

LEGAL NOTICE

1954 PA 188 PROCEEDINGS
NOTICE OF SPECIAL ASSESSMENT HEARING

Charter Township of Plymouth
Wayne County, Michigan

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that as a result of Petitions of property owners within the Township signed by the record owners of land whose front footage constitutes more than 50% of the total front footage of the hereinafter described Special Assessment District and the Township Board of the Charter Township of Plymouth proposes a road paving project in the Ridgewood Hills No. 2, No. 3, and No. 4 Subdivisions and to create a Special Assessment for the recovery of the cost thereof by Special Assessment against the properties benefited therein.

Notice is hereby given to all persons interested, that the Board of Trustees of the Charter Township of Plymouth has tentatively declared its intention to make the hereinafter described improvement:

The proposed improvements to the existing two-lane concrete roadway with integral curb and gutter shall consist of partial pavement and curb replacement, sub-base and subgrade preparation, and miscellaneous driveway work, sidewalk ramp, drainage structure modification or subgrade underdrain installation, which may be needed to facilitate the replacement of concrete road pavement only, or as required by County of Wayne. It is understood that this is primarily a road improvement project and therefore any drainage problems existing prior to the project will not be corrected except where said modification is necessary to protect the life of the road pavement. Existing water problems, such as standing water, etc., outside of the roadway will not be resolved by this program. It is further understood that this improvement, if permitted by the County of Wayne, could be subject to special conditions dependent upon the findings of the soils investigation report, existing subsurface conditions, etc. The project commences at the north right-of-way line of Ann Arbor Road, and proceeds northwesterly along Pineview Drive approximately 720 feet to the intersection of Red Maple Drive, then continues to proceed northerly along Red Maple Drive approximately 2,900 feet to the intersection of Plum Tree Drive, then proceeds easterly along Plum Tree Drive approximately 1,200 feet to the east limit of SAD boundary at Lot 333. The project also includes Harvest Drive commencing at the intersection of Red Maple Drive and proceeding easterly approximately 1,200 feet to the east limit of SAD boundary at Lot 356, and Pinehill Drive commencing at the intersection of Red Maple Drive and proceeding easterly approximately 1,100 feet to the east limit of SAD boundary at Lot 268, and Woodway Drive commencing at the intersection of Red Maple Drive and proceeding easterly approximately 1,000 feet to the east limit of SAD boundary at Lot 209, and Red Pine Drive commencing at the intersection of Winterset Circle and proceeding southeasterly approximately 1,050 feet to the intersection of Winterset Circle, and Winterset Circle commencing at the intersection of Woodway Drive and proceeding south, southeasterly, and northeasterly approximately 1,600 feet to the east limit of SAD boundary at Lot 186, and Jasmine Drive for approximately 370 feet between Pineview Drive and Winterset Circle, and Woodway Drive commencing at Red Maple Drive and proceeding westerly approximately 160 feet to west limit of SAD boundary, and Harvest Drive commencing at Red Maple Drive and proceeding westerly approximately 160 feet to west limit of SAD boundary, and Plum Tree Court commencing at the intersection of Plum Tree Drive and proceeding northeasterly approximately 180 feet to its point of termination, and Harvest Court commencing at the intersection of Harvest Drive and proceeding southwesterly approximately 560 feet to its point of termination, and Red Maple Court commencing at Red Maple Drive and proceeding southerly approximately 440 feet to its point of termination.

That it has further been tentatively determined that the following described lots and parcels of land will specially benefit from said improvements and will constitute a Special Assessment District against which the cost of said improvement shall be assessed:

The district limit for frontage along Pineview Drive, Red Maple Drive, Plum Tree Drive, Harvest Drive, Pinehill Drive, Woodway Drive, Red Pine Drive, Winterset Circle, Jasmine Drive, Plum Tree Court, Harvest Court, and Red Maple Court, consists of Lots 186 through 385 of Ridgewood Hills No. 2, No. 3, and No. 4 Subdivisions, located in both the Northwest and Southwest ¼ of Section 32, T.1S, R.8E, of Plymouth Township, Wayne County, Michigan.

PLEASE TAKE FURTHER NOTICE that the Board of Trustees of the Charter Township of Plymouth shall meet on Tuesday, February 9, 2016 at 7:00 p.m. at the Plymouth Township Hall, 9955 N. Haggerty Rd, Plymouth, Michigan 48170, for the purpose of reviewing said proposed Special Assessment District, and hearing objections to the improvement, creation of the Special Assessment District, and the assessment thereon. All persons may then and there appear and make any objections they may have to such improvement and assessment. Appearance and protest at the hearing is required in order to appeal the amount, if any, of the special assessment to the state tax tribunal. An owner or party in interest, or agent thereof, may appear in person at the hearing, or may file an appearance or protest by letter. All parties or agents appearing in person at the hearing for purposes of protest should request the appearance be entered into the record of the meeting.

PLEASE TAKE FURTHER NOTICE that the plans, specifications, estimates of cost and recommendations of the engineer for said proposed Special Assessment District have been filed with the Township and are available for public examination at the office of the Township Clerk. The estimate of costs of such construction is in the approximate amount of \$674,050.00.

PLEASE TAKE FURTHER NOTICE that periodic redetermination of costs for the proposed Special Assessment District may be necessary and may be made without further notice to the record owners or parties in interest in the property.

Nancy Conzelman
Charter Township of Plymouth
9955 North Haggerty Road
Plymouth, Michigan 48170
(734) 354-3224