



CITY OF NOVI CITY COUNCIL
JUNE 23, 2025

SUBJECT: Acceptance of a water main easement from the property owners of 21565 Beck Road (parcel 50-22-32-400-42) for construction of the Southwest Water Main Loop, in the amount of \$3,886.

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 fit the water main

FINANCIAL IMPACT

	FY 2024/25
EXPENDITURE REQUIRED	\$ 3,886.29
BUDGET	
Water & Sewer Fund 592-536.00-976.214	\$ 7,031,980.00
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.

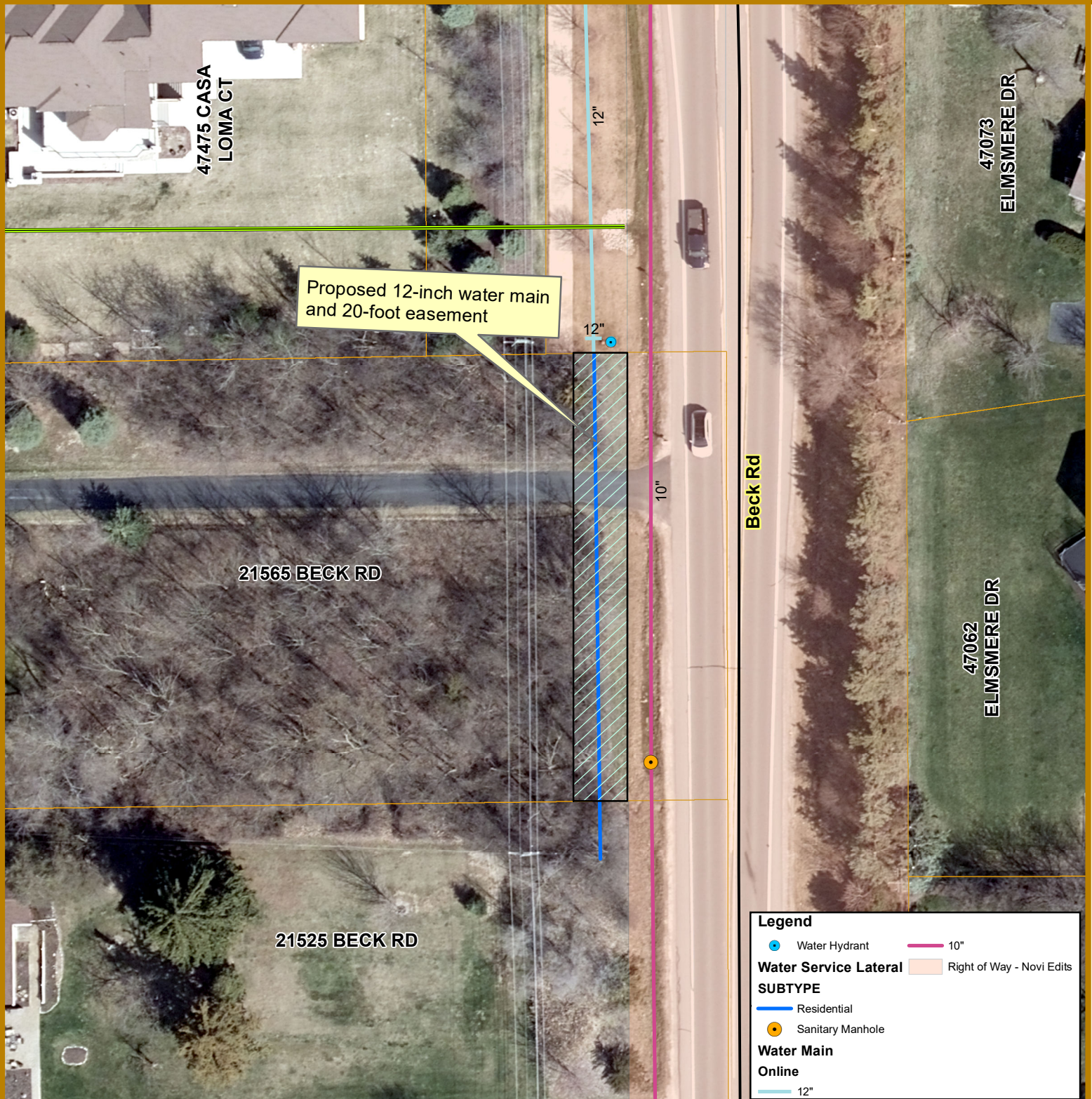
Ronald and Susan Bush, the property owners of 21565 Beck Road, have agreed to grant the water main easement for \$3,886.29, which is the calculated value of the easement.

The City Attorney reviewed the signed easement favorably (Beth Saarela, June 6, 2025).

RECOMMENDED ACTION: Acceptance of a water main easement from the property owners of 21565 Beck Road (parcel 50-22-32-400-42) for construction of the Southwest Water Main Loop, in the amount of \$3,886.

21565 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.



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 = 45 feet

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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

June 6, 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
21565 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 22-32-400-024 (\$3,886.29)

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 \$3,886.29 for the permanent Water System Easement, which valuation was based on the City Assessing Department's valuation data for the property. Water System Easements are typically valued at 50% of the per square foot value of the property, since they do not take 100% of the value of the surface of the property, unlike a fee title acquisition. The easement is in the City's standard format and is consistent with the title search the City obtained for the property.

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 easement 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
June 6, 2025
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Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Alyssa Craigie, Administrative Assistant
Thomas R. Schultz, Esquire

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Ronald G. Bush and Susan L. Bush, husband and wife, whose address is 21565 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: 50-22-32-400-024

for and in consideration of Three Thousand Eight Hundred and Eighty-Six Dollars and Twenty-Nine Cents (\$3,886.29), 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 their signature this day of June, 5th, 2025.

GRANTOR:

Ronald G. Bush

By: Ronald G. Bush

Susan L. Bush

By: Susan L. Bush

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

On this 5th day of June, 2025, before me, personally appeared the above named Ronald + Susan Bush, the owner of 21565 Beck Road, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

REBECCA RUNKEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Aug 13, 2029
ACTING IN COUNTY OF Oakland

Rebecca Runkel

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:

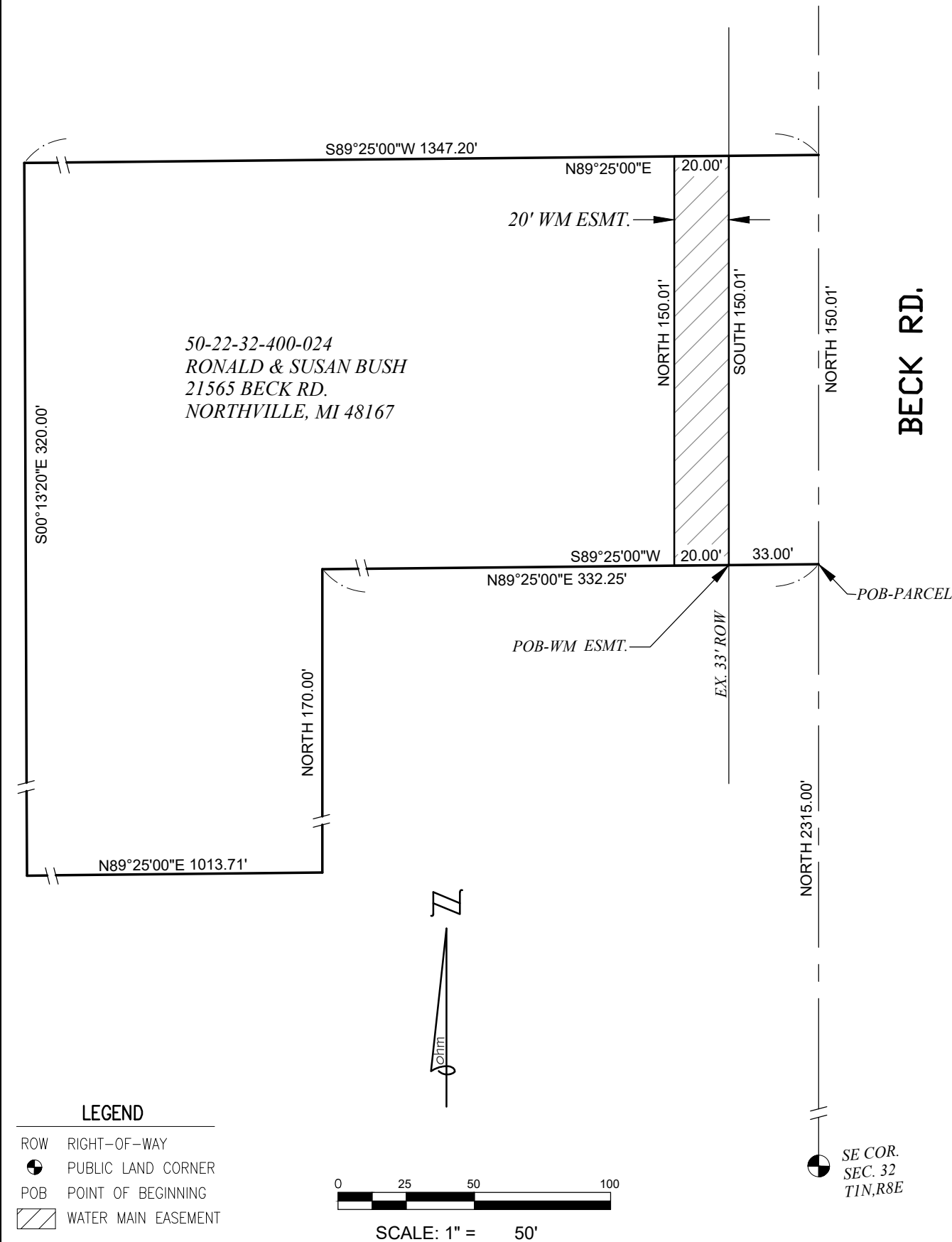
Cortney Hanson, Clerk

45175 Ten Mile

Novi, Michigan 48375

WATER MAIN EASEMENT SKETCH

Exhibit "A"



WATER MAIN EASEMENT PART OF THE SE 1/4 OF SECTION 32 T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN PARCEL ID# 50-22-32-400-024			SCALE H: 1"=50'
DATE: 01-02-2025	CLIENT: CITY OF NOVI	JCS # 0163-23-0080	SHEET 3 OF 4
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM			



WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (50-22-32-400-024)
(PER ATA TITLE NATIONAL TITLE GROUP, FILE #63-24926978-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 2315.00 feet to the Point of Beginning; thence North 150.01 feet; thence S 89°25'00" W 1347.20 feet; thence S 00°13'20" E 320.00 feet; thence N 89°25'00" E 1013.71 feet; thence North 170.00 feet; thence N 89°25'00" E 332.25 feet to the Point of Beginning. 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 2315.00 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 150.01 feet; thence N 89°25'00" E 20.00 feet along the North line of said parcel; thence South 150.01 feet along the West right of way line of Beck Road to the Point of Beginning.

Contains 3,000 square feet or 0.069 acres of land, more or less. Subject to all easements and restrictions of record, if any.

WATER MAIN EASEMENT		SCALE H: 1"=50'	
PART OF THE SE 1/4 OF SECTION 32		SHEET	
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN		4	
PARCEL ID# 50-22-32-400-024		OF 4	
DATE: 01-02-2025	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			
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