



CITY OF NOVI CITY COUNCIL
OCTOBER 26, 2026

SUBJECT: Acceptance of a water system easement from the property owners of 21287 Beck Road, parcel 50-22-32-400-010, for the construction of a water main as part of the Southwest Water Main Loop project, in the amount of \$43,140.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A water system easement is needed for the property to complete the planned Southwest Water Main Loop project.

FINANCIAL IMPACT

	FY 2026/27
EXPENDITURE REQUIRED	\$ 43,140.00
BUDGET	
Water and Sewer Fund 592-536.00-976.214	\$ 6,632,567.00
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0
Budget includes current estimated total project costs for construction (construction engineering, crew days, material testing, contingency, etc.), which is \$4.9M.	

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 15,200 feet of 12" or 14" 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.

Daniel and Kathleen Chemotti, the property owners of 21287 Beck Road, have agreed to grant the water main easement for \$43,140, which is the appraised value of the easement plus a negotiated tree valuation. The City Attorney reviewed the easement favorably (Saarela, October 6, 2026). Construction will begin in February 2027.

RECOMMENDED ACTION: Acceptance of a water system easement from the property owners of 21287 Beck Road, parcel 50-22-32-400-010, for the construction of a water main as part of the Southwest Water Main Loop project, in the amount of \$43,140.

21287 Beck Road

Water Main Easement Approximate Location



Map Author: Runkel
Date: 4-24-25
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

- Sanitary Manhole
- 10"
- Right of Way - Novi Edits



City of Novi

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



0 5 10 20 30
Feet
1 inch = 30 feet

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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

October 6, 2026

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

**RE: Beck Road Reconstruction Project– Project Easements
21287 Beck Road**

Dear Ms. Runkel:

We have received and reviewed the following easement granted by the property owners of 21287 Beck Road for the Southwest Water Main Project:

- Water System Easement (\$43,140.00)

The Water System Easement will be signed by the property owners at a closing date to be set by the City once the check for just compensation has been issued. The purchase price for the Water System Easement is based on a value of \$7,100 for the appraised value of the easement area, plus a negotiated modified tree valuation. The initial tree valuation was done by the City's consultant. The property owner responded with a higher estimate of approximately \$60,000. The City's forester reviewed both estimates and provided an estimate of \$35,900 based on a quote for replacement from a City landscape contractor. Although the City does not plan to remove trees in connection with this project, the Water System gives the City the option to remove the trees at any future date, as needed, therefore the value of the trees has been included in the offer.

The Water System Easement may be placed on an upcoming City Council Agenda for approval of the just compensation and the form and content of the easement. Once approved, the City may schedule a closing with the property owners. Once executed, the Water System Easement may be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner.

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

Rebecca Runkel, Project Engineer
City of Novi
October 6, 2026
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Thomas R. Schultz, Esquire

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Daniel Chemotti and Kathleen Chemotti, husband and wife, whose address is 21287 Beck Road, Novi, Michigan 48167, (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: 50-22-32-400-010

for and in consideration of Seven-thousand One-hundred Dollars (\$7,100.00), 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 _____, 2026.

GRANTOR:

By: Daniel Chemotti

By: Kathleen Chemotti

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me, personally appeared the above named _____, the _____ of _____, 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.

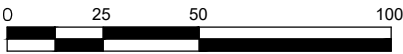
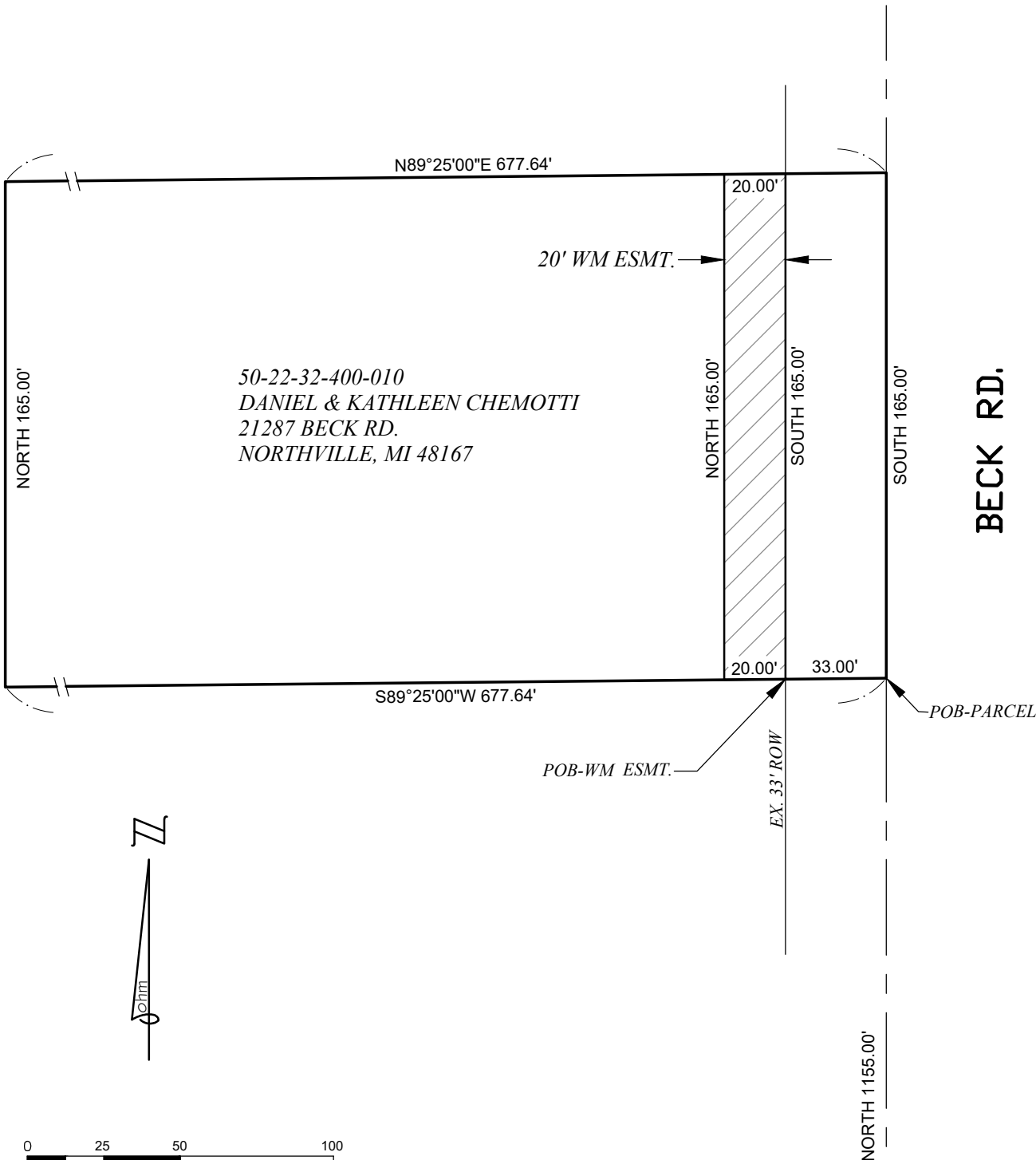
Notary Public,
Acting in _____ County, MI
My commission expires:

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

WATER MAIN EASEMENT SKETCH

Exhibit "A"



SCALE: 1" = 50'

LEGEND

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

WATER MAIN EASEMENT
PART OF THE SE 1/4 OF SECTION 32
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PARCEL ID# 50-22-32-400-010

SCALE
H: 1"=50'
SHEET
3
OF 4



WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (50-22-32-400-010)
(PER ATA TITLE NATIONAL TITLE GROUP, FILE #63-24926991-SSP)

A parcel of land being a part of the SE 1/4 of Section 32, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Commencing at the SE corner of said Section 32; thence North 1155.00 feet to the Point of Beginning; thence S 89°25'00" W 677.64 feet; thence North 165.00 feet; thence N 89°25'00" E 677.64 feet; thence South 165.00 feet to the Point of Beginning. Except the East 33 feet taken for Beck Road. Subject to all easements and restrictions of record, if any.

WATER MAIN EASEMENT

A 20 feet water main easement being a part of the SE 1/4 of Section 32, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as follows:

Commencing at the SE corner of said Section 32; thence North 1155.00 feet; thence S 89°25'00" W 33.00 feet to the Point of Beginning; thence continuing S 89°25'00" W 20.00 feet along the South line of said parcel; thence North 165.00 feet; thence N 89°25'00" E 20.00 feet along the North line of said parcel; thence South 165.00 feet along the West right of way line of Beck Road to the Point of Beginning.

Contains 3,300 square feet or 0.076 acres of land, more or less. Subject to all easements and restrictions of record, if any.

WATER MAIN EASEMENT		SCALE	
PART OF THE SE 1/4 OF SECTION 32		H: 1"=50'	
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		SHEET	
PARCEL ID# 50-22-32-400-010		4	
DATE:	CLIENT:	JOB #	OF 4
01-02-2025	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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File No : **63-24926991-SSP**

Commonly Known As: 21287 Beck Rd., Northville, MI 48167-1051

TITLE SEARCH

Date: August 27, 2024

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

Town 1 North, Range 8 East, Section 32, part of Southeast 1/4 beginning at point distant North 1155 feet from Southeast section corner; thence South 89 degrees 25 minutes 00 seconds West 677.64 feet; thence North 165 feet; thence North 89 degrees 25 minutes 00 seconds East 677.64 feet; thence South 165 feet to beginning, except the East 33.00 feet.

Last grantee of record:

Daniel Chemotti and Kathleen Chemotti, his wife

1. Quit Claim Deed to the City of Novi for the East 33.00 feet of subject property as evidenced in instrument recorded in Liber 8955, Page 101, Oakland County Records.
2. 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.
3. PAYMENT OF TAXES: Tax Parcel No.: 22-32-400-010

2024 Summer Taxes in the amount of \$4,432.73 are DUE, includes trash in the amount of \$70.72

2023 Winter Taxes in the amount of \$611.10 are PAID, includes trash in the amount of \$69.00

Special Assessments: none

- 2024 State Equalized Value: \$206,510.00

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

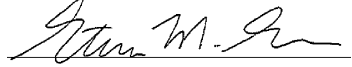
[Copy of documents](#)

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.