



**CITY OF NOVI CITY COUNCIL**  
**SEPTEMBER 22, 2025**

**SUBJECT:** Acceptance of a water main easement from the property owner of 22530 Napier Road (parcel 50-22-30-300-023) for construction of the Southwest Water Main Loop, in the amount of \$6,414.58.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**KEY HIGHLIGHTS:**

- Water main easements are needed for properties that do not have sufficient right-of-way to construct the water main

**FINANCIAL IMPACT**

	<b>FY 2025/26</b>
<b>EXPENDITURE REQUIRED</b>	<b>\$ 6,414.58</b>
<b>BUDGET</b>  <b>Water &amp; Sewer Fund 592-536.00-976.214</b>	<b>\$ 6,786,926.00 (includes estimated FY 2024/25 Budget Rollover)</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>FUND BALANCE IMPACT</b>	<b>\$ 0</b>

**BACKGROUND INFORMATION:**

The Southwest Water Main Loop project will provide a looped water main connection between Beck Rd, 8 Mile Rd, Napier Rd, and 10 Mile Rd. The project involves constructing approximately 16,800 feet of 12-inch ductile iron water main along portions of Beck Rd, 8 Mile Rd, Napier Rd and through the ITC Community Sports Park. Water main easements are needed for properties that do not have sufficient right-of-way to fit the water main.

Tara Tomcsik and Michael Husak II, the property owners of 22530 Napier Road, have agreed to grant the water main easement for \$6,414.58, which is the calculated value

of the easement. The City Attorney reviewed the signed easement favorably (Beth Saarela, September 15, 2025).

**RECOMMENDED ACTION:** Acceptance of a water main easement from the property owner of 22530 Napier Road (parcel 50-22-30-300-023) for construction of the Southwest Water Main Loop, in the amount of \$6,414.58.



# 22530 Napier Road

## Water Main Easement Approximate Location



Map Author: Runkel  
Date: 5-27-25  
Version #: 1.0

**MAP INTERPRETATION NOTICE**  
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

### Legend

Right of Way - Novi Edits



**City of Novi**

Engineering Division  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org



0 10 20 40 60  
Feet  
1 inch = 54 feet



ELIZABETH KUDLA SAARELA  
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250  
Farmington Hills, Michigan 48331  
P 248.489.4100 | F 248.489.1726  
www.rsjalaw.com



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

September 15, 2025

Rebecca Runkel, Project Engineer  
City of Novi  
Field Services Complex  
26300 Lee BeGole Drive  
Novi, MI 48375

**RE: Southwest Water Main Loop – Project Easements  
22530 Napier**

Dear Ms. Runkel:

We have received and reviewed the following easement that the City has acquired for the Southwest Water Main Loop Project:

- Water System Easement– Parcel 22-30-300-023 (\$6,414.58)

The City prepared a valuation for a permanent easement for this parcel. The property owner accepted the offer of just compensation in the amount of \$6,414.58 for the permanent Water System Easement, which valuation was based on assessing values the City obtained from its records. Water System Easements may be valued at 50% of the per square foot value of the property because they typically do not impact the use of the surface of the property. The easement is in the City's standard format and the property owner's lender has consented to the easement. We have confirmed that the owners' two lender banks have merged per the FDIC's Mergers list from 2022.

The Water System Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Water System Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original easements for recording.

Please feel free to contact me with any questions or concerns in regard to this matter.

Rebecca Runkel, Project Engineer  
City of Novi  
September 15, 2025  
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk (w/ Enclosure)  
Ben Croy, City Engineer (w/Enclosure)  
Thomas R. Schultz, Esquire (w/Enclosure)

# VALUATION STATEMENT

Updated April 2025

Property Owner(s): Michael Husak II  
Tara Tomcsik

Address: 22530 Napier Rd  
Novi, MI 48374

Area to be acquired (permanent):	<u>921</u>	square feet
Price per square foot	x \$ <u>13.93</u>	
Total	\$ <u>12,829.16</u>	Fee (Permanent)
	x 50% \$ <u>6,414.58</u>	Easement (Permanent)
Just Compensation	\$ <u>6,414.58</u>	

ADDITIONAL INFORMATION:

Southwest Water Main Loop Project

The compensation for the acquisition of the easement has been determined from Assessing data (State Equalized Value x 2)

PROJECT Southwest Water Main Loop	PARCEL 50-22-30-300-023	OWNER Michael Husak II & Tara Tomcsik
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File No : **63-24928801-SSP**

**Commonly Known As:** 22530 Napier Rd, Novi, MI 48374

## TITLE SEARCH

Date: September 6, 2024

The land referred to in this search is situated in the City of Novi, County of Oakland, State of Michigan, as follows:

### **SEE EXHIBIT A**

**Last grantee of record:**

Tara Tomcsik and Michael L. Husak II, wife and husband

1. Mortgage in the original amount of \$872,950.00, and the terms, conditions and provisions contained therein, executed by Tara Tomcsik and Michael L. Husak, II, wife and husband to MERS as nominee for Level One Bank dated May 15, 2020 and recorded May 21, 2020 in Liber 54241, Page 872 and modified in Liber 56960, Page 746, Oakland County Records.
2. Mortgage in the original amount of \$346,535.00, and the terms, conditions and provisions contained therein, executed by Tara Tomcsik and Michael L. Hasak, wife and husband to First Merchants Bank dated February 27, 2024 and recorded March 19, 2024 in Liber 59232, Page 346, Oakland County Records.
3. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
4. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 7135, Page 423, Oakland County Records.
5. Right of Way vested in DTE Electric Company by instrument recorded in Liber 57522, Page 443, Oakland County Records.
6. PAYMENT OF TAXES: Tax Parcel No.: 22-30-300-023

2024 Summer Taxes in the amount of \$16,713.20 are DUE, includes trash in the amount of \$70.72

2023 Winter Taxes in the amount of \$2,137.25 are PAID

Special Assessments: NONE

- 2024 State Equalized Value: \$588,570.00

The amounts shown as due do not include collection fees, penalties or interest.

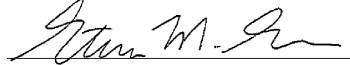
[Copies of documents](#)

ATA National Title Group, LLC  
36800 Gratiot Avenue  
Clinton Township, MI 48035  
Ph:(586) 463-7200 Fax:(586) 463-6114

## TITLE SEARCH - CONTINUED

COUNTERSIGNED:

**ATA National Title Group, LLC**



Steven M. Greco

AUTHORIZED SIGNATORY

### Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.



## TITLE SEARCH - CONTINUED

### EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Southwest 1/4 of Section 30, Town 1 North, Range 8 East, described as beginning at point distant North 00 degrees 07 minutes 40 seconds West 430.58 feet from Southwest section corner, thence North 88 degrees 54 minutes 43 seconds East 592.58 feet, thence North 00 degrees 07 minutes 40 seconds West 150.02 feet, thence South 88 degrees 54 minutes 43 seconds West 592.58 feet, thence South 00 degrees 07 minutes 40 seconds East 150.02 feet to beginning.

**CONSENT TO EASEMENT**

As the lender/mortgagee of the property referenced in the Water System Easement, dated 9-9, 2025, as shown in the Exhibit \_\_, attached hereto and incorporated herein, whereby Tara Tomcsik and Michael L. Husak, wife and husband, granted and conveyed said easement to the City of Novi, the undersigned hereby evidences its acknowledgment and consent to the grant, conveyance, existence and recordation of said easements, which easements are hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 9 day of SEPTEMBER, 2025.

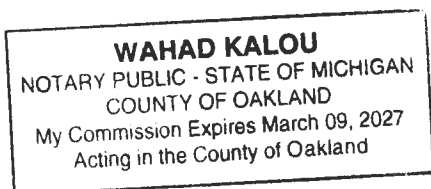
FIRST MERCHANTS BANK

By: Gary Wilson

Its: Vice President

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

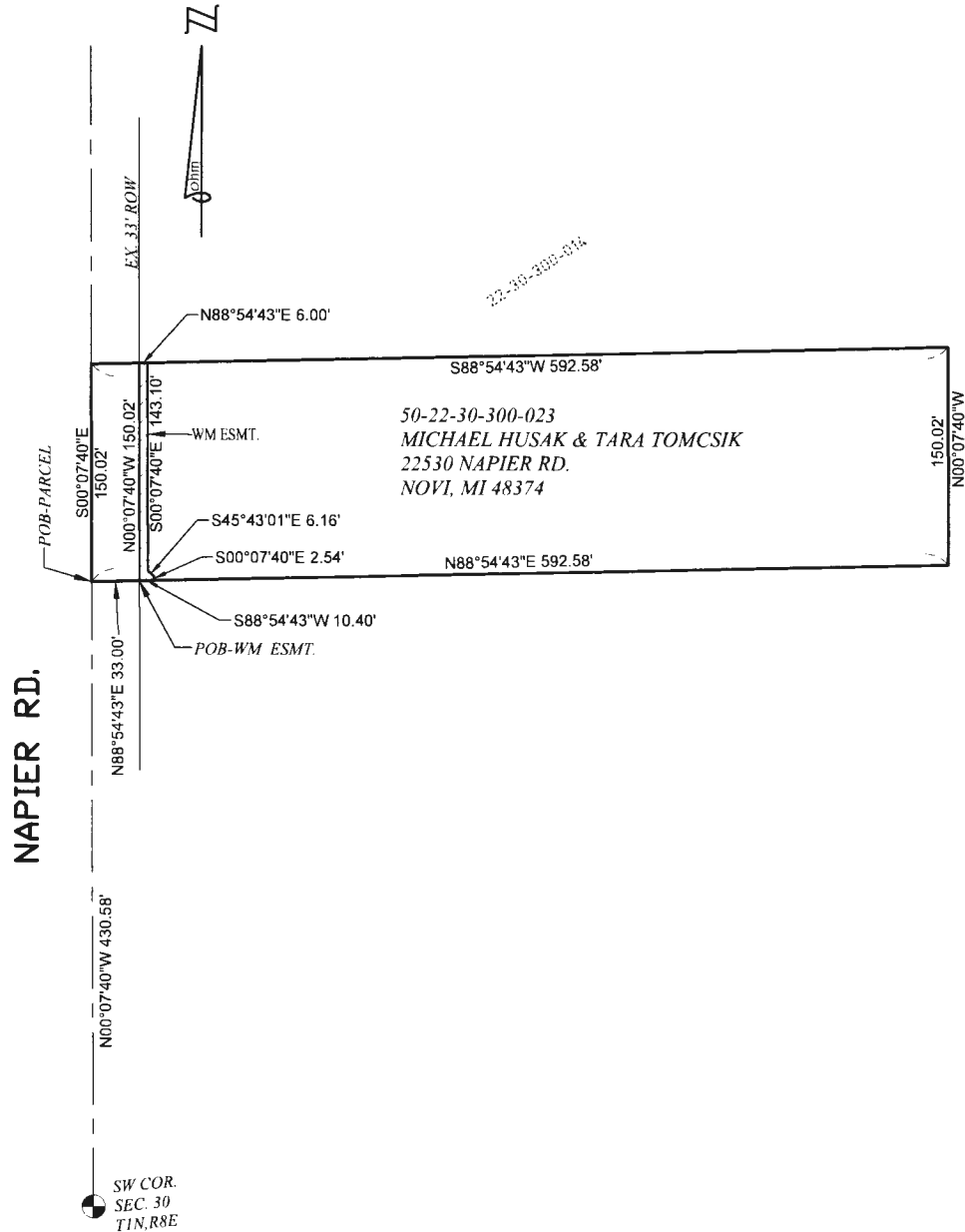
The foregoing Consent to Easement was acknowledged before me this 9 day of September, 2025 by Wahad Kalou, the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_ corporation, on its behalf.



Wahad Kalou  
Notary Public  
Acting in Oakland County, MI  
My commission expires: 3-9-2027

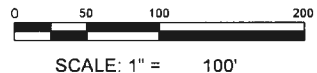
# WATER MAIN EASEMENT SKETCH

Exhibit "A"



## LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- WATER MAIN EASEMENT



**WATER MAIN EASEMENT**  
 PART OF THE SW 1/4 OF SECTION 30  
 T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN  
**PARCEL ID# 50-22-30-300-023**

SCALE  
 1" = 100'  
 SHEET  
 3  
 OF 4



# WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (50-22-30-300-023) (PER ATA TITLE NATIONAL TITLE GROUP, FILE #63-24928801-SSP)

A parcel of land being a part of the SW 1/4 of Section 30, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 30; thence N 00°07'40" W 430.58 feet to the Point of Beginning; thence N 88°54'43" E 592.58 feet; thence N 00°07'40" W 150.02 feet; thence S 88°54'43" W 592.58 feet; thence S 00°07'40" E 150.02 feet to the Point of Beginning. Subject to all easements and restrictions of record, if any.

## WATER MAIN EASEMENT

A parcel of land being a part of the SW 1/4 of Section 30, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Commencing at the SW corner of said Section 30; thence N 00°07'40" W 430.58 feet; thence N 88°54'43" E 33.00 feet to the Point of Beginning; thence N 00°07'40" W 150.02 feet along the East right of way line of Napier Road; thence N 88°54'43" E 6.00 feet along the North line of said parcel; thence S 00°07'40" E 143.10 feet; thence S 45°43'01" E 6.16 feet; thence S 00°07'40" E 2.54 feet; thence S 88°54'43" W 10.40 feet along the South line of said parcel to the Point of Beginning.

Contains 921 square feet or 0.021 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<b>WATER MAIN EASEMENT</b>		SCALE 1"=100'
PART OF THE SW 1/4 OF SECTION 30 T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN <b>PARCEL ID# 50-22-30-300-023</b>		SHEET <b>4</b> OF 4
DATE 12-16-2024	CLIENT CITY OF NOVI	JOB# 0163-23-0080
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM		
<small>©-RIGHT 2024 OHM ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OHM.</small>		



CITY OF NOVI  
CITY CLERK'S OFFICE

2025 SEP 10 A 9:28

**WATER SYSTEM EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that Tara Tomcsik and Michael L. Husak, wife and husband, whose address is 22530 Napier Road, Novi, Michigan 48374, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

*[See attached and incorporated Exhibit A]*

Tax Identification Number: 50-22-30-300-023

for and in consideration of Six Thousand Four Hundred and Fourteen dollars and Fifty-eight cents (\$6,414.58), receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the following described real property, to-wit:

*[See attached and incorporated Exhibit B]*

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.

All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the water main in the easement areas shown on the attached and incorporated Exhibit A.



This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has affixed \_\_\_\_\_ signature this day of 9-8, 2025.

GRANTOR:

  
By: Tara Tomcsik

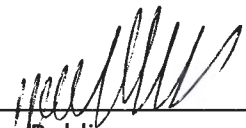
  
By: Michael L. Husak II

STATE OF MICHIGAN )

) ss.

COUNTY OF OAKLAND )

On this 8 day of September, 2025, before me, personally appeared the above named Michael Husak + TARA TOMCSIK the OWNERS of 22530 Napier Rd. Novi, MI, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as \_\_\_\_\_ free act and deed.

  
\_\_\_\_\_  
Notary Public,  
Acting in \_\_\_\_\_ County, MI  
My commission expires:

THIS INSTRUMENT DRAFTED BY:

Elizabeth K. Saarela, Esquire

ROSATI SCHULTZ JOPPICH & AMTSBUECHLER, P.C.

27555 Executive Drive, Suite 250

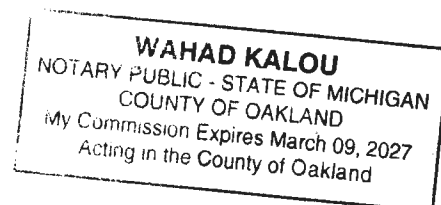
Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:

Cortney Hanson, Clerk

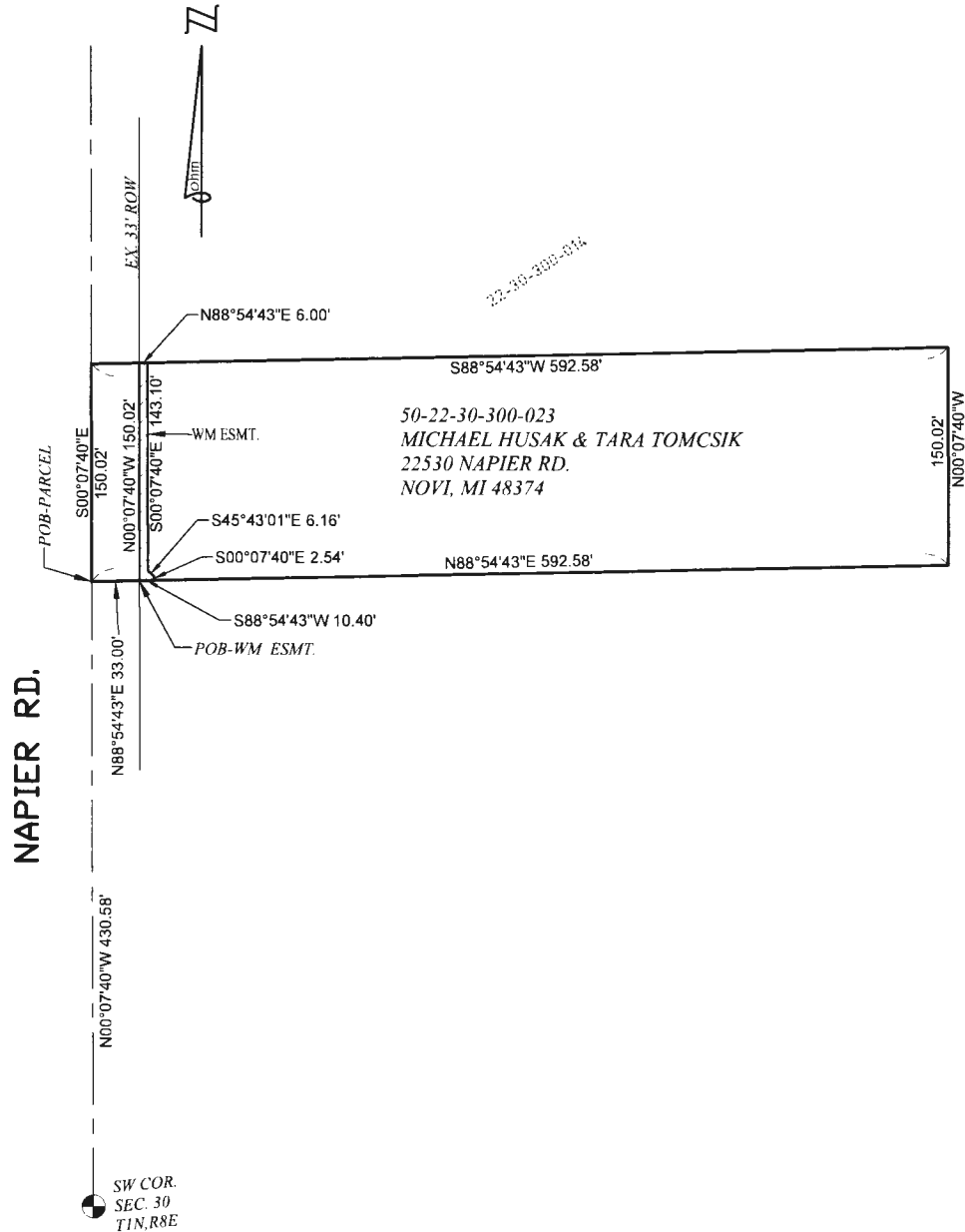
45175 Ten Mile

Novi, Michigan 48375



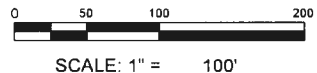
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Exhibit "A"



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- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- WATER MAIN EASEMENT



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 PART OF THE SW 1/4 OF SECTION 30  
 T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN  
**PARCEL ID# 50-22-30-300-023**

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<b>WATER MAIN EASEMENT</b>		SCALE
PART OF THE SW 1/4 OF SECTION 30		1"=100'
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		SHEET
<b>PARCEL ID# 50-22-30-300-023</b>		4
DATE	CLIENT	JOB#
12-16-2024	CITY OF NOVI	0163-23-0080
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM		
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