



**CITY OF NOVI CITY COUNCIL  
JUNE 3, 2024**

**SUBJECT:** Acceptance of a highway easement for completion of sidewalk improvements at 25500 Meadowbrook Road in the amount of \$2,145.57.

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

<b>EXPENDITURE REQUIRED</b>	<b>\$ 2,145.57</b>
<b>AMOUNT BUDGETED</b>	<b>\$ 191,802.00</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>LINE ITEM NUMBER</b>	<b>202-449.20-975.227 Major Street Fund</b>

**BACKGROUND INFORMATION:**

The Meadowbrook Road Rehabilitation from 10 Mile to 11 Mile project, which was awarded federal funding through the Oakland County Federal Aid Committee (FAC), includes some ADA improvements in addition to road pavement rehabilitation. City engineering consultant, OHM Advisors, found the existing sidewalk ramps at the southeast corner of 11 Mile Rd and Meadowbrook Rd in need of minor grading adjustments to meet ADA standards. Since the City has limited public right-of-way at this location, the City requested a highway easement to cover the sidewalk work and any future road or sidewalk adjustments in the future.

The City Attorney reviewed the signed easement favorably (Beth Saarela, May 28, 2024). The Meadowbrook Road Rehabilitation project will be bid out with the Nine Mile Road Rehabilitation from Meadowbrook to Haggerty Road project later this summer. Construction is expected to begin next spring.


**RECOMMENDED ACTION:** Acceptance of a highway easement for completion of sidewalk improvements at 25500 Meadowbrook Road in the amount of \$2,145.57.

# Highway Easement - 25500 Meadowbrook Rd



Map Author: Runkel  
 Date: 5-22-24  
 Version #: 1.0

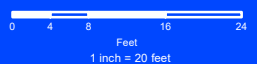
**Legend**

 Right of Way - Novi Edits

**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.



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



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

May 28, 2024

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

**RE: Meadowbrook Road Rehabilitation – Project Easements  
25500 Meadowbrook Road**

Dear Ms. Runkel:

We have received and reviewed the following easement that the City has acquired for the Meadowbrook Road Rehabilitation Project:

- Highway Easement – Parcel 22-24-100-001 (\$2,145.57)

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 \$2,145.57 for the permanent Highway Easement, which valuation was based on the market study the City obtained from its appraiser. Highway Easements are typically valued at 100% of the per square foot value of the property, like a fee title acquisition, since it permits above ground improvements that permanently impact 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.

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 easements for recording. Please note that the signature block requires minor correction in black ink to identify the signer in print below his signature and in the notary block.

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

Rebecca Runkel, Project Engineer  
City of Novi  
May 28, 2024  
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)

**HIGHWAY EASEMENT**

**KNOW ALL PERSONS** that Meadowbrook Medical Building, LLC, a Michigan Limited Liability company (“Grantor”), whose address is 29275 Northwestern Highway Suite 100, Southfield, Michigan 48034, for and in consideration of Two-Thousand One-Hundred and Forty Dollars and Fifty-Seven Cents (\$2,145.57), 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.: 50-22-24-100-001

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 15<sup>th</sup> day of

May, 2024.

GRANTOR

Meadowbrook Medical Building, LLC, a Michigan Limited Liability company

BY: [Handwritten Signature]

STATE OF MICHIGAN )  
 ) SS.  
COUNTY OF Oakland )

The foregoing consent to easement was acknowledged before me this 15<sup>th</sup> day of May, 2024 by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a Michigan \_\_\_\_\_, on its behalf.

[Handwritten Signature]  
Notary Public  
\_\_\_\_\_  
County, \_\_\_\_\_  
My Commission Expires: 11/1/26

Parcel No. 50-22-24-100-001

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

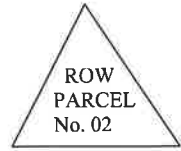
RECORDING FEE \_\_\_\_\_ REVENUE STAMPS \_\_\_\_\_





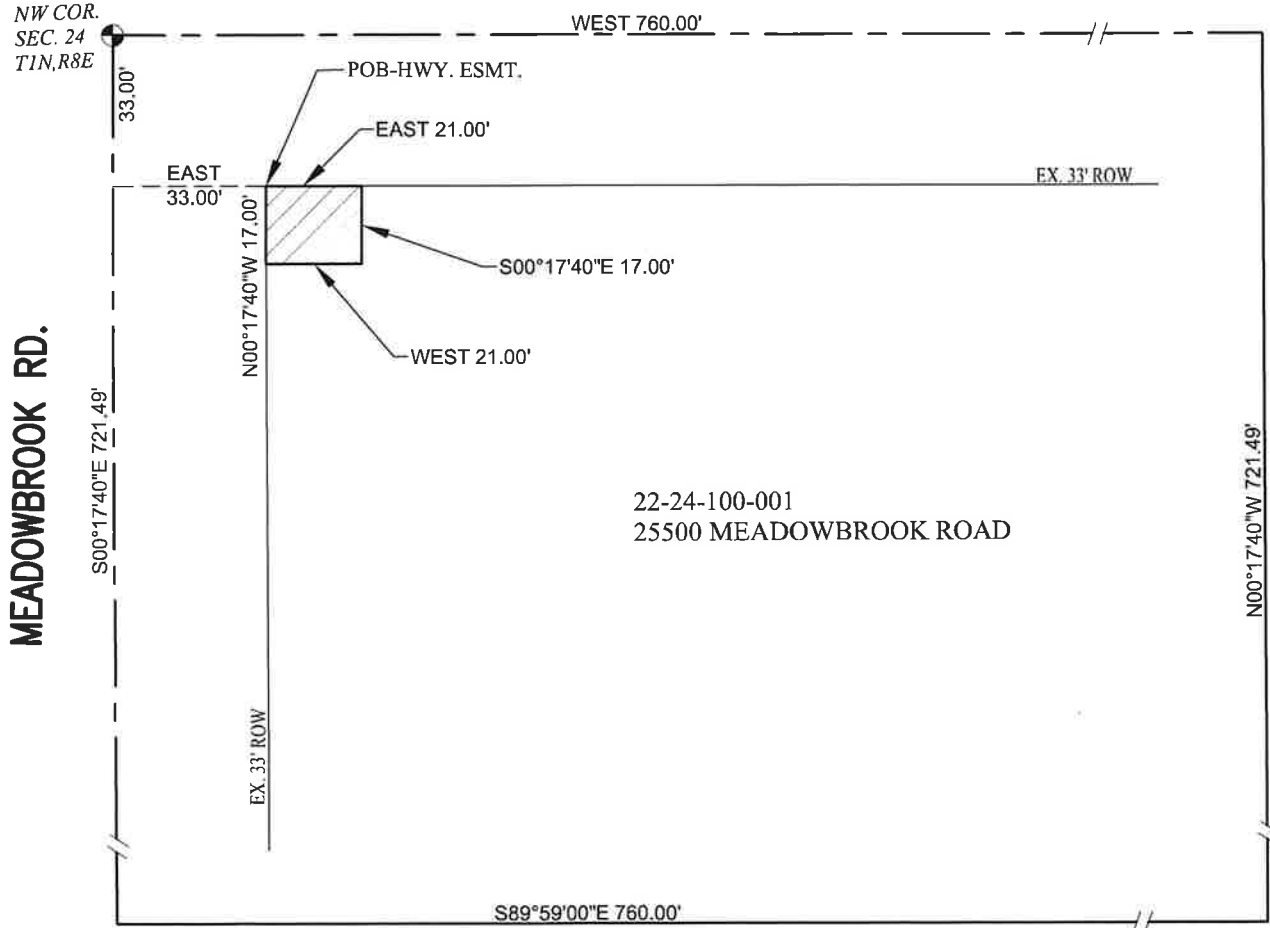
**EXHIBIT A**  
**PARCEL 22-24-100-001**  
**25500 MEADOWBROOK ROAD**

\*\*\*BEARINGS BASED ON  
 LEGAL DESCRIPTION #22-24-100-001  
 PER OAKLAND COUNTY TAX ROLLS



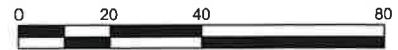
HIGHWAY EASEMENT

**11 MILE RD.**



LEGEND

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



SCALE: 1" = 40'

LAND AREAS

PARENT PARCEL = 12.586 ACRES (548,240 SQ. FEET)  
 PROPOSED HIGHWAY EASEMENT = 0.008 ACRES (357 SQ. FEET)

9 MILE ROAD + MEADOWBROOK ROAD REHABILITATION  
 PARCEL # 22-24-100-001  
 SECTION 24, T.1N., R.8E., CITY OF NOVI,  
 OAKLAND COUNTY, MICHIGAN

DATE  
 04-16-2024  
 SHEET  
 1  
 OF 1

CITY OF NOVI - DEPT. OF PUBLIC WORKS | 214168+214182 | 0163-22-0080  
 34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM





EXHIBIT "B"  
MEADOWBROOK ROAD REHABILITATION  
JN 214182  
Tax ID: 22-24-100-001  
Parcel 02

PARENT PARCEL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 24, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows:

Beginning at the NW corner of said Section 24; thence S 00°17'40" E 721.49 feet; thence S 89°59'00" E 760.00 feet; thence N 00°17'40" W 721.49 feet; thence West 760.00 feet to the Point of Beginning.

PROPOSED HIGHWAY EASEMENT DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 24, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows:

Commencing at the NW corner of said Section 24; thence S 00°17'40" E 33.00 feet; thence East 33.00 feet to the Point of Beginning; thence continuing East 21.00 feet along the South right-of-way line of 11 Mile Road; thence S 00°17'40" E 17.00 feet; thence West 21.00 feet; thence N 00°17'40" W 17.00 feet along the East right-of-way line of Meadowbrook Road to the Point of Beginning.

Containing 357 square feet, more or less.

Part of Tax ID No. 22-24-100-001  
25500 MEADOWBROOK ROAD

Dated: April 16, 2024  
SH

**Commonly Known As:** 25500 Meadowbrook Rd., Novi, MI 48375

## TITLE SEARCH

Date: March 18, 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:**

Meadowbrook Medical Building, LLC, a Michigan limited liability company

1. Mortgage in the original amount of \$1,000,000.00, and the terms, conditions and provisions contained therein, executed by Meadowbrook Medical Building LLC, a Michigan limited liability company to Bank of Ann Arbor dated April 9, 2018 and recorded April 24, 2018 in Liber 51752, Page 668, and amended in Liber 54431, Page 307, Oakland County Records.
2. Mortgage in the original amount of \$9,000,000.00, and the terms, conditions and provisions contained therein, executed by Meadowbrook Medical Building LLC, a Michigan limited liability company to Bank of Ann Arbor dated April 9, 2018 and recorded April 20, 2018 in Liber 51744, Page 774, and amended in Liber 54431, Page 286, Oakland County Records.
3. Assignment of Rents executed by Meadowbrook Medical Building LLC, a Michigan limited liability company to Bank of Ann Arbor dated April 9, 2018 and recorded April 20, 2018 in Liber 51744, Page 785, Oakland County Records.
4. Mortgage in the original amount of \$2,775,000.00, and the terms, conditions and provisions contained therein, executed by Meadowbrook Medical Building LLC, a Michigan limited liability company to Bank of Ann Arbor dated September 9, 2021 and recorded September 10, 2021 in Liber 56829, Page 516, Oakland County Records.
5. Assignment of Rents executed by Meadowbrook Medical Building LLC, a Michigan limited liability company to Bank of Ann Arbor dated September 9, 2021 and recorded September 10, 2021 in Liber 56829, Page 527, Oakland County Records.
6. Notice of Commencement relative to construction on subject property as recorded February 24, 2022 in Liber 57504, Page 477, Oakland County Records.
7. Notice of Commencement relative to construction on subject property as recorded February 28, 2022 in Liber 57529, Page 344, Oakland County Records.
8. 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.

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

## TITLE SEARCH - CONTINUED

9. Easement to City of Novi recorded in Liber 7082, Page 539, Oakland County Records.
10. Easement to City of Novi recorded in Liber 7082, Page 563, Oakland County Records.
11. Easement to City of Novi recorded in Liber 8070, Page 227, Oakland County Records.
12. Easement to City of Novi recorded in Liber 8070, Page 236, Oakland County Records.
13. Terms, conditions and provisions which are recited in Monitoring Agreement recorded in Liber 36517, Page 676, Oakland County Records.
14. Easements for sanitary sewer in the instrument recorded in Liber 40212, Page 596, Oakland County Records.
15. Easements for water main in the instrument recorded in Liber 40212, Page 600, Oakland County Records.
16. Terms, conditions and provisions which are recited in Storm Drainage Facility Maintenance Agreement recorded in Liber 51730, Page 579, Oakland County Records.
17. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
18. PAYMENT OF TAXES: Tax Parcel No.: 22-24-100-001

2023 Winter Taxes in the amount of \$95,663.23 are PAID

2023 Summer Taxes in the amount of \$238,781.35 are PAID

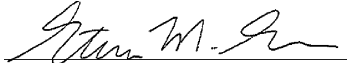
Special Assessments: NONE

- 2023 State Equalized Value: \$8,149,400.00
- 2023 Taxable Value: \$6,327,230.00

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

[Customer Copies](#)

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 Northwest 1/4 of Section 24, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as follows: Beginning at the Northwest section corner, thence along Section line South 00 degrees, 17 minutes, 40 seconds East 721.49 feet, thence South 89 degrees, 59 minutes, 00 seconds East 760.00 feet; thence North 00 degrees, 17 minutes, 40 seconds West 721.49 feet to Section line; thence along Section line North 89 degrees, 59 minutes, 00 seconds West 760.00 feet to the point of beginning.

ALSO DESCRIBED BY SURVEY AS:

Beginning at the Northwest corner of Section 24, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; thence North 88 degrees, 13 minutes, 44 seconds, (recorded as North 89 degrees, 59 minutes, 00 seconds West) 760.00 feet along the North line of said Section 24 and the centerline of 11 Mile Road (66.00 feet wide); thence South 02 degrees, 02 minutes, 48 seconds East 721.86 feet (recorded as South 00 degrees, 17 minutes, 40 seconds East 721.49 feet); thence South 88 degrees, 15 minutes, 26 seconds West (recorded as North 89 degrees, 59 minutes, 00 seconds West) 760.00 feet along the North line of Vincenti Industrial Park, as recorded in Liber 157 of Plats, Page 31, Oakland County Records; thence North 02 degrees, 02 minutes, 48 seconds, West (recorded as North 00 degrees, 17 minutes, 40 seconds East) 721.49 feet along the West line of said Section 24 and the centerline of Meadowbrook Road (66.00 feet wide) to the PLACE OF BEGINNING, being a part of the Northwest 1/4 of said Section 25.