



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Acceptance of a highway easement from the property owner of 26255 Beck Road, parcel 50-22-17-400-044, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A highway easement is needed for the property to complete the planned Beck Road Reconstruction and Widening project.
- Staff must follow MDOT real estate guidelines when using federal funds.
- Providence Hospital donated easement.

BACKGROUND INFORMATION:

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. At 26255 Beck Road (parcel 50-22-17-400-044), limited public right-of-way exists. To make the proposed improvements to the road, additional right-of-way is needed. Since the road project is receiving federal funding, staff followed MDOT's real estate guidance for easement acquisition. This included an appraisal of the easement areas and an appraisal review, which determined the just compensation to be \$19,800. However, the owner of the parcel, Providence Hospital & Medical Center, chose to donate the easement to the City. The City Attorney reviewed the signed easement favorably (Beth Saarela, February 9, 2026).

RECOMMENDED ACTION: Acceptance of a highway easement from the property owner of 26255 Beck Road, parcel 50-22-17-400-044, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue.

26255 Beck Road Highway Easement



City of Novi
Geospatial Resources Division
Integrated Solutions Dept.
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

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Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

February 9, 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
26255 Beck Road.**

Dear Ms. Runkel:

We have received and reviewed the following easement donated by Providence Hospital and Medical Centers for the Beck Road Reconstruction Project:

- Highway Easement

The Highway Easement is acceptable as provided and is consistent with the title search obtained for the Property.

The Highway Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Highway 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 document for recording.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Rebecca Runkel, Project Engineer

City of Novi

February 9, 2026

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EKS

Enclosures

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

HIGHWAY EASEMENT

KNOW ALL PERSONS that, Providence Hospital and Medical Centers, a Michigan Non-Profit Corporation ("Grantor"), whose address is 4040 Vincennes Circle, Indianapolis, Indiana 46268, for and in consideration of One Dollar (\$1.00), paid to Grantor by the City of Novi, a Michigan Municipal Corporation, ("Grantee"), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, does hereby grant to the Grantee, a permanent easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, sidewalk, and other infrastructure improvements in, over, under, upon, and through a portion of the following described premises ("Property") situated in the City of Novi, County of Oakland, State of Michigan as such Highway Easement is more particularly described, drawn and depicted on the attached Exhibit A.

Tax Parcel No.: 50-22-17-400-044

The Highway Easement consists of a variable width easement described as follows:

SEE HIGHWAY EASEMENT DRAWING, ATTACHED AS EXHIBIT "A,"

This Highway Easement includes, but is not limited to, the consent of the Grantor, within the Highway Easement area, to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Grantee, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Highway Easement. Grantor waives further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored at Grantee's sole cost and expense to substantially the condition that existed prior to construction by the Grantee, its agents, employees or contractors.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Grantee, and there are no other verbal promises between the Grantor and the Grantee except as shown herein.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 18 day of December, 2025.

GRANTOR

Providence Hospital and Medical Centers, a Michigan Non-Profit Corporation

BY

Robin S. Damshroder, President & CFO

STATE OF MICHIGAN)
COUNTY OF Wayne)
) SS.

The foregoing consent to easement was acknowledged before me this 18 day of December, 2025, by Robin Damschroder, the President, Val. Based entr. JCBU of HFH, a Michigan _____, on its behalf.



MELISSA MULLIN
My Commission Expires
June 9, 2031
County of Oakland
in the County of Alameda

Melissa Mullin
Notary Public
Oakland County, June 9, 2031
My Commission Expires: June 9, 2031

Parcel No. 50-22-17-400-044

Drafted by:
Elizabeth Saarela, Esq.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

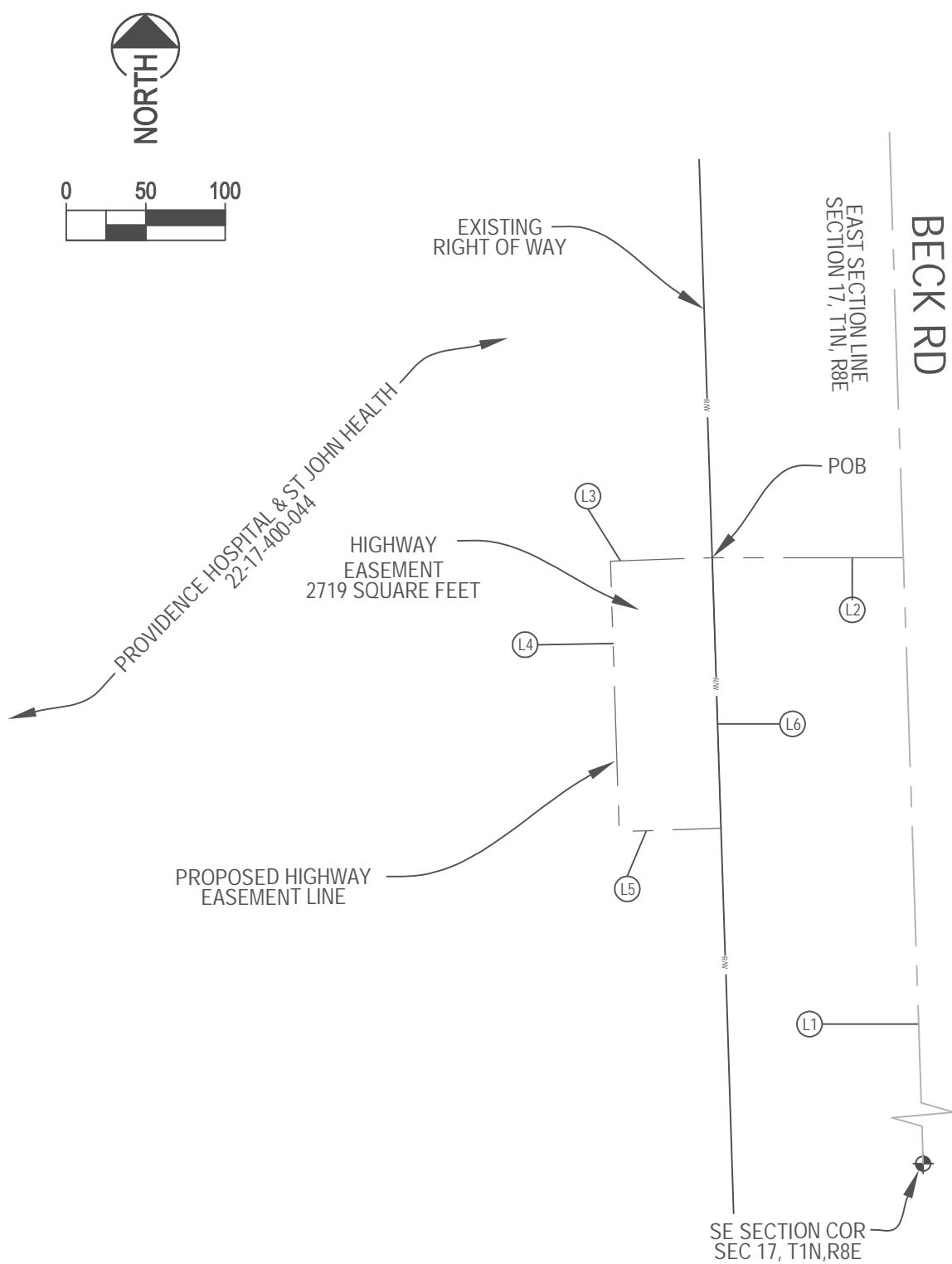
When recorded return to:

Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RECORDING FEE _____ REVENUE STAMPS _____

HIGHWAY EASEMENT

PART OF SECTION 17, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



HIGHWAY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 17, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTH EAST SECTION CORNER N01°52'21"W, A DISTANCE OF 979.75 FEET; THENCE N90°00'00"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S88°07'39"W, A DISTANCE OF 32.00 FEET; THENCE S01°52'21"E, A DISTANCE OF 85.00 FEET; THENCE N88°07'39"E, A DISTANCE OF 32.00 FEET; THENCE N01°52'21"W, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING CONTAINING 2719 SQUARE FEET MORE OR LESS

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	979.75'
L2	N90°00'00"W	60.00'
L3	S88°07'39"W	32.00'
L4	S01°52'21"E	85.00'
L5	N88°07'39"E	32.00'
L6	N01°52'21"W	85.00'

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PROVIDENCE HOSPITAL & ST JOHN HEALTH

AECOM

26255 BECK
NOVI, MI

LEGEND

PROPERTY LINE
EXIST R/W LINE

PROPOSED
HIGHWAY
EASEMENT
SECTION LINE
SECTION CORNER

SURVEY FOR:
CITY OF NOVI
DATE: 7/7/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR



Commonly Known As: 26255 Beck Rd, Novi, MI 48374

TITLE SEARCH

Date: July 3, 2025

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:

Providence Hospital and Medical Centers, a Michigan Non-Profit Corporation

1. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.
2. Terms, conditions and provisions which are recited in Sanitary Easement recorded in [Liber 20010, Page 714](#), and in [Liber 20221, Page 74](#), Oakland County Records.
3. Terms, conditions and provisions which are recited in Storm Drainage Facility Maintenance Agreement recorded in [Liber 27873, Page 546](#), and amended in [Liber 43279, Page 22](#), Oakland County Records.
4. Terms, conditions and provisions which are recited in Agreement of Conservation Easement recorded in [Liber 35538, Page 514](#), and in [Liber 48589, Page 154](#), Oakland County Records.
5. Terms, conditions and provisions which are recited in Declaration recorded in [Liber 38246, Page 430](#), and amended in [Liber 38418, Page 113](#), and amended in [Liber 40469, Page 687](#), and amended in [Liber 46030, Page 88](#), and amended in [Liber 47833, Page 522](#), and amended in [Liber 48966, Page 129](#), and amended in [Liber 49631, Page 836](#), and amended in [Liber 51459, Page 766](#), Oakland County Records.
6. Terms, conditions and provisions which are recited in AT&T Easement recorded in [Liber 39072, Page 889](#), Oakland County Records.
7. Terms, conditions and provisions which are recited in Access and Utility Easement recorded in [Liber 39338, Page 431](#), Oakland County Records.
8. Terms, conditions and provisions which are recited in Sidewalk Easement recorded in [Liber 42627, Page 701](#), Oakland County Records.
9. Terms, conditions and provisions which are recited in Water Main Easement recorded in [Liber 42716, Page 819](#), and in [Liber 42716, Page 845](#), and in [Liber 48553, Page 574](#), Oakland County Records.

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

TITLE SEARCH - CONTINUED

10. Terms, conditions and provisions which are recited in Sanitary Sewer Easement recorded in [Liber 42716, Page 826](#), and in [Liber 42716, Page 838](#), Oakland County Records.
11. Terms, conditions and provisions which are recited in Memorandum of Ground Lease recorded in [Liber 48324, Page 354](#), Oakland County Records.
12. Terms, conditions and provisions which are recited in Planned Suburban Low-Rise (PSLR) Overlay Development Agreement recorded in [Liber 48329, Page 683](#), and amended in [Liber 50438, Page 342](#), Oakland County Records.
13. Terms, conditions and provisions which are recited in Sanitary Sewer Access Easement recorded in [Liber 48553, Page 564](#), Oakland County Records.
14. Terms, conditions and provisions which are recited in Cross Access Easement Agreement recorded in [Liber 48553, Page 585](#), Oakland County Records.
15. Terms, conditions and provisions which are recited in Pathway Easement recorded in [Liber 48553, Page 602](#), Oakland County Records.
16. Terms, conditions and provisions which are recited in Wetland Conservation Easement recorded in [Liber 48553, Page 612](#), Oakland County Records.
17. Terms, conditions and provisions which are recited in Woodlands Conservation Easement recorded in [Liber 48553, Page 627](#), Oakland County Records.
18. Terms, conditions and provisions which are recited in Storm Drainage Facility Maintenance Easement Agreement recorded in [Liber 48553, Page 646](#), Oakland County Records.

19. PAYMENT OF TAXES: Tax Parcel No.: 22-17-400-044

2025 Summer Taxes in the amount of \$6,106.54 are DUE

2024 Winter Taxes in the amount of \$2,660.39 are PAID

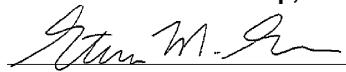
Special Assessments: NONE

- 2025 State Equalized Value: \$569,450.00
- 2025 Taxable Value: \$160,050.00

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

Vesting Deed

COUNTERSIGNED:
ATA National Title Group, LLC


Steven M. Greco
AUTHORIZED SIGNATORY

TITLE SEARCH - CONTINUED

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 Southeast 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at point distance South 87 degrees 17 minutes 07 seconds West 60 feet and South 01 degrees 21 minutes 47 seconds East 1424.81 feet from East 1/4 corner, thence South 01 degrees 21 minutes 47 seconds East 546.93 feet, thence South 87 degrees 20 minutes 58 seconds West 777.29 feet, thence North 01 degrees 54 minutes 30 seconds West 141.47 feet, thence North 42 degrees 42 minutes 54 seconds East 69.93 feet, thence along curve to right, radius 320 feet, chord bears North 51 degrees 13 minutes 58 seconds East 94.79 feet, distance of 95.14 feet, thence North 59 degrees 45 minutes 02 seconds East 71.84 feet, thence along curve to left, radius 530 feet, chord bears North 48 degrees 04 minutes 48 seconds East 214.42 feet, distance of 215.91 feet, thence North 36 degrees 24 minutes 34 seconds East 109.30 feet, thence along curve to right, radius 168 feet, chord bears North 61 degrees 40 minutes 10 seconds East 143.38 feet, distance of 148.13 feet, thence South 85 degrees 13 minutes 39 seconds East 100.27 feet, thence North 88 degrees 30 minutes 39 seconds East 134.26 feet to beginning.