



CITY OF NOVI CITY COUNCIL
DECEMBER 15, 2025

SUBJECT: Approval of a highway easement for the Road Commission of Oakland County for three parcels (22-10-300-022, 22-10-300-023, and 22-10-300-024) located on the north side of Twelve Mile Road near Declaration Drive.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The RCOC is requesting easement over the parcels as part of the 12 Mile Road Widening project.

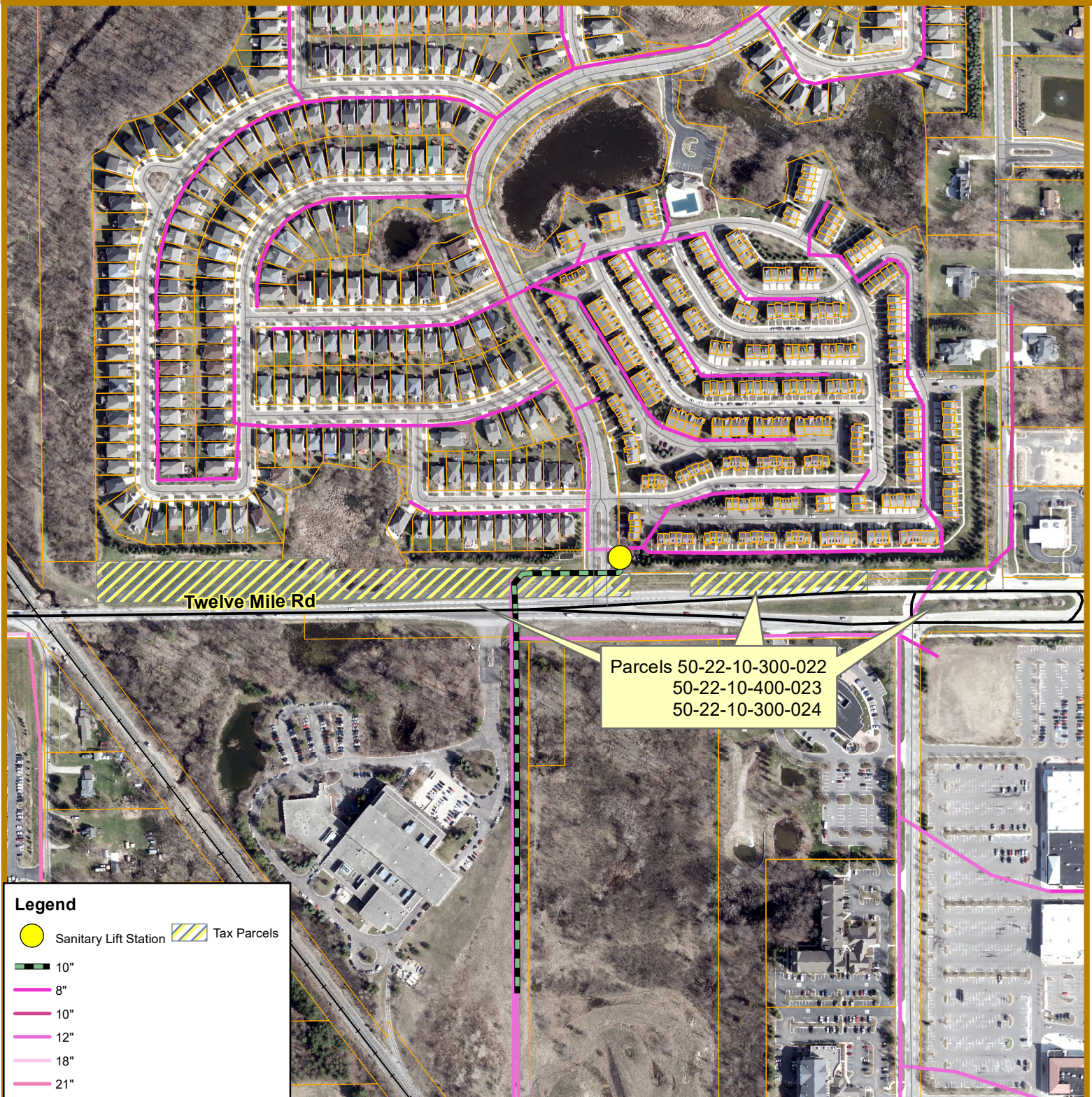
BACKGROUND INFORMATION:

The Road Commission for Oakland County (RCOC) has requested a highway easement from the City for parcels 22-10-300-022, 22-10-300-023, and 22-10-300-024. The RCOC is requesting the easement because of its planned reconstruction and widening of 12 Mile Road from Beck Road to Novi Road in 2027. The parcels include right-of-way for 12 Mile Road which were retained by the City when it conveyed adjacent land to a developer pursuant to a Consent Judgement on July 24, 2002. The City owns an existing sanitary lift station for which there is an easement on a portion of parcel 22-10-300-022. For that reason, the City is granting a highway easement instead of all rights by quit claim deed. The highway easement will allow the RCOC to construct the road project and to maintain the roadway.

The highway easement has been approved by the City Attorney (Beth Saarela, December 3, 2025). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a highway easement for the Road Commission of Oakland County for three parcels (22-10-300-022, 22-10-300-023, and 22-10-300-024) located on the north side of Twelve Mile Road near Declaration Drive.

12 Mile Road Highway Easement to RCOC



Map Author: Runkel
Date: 12-8-25
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 75 150 300 450
Feet
1 inch = 375 feet

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ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

December 3, 2025

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

RE: Highway Easement Dedication to Board of County Road Commissioners

Dear Ms. Runkel:

The Road Commission for Oakland County has requested that the City dedicate a Highway Easement over City owned retained right-of-way along 12 Mile Road. The City retained ownership of the right-of-way, which includes part of parcels 22-10-300-022, 22-10-300-023, and 22-10-300-024, when it conveyed the adjacent land to Sandstone and Associates Limited Partnership pursuant to the Consent Judgment was entered into between Sandstone and the City on July 24, 2002 in Oakland County Circuit Court, Case No. 95-501532-CK. RCOC is planning on constructing improvements to 12 Mile in the dedicated right-of-way. The City owns and existing lift station easement on a portion of parcel 22-10-300-022, so the City is granting a Highway Easement instead of conveying all of its rights in the parcel by quit claim deed. The Highway Easement is in the standard format requested by the Board of County Road Commissioners and grants all the rights to use the right-of-way for highway purposes, as defined by state law. We see no legal impediment to granting the Highway Easement as requested.

Once approved and signed, the original Highway Easement should be provided to the Board of County Road Commissioners for approval and acceptance.

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
December 3, 2025
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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 the **City of Novi, a Michigan municipal corporation**, (“Grantor(s)”), whose address is **45175 Ten Mile Road, Novi, MI 48375**, hereby grant(s) to the **BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND** (“Board”), State of Michigan, a public body corporate, located at 31001 Lahser Road, Beverly Hills, Michigan 48025, an easement for all public highway purposes (“Highway Easement”) and to construct, operate, maintain, repair, and/or replace roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the following described premises (“Property”) situated in the **City of Novi**, County of Oakland, State of Michigan.

Commonly known as: **(vacant 12 Mile Road)**

(Part of) Tax Parcel ID Nos.: **22-10-300-022, 22-10-300-023, 22-10-300-024**

SEE LEGAL DESCRIPTIONS, ATTACHED AS EXHIBIT “A,” WHICH IS INCORPORATED BY REFERENCE HEREIN

This Highway Easement includes, but is not limited to, the consent of the Grantor 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 Board, 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 Property. Grantor waives further notice of such actions.

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 Board, and there are no other verbal promises between the Grantor and the Board except as shown herein.

WHEREFORE, upon approval by the Board, the undersigned Grantor hereby creates, confirms, and conveys the Highway Easement described herein for the sum of **\$1.00.**

City of Novi
a Michigan municipal corporation

Its: **Mayor**

Its: **Clerk**

rev.01-04-2010
G Drive: ROW Documents/Highway Easement Corporate

Exhibit "A"

(22-10-300-022)

Road Right of Way

Legal Description:

Part of the Southwest 1/4 of Section 10, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point located S86°55'25" West, 1037.20 feet along the South line of said Section 10 and N02°45'25" W, 33.00 feet from the South 1/4 corner of said Section 10; thence S86°55'25"W, 1487.28 feet along a line 33 feet north of and parallel to said South line; thence N02°55'25"W, 117.00 feet; thence N86°55'25"E, 650.00 feet along a line 150 feet north of and parallel to said South line; thence S03°04'35"E, 30.00 feet; thence N86°55'25"E, 650.00 feet along a line 120 feet north of and parallel to said South line; thence S03°04'35"E, 20.00 feet; thence N86°55'25"E, 187.34 feet along a line 100 feet north of and parallel to said South line; thence S02°45'25"E, 67.00 feet to the point of beginning. Containing 3.3323 acres and is subject to easements, restrictions, and rights-of-way of record.

(22-10-300-023)

Road Right of Way

Legal Description:

Part of the Southwest 1/4 of Section 10, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point located S86°55'25" West, 375.85 feet along the South line of said Section 10 and N02°52'51"W, 33.00 feet from the South 1/4 corner of said Section 10; thence S86°55'25"W, 494.08 feet along a line 33 feet north of and parallel to said South line; thence N02°45'25"W, 67.00 feet; thence N86°55'25"E, 493.93 feet along a line 100 feet north of and parallel to said South line; thence S02°52'51"E, 67.00 feet to the point of beginning. Containing 0.7598 acres and is subject to easements, restrictions, and rights-of-way of record.

(22-10-300-024)

Road Right of Way

Legal Description:

Part of the Southwest 1/4 of Section 10, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point located S86°55'25" West, 43.00 feet along the South line of said Section 10 and N02°52'51"W, 33.00 feet from the South 1/4 corner of said Section 10; thence S86°55'25"W, 157.85 feet along a line 33 feet north of and parallel to said South line; thence N02°52'51"W, 67.00 feet; thence N86°55'25"E, 157.85 feet along a line 100 feet north of and parallel to said South line; thence S02°52'51"E, 67.00 feet to the point of beginning. Containing 0.2428 acres and is subject to easements, restrictions, and rights-of-way of record.