



**CITY OF NOVI CITY COUNCIL
JUNE 8, 2026**

SUBJECT: Acceptance of a highway easement and drainage easement from the property owners of 26270 Beck Road, parcel 50-22-16-300-006, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$22,428.60.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A highway easement and drainage easement are 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.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	\$ 13,944.00 Drainage Easement \$ 8,484.60 Highway Easement \$ 22,428.60 Total Easement Amount
BUDGET	
Major Street Fund 202-449.20-975.226	\$ 669,458.00
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0

BACKGROUND INFORMATION:

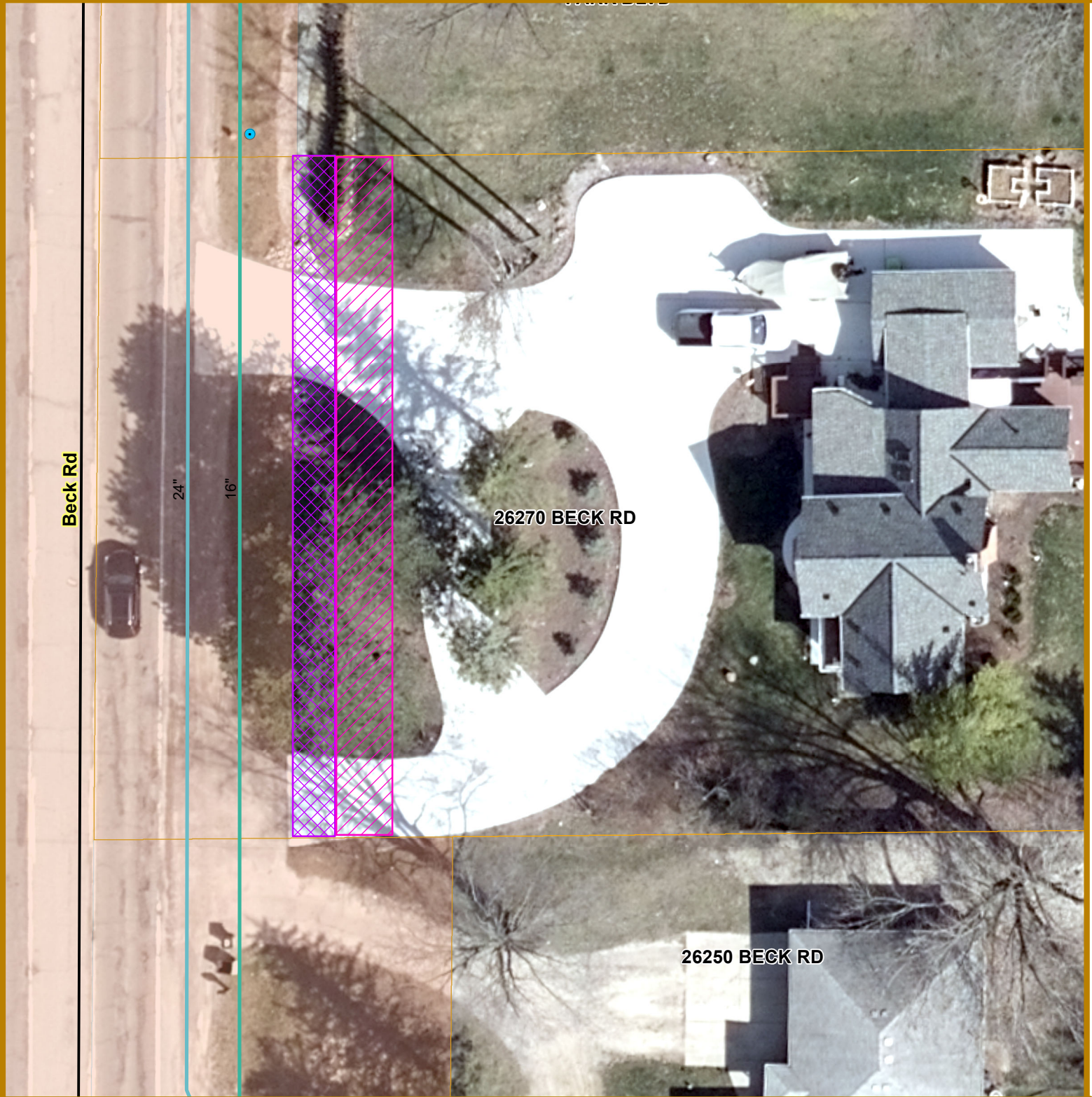
Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue recently started construction. At 26270 Beck Road, limited public right-of-way

exists. To make the proposed improvements to the road, additional right-of-way is needed. Since the project is receiving federal funding, staff followed MDOT's real estate guidance for easement acquisition. The total just-compensation for the easement offered to the property owners was \$22,428.60, which the property owners accepted.

The City Attorney reviewed the easements favorably (Beth Saarela, May 7, 2026). Construction is currently underway.






RECOMMENDED ACTION: Acceptance of a highway easement and drainage easement from the property owners of 26270 Beck Road, parcel 50-22-16-300-006, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$22,428.60.

26270 Beck Road Approximate Easement Location



Map Author: Runkel
Date: 6-13-25
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		Proposed Highway Easement
Water Main Online		Proposed Drainage Easement
		16"
		24"
		Right of Way - Novi Edits



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 7, 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
26270 Beck Road**

Dear Ms. Runkel:

We have received and reviewed the following easement granted by the property owners of 26270 Beck Road for the Beck Road Reconstruction Project:

- Highway Easement (\$8,484.60)
- Stormwater and Surface Drainage Easement (\$13,944.00)

The Highway Easement and Stormwater and Surface Drainage Easement are acceptable as provided and is consistent with the title search obtained for the Property. The compensation provided is consistent with the City initial offer that was based on City's assessed values for the property.

The Highway Easement and Stormwater and Surface Drainage Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Highway Easement and Stormwater and Surface Drainage 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.

Rebecca Runkel, Project Engineer
City of Novi
May 7, 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

EASEMENT FOR STORM WATER AND SURFACE DRAINAGE

THIS EASEMENT made this 20TH day of MARCH, 2026, by Vipin and Rakhi Kapoor, husband and wife, whose address is 26270 Beck Road, Novi, Michigan 48374 (hereinafter referred to as "Grantor"), being title holder of the property described in the attached and incorporated, Exhibit A, (hereinafter referred to as the "Property").

Grantor, in consideration of Thirteen thousand Nine Hundred and Forty-Four (\$13,944.00) Dollars, receipt and sufficiency of which is hereby acknowledged, does reserve and grant, on behalf of itself, its heirs, successors, assigns and transferees, a private, non-exclusive, perpetual easement for purposes of storm water and surface drainage, over, upon, across, in, through, the Property, which easement is described and depicted, as stated in the attached and incorporated Exhibit B (hereinafter referred to as the "Easement Area").

This easement is for the benefit of the property described in the attached and incorporated Exhibit C (hereinafter referred to as the "Grantee Property") and all heirs, successors, assigns and transferees of the Grantee and the City of Novi (hereinafter referred to as "Grantees"). Storm water and surface drainage the Property shall be permitted to discharge and flow over, upon, across, through and under the Easement Area.

The Grantor shall maintain the Easement Area, so at all times, it continues to function as intended. The Grantor, shall be prohibited from altering or placing anything in the Easement Area which shall obstruct or impede the flow of storm water or surface drainage from the Grantee Property. Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described Easement Area, or to develop or allow the development of the Easement Area in any manner which obstructs the flow of storm water drainage. However, 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, and maintenance, of the Easement Area.

Grantees shall be permitted to enter upon the Easement Area and sufficient land adjacent to said storm water drainage Easement Area for the purpose of exercising the rights and privileges granted herein.

This Easement does not grant or convey to Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area.

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 MARCH 20 A.D., 2026.

GRANTOR:

By: [Signature]
Its: owner, Vipin Kapoor

By: [Signature]
Its: owner, Rakhi Kapoor

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 20th day of MARCH, A.D., 2026 before me, personally appeared the above named VIPIN AND RAKHI KAPOOR, the OWNERS of 26270 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.

[Signature]
Notary Public, OAKLAND County, MI
My commission expires 7/3/2031

THIS INSTRUMENT DRAFTED BY:
ELIZABETH M. KUDLA
30903 NORTHWESTERN HWY
FARMINGTON HILLS, MI 48334
Tax Identification Number: _____

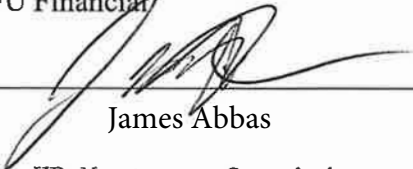
BENJAMIN L. CROY
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Jul 3, 2031
ACTING IN COUNTY OF OAKLAND

WHEN RECORDED, RETURN COPY TO:
CORTNEY HANSON, CLERK
CITY OF NOVI
45175 W. TEN MILE RD
NOVI, MI 48334

CONSENT TO EASEMENT

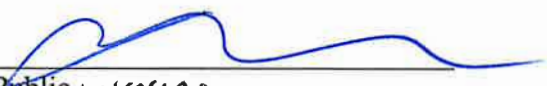
As the lender/mortgagee of the property referenced in the Grading and Drainage Easement, dated March 20, 2026, as shown in the Exhibit, attached hereto and incorporated herein, whereby Vipin and Rakhi Kapoor, granted and conveyed said easement to the City of Novi, the undersigned hereby evidences its acknowledgment and consent to the grant, conveyance, existence and recordation of said easements, which easements are hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 28 day of April, 2026.

DCFU Financial
By: 
James Abbas
Its: VP Mortgage Servicing

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 28 day of April, 2026, by James Abbas, the VP of VP Mortgage Servicing DCFU Financial corporation, on its behalf.


Notary Public Wayne
Acting in ~~Oakland~~ County, MI
My commission expires: 4.26.2031

JACQUELYN REYNA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 26, 2031
ACTING IN COUNTY OF Wayne

PROPERTY DESCRIPTION

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 Southwest 1/4 of Section 16, Town 1 North, Range 8 East, more particularly described as beginning at a point due North from the Southwest corner of said Section 873.55 feet to the point of beginning; thence North 88 degrees 55 minutes 7 seconds East 250.00 feet; thence due South 115.00 feet; thence South 88 degrees 55 minutes 7 seconds West 250.00 feet; thence due North 115.00 feet to the point of beginning.

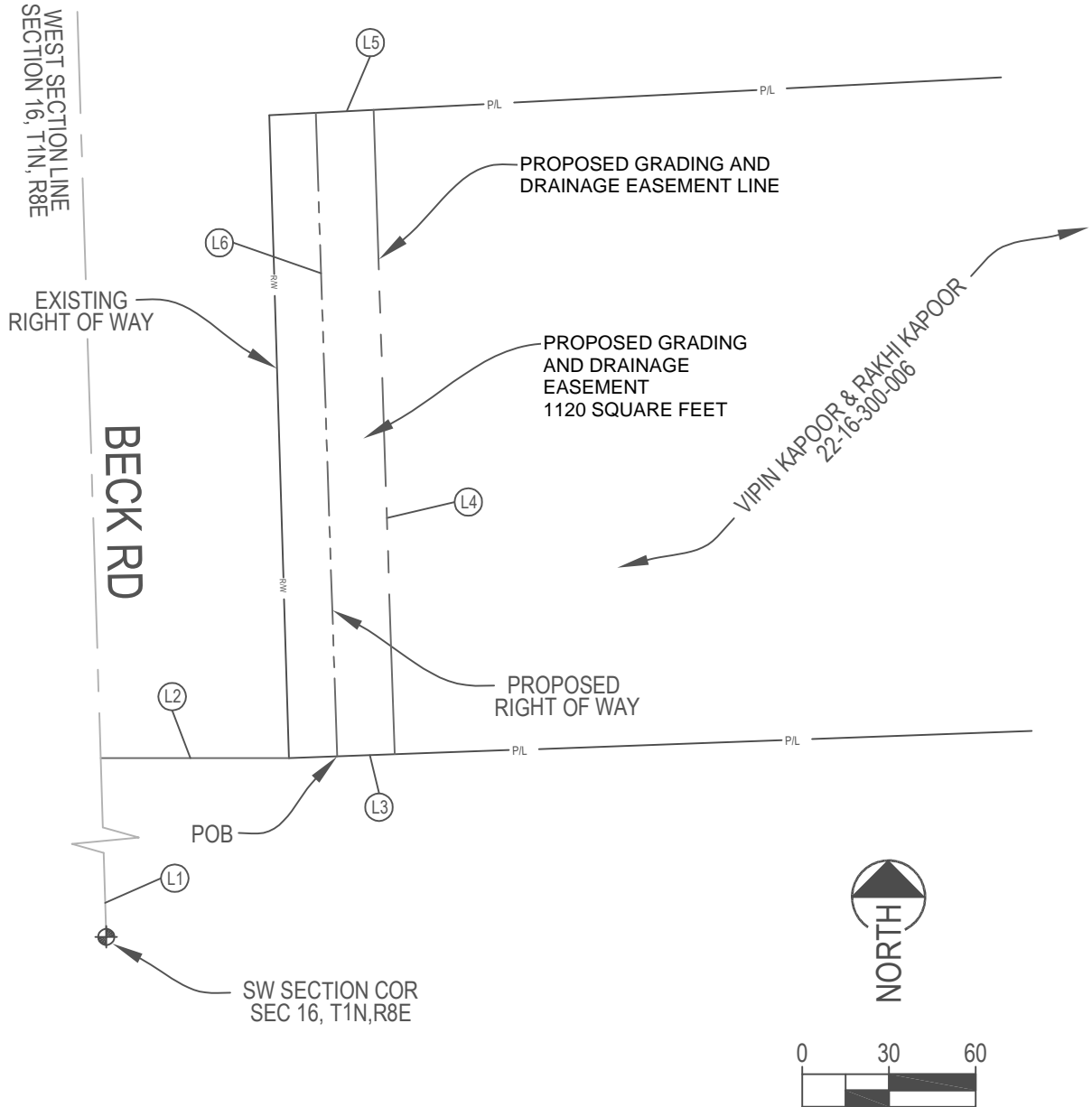
Commonly known as 26270 Beck Road

Tax Parcel No.: 22-16-300-006

GRADING AND DRAINAGE EASEMENT

PART OF SECTION 16, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

EXHIBIT B



GRADING AND DRAINAGE EASEMENT

A PORTION OF LAND SITUATED IN SECTION 16, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTH WEST SECTION CORNER N01°52'21"W, A DISTANCE OF 762.20 FEET; THENCE N90°00'00"E, A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING; N87°02'28"E, A DISTANCE OF 10.00 FEET; THENCE N01°52'21"W, A DISTANCE OF 111.80 FEET; THENCE S87°02'28"W, A DISTANCE OF 10.00 FEET; THENCE S01°52'21"E, A DISTANCE OF 111.80 FEET TO THE POINT OF BEGINNING CONTAINING 1120 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	762.20'
L2	N90°00'00"E	41.00'
L3	N87°02'28"E	10.00'
L4	N01°52'21"W	111.80'
L5	S87°02'28"W	10.00'
L6	S01°52'21"E	111.80'

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SURVEY FOR:

CITY OF NOVI
DATE: 5/1/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR

VIPIN KAPOOR &
RAKHI KAPOOR
26270 BECK
NOVI, MI

LEGEND

	PROPERTY LINE
	EXIST R/W LINE
	PROPOSED R/W LINE
	PROPOSED GRADING AND DRAINAGE EASEMENT LINE
	SECTION LINE
	SECTION CORNER

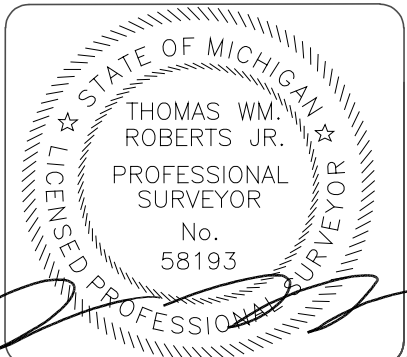


EXHIBIT C

BECK ROAD RIGHT OF WAY

A portion of land situated in Section 16, T1N, R8E, City of Novi, County of Oakland and State of Michigan more particularly described as follows:

Commencing from the south west section corner N01°52'21"W, a distance of 762.20 feet; thence N90°00'00"E, a distance of 33.00 feet to the point of beginning; thence N01°52'21"W, a distance of 111.80 feet; thence N87°02'28"E, a distance of 8.00 feet; thence S01°52'21"E, a distance of 111.80 feet; thence S87°02'28"W, a distance of 8.00 feet to the point of beginning containing 895 square feet more or less.

HIGHWAY EASEMENT

KNOW ALL PERSONS that Vipin and Rakhi Kapoor, husband and wife, (“Grantor”), whose address is 26270 Beck Road, Novi, Michigan 48374, for and in consideration of Eight thousand Four hundred Eighty-Four dollars and sixty cents (\$8,484.60) 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.: 50-22-16-300-006

The Highway Easement consists of an eight foot wide 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 20TH day of MARCH, 2026.

GRANTOR

BY: Vipin Kapoor

ITS: OWNER, Vipin Kapoor

BY: Rakhi Kapoor

ITS: OWNER, Rakhi Kapoor

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing consent to easement was acknowledged before me this 20TH day of MARCH, 2026, by VIPIN AND RAKHI KAPOOR, the OWNERS of 26270 BELK ROAD, a Michigan Homeowner, on its behalf.

BENJAMIN L. CROY
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Jul 3, 2031
ACTING IN COUNTY OF OAKLAND

[Signature]
Notary Public
OAKLAND County,
My Commission Expires: 7/3/2031

Parcel No. 50-22-16-300-006

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 _____

CONSENT TO EASEMENT

As the lender/mortgagee of the property referenced in the Highway Easement, dated March 20, 2026, as shown in the Exhibit, attached hereto and incorporated herein, whereby Vipin and Rakhi Kapoor, granted and conveyed said easement to the City of Novi, the undersigned hereby evidences its acknowledgment and consent to the grant, conveyance, existence and recordation of said easements, which easements are hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 28 day of April, 2026.


DCFU Financial

By: 
James Abbas

Its: VP Mortgage Servicing

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing Consent to Easement was acknowledged before me this 28 day of April, 2026, by James Abbas, the VP of Mortgage Servicing DCFU Financial corporation, on its behalf.


Notary Public Wayne
Acting in Oakland County, MI
My commission expires: 4-26-2031

JACQUELYN REYNA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 26, 2031
ACTING IN COUNTY OF Wayne

PROPERTY DESCRIPTION

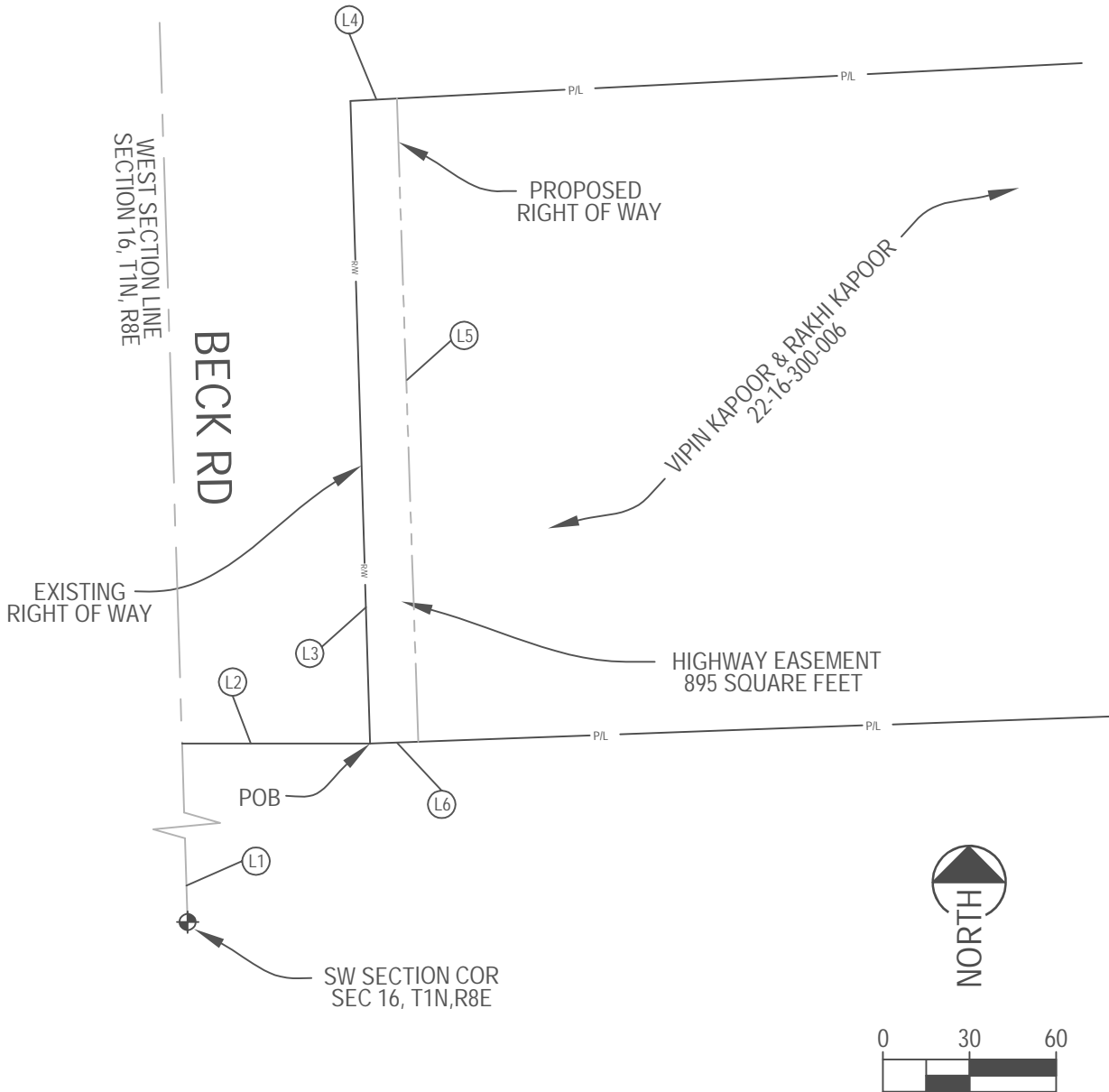
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Commonly known as 26270 Beck Road

Tax Parcel No.: 22-16-300-006

HIGHWAY EASEMENT

PART OF SECTION 16, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



HIGHWAY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 16, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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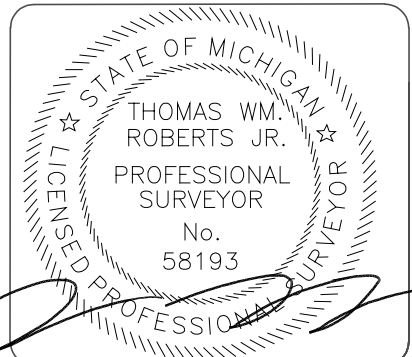
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VIPIN KAPOOR &
RAKHI KAPOOR
26270 BECK
NOVI, MI

LEGEND

- PROPERTY LINE
- EXIST RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- SECTION LINE
- SECTION CORNER



SURVEY FOR:
CITY OF NOVI
DATE: 4/14/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR