



CITY OF NOVI CITY COUNCIL
SEPTEMBER 14, 2026

SUBJECT: Approval of a sidewalk easement from Novi Holding, LLC as part of the Sheetz site plan, located on the south side of 12 Mile Road west of Haggerty Road (parcel 50-22-13-200-016).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The process is required to accept sidewalk easements where public pathways cross on to private property.

BACKGROUND INFORMATION:

Novi Holding, LLC is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. The existing sidewalk on the south side of 12 Mile Road was located outside of the existing right-of-way for 12 Mile Road. Because of this a variable width sidewalk easement was requested.

The Sidewalk Easement has been approved by the City Attorney (Beth Saarela, August 26, 2026) and the City's Engineering Consultant (Spalding DeDecker, August 26, 2026). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a sidewalk easement from Novi Holding, LLC as part of the Sheetz site plan, located on the south side of 12 Mile Road west of Haggerty Road (parcel 50-22-13-200-016).

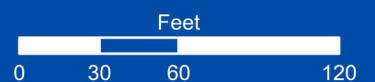
Sheetz Sidewalk Easement

Location Map



Legend

- Major Road
- Dedicated
- Prescriptive
- Tax Parcels
- Subject Parcel
- Proposed Sidewalk Easement



Map Author: Humna Anjum
Map Print Date: 08/26/2026

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

August 26, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

RE: **Sheetz JSP 23-0033**
Sidewalk Easement

Dear Ms. Anjum:

We have received and reviewed the following original document for the Sheetz Development:

- Sidewalk Easement (**Approved**)
- Title Search

We have the following comments:

Sidewalk Easement

The Sidewalk Easement and Lender Consent are acceptable as provided. The Sidewalk Easement may be accepted by City Council and recorded with the Oakland County Register of Deeds in the usual manner.

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

Ben Croy, City Engineer
City of Novi
August 26, 2026
Page 2

Enclosure

C: (w/Enclosures)
Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Director of Planning
Diana Shanahan, Planner
Brad Doane, Planner
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
David Bruckelmeyer and Nancy Standish, Sheetz
Thomas R. Schultz, Esquire

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that NOVI HOLDING, LLC, a Michigan limited liability company, whose address is 5720 Golfview, Dearborn Heights, MI 48127, for and in consideration of One (\$1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 13, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

See attached and incorporated Exhibit A – Property Description Exhibit

The permanent easement for the public walkway is more particularly depicted on the attached and incorporated Exhibit B – Sidewalk Easement Area.

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated Exhibit B.

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.

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.

This easement shall allow public pedestrian and non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

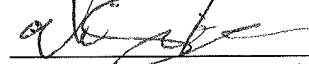
This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this _____ day of May, 2026.

{Signature begins on following page}

Signed by:

NOVI HOLDING, LLC,
a Michigan limited liability company



By: Ali Zreik, Sole Member

STATE OF MI)
) SS
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me this 28th day of May, 2026, by Ali Zreik, Sole Member of NOVI HOLDING, LLC, a Michigan limited liability company.

TIMOTHY A. BURGESS
Notary Public, Genesee County, Michigan
My Commission Expires April 24, 2030
Acting in ~~Genesee~~ Wayne County, Michigan



Notary Public

____ County, Michigan
My Commission Expires:

Drafted by:
Annie L. Malo, Esq.
10 St. James Ave, 11th Flr
Boston, MA 02116

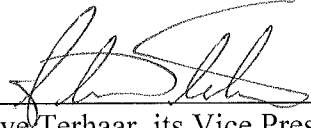
When recorded return to:
City of Novi
City Clerk
45175 W. Ten Mile Road.
Novi, MI 48375

CONSENT TO SIDEWALK EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Sidewalk Easement, dated May __, 2026, as shown in Exhibit A attached hereto and incorporated herein, pursuant to which Novi Holding, LLC, granted and conveyed a permanent easement for public walkway purposes to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is 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 July 30, 2026.

DFCU Financial,
a Michigan state-chartered credit union

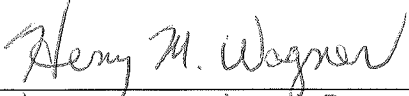
By: _____
Steve Terhaar, its Vice President

[acknowledgment on following page]

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing Consent to Easement was acknowledged before me on July 30, 2026, by Steve Terhaar, the Vice President of DFCU Financial, a Michigan state-chartered credit union, on behalf of the credit union.

HENRY M. WAGNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jan 3, 2027
ACTING IN COUNTY OF WAYNE



HENRY M. WAGNER, Notary Public
Acting in WAYNE County, Michigan
My commission expires: 01/03/2027

Drafted by:

Robert A. Wright, III
Dawda PLC
39533 Woodward Avenue, Suite 200
Bloomfield Hills, Michigan 48304

When recorded, return to:

Stacey Choi
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

PROPERTY DESCRIPTION

PER TITLE COMMITMENT NO. 7-10411, PREPARED BY NORTHWEST TITLE FAMILY OF COMPANIES, INC., AN AGENT FOR OLD REPUBLIC NATIONAL INSURANCE COMPANY, DATED NOVEMBER 8, 2022 (REVISION NUMBER: 20221212--0416 PM)

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 379.12 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 458.35 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE PARTS TAKEN FOR ROAD DESCRIBED AS: BEGINNING AT THE NORTHEAST SECTION CORNER; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 60 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 243.87 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 38 SECONDS WEST 184.80 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 163.40 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 115.69 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING.

WALK EASEMENT DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 01 NORTH, RANGE 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST, 379.12 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 115.69 FEET TO A POINT ON THE SOUTH LINE OF WEST 12 MILE ROAD (VARIABLE WIDTH); THENCE NORTH 86 DEGREES 05 MINUTES 17 SECONDS EAST, 151.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 86 DEGREES 05 MINUTES 17 SECONDS EAST, 12.20 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 38 SECONDS EAST, 101.20 FEET; THENCE NORTH 63 DEGREES 21 MINUTES 25 SECONDS WEST, 111.52 FEET TO THE POINT OF BEGINNING.



Know what's below
Call before you dig.

PARCEL ID NO. 22-13-200-016

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

WALK EASEMENT

**giffels
webster**
Engineers Surveyors Planners
Landscape Architects
www.giffelswebster.com

28 West Adams Road
Suite 1200
Detroit MI 4822
p (313) 952-4442
f (313) 952-5068

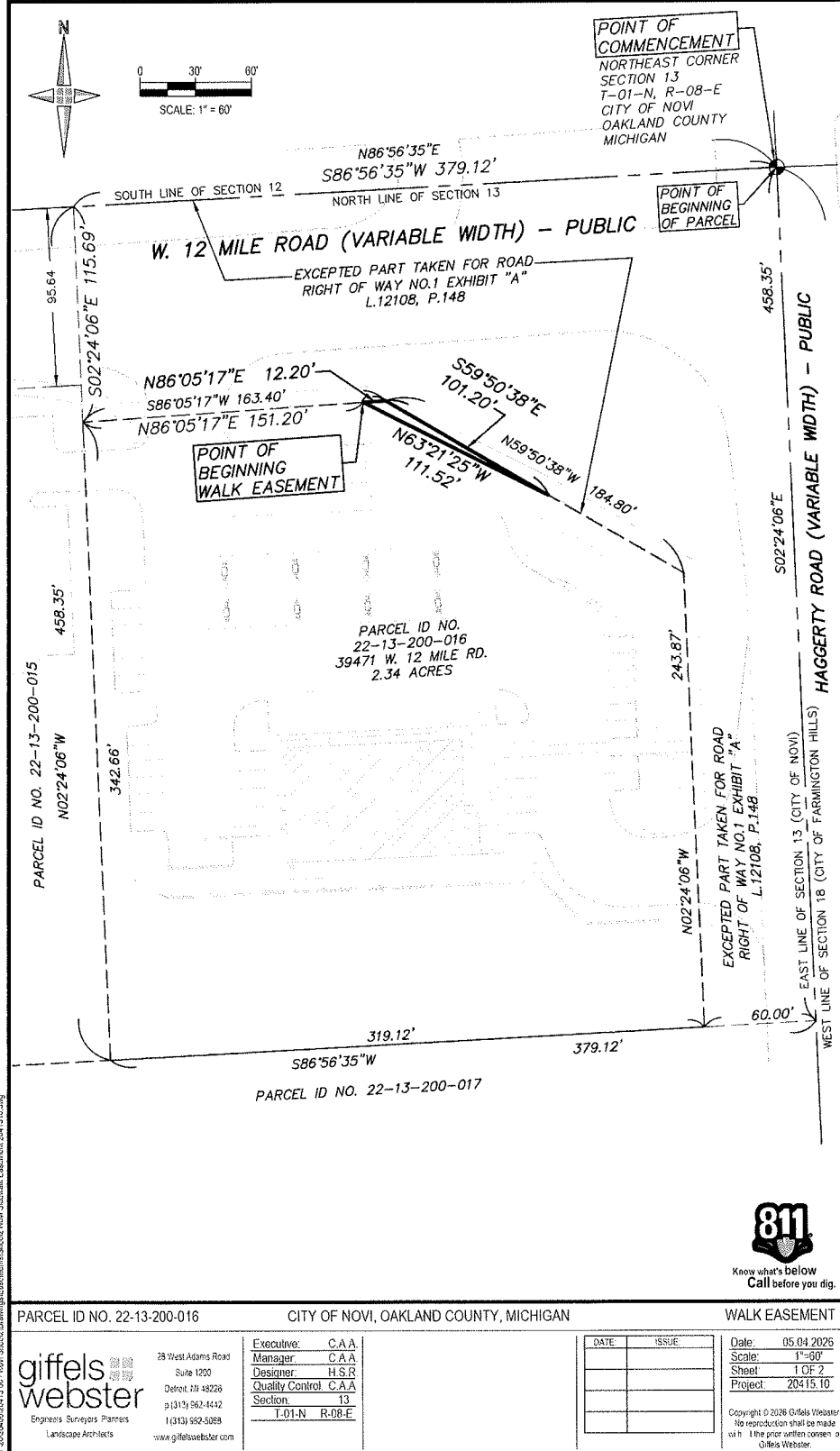
Executive: C.A.A.
Manager: C.A.A.
Designer: H.S.R.
Quality Control: C.A.A.
Section: 13
T-01-N R-08-E

DATE	ISSUE

Date: 05.04.2026
Scale: N/A
Sheet: 2 OF 2
Project: 20415.10

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EXHIBIT B WALK EASEMENT DEPICTION AND DESCRIPTION



August 26, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Sheetz: Acceptance Document Review #2 – Sidewalk Easement
Novi JSP23-0033
SDA NV25-206
EXHIBITS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on June 9, 2026, against the Final Site Plan (Stamping Set) stamped approved on June 11, 2025. We offer the following comments:

Acceptance Documents

1. Sidewalk Easement (executed 05-28-2026; exhibits dated 05-04-2026)
Exhibit A (Property & Easement Description) – Approved
Exhibit B (Easement Sketch) – Approved

The exhibits as submitted were found to be acceptable by our office pending review by the City Attorney. Please send any revised or final documents to the City for further review and approval.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by Sydney Waynick
Date: 2026.08.26 15:04:04-04'00'

Sydney Waynick
Construction Engineer

Cc (via email): Lindsay Bell, City of Novi
Diana Shanahan, City of Novi
Stacey Choi, City of Novi
Humna Anjum, City of Novi
Kate Purpura, City of Novi
Sarah Marchioni, City of Novi
Angie Sosnowski, City of Novi
Alyssa Craigie, City of Novi
Beth Saarela, RSJA Law
David Bruckelmeyer, Sheetz