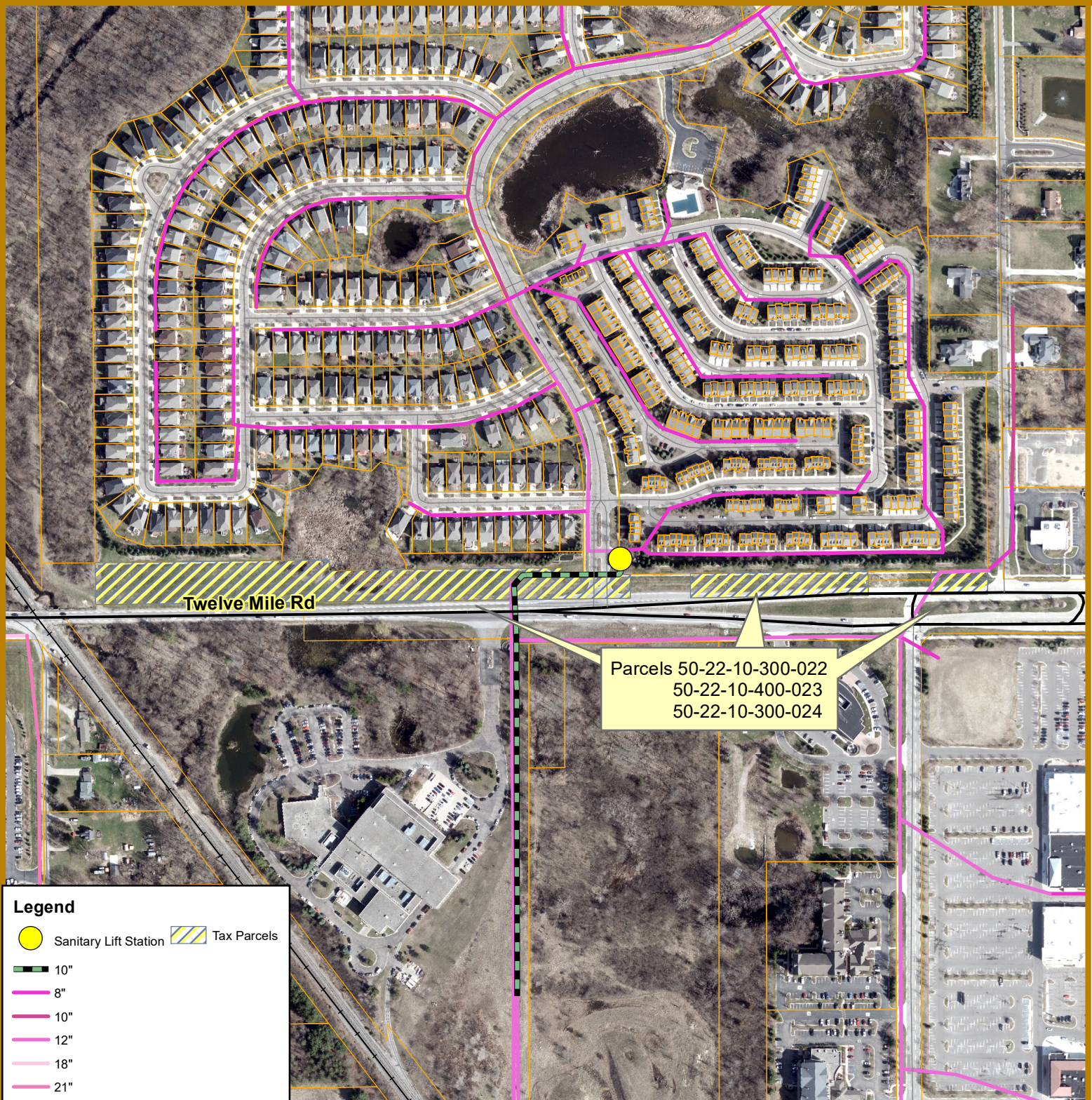


12 Mile Road Highway Easement to RCOC



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

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

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
Page 2

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.**

Grantor(s):

City of Novi
a Michigan municipal corporation

By: _____
Justin Fischer

Its: **Mayor**

By: _____
Cortney Hanson

Its: **Clerk**

COUNTY OF OAKLAND)
) §
STATE OF MICHIGAN)

On this _____ day of _____ 2025, **Justin Fischer, Mayor**, and **Cortney Hanson, Clerk** executed the foregoing document before me and, being duly sworn on behalf of the **City of Novi, a Michigan municipal corporation**, with its full authority and as its free act and deed.

Notary Public
My commission expires: _____
_____ County, _____
Acting in the County of Oakland

Drafted by:
Jason C. Benedict
31001 Lahser Road
Beverly Hills, MI 48025

When recorded return to: **SHANNON J. MILLER, CLERK'S OFFICE (OAK04)**
THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND
31001 LAHSER ROAD, BEVERLY HILLS, MI 48025

Project: **12 Mile Road – Beck Road to Novi Road** Project No.: **50631** Parcel Nos.: **18,19,21**

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

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.