



**CITY OF NOVI CITY COUNCIL**  
**JANUARY 26, 2026**

**SUBJECT:** Acceptance of a warranty deed from the property owner of the subject parcel (parcel 50-22-16-300-055) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$16,907.00.

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

**KEY HIGHLIGHTS:**

- A warranty deed is needed for the property to complete the planned Beck Road Reconstruction and Widening project, and to meet site plan requirements for the proposed Central Park South development
- The City must follow MDOT real estate guidelines on projects receiving federal funds.

**FINANCIAL IMPACT**

	<b>FY 2025/26</b>
<b>EXPENDITURE REQUIRED</b>	<b>\$ 16,907.00</b>
<b>BUDGET</b>	
<b>Major Street Fund 202-449.20-975.226</b>	<b>\$ 2,638,337.00</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>FUND BALANCE IMPACT</b>	<b>\$ 0</b>

**BACKGROUND INFORMATION:**

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. For the parcel located on the east side of Beck Road between Grand River Avenue and Eleven Mile Road (parcel 50-22-16-151-012), 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 a Good Faith Offer based on an appraisal of the requested

easement areas and an appraisal review. Initially, an 8-ft permanent highway easement and 10-ft temporary grading easement were requested for the road project. However, since the full 60-foot right-of-way will be required as part of the site plan review, the owner agreed to convey the full 60-ft right-of-way to the City at this time to avoid having to revise the easement later. The just compensation for the easement area, stated below, was negotiated by the property owner and is based on the market value of the 8-ft highway easement and 10-ft temporary grading easement.

Warranty Deed - \$16,907.00

Total Just Compensation \$16,907.00

Nobe Property Group II, LLC, the owner of the subject parcel, has agreed to the Good Faith Offer of \$16,907.00 for the easement. The City Attorney reviewed the signed easement favorably (Beth Saarela, January 8, 2026).

**RECOMMENDED ACTION:** Acceptance of a warranty deed from the property owner of the subject parcel (parcel 50-22-16-300-055) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$16,907.00.

# Beck Road Warranty Deed

## Location Map



### Legend

- Dedicated
- Prescriptive

- Proposed Right-of-Way
- Subject Parcel



Feet

0 55 110 220

Map Author: Humna Anjum  
Map Print Date: 1/9/2026

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ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

January 8, 2026

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

**RE: Beck Road Reconstruction – Project Easements  
Tax Parcel No.: 22-16-300-055**

Dear Ms. Runkel:

We have received and reviewed the following Warranty Deed that the City has acquired for the Beck Road Reconstruction Project:

- Warranty Deed Tax Parcel No.: 22-16-300-055 (\$16,907)

The City obtained an appraisal for the easements over these parcel. The property owner accepted the offer of just compensation in the total amount of \$16,907 for the Warranty Deed. Additional Right-of-Way was conveyed in connection with the Development of parcel 22-16-300-055. The Warranty Deed is in the City's standard format for right-of-wat conveyance.

The Warranty Deed may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Warranty Deed 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  
January 8, 2026  
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS  
Enclosures  
C: Courtney Hanson, Clerk  
Ben Croy, City Engineer  
Humna Anjum, Project Engineer  
Thomas R. Schultz, Esquire

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that Nobe Property Group II LLC, a limited liability corporation, whose address is 46100 Grand River Avenue, Novi, MI 48374 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi for right-of-way purposes, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Sixteen thousand Nine Hundred and Seven and 00/100 Dollars (\$16,907.00).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

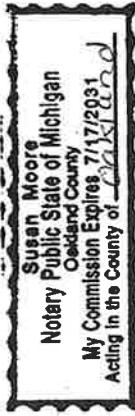
Dated this 10<sup>th</sup> day of November, 2005.

Signed by:

Nobe Property Group II, LLC, a limited liability corporation,  
By: Blair Bowman  
Its Co - Mgr

STATE OF MICHIGAN ) SS  
COUNTY OF Oakland )

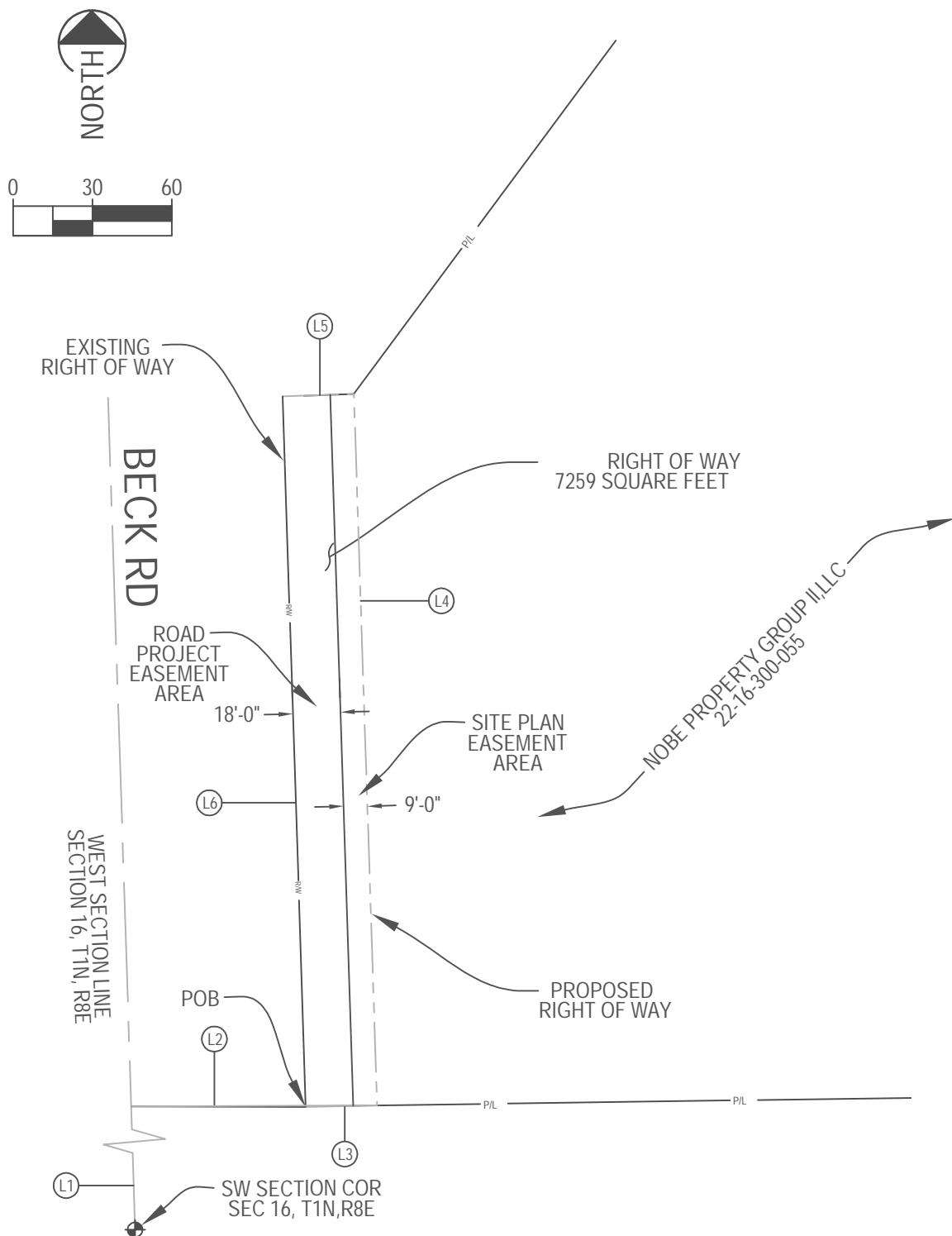
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2005 by Blair Bowman, the Co - manager of Nobe Property Group II, LLC, a Michigan nonprofit corporation.



Susan Moore  
Notary Public  
Oakland County, Michigan  
My Commission Expires:  
7/17/2031

When Recorded Return to: Courtney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	Send Subsequent Tax Bills to: City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Drafted by: Elizabeth K. Saarela 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331
Part of Tax Parcel No 50-22-16-300-055	Job No. _____	Recording Fee _____ Transfer Tax _____

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



RIGHT OF WAY 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:  
 COMMENCING FROM THE SOUTH WEST SECTION CORNER N01°52'21"W, A DISTANCE OF 1026.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N88°49'48"E, A DISTANCE OF 27.00 FEET; THENCE N01°52'21"W, A DISTANCE OF 269.00 FEET; THENCE S88°07'35"W, A DISTANCE OF 27.00 FEET; THENCE S01°52'21"W, A DISTANCE OF 268.70 FEET TO THE POINT OF BEGINNING CONTAINING 7259 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	1026.00'
L2	N90°00'00"E	33.00'
L3	N88°49'48"E	27.00'
L4	N01°52'21"W	269.00'
L5	S88°07'35"W	27.00'
L6	S01°52'21"E	268.70'

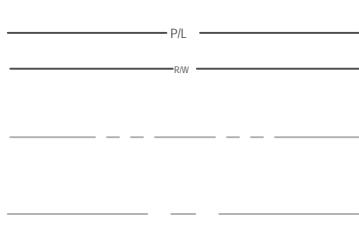
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**AECOM**

SURVEY FOR:  
 CITY OF NOVI  
 DATE: 12/03/2025  
 JOB NO. : 60694162  
 DRAWN: TAS  
 CHECKED BY: TWR

NOBE PROPERTY  
 GROUP II, LLC  
 22-16-300-055  
 NOVI, MI

LEGEND



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

