

Holland Charter Township

353 North 120th Avenue • Holland, MI 49424 • phone: 616.396.2345 • Fax: 616.396.2537

Memorandum

TO: Board of Trustees

FROM: Steve Bulthuis

DATE: March 30, 2025

SUBJECT: Quit-Claim Deeds for abandoned Maple Street right-of-way

At the September 5, 2024, Board meeting a motion of support was approved recommending to the Ottawa County Road Commission (OCRC) that they abandon Maple Street between Oakdale Court and Lots 6 & 7 of Brieve Court Subdivision. Subsequently, the OCRC Board did approve the abandonment of Maple Street and conveyed their public right-of-way rights to the Township.

The attached Quit-Claim deeds have been prepared by legal counsel conveying the Township's interest in the right-of-way to two adjoining property owners: Christopher/Brenda Harvey and Dylan/Bailee Nyhof. Please see the attached map.

Recommendation

Staff recommends the Board authorize the Supervisor and Clerk to sign the Quit-Claim deeds and to deliver them as executed to the Harvey's and Nyhof's.

Attachments

- Aerial photo with Maple Street abandoned right-of-way (outlined in yellow) and property owners
- Quit-Claim deed of abandoned north half of right-of-way to Harvey's
- Quit-Claim deed of abandoned south half of right-of-way to Nyhof's

QUIT-CLAIM DEED

THE GRANTOR, HOLLAND CHARTER TOWNSHIP, a Michigan governmental charter township, whose address is 353 N. 120th Avenue, Holland, Michigan 49424, **QUIT-CLAIMS to Grantees, DYLAN NYHOF and BAILEE NYHOF, husband and wife, as tenants by the entireties**, whose address is 855 Oakdale Court, Holland, Michigan 49424-1752, the following described premises situated in the **Township of Holland, County of Ottawa and State of Michigan**:

The South one-half (S 1/2) of all that portion of Maple Street (as abandoned), adjoining Northerly line of Lot Five (5) of John A. Brieve Subdivision, according to the recorded plat thereof in Liber 11 of Plats on Page 44, Ottawa County records.

The above-described platted and abandoned right-of-way is being conveyed to Grantees, as Holland Charter Township and the Board of County Road Commissioners of the County of Ottawa have abandoned their public right-of-way rights.

for the sum of less than One Hundred and no/100 (\$100.00) Dollars; subject to utility and access easements of record, and reserving for existing utility lines apparent and of record.

EXCEPT, the land described above is burdened by the Van Raalte Drain ("Drain"), and an easement for the benefit of the Van Raalte Drain Drainage District ("Drainage District") is hereby reserved for purposes of establishment, construction, operation, maintenance and improvement of the Drain over and across the North 15.00 feet of the above-described lands ("Easement").

This reservation shall be deemed sufficient to vest in the Drainage District, an easement for the uses and purposes of drainage with such rights of entry upon, passage over, storing of equipment and materials including excavated earth as may be necessary or useful for the establishment, construction, operation, maintenance and improvement of the Drain. This reservation shall also be deemed sufficient to vest in the Drainage District the rights of clearing the Easement and the spreading and/or removal of spoils and excavated materials.

Non-movable or permanent structures shall not be constructed by the Grantees, their agents, employees, or contractors within the Easement without the prior written consent of the Drainage District. This Easement shall be binding and deemed to run with the land in perpetuity.

QUIT-CLAIM DEED

THE GRANTOR, HOLLAND CHARTER TOWNSHIP, a Michigan governmental charter township, whose address is 353 N. 120th Avenue, Holland, Michigan 49424, **QUIT-CLAIMS to Grantees, CHRISTOPHER M. HARVEY and BRANDA L. HARVEY, husband and wife, as tenants by the entirety**, whose address is 869 Oakdale Court, Holland, Michigan 49424-1754, the following described premises situated in the **Township of Holland, County of Ottawa and State of Michigan**:

The North one-half (N 1/2) of all that portion of Maple Street (as abandoned), adjoining Southerly line of Lot Six (6) of John A. Brieve Subdivision, according to the recorded plat thereof in Liber 11 of Plats on Page 44, Ottawa County records.

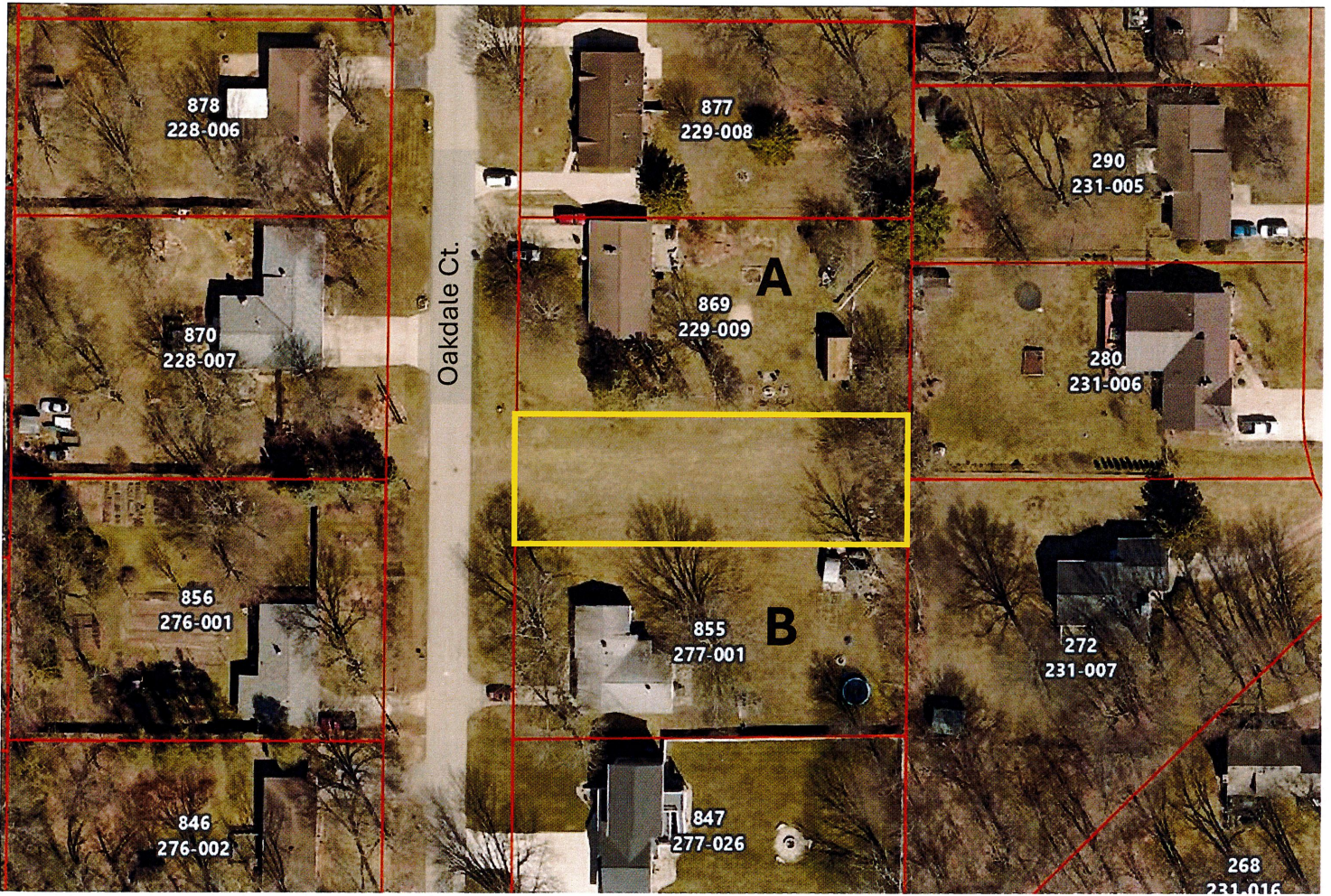
The above-described platted and abandoned right-of-way is being conveyed to Grantees, as Holland Charter Township and the Board of County Road Commissioners of the County of Ottawa have abandoned their public right-of-way rights.

for the sum of less than One Hundred and no/100 (\$100.00) Dollars; subject to utility and access easements of record, and reserving for existing utility lines apparent and of record.

EXCEPT, the land described above is burdened by the Van Raalte Drain ("Drain"), and an easement for the benefit of the Van Raalte Drain Drainage District ("Drainage District") is hereby reserved for purposes of establishment, construction, operation, maintenance and improvement of the Drain over and across the South 15.00 feet of the above-described lands ("Easement").

This reservation shall be deemed sufficient to vest in the Drainage District, an easement for the uses and purposes of drainage with such rights of entry upon, passage over, storing of equipment and materials including excavated earth as may be necessary or useful for the establishment, construction, operation, maintenance and improvement of the Drain. This reservation shall also be deemed sufficient to vest in the Drainage District the rights of clearing the Easement and the spreading and/or removal of spoils and excavated materials.

Non-movable or permanent structures shall not be constructed by the Grantees, their agents, employees, or contractors within the Easement without the prior written consent of the Drainage District. This Easement shall be binding and deemed to run with the land in perpetuity.



Parcel A : Christopher & Brenda Harvey 869 Oakdale Ct.

Parcel B: Dylan & Bailee Nyhof 855 Oakdale Ct.