMENT	LENGTH	RADIUS	CHD, BEARING	CHORD
C1	8.19	205.00	N78° 19' 08"E	8.19
C2	4.13	205.00	N76° 35' 50"E	4.13
C3	12.04	52.00	N41° 48' 30"E	12.01

SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING -- PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 2 OF 3

**12 FOOT WIDE STORM SEWER EASEMENTS LOCATED IN DEXTER CROSSING PHASE 5B, A SITE CONDOMINIUM IN THE VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS FOLLOWS:**

**EASEMENT "A":**

Commencing at the Southwest corner of Lot 160 of said Dexter Crossing Phase 5B; thence N00°40'35"W 12.00 feet along the West line of said Lot 160 to the **POINT OF BEGINNING**; thence S89°19'25"W 4.00 feet; N00°40'35"W 178.27 feet; thence N89°19'26"E 12.00 feet; thence S00°40'35"E 178.27 feet; thence S89°19'25"W 8.00 feet to the Point of Beginning.

**EASEMENT "B":**

**BEGINNING** at the Northeast corner of Lot 183 of said Dexter Crossing Phase 5B; thence N89°19'25"E 4.00 feet; thence S00°10'00"E 212.72 feet; thence S89°50'01"W 12.00 feet; thence N00°10'00"W 212.61 feet; thence N89°19'25"E 8.00 feet along the North line of said Lot 183 to the Point of Beginning.

**EASEMENT "C":**

**BEGINNING** at the Northwest corner of Lot 169 of said Dexter Crossing Phase 5B; thence 8.19 feet along the North line of said Lot 169 and along the arc of a 205.00 foot radius circular curve to the right, having a chord which bears N78°19'08"E 8.19 feet; thence S00°47'53"W 88.15 feet; thence N89°12'04"W 12.00 feet; thence N00°47'54"E 85.37 feet; thence 4.13 feet along the arc of a 205.00 foot radius non-tangential circular curve to the right, having a chord which bears N76°35'50"E 4.13 feet to the Point of Beginning.

**EASEMENT "D":**

Commencing at the Southwest corner of Lot 174 of said Dexter Crossing Phase 5B; thence N86°51'24"E 86.09 feet along the South line of said Lot 174 to the **POINT OF BEGINNING**; thence N03°08'39"W 8.00 feet; thence N86°51'24"E 227.93 feet; thence N71°11'18"E 95.04 feet; thence N45°58'22"W 117.29 feet; thence 12.04 feet along the arc of a 52.00 foot radius non-tangential circular curve to the left, having a chord which bears N41°48'30"E 12.01 feet; thence S45°58'21"E 128.29 feet; thence S32°25'11"E 16.71 feet; thence S57°34'56"W 12.00 feet; thence N32°25'07"W 11.28 feet; thence S71°11'18"W 101.79 feet; thence S86°51'24"W 229.58 feet; thence N03°08'39"W 4.00 feet to the Point of Beginning.

**EASEMENT "E":**

**BEGINNING** at the Southwest corner of Lot 146 of said Dexter Crossing Phase 5B; thence S88°24'41"W 8.00 feet; thence N00°51'09"W 306.10 feet; thence N89°08'54"E 12.00 feet; thence S00°51'09"E 305.95 feet; thence S88°24'41"W 4.00 feet to the Point of Beginning.

**EASEMENT "F":**

Commencing at the Southeast corner of Lot 135 of said Dexter Crossing Phase 5B; thence N88°24'41"E 4.37 feet to the **POINT OF BEGINNING**; thence N01°35'25"W 135.51 feet; thence N44°09'27"W 64.94 feet; thence N45°50'35"E 12.00 feet; thence S44°09'27"E 69.61 feet; thence S01°35'25"E 140.19 feet; thence S88°24'41"W 12.00 feet to the Point of Beginning.

**EASEMENT "G":**

Commencing at the Southwest corner of Lot 144 of said Dexter Crossing Phase 5B; thence N01°16'56"W 8.97 feet along the West line of said Lot 144 to the **POINT OF BEGINNING**; thence S88°36'02"W 398.27 feet; thence N36°25'41"W 14.65 feet; thence N88°36'02"E 410.72 feet; thence S01°24'41"E 12.00 feet; thence S88°36'02"W 4.04 feet to the Point of Beginning.

K:\2013\1037 JOB FOLDERS\1037-13-5917 Drawings\Survey\9917-ESMT-STRM.dwg, 8/9/2013 1:33 PM, cchiera

SECTION 8	CLIENT:	JOB: 1037-13-5917
T2S R5E	PETERS BUILDING CO.	DATE: 08/07/2013
VILLAGE OF DEXTER	PROJECT:	REV.:
WASHTENAW COUNTY	DEXTER CROSSING - PHASE 5B	REV.:
MICHIGAN	 <b>METRO CONSULTING ASSOCIATES</b> Michigan   Ohio   Indiana 800.525.6016 www.metroca.net	BOOK/CREW: N/A
 1 inch = 200 feet		DRAWN BY: CB
		CHECK BY: MT
		SHEET: 3 OF 3



## Memorandum

To: Village Council and President Keough  
Donna Dettling, Village Manager  
From: Laura Kreps, AICP, Interim Community Development Manager  
Re: Dexter Fastener Technologies – Tree Replacement  
Date: September 17, 2013

### BACKGROUND

As you are aware, the Planning Commission approved of the combined preliminary and final site plan for Dexter Fastener Technologies at their August 5, 2013 Planning Commission meeting. In making their determination, the Planning Commission noted a number of conditions of approval including that *the plan shall conform to the tree replacement ordinance or a suitable resolution as approved by the Village Council.*

Dexter Fastener Technologies has proposed an alternative (see attachment) be considered to the required tree replacement that would reduce the required 636 replacement trees as Dexter Fastener Technologies finds the tree replacement criteria to be unpractical and lists several reasons in their communication to Allison Bishop dated July 26, 2013. Among those reasons, is the expectation that property within an industrial park is developable and would accommodate expansion. In addition to the reasons cited, Dexter Fastener Technologies has also provided a proposal offering an alternative to the tree replacement standards required by Section 6.14 of the Village of Dexter Zoning Ordinance (see attachment).

Trustee Semifero, who also serves as the ex-officio member on the Planning Commission, submitted an email (see attachment) requesting placement of this item on the agenda for discussion noting the following for Council consideration:

#### Comments from the PC included:

- Currently we have an ordinance similar to other communities.
- Waivers were granted in the case of the Dextech site plan review, as allowed in the site plan process.
- Dextech could apply for a waiver through the ZBA. This may be preferable to changing the ordinance at this time or for one situation.
- Sometimes our ordinances do not "scale up" well in situations with larger numbers.
- We do not know if this is a single event raising this concern, or if other developments may face similar concerns as Dextech. Do we need to evaluate / survey other parcels in the Village?

#### Other comments from Dextech:

- Did not realize Dextech would have this liability when purchasing the property, as it was originally purchased with the expectation of developing a significant portion of the lots.
- Expansion in the future could be hindered by trees currently on the property.

- Expansion in the future could require the removal of trees being planted at this time in compliance with the ordinance.
- This is a consideration in the expansion of the facilities in the future.

Potential Issues with Ordinance as written:

- Possible unintended consequences, such as clearing as allowed under the ordinance.
- Should there be a different (or no replacement) standard for the industrial park?
- Should landscaping trees required per the site plan be counted as part of the replacement? (part of Dextech proposal for addressing replacement)

## **RECOMMENDATION**

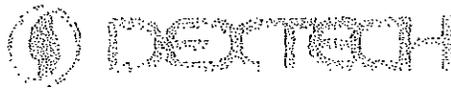
In addition to the background information noted above, Trustee Semifero also provided the following options available to the Village Council in regard to the Dexter Fastener Technologies proposal:

Direction requested - please indicate if the PC should:

- 1) Do nothing and leave the ordinance as it is (Council will need a plan to come to an agreement with Dextech or direct them to apply for a variance), or,
- 2) Review the ordinance for an update, including working with staff / consultant to assess ordinance, compare to other communities, hold public hearing, and send recommendation back to Council, likely for further consideration by Council in 1Q2014.

Please contact me prior to the meeting with questions.

Thank you.



**Dexter Fastener Technologies, Inc.**

2110 Bishop Circle East · Dexter, Michigan 48130 (734) 426-5200 · Fax (734) 426-5870

July 26, 2013

Ms. Allison Bishop, AICP  
Community Development Manager  
Village of Dexter  
8140 Main Street  
Dexter, MI 48130

Subject: Landscaping Standards Article VI, Section 6.14  
Replacement Tree Standards

Dear Ms. Bishop,

Dexter Fastener Technologies, Inc. made a concerted effort to meet the desired intent and function of the landscaping standards, while considering the topography and existing conditions on site. We are mindful of the desire to provide adequate plantings to provide buffer areas and improve the overall aesthetics of the site. In keeping with this effort, we plan to provide 97 trees consisting of hardwoods and evergreens to establish screening for the agricultural property south of the new property line.

After review and consideration of the replacement standards for the removal of mature trees required for the proposed area of expansion in the Dexter Industrial Park; we have determined that 232 trees of 8 inch diameter or greater will need to be removed. Additionally, 47 trees of 4 inches to 7.9 inches will be removed, resulting a total of 279 established trees to be removed. The tree size information provided by the land survey was obtained based on 2 inch increments, so we verified the actual tree measurements. The verification process resulted in a reduction of the actual number of tree replacements required by the ordinance.

With the current information on the existing 232 mature trees required to be removed for the expansion, the calculated replacement factors results in 636 replacement trees. We find this to be unpractical to replace this quantity of trees in site for the following reasons:

1. Property in the Industrial Park is intended and designed for industrial commercial development, established prior to the current standards. Purchase of property in the Industrial park comes with an expectation the land is developable and would accommodate expansion. Current tree replacement requirements present a disproportionate obstacle to the business owner's expansion.
2. Planting replacement trees that may at a later date need to be removed for additional expansion is not a practice we consider reasonable.

3. Providing and placing a large quantity of trees for placement on public land does not seem to be a project that the Village ready to take on at this time.
4. We understand that past arrangements with organizations have resulted in contributions being made to the Village's Tree Replacement Program. For larger tree counts, the negotiated value of a replacement tree was in the range of \$120 per replacement tree. While this is a viable opportunity for consideration, Dextech would prefer to provide actual replacement trees to the community where they may continue to grow and appreciate from planting.

Proposal:

1. Dextech offers to the Village of Dexter the ability to remove any tree in the identified clearing area for relocation within the Village limits. Spacing and transporting the trees for relocation would be at the Village's expense.
2. Using the total number of trees above 4 inches in diameter identified in the clearing areas, [current count at 279] we suggest a one for one replacement:
  - a. Dextech requests credit for the 97 trees planned for the south property line as replacement trees provided on site.
  - b. The remaining count of 182 trees to be provided for placement within the Village of Dexter.
  - c. Should the Village be unable to place the full 182 trees count we would look to provide payment to the tree fund in the amount of \$120 per un-planted tree, up to a maximum contribution of \$22,080.

We hope this proposal is received as a good faith effort to meet the intent of the standards while addressing the practical consideration identified above. I remain available to discuss this proposal, provide clarification, or receive your comments.

Best Regards,



Thomas C. Arehart  
Owner Representative  
(517) 262-3285

cc: Mr. Daniel Johnston / Dexter Fastener Technologies, Inc.  
Mr. Mike Kennedy / Lindhout Associates  
Mr. Christopher Grzenkowiec, P.E. / Design Inc.  
Mr. Patrick M. Droze, P.E. / OHM Advisors  
Mr. Douglas J. Lewan, PCP, AICP / Carlisle Wortman Associates, Inc.

<u>Tree * (in inches)</u>	<u>Credited</u>
over 12 inches	3
8" - 11.9"	2
2.5" - 7.9"	1

\* D.B.H. is the diameter measured at a height of four and one-half (4.5) feet above the natural grade. (Diameter at Breast Height, D.B.H.)

In making a determination to waive or reduce the landscape and screening requirements of this Article, the following may be considered.

- A. Extent to which existing natural vegetation provides desired screening.
- B. The existence of a steep change in topography which would limit the benefits of required landscaping.
- C. The presence of existing wetlands.
- D. Existing and proposed building placement.
- E. The abutting or adjacent land is developed or planned by the Village for a use other than residential.
- F. Building heights and views.
- G. The adjacent residential district is over 200 feet away from the subject site.
- H. Conditions similar to the above exist such that no good purpose would be served by providing the landscaping or screening required.

#### **Section 6.14 REPLACEMENT STANDARDS**

The standards below are intended to encourage the preservation of existing mature, healthy trees on private property which contribute to the character, welfare, and quality of life in Dexter. These standards are intended to prevent the unnecessary removal of trees prior to, during, and following construction on a site. The standards of this section in conjunction with the standards for site plan review promote the goals of the Dexter Master Plan.

- A. As noted in Article XXI, Site Plan Review, all trees over eight (8) inches caliper shall be identified on the site plan designating those to be preserved and those to be removed.
- B. Trees intended to be preserved shall be indicated with a special symbol on the site plan and be protected during construction through use of a fence around the drip line.
- C. To protect and encourage the continued health of the preserved trees, the ground area within the drip line of the trees shall be maintained in vegetative landscape material or pervious surface cover. The Village may not allow sidewalks, bike paths, vehicular lanes or parking within the drip line upon determining the setback from the trunk is suitable to reasonably ensure protection of the tree and the public. Storage of soils or other materials during or after construction within the drip line is prohibited.

1. The proposal meets all other ordinance requirements.
2. The applicant can clearly demonstrate that there is inadequate planting area for the healthy installation of the required trees on site and that maximum effort has been put into locating as many of the required trees as possible.
3. The applicant has made every reasonable effort to preserve as many of the existing on site trees as possible.
4. The proposal demonstrates environmental sensitive design in terms of topography, stormwater management, soil erosion management, etc.

Should the proposal meet the above criteria, the Planning Commission may reduce the requirement for on site mitigation of replacement trees and permit mitigation off site at an approved location or by contribution to the Village's Tree Replacement Program. Off site mitigation or financial contribution shall only apply if the Planning Commission should determine that no practical or feasible alternative exists for on site mitigation. Payment to the program per tree removed shall be in accordance with replacement fee schedule as established by Village Council resolution. Contributions placed in the Tree Replacement Program shall be used in accordance with the Tree Replacement Program Policy Statement.

### **Section 6.15 TREE PROTECTION DURING CONSTRUCTION**

**Placement of Materials Near Trees.** No person shall conduct any activity within the drip line of any tree designated to remain including, but not limited to, placing solvents, building materials, construction equipment, or soil deposits within the drip line. Nor shall vehicles or construction equipment be operated in such close proximity of an existing tree so as to cause compaction of the soil within the drip line of the tree which is to remain.

**Attachments to Trees.** During construction no person or entity shall attach any device or wire to any tree which is to remain after construction.

**Protective Barriers.** Before development, land clearing, filling, or any other land alteration for which a permit is required, the developer and/or property owner shall erect and maintain suitable barriers to protect existing trees which are to remain after construction. Protective barriers shall remain in place until the Village authorizes their removal or issues a final Certificate of Occupancy, whichever occurs first. Wood, metal, or other substantial material shall be utilized in the construction of barriers. Barriers are required for all trees designated to remain except in the following cases:

1. **Rights-of-Way and Easements.** Street rights-of-way and utility easements may be cordoned by placing stakes a minimum of fifty (50) feet apart and tying ribbon, plastic tape, rope, or similar material from stake to stake along the outside perimeters of areas to be cleared.
2. **Large, Separate Areas.** Large areas of property separate from the construction or land clearing area on to which no equipment will venture may also be cordoned off as described in Paragraph A, above.

## Donna Dettling

---

**From:** Joe Semifero <jrsemifero@yahoo.com>  
**Sent:** Tuesday, September 17, 2013 10:29 AM  
**To:** Shawn Keough; Donna Dettling  
**Subject:** Tree Ordinance

Donna and Shawn,

Please add to the agenda for next week a Consideration item for whether or not the tree ordinance should be reviewed by the Planning Commission.

Comments from the PC included:

- \* Currently we have an ordinance similar to other communities.
- \* Waivers were granted in the case of the Dextech site plan review, as allowed in the site plan process.
- \* Dextech could apply for a waiver through the ZBA. This may be preferable to changing the ordinance at this time or for one situation.
- \* Sometimes our ordinances do not "scale up" well in situations with larger numbers.
- \* We do not know if this is a single event raising this concern, or if other developments may face similar concerns as Dextech. Do we need to evaluate / survey other parcels in the Village?

Other comments from Dextech:

- \* Did not realize Dextech would have this liability when purchasing the property, as it was originally purchased with the expectation of developing a significant portion of the lots.
- \* Expansion in the future could be hindered by trees currently on the property.
- \* Expansion in the future could require the removal of trees being planted at this time in compliance with the ordinance.
- \* This is a consideration in the expansion of the facilities in the future.

Potential Issues with Ordinance as written:

- \* Possible unintended consequences, such as clearing as allowed under the ordinance.
- \* Should there be a different (or no replacement) standard for the industrial park?
- \* Should landscaping trees required per the site plan be counted as part of the replacement? (part of Dextech proposal for addressing replacement)

Direction requested - please indicate if the PC should:

- 1) Do nothing and leave the ordinance as it is (Council will need a plan to come to an agreement with Dextech or direct them to apply for a variance), or,
- 2) Review the ordinance for an update, including working with staff / consultant to assess ordinance, compare to other communities, hold public hearing, and send recommendation back to Council, likely for further consideration by Council in 1Q2014.

Thanks,

Joe



# VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

Phone (734)426-8303 ext 17 Fax (734)426-5614

## MEMO

**To: President Keough and Council Members**  
**From: Courtney Nicholls, Assistant Village Manager**  
**Date: September 17, 2013**  
**Re: Repair of Well #3**

As part of the August 12, 2013 Village Manager report the following update on well #3 was provided:

Well #3 Update. We were having problems with Well #3 and brought Raymer out to pull the Well and check all the components. Well #3 is in rotation for improvements in the next Fiscal Year 2014/15. Raymer replaced a check valve and repaired the leak costing about \$3,000- \$5,000 (**final cost was \$3852**). Well #3 will be budgeted for a complete overhaul in FY 2014-15 at \$20,000 to \$25,000.

Last week well #3 was not pumping at its rated capacity and Raymer returned and pulled the well. In the process of pulling the well, all of the well components fell (see attached memo) and landed on the screen that is located at the water intake, causing damage to all the components. Since this time the well has been out of service. Raymer did televise the well to ensure that no damage was caused to the screen by the impact.

This well was scheduled to be refurbished next fiscal year. To get the well back into service, however, requires replacement of all of the damaged components. Due to the circumstances, Raymer has offered a significant discount on the price of the replacement.

Once the replacement of well #3 is complete, all of the well components for all four wells will have been replaced within the last five years. No further work, with the exception of cleaning, should be necessary for at least five years.

The requested motion is to approve the quote from Raymer to replace the well components for an amount not to exceed \$12,000. The funds will come from account 591-556-000-937-000 – equipment maintenance and repair. This line has \$21,000 budgeted for general repairs, replacement of piping to the well meters at the Ryan Drive wellhouse (\$6,000) and rebuilding of one high service pump (\$5,000). A budget amendment is not necessary at this time, but could be necessary if the two other projects are completed this fiscal year.



water supply contractors

Raymer

1357 Comstock St.

Marne, MI 49435

(616) 677-2751

Fax (616) 677-2909

September 13, 2013

Mr. Dan Schlaff  
Village of Dexter  
8140 Main St.  
Dexter, MI. 48130

RE: Well #3

Dan,

Following is our diagnosis of the failure of the pumping equipment in Well #3. The thrust bearing in the Franklin Electric submersible motor has dropped causing the impellers in the turbine pump bowl assembly to run on bottom and cause harmonics or vibration which caused the riser pipe to loosen and come unscrewed and fall into the well. This bearing was well within the factory specifications when checked on August 1, 2013. Thrust bearing failure can occur in a Franklin Electric motor at any time without symptoms.

I have attached an estimate for the replacement of the equipment using "Certa-lok" PVC riser assembly. The maximum discount has been applied to parts and labor. Please contact us if you want these repairs made.

Sincerely,  
Gerry Neubecker  
Raymer Co., Inc.



# ESTIMATE

Quote Number:  
 1909  
 Sep 12, 2013  
 1

Fax: 616-677-2909

<b>Quoted To:</b>
VILLAGE OF DEXTER 8140 MAIN ST. DEXTER, MI 48130

<b>Location / Description:</b>
WELL #3 PUMP & RISER REPLACEMENT, ETC. dschlaff@villageofdexter.org

<b>Customer ID</b>	<b>Good Thru</b>	<b>Payment Terms</b>	<b>Sales Rep</b>
dexter, village of	10/12/13	NET 30 DAYS	GERALD NEUBECKER III

Quantity	Description	Price	Amount
1.00	EA, TV SURVEY OF WELLBORE	900.00	900.00
1.00	EA, GRUNDFOS, 385S250-3, STAINLESS STEEL SUBMERSIBLE PUMP END. LIST PRICE \$4,291.00	2,767.00	2,767.00
1.00	EA, FRANKLIN ELECTRIC, 25HP, 460 VOLT, 3 PHASE, 6" SUBMERSIBLE ELECTRIC MOTOR. LIST PRICE \$4,222.00	2,595.00	2,595.00
185.00	FT, #8-3W/G DOUBLE JACKET COPPER SUBMERSIBLE ELECTRIC CABLE	3.00	555.00
180.00	FT, 4" "CERTA-LOK" PVC RISER PIPE W/COUPLINGS & KITS.	12.00	2,160.00
2.00	EA, "CERTA-LOK" X 4" NPT ADAPTERS.	65.00	130.00
2.00	EA, 4" "CERTA-LOK" COUPLINGS W/KITS.	56.00	112.00
1.00	EA, 4" "CERTA-LOK" RISER CHECK VALVE.	600.00	600.00
1.00	LS, LABOR & EQUIPMENT CHARGE.	2,500.00	2,500.00
1.00	LS, SALVAGE VALUE OF EXISTING ITEMS	500.00	-500.00
1.00	NOTE: ADD/DEDUCT LINE ITEMS AS NECESSARY.		

CONTRACTOR'S GUARANTEE: We guarantee all materials used in this contract to be as specified above and the entire job to be done in a neat, workmanlike manner. any variations from plan or alterations requiring extra labor or material will be performed only upon written order and billed in addition to the sum covered by this contract. Agreements made with our workmen are not recognized.

Subtotal	11,819.00
Sales Tax	
<b>TOTAL</b>	<b>11,819.00</b>

ACCEPTANCE OF PROPOSAL: The above specifications, terms and contract are satisfactory, and (I) (we) hereby authorize the performance of this work.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

