



CITY OF NOVI CITY COUNCIL
AUGUST 11, 2025

SUBJECT: Acceptance of a water main easement from the property owner of 21525 Beck Road (parcel 50-22-32-400-020) for construction of the Southwest Water Main Loop, in the amount of \$9,323.16.

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

	FY 2025/26
EXPENDITURE REQUIRED	\$ 9,323.16
BUDGET	
Water & Sewer Fund 592-536.00-976.214	\$ 6,786,926.00 (includes estimated FY 2024/25 Budget Rollover)
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0

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.

Gregory Michalek, the property owner of 21525 Beck Road, has agreed to grant the water main easement for \$9,323.16, which is the calculated value of the easement.

The City Attorney reviewed the signed easement favorably (Beth Saarela, July 31, 2025).

RECOMMENDED ACTION: Acceptance of a water main easement from the property owner of 21525 Beck Road (parcel 50-22-32-400-020) for construction of the Southwest Water Main Loop, in the amount of \$9,323.16.

21525 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

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

July 31, 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
21525 Beck Road**

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 22-32-400-020 (\$9,323.16)

The City prepared a valuation for a permanent Water System Easement for this parcel. The property owner accepted the offer of just compensation in the amount of \$9,323.16 for the easement, which valuation was based on assessing records for the property. The easement is in the City's standard format and the property owner's lender has consented to the easement.

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
July 31, 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)

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Gregory B. Michalek, as survivor of himself and his deceased wife, Margaret Mary Michalek, whose death certificate is recorded in Liber 56211, Page 35, Oakland County Records, whose address is 21525 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: 50-22-32-400-020

for and in consideration of Nine Thousand Three Hundred Twenty-Three Dollars and Sixteen Cents (\$9,323.16), 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 19th signature this day of may, 2025.

GRANTOR:



By: Gregory Michalek

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

On this 19th day of MAY, 2025, before me, personally appeared the above named Gregory Michalek, 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, PANIN OFORI-MENSA
Acting in WAYNE County, MI

My commission expires: JUNE 17th, 2030

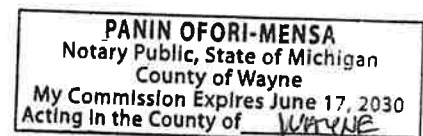
THIS INSTRUMENT DRAFTED BY:

Elizabeth K. Saarela, Esquire

ROSATI SCHULTZ JOPICH & AMTSBUECHLER, P.C.

27555 Executive Drive, Suite 250

Farmington Hills, Michigan 48331



AND WHEN RECORDED RETURN TO:

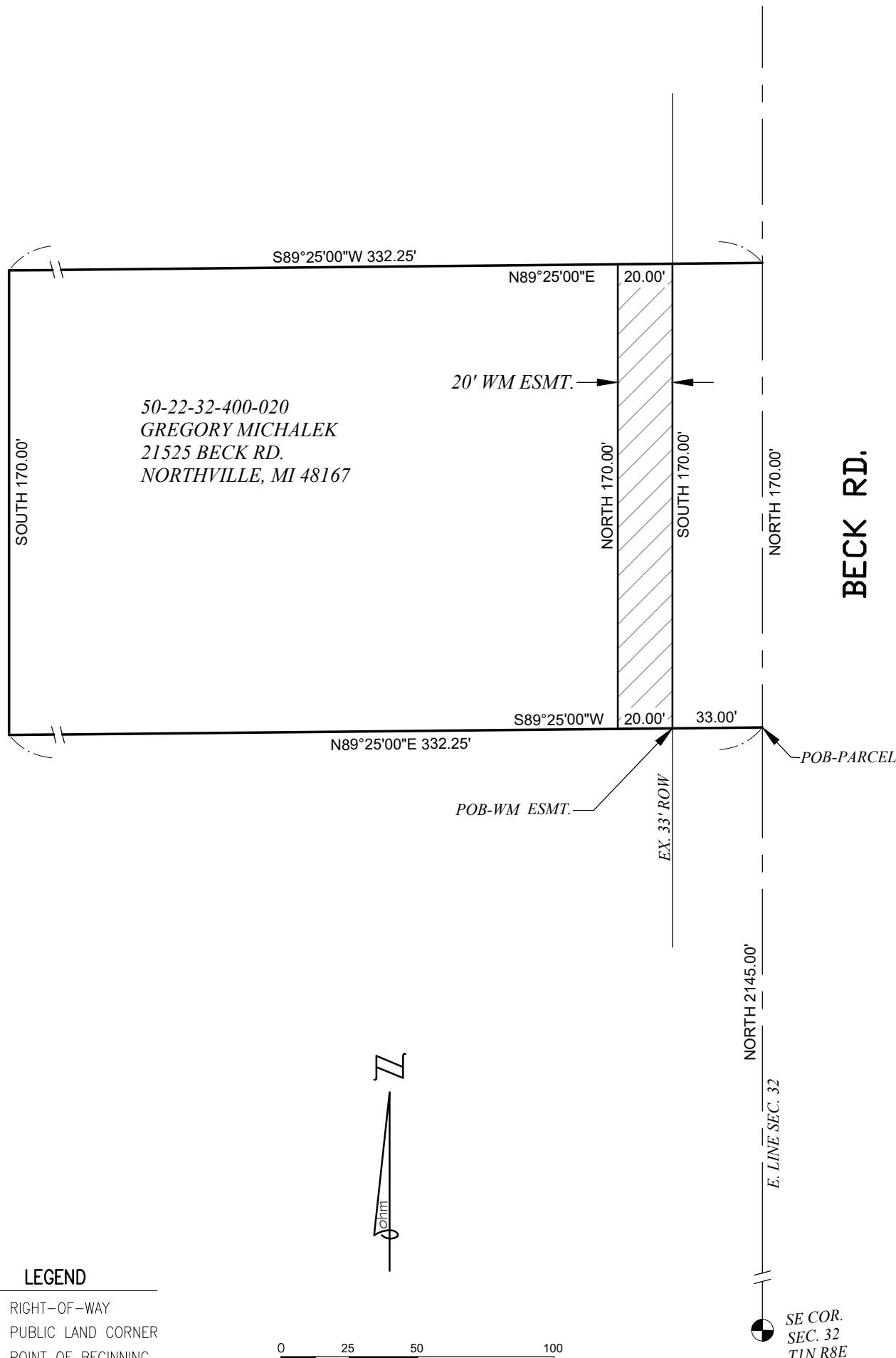
Cortney Hanson, Clerk

45175 Ten Mile

Novi, Michigan 48375

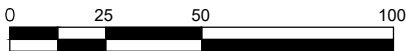
WATER MAIN EASEMENT SKETCH

Exhibit "A"



LEGEND

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



SCALE: 1" = 50'



SE COR.
SEC. 32
T1N,R8E

WATER MAIN EASEMENT
PART OF THE SE 1/4 OF SECTION 32
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PARCEL ID# 50-22-32-400-020

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



WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (50-22-32-400-020)
(PER ATA TITLE NATIONAL TITLE GROUP, FILE #63-24926980-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 2145.00 feet along the East line of said Section 32 to the Point of Beginning; thence continuing along said line North 170.00 feet; thence S 89°25'00" W 332.25 feet; thence due South 170.00 feet; thence N 89°25'00" E 332.25 feet to the Point of Beginning. Except the East 33 feet. 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 2145.00 feet along the East line of said Section 32; 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 170.00 feet; thence N 89°25'00" E 20.00 feet along the North line of said parcel; thence South 170.00 feet along the West right of way line of Beck Road to the Point of Beginning.

Contains 3,400 square feet or 0.078 acres of land, more or less. Subject to all easements and restrictions of record, if any.

Document Prepared by:

Bank of America, N.A.
Partial Release Department

AND WHEN RECORDED, MAIL TO:

Bank of America, N.A.
Mail Stop TX2-981-04-27
7105 Corporate Drive, Bldg B
Plano, TX 75024

CONSENT TO EASEMENT

MIN# 1000157-0101384928-0

SIS 888.679.6377

This Consent to Easement (the "Consent") is made this 21st day of July, 2025, by and between Mortgage Electronic Registration Systems, Inc., whose address is PO Box 2026, Flint, MI 48501-2026, as nominee for Bank of America, N.A. and its successors and assigns (as Mortgagee) (the "Mortgagee") and Gregory B. Michalek surviving spouse of Margaret Mary Michalek, who died on October 5, 2016 (the "Owner").

WITNESSETH

WHEREAS, the Owner desires to grant unto City of Novi, a Michigan municipal corporation ("Grantee") a Water System Easement (the "Easement") across, over and under Owner's property located in Oakland County, state of MI, (the "Property"). The Easement Agreement is attached hereto as Exhibit "A" and is incorporated herein by this reference.

WHEREAS, the Owner granted a Mortgage to Mortgagee which was recorded on May 10, 2021 as Instrument No. 0122330, at Liber 56211, Page 20 in the official records of Oakland County, state of Michigan and which encumbers the Property.

WHEREAS, Owner has requested that the Mortgagee consent to Owner's grant of the Easement.

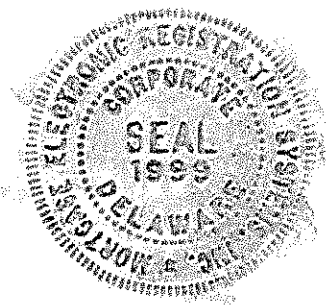
NOW THEREFORE, in and for valuable consideration, the receipt of which is hereby acknowledged, the Mortgagee consents to the Owner's grant of the Easement to Grantee and agrees that the Mortgage is subject to such Easement; provided however, that nothing contained in this provision shall operate to alter, change or modify the terms, provisions or conditions of the Mortgage, or any instrument described or referred to therein, or to release or affect the validity or priority of the lien, security interest and other rights of Mortgagee arising under or by virtue of the Mortgage. The lien, security interest and other rights of the Mortgagee to the Property by virtue of the Mortgage shall not be affected in any manner by the execution of this Consent other than to subordinate the lien to Grantee's rights under the Easement such that in the event the Mortgagee forecloses its lien, Grantee's rights under the Easement shall not be extinguished.

Witness the following signatures and seals:

Mortgage Electronic Registration Systems, Inc. as nominee for
Bank of America, N.A. and its successors and assigns



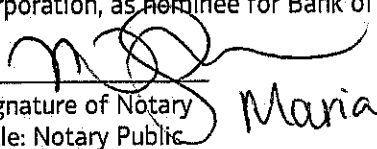
Heather A. Vinas
Assistant Vice President



State of Texas
County of Collin

Certificate of Acknowledgment

This instrument was acknowledged before me on July 21, 2015 by Heather A. Vinas, Assistant Vice President of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, on behalf of said corporation, as nominee for Bank of America, N.A. and its successors and assigns.


Signature of Notary
Title: Notary Public

Maria Williams

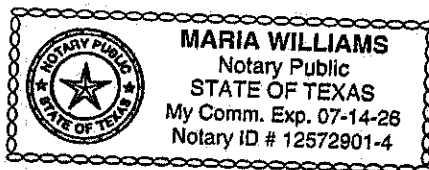


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IN WITNESS WHEREOF, the undersigned Grantor has affixed XXXXXX signature this day of XXXXXXXXXXXXXXXXXXXXXXX 2025.

GRANTOR:
XXXXXXXXXXXXXXXXXXXXXXX
By: Gregory Michalek

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this XXXXX day of XXXXXXXXXXXXXXXXXXXXXXX 2025, before me, personally appeared the above named XXXXXXXXXXXXXXXXXXXXXXX, the XXXXXXXXXXXXXXXXXXXXXXX of XXXXXXXXXXXXXXXXXXXXXXX, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as XXXXXX free act and deed.

XXXXXXXXXXXXXXXXXXXXXXX
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

EXHIBIT "A"

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EXHIBIT "B"

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Contains 3.400 square feet or 0.078 acres of land, more or less. Subject to all easements and restrictions of record, if any.

ORIGIN ID:ADSA (877) 430-1446
BANK OF AMERICA/MERRILL LYNCH
HEATHER VINAS
7105 CORPORATE DR
TX2-981-04-27
PLANO, TX 75024
UNITED STATES US

SHIP DATE: 21JUL25
ACTWGT: 0.50 LB
CAD: 109747247/WSXI2900
DIMS: 11x1x8 IN
BILL SENDER

TO REBECCA RUNKEL - DEPT OF PUBLIC WOR
CITY OF NOVI
26300 LEE BEGOLE DR

58GJ599C759F2

NOVI MI 48375

(248) 735-5694

REF: 000650000122

INV:

PO:

DEPT:



FedEx
Express



253025002301w

TRK#

0201

3912 3258 5393

TUE - 22 JUL 5:00P
STANDARD OVERNIGHT

XA DEOA

48375

MI-US DTW

