

SUBDIVISIONS
(Platted)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, owners of land, and parties having an interest in land in the Village of Beverly Hills, County of Oakland, State of Michigan, described as: **"Sturbridge Subdivision", Recorded in Liber 120, Pages 9 & 10 of Oakland County Plat Records; part of NW 1/4, Section 10, T1N, R10E, Village of Beverly Hills, Southfield Township, Michigan.**

desire(s) to subject the said land to the restrictions, covenants, easements and charges as hereinafter set forth;

AND, WHEREAS, it is the intent and purpose of the (party)(parties) hereto to have communication lines installed underground (except necessary above ground communication facilities) to serve ~~lots~~ ALL LOTS through _____ and to have a substantial part of the electric power distribution lines placed underground, (except necessary cable pole(s), existing overhead lines, transformers, secondary connection pedestals or switching cabinets) to supply single phase service, to serve

~~Lots _____

Lots _____ are to be served from overhead electric lines, and shall not be subject to the restrictions contained herein, except that the public utilities shall have the right to trim or remove trees which interfere with the user of the easements in said Lots, and except easements in Lots receiving electric or communication service overhead, namely _____

_____ shall have underground lines installed therein for service to other lots in said subdivision and shall be subject to the following restrictions numbered _____~~

NOW, THEREFORE, the undersigned, hereby declare(s) that said premises shall be held, transferred, sold and conveyed subject to the restrictions, covenants, reservations, easements, charges, obligations and powers as follows:

1. Private easements for public utilities have been granted on the above described plat.

2. For the purpose of these Restrictions, "EDISON" shall mean THE DETROIT EDISON COMPANY and "BELL" shall mean MICHIGAN BELL TELEPHONE COMPANY.

3. No excavations (except for public utility purposes), no changes of finished grade, and no structures or apparatus of any kind, except line fences, shall be allowed within the public utility easements of the subdivision used by EDISON and BELL. Except as provided herein, the owners shall have the right to make any use of the land, subject to such easements, which is not inconsistent with the right of EDISON and BELL; provided, however, that the owners shall not plant trees or large shrubs within the public utility easements used by EDISON and BELL. EDISON and BELL shall have the right, without incurring any liability to the property owner for so doing, to trim or remove trees, bushes, or other plants of any kind within said easements and also shall have the right to trim the roots and foliage which grow into the easements belonging to trees, bushes or other plants of any kind lying outside of said easements and, which, in the sole opinion of EDISON and BELL, interferes with the facilities thereto or is necessary for the installation, reinstallation, modification, repair, maintenance or removal of their underground facilities in any public utility easement of the subdivision.

4. No shrubs or foliage shall be permitted on owner's property within five (5') feet of the front doors of the transformers or switching cabinets; nor shall such shrubs or foliage be permitted within five (5') feet of service connection pedestals.

5. The original or subsequent owners of ~~lots~~ ALL LOTS

in this subdivision shall own and install underground, at their own expense, the single phase electric service conductors lying between the residences and the transformer of service connection pedestals located in said easements.

6. The installation of all underground electric service conductors shall be twenty-four (24") inches below finished grade and said conductors shall be at least

2 - #1/0 AWG and 1 - #2 AWG copper; or 2 - #2/0 AWG and . #1 AWG aluminum conductors with RHW-USE insulation or with cross-linked polyethylene insulation. EDISON shall maintain the owners lines leading to the residences, provided, however, that should the electric service conductors of the owners or the lines of BELL be damaged by acts of negligence on the part of the owners or their agents or contractors, repairs shall be made by EDISON or BELL at the cost and expense of the owner(s) and paid forthwith to EDISON or BELL upon receiving a statement therefor.

7. The grade established by the undersigned in accordance with local governmental regulations at the time the utilities place their underground facilities in the easements shall be considered final or finished grade.

No property owner shall make any change in such grade in or near easements or alter any ground conditions, including drainage, when the change in grade or alteration of ground conditions, in the opinion of the utility concerned, interferes with the facilities already installed.

8. Property owners shall pay to the utility concerned the cost of relocation or rearrangement of utility equipment where in the opinion of the utility, such relocation or rearrangement is made necessary because of a violation by the property owner of any of the foregoing restrictions pertaining to utility underground installations.

9. The foregoing restrictions 1 through 8 shall be covenants running with the land and shall not be subject to termination without the consent of the utilities herein concerned.

10. Enforcement shall be by proceeding in a civil action against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages.

11. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned (has)(have) set (its)(their) hand(s) and seal(s) on this 17th day of April, 1967.

RECORDED RIGHT OF WAY NO. 24354

In the Presence of:

Ida Orman
IDA ORMAN

Morris Wolok
MORRIS WOLOK

Steven Richard Building Company,
A Michigan Corporation
18304 W. McNichols, Detroit

By: Robert Wolok
Robert Wolok, President

Ida Orman
IDA ORMAN

Morris Wolok
MORRIS WOLOK

Lewis and Roth Land Company,
A Michigan Corporation
17311 Wyoming, Detroit

By: George Lewis
George Lewis, President

Lois L. Haark
LOIS L. HAARK

Donald J. Masta
DONALD J. MASTA

P.I.C. Corporation,
A Michigan Corporation
720 Forest, Birmingham

By: Bruce Warnock
Bruce Warnock, President

RECORDED RIGHT OF WAY NO. 24354

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 17th day of April, 1967, before me appeared ROBERT WOLOK, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of STEVEN RICHARD BUILDING COMPANY, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said ROBERT WOLOK acknowledged the said instrument to be the free act and deed of the said STEVEN RICHARD BUILDING COMPANY.

My Commission expires: 8-31-69

Jerome Wolok
Notary Public Wayne County
JEROME WOLOK

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 17th day of April, 1967, before me appeared GEORGE LEWIS, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of LEWIS AND ROTH LAND COMPANY, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said GEORGE LEWIS acknowledged the said instrument to be the free act and deed of the said LEWIS AND ROTH LAND COMPANY.

My Commission expires: 8-31-69

Jerome Wolok
Notary Public Wayne County
JEROME WOLOK

STATE OF MICHIGAN)
COUNTY OF Calklands) SS

On this 17th day of April, 1967, before me appeared BRUCE WARNOCK, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of P.I.C. CORPORATION, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said BRUCE WARNOCK acknowledged the said instrument to be the free act and deed of the said P.I.C. CORPORATION.

My Commission expires: _____

Donald J. Masta
Notary Public
DONALD J. MASTA

DONALD J. MASTA NOTARY PUBLIC
HILLSDALE COUNTY, MICHIGAN
ACTING IN CALKLAND COUNTY
MY COMMISSION EXPIRES MAR. 15, 1971

RECORDED RIGHT OF WAY NO. 24354

EASEMENT

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, the undersigned owners and parties having interest in lands herein described grant to THE DETROIT EDISON COMPANY, a New York Corporation, with offices at 2000 Second Avenue, Detroit, Michigan, 48226, and MICHIGAN BELL TELEPHONE COMPANY, a Michigan Corporation, 1365 Cass Avenue, Detroit, Michigan, 48226, easements for their underground lines for the transmission and distribution of electricity and communication services, including the necessary above ground transformers, secondary connection pedestals, communication facilities, cable poles and equipment, under, across and upon the following described land in the Village of Beverly Hills, County of Oakland, State of Michigan, described as:

Lot 4, the North 6 feet.

Lot 3, the S.W. 6 feet.

The Easterly 6 feet of Lots 36, 37 and 38.

All in Sturbridge Subdivision, a subdivision of part of the N.W. 1/4, Section 10, T1N, R10E, Village of Beverly Hills, Southfield Twp., according to the plat thereof as recorded in Liber 120, Pages 9 and 10 of Oakland County Plat Records.

These easements shall be subject to all restrictions dated 4/17/67 (to be recorded) pertaining to underground electric and communication services for the aforementioned subdivision. Signed and sealed this 17th day of April, 1967.

In the Presence of:

Ida Orman
IDA ORMAN

Morris Wolok
MORRIS WOLOK

Ida Orman
IDA ORMAN

Morris Wolok
MORRIS WOLOK

Donald J. Masta
DONALD J. MASTA

Steven Richard Building Company
A Michigan Corporation,
18304 W. McNichols, Detroit

By: Robert Wolok
Robert Wolok, President

Lewis and Roth Land Company
A Michigan Corporation
17341 Wyoming, Detroit

By: George Lewis
George Lewis, President

P.I.C. Corporation
A Michigan Corporation
720 Forest, Birmingham

By: Bruce Warnock
Bruce Warnock, President

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 17th day of April, 1967, before me appeared ROBERT WOJOK, to me personally known, who being by me duly sworn, did say that he is PRESIDENT OF STEVEN RICHARD BUILDING COMPANY, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said PRESIDENT acknowledged the said instrument to be the free act and deed of the said STEVEN RICHARD BUILDING COMPANY.

My Commission expires: 8-31-69

Jerome Wojok
Notary Public Wayne County
JEROME WOJOK

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 17th day of April, 1967, before me appeared GEORGE LEWIS, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of LEWIS AND ROTH LAND COMPANY, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said GEORGE LEWIS acknowledged the said instrument to be the free act and deed of the said LEWIS AND ROTH LAND COMPANY.

My Commission expires: 8-31-69

Jerome Wojok
Notary Public Wayne County
JEROME WOJOK

STATE OF MICHIGAN)
COUNTY OF Oakland) SS

On this 17th day of April, 1967, before me appeared BRUCE WARNOCK, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of P.I.C. Corporation, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said BRUCE WARNOCK acknowledged the said instrument to be the free act and deed of the said P.I.C. Corporation.

My Commission expires: _____

Donald J. Masta
Notary Public
DONALD J. MASTA
HILLSDALE COUNTY, MICHIGAN
ACTING IN OAKLAND COUNTY
MY COMMISSION EXPIRES MAR. 15, 1971

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM MS 77 12-53

TO W. Stone - 1901 Second - Rm. 186 DATE 4-13-67 TIME _____

Re: Underground Service - Starbridge Subdivision - Village of Beverly Hills - Oakland County - Michigan.

Agreements and Easements obtained by Michigan Bell Telephone Co.

OK to proceed with construction.

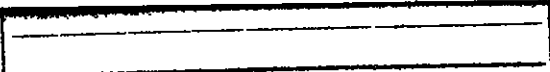
COPIES TO H. Olson - 1901 Second - Rm. 184
H. W. Friebe - 728 G. O.
REPORT Al Lee - Pontiac Service Center
File ✓

SIGNED

Stephen A. McManis
Stephen A. McManis
Staff Attorney
Law Department

DATE RETURNED _____ TIME _____ SIGNED _____

RECORDED RIGHT OF WAY NO. 13874



THE DETROIT EDISON COMPANY

2000 SECOND AVENUE
DETROIT, MICHIGAN 48226

April 4, 1967

Burton Abstract & Title Company
1550 North Woodward Avenue
Birmingham, Michigan

Attention: Mr. William Conn

Re: An easement over the southerly six (6') feet
of Lot 25, Starbridge Subdivision, of part
of the Northwest 1/4 of Section 10, Village
of Beverly Hills, Oakland County, Michigan.
Plat recorded in Liber 120, Pages 9 and 10,
Oakland County Records.

Gentlemen:

The Detroit Edison Company has no equipment in the easement
above described and will not be using this easement for its equipment
in the future.

Very truly yours,

H. Pease
Vice President

SAM:vbj

RECORDS CENTER	
RECORDED	MAY 3 1967
INDEXED	
CLASSIFIED	

RECORDED RIGHT OF WAY NO. 24354

INTERDEPARTMENT CORRESPONDENCE

GENERAL ENGINEERING DEPARTMENT
Oakland District

April 3, 1967


Memo To: Mr. Stephen A. McNamee
Staff Attorney

Re: Lot 25 of Sturbridge Subdivision
Liber 120, Page 9 of Plats
Oakland County.

The Underground and General Engineering Departments have no objection to the vacation of a 6' easement on the S. side of Lot 25, as the underground cable will be buried in the 6' easement on the N. side of Lot 24.


Earl G. VanNorman

APPROVED:


Robert E. Miller,
District Planning Engineer

INTERDEPARTMENT CORRESPONDENCE

LAW DEPARTMENT

March 29, 1967

MEMORANDUM TO:
Mr. Robert E. Miller
Engineering Department
Pontiac Service Center

Re: Lot 25 of Sturbridge Subdivision
Liber 120, Page 9 of Plats
Oakland County Records

Mr. Wolak of 18304 West McNichols Road, Detroit 48219, has requested us to release our rights in an easement over the southerly six (6') feet of Lot 25 of the above plat.

At the present time we are installing underground service in this plat, but will not be placing our underground lines in the above described easement.

Would you please check your records to see if we have any existing equipment in the easement. I would appreciate it if you could give me an answer on Monday, April 3.



Stephen A. McNamee
Staff Attorney

SAMcN:lh

January 31, 1967

Gordon Walker Associates
325 South Woodward
Birmingham, Michigan

Re: Sturbridge Subdivision
Lahser Road
Village of Beverly Hills
Oakland County

Gentlemen:

Subject to our agreement with you for the installation of underground electric lines in the above project, The Detroit Edison Company, will own, install and maintain its electric lines and equipment and provide trenching in easements six (6') feet in width, which will be subsequently platted or provided by separate easement instrument at a cost to you of \$630.00 based on 1800 trench feet at the rate of 35 cents per trench foot. This cost is based on the location of lines and equipment as shown on the combined utility plan as approved on January 10, 1967. Any changes in these locations may require an adjustment in the cost figures.

Normally, trenching operations will not be undertaken during December, January, February, or March unless ground conditions are suitable. However, if you request us to trench under adverse conditions and will make payment to us for any additional costs to us over and above the trenching cost stated above, we will proceed with the installation.

RECORDED FIRST OF FEB. NO. 24354

Gordon Walker Associates

-2-

January 31, 1967

The future maintenance of our electric lines in the proposed easements does not include repair of damage to our lines and equipment caused by you, your contractors, agents, employes, successors and assigns. If such damage should occur, we would expect reimbursement for repairs.

For your convenience, we will bill you on terms of thirty (30) days.

Very truly yours,

Floyd W. Sell

Floyd W. Sell
Asst. Division Manager

ACCEPTED

P. J. C. Dir.

Ernest B. Warnock

Date: *Feb 13, 1967*

RECORDED
INDEXED
24854

SUBDIVISIONS
(PLATTED)

AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 19 67,

between Steven Richard Building Co., a Michigan Corp., 18304 W. McNichols, Detroit, Mich.;

Lewis and Roth Land Co., a Michigan Corp., 17311 Wyoming, Detroit, Mich.; and P.I.C Corporation, a Michigan Corporation, 720 Forest, Birmingham, Michigan.

hereinafter referred to as "DEVELOPER", and THE DETROIT EDISON COMPANY, a New York corporation, with offices at 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON", and MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation, with offices at 1365 Cass Avenue, Detroit, Michigan, 48226, hereinafter referred to as "BELL".

W I T N E S S E T H :

WHEREAS, DEVELOPER has developed land in the Village of Beverly Hills, County of Oakland, State of Michigan, described as: "Sturbridge Subdivision" Recorded in Liber 120, Pages 9 & 10 of Oakland County Plat Records, a part of N.W. 1/4, Section 10, T1N, R10E, Village of Beverly Hills, Southfield Township, Michigan

WHEREAS, DEVELOPER has submitted the plat of a subdivision to EDISON and BELL for their respective approvals of private easements for public utilities described thereon and desires that EDISON and BELL install their lines underground (except necessary cable poles and above ground facilities necessary to such underground installations, and except existing overhead lines) for communication and single phase electric service in said easements, ~~except lots~~

~~which are to receive overhead electric and communication service.~~

~~Each _____
_____ will have underground lines installed for service beyond said lots.~~

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made between DEVELOPER and EDISON and BELL, it is hereby agreed as follows:

I.

DEVELOPER AGREES

1. To record, prior to utility installation, the plat of subdivision with private easements for public utilities, including streetlight cables acceptable to EDISON and BELL, and/or record a separate instrument granting any additional private easements for public utilities deemed necessary by EDISON and BELL.

2. To execute a restriction agreement containing language satisfactory to EDISON and BELL for their underground installations.

RECORDED RECEIPT OF PAY NO. 243857

3. To install sanitary sewers when required by governmental authority with sewer taps extending three (3') feet beyond easement limits for each lot prior to installation of electrical underground or communication lines in easements so that sewer connections can be made, without undermining electrical system or communication lines. Sewer, water and gas lines may cross but may not be installed within the six (6') foot easements used for electric and communication utility facilities.

4. To grade easements to finished grade in accordance with local governmental regulations prior to installation of underground lines so that said lines can be properly installed in relation to finished grade. The grade established for the subdivision at the time the utilities place their facilities in the easements shall be considered finished grade.

5. To place survey stakes indicating property lot lines before and after trenching to enable EDISON and BELL to properly locate their facilities including lines, transformers and pedestals.

6. DEVELOPER further agrees that if subsequent to the installation of the utility's facilities by EDISON or BELL, it is necessary to repair, move, modify, rearrange or relocate any of their facilities to conform to a new plot plan or change of grade made by DEVELOPER, or for any cause or changes attributable to public authority having jurisdiction or to DEVELOPER's action or request, DEVELOPER will forthwith pay the cost and expense of repairing, moving, modifying, rearranging or relocating said facilities to EDISON or BELL upon receipt of a statement therefor. Further, that if the electric or communication utility facilities of EDISON or BELL, or the electric service conductors owned and installed by DEVELOPER or their successors or assigns and which EDISON will maintain, are damaged by acts of negligence on the part of the DEVELOPER, or by contractors engaged by DEVELOPER or their successors or assigns, repairs shall be made by the utilities named herein at the cost and expense of DEVELOPER or their successors and assigns and shall be paid forthwith to EDISON or BELL by DEVELOPER or their successors and assigns upon receiving a statement therefor.

7. To remove at DEVELOPER's expense all trees, shrubbery or obstructions which may be necessary or required for installation of electric and communication facilities in the easements, and to trench in accordance with separate letter agreement between EDISON and DEVELOPER, and to locate trenches in easements and to backfill in accordance with drawings and specifications of the utilities. The DEVELOPER assures EDISON and BELL that the backfill shall be free of rubble and clods of hard or frozen

RECORDED BY MAY MO. 5-1-27

dirt and shall not contain material which can damage emplaced lines. All backfilling of road crossings to comply with all regulations of public authorities having jurisdiction over roads.

8. To pay all extra costs incurred by the utilities if paving is done before cable or conduit crossings are in place.

9. In the event electric service conductors to residences are furnished and installed by DEVELOPER, between the transformers or service connection pedestals and the residences, the DEVELOPER shall install at least 2 - #1/0 AWG and 1 - #2 AWG copper; or, 2 - #2/0 AWG and 1 - #1 AWG aluminum conductors with RHW-USE insulation or with cross-linked polyethylene insulation. Services to be installed twenty-four (24") inches below finished grade.

II.

UTILITIES AGREE:

1. Upon completion of the above requirements to furnish, install, own and maintain, at their own expense, (except costs and expenses set forth in Paragraphs numbered 6, 7, 8 and 9 above), all electric and telephone communication facilities in the private easements for public utilities located in the lands described ~~in Appendix "A"~~ EDISON will maintain, at its expense, the electric service conductors lying between its facilities in said private easements for public utilities and the residences erected on said lots subject to provisions of Paragraph No. 6 above.

This agreement shall inure to the benefit of and be binding upon the respective heirs, administrators, executors, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

~~In the Presence of:~~

In the Presence of:

Stephen A. McNamee
Stephen A. McNamee

Irene C. Kata
IRENE C. KATA

Dorianne Weiler
DORIANNE WEILER

Barbara D'Agostino
BARBARA D'AGOSTINO

Ida Orman
IDA ORMAN

Morris Wolok
MORRIS WOLOK

Ida Orman
IDA ORMAN

Morris Wolok
MORRIS WOLOK

Lois L. Haack
LOIS L. HAACK

Donald J. Masta
DONALD J. MASTA

THE DETROIT EDISON COMPANY

By: M. Pease

By: Lillian J. H. Carroll
M. PEASE
VICE PRESIDENT
LILLIAN J. H. CARROLL ASST. SECRETARY

MICHIGAN BELL TELEPHONE COMPANY

By: Carl T. Hall
CARL T. HALL
Staff Supervisor, Right of Way
(Authorized signature)

Steven Richard Building Company

By: Robert Wolok
Robert Wolok, President

Lewis and Roth Land Company

By: George Lewis
George Lewis, President

P.L.C. Corporation

By: Bruce Warnock
Bruce Warnock, President

RECORDED RIGHT OF WAY NO. 24337

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 17th day of April, 1967, before me appeared ROBERT WOLOK, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of STEVEN RICHARD BUILDING COMPANY, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said ROBERT WOLOK acknowledged the said instrument to be the free act and deed of the said STEVEN RICHARD BUILDING COMPANY.

My Commission expires: 8-31-69

Jerome Wolok
Notary Public Wayne County
JEROME WOLOK

STATE OF MICHIGAN)
COUNTY OF Wayne) SS

On this 14th day of April, 1967, before me appeared GEORGE LEWIS, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of LEWIS AND ROTH LAND COMPANY, a corporation created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said GEORGE LEWIS acknowledged the said instrument to be the free act and deed of the said LEWIS AND ROTH LAND COMPANY.

My Commission expires: 8-31-69

Jerome Wolok
Notary Public Wayne County
JEROME WOLOK

STATE OF MICHIGAN)
COUNTY OF Oakland) SS

On this 14th day of April, 1967, before me appeared BRUCE WARNOCK, to me personally known, who being by me duly sworn, did say that he is PRESIDENT of P.I.C. CORPORATION, created and existing under the laws of the State of Michigan and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said BRUCE WARNOCK acknowledged the said instrument to be the free act and deed of the said P.I.C. CORPORATION.

My Commission expires: ANY COMMISSION EXPIRES MAR 15 1971

Donald J. Masta
Notary Public
DONALD J. MASTA

STATE OF MICHIGAN)
COUNTY OF WAYNE)

SS.

On this 18th day of April, 1967, before me the subscriber,
a Notary Public in and for said County, appeared M. Pease
and Lillian J. H. Carroll, to me personally known, who being by me duly
sworn did say they are ~~the~~ a Vice President and an Assistant Secretary
of THE DETROIT EDISON COMPANY, a New York corporation, and that the seal affixed to
said instrument is the corporate seal of said corporation, and that said instrument was
signed in behalf of said corporation, by authority of its Board of Directors, and
M. Pease and Lillian J. H. Carroll
acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: July 9, 1968

Irene C. Kata
Notary Public, Wayne County, Mich
IRENE C. KATA

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

SS.

On this 17th day of April, 1967, before me the subscriber,
a Notary Public in and for said County, appeared CARL T. HALL
~~and~~ _____, to me personally known, who being by me duly
sworn did say that he is the Staff Supervisor of MICHIGAN BELL TELEPHONE
COMPANY, a Michigan corporation, and that said instrument was signed in behalf of said
corporation, by authority of its Board of Directors, and CARL T. HALL
acknowledged said instrument to be the free act and deed of said corporation.

DONALD J. MASTA NOTARY PUBLIC
HILLSDALE COUNTY, MICHIGAN
ACTING IN OAKLAND COUNTY
MY COMMISSION EXPIRES MAR. 15, 1971

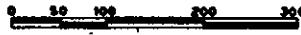
Donald J. Masta
Notary Public, HILLSDALE County, Michigan

My Commission expires: _____

DONALD J. MASTA

STURBRIDGE

A SUBDIVISION OF PART OF THE N.W. 1/4 OF SECTION 10, T19N, R10E,
VILLAGE OF BEVERLY HILLS, OAKLAND CO., MICHIGAN



SCALE: 1 INCH = 100 FEET

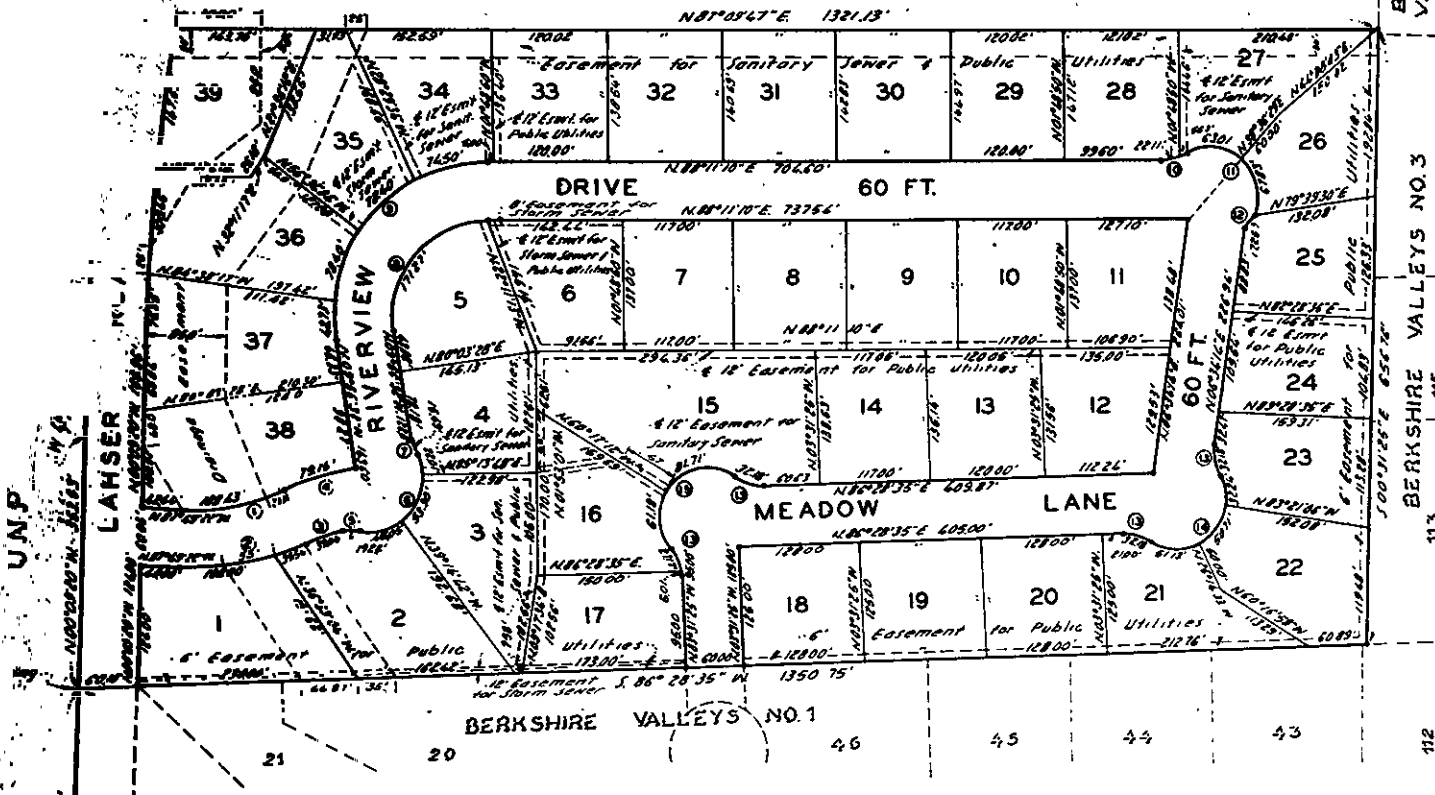
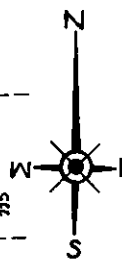
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
ALL CURVE DISTANCES ARE MEASURED ALONG THE ARC

LATTED

BERKSHIRE VALLEYS NO. 2

BERKSHIRE VALLEYS NO. 3

BERKSHIRE VALLEYS NO. 1



CURVE DATA									
NO.	RADIUS	LENGTH	CHORD	CENTRAL ANGLE	NO.	RADIUS	LENGTH	CHORD	CENTRAL ANGLE
1	240.00'	108.43'	107.51'	25°53'10"	9	150.00'	274.03'	241.74'	98°07'42"
2	300.00'	135.54'	134.39'	25°53'10"	10	50.00'	27.74'	27.39'	31°47'17"
3	240.00'	99.02'	98.39'	25°53'10"	11	50.00'	130.86'	98.58'	149°56'05"
4	300.00'	79.15'	78.92'	15°06'58"	12	50.00'	17.25'	17.16'	19°45'43"
5	500.00'	19.26'	19.15'	22°04'30"	13	50.00'	32.18'	31.62'	36°52'12"
6	350.00'	140.35'	97.74'	125°22'49"	14	50.00'	134.08'	97.37'	163°38'44"
7	50.00'	15.63'	15.43'	17°45'10"	15	50.00'	144.89'	99.00'	153°44'26"
8	100.00'	17.87'	15.09'	30°01'42"	16	205.045'	325.00'	324.18'	63°14'53"

ON AND TO BE RECORDED IN THE PUBLIC RECORDS OF OAKLAND COUNTY, MICHIGAN

McAlpine Engineering
BIRMINGHAM, MICHIGAN
Lib. F-120 Page 9 of 10
7/24 DEC 2 PM 9 24

RECORDED RIGHT OF WAY NO. 24337

STURBRIDGE

A SUBDIVISION OF PART OF THE N.W. 1/4 OF SEC. 10, T.14 N., R.10 E.
VILLAGE OF BEVERLY HILLS, OAKLAND CO., MICHIGAN

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT we, Allee Development Corporation, a Michigan corporation by Al A. Shackel, President and Leroy Helfman, Vice President and P.I.C., Inc., a Michigan corporation by Bruce B. Warnock, President and G. Gordon Walker, Vice President, and Eugene A. Magnell, a single man, as proprietors have caused the land embraced in the annexed plat to be surveyed, laid out, and platted to be known as "STURBRIDGE", a subdivision of part of the N.W. 1/4 of Sec. 10, T.14 N., R.10 E., Village of Beverly Hills, Oakland Co., Michigan, and that the roads as shown on said plat are hereby dedicated to the use of the public and the easements as shown on said plat are not dedicated to the public but the right to use said easements are hereby reserved for the purpose as shown and no permanent structures are to be erected within the lines of said easements.

SIGNED AND SEALED in the presence of:

Bernard Feldhauser
BERNARD FELDHAUSER Witness
Clifton J. Scribner
CLIFTON J. SCRIBNER Witness

Allee Development Corporation
1961 Guardian Building
Detroit, Michigan
BY:

Al A. Shackel (L.S.)
Al A. Shackel, President
23600 Marlow
Oak Park, Michigan

Leroy Helfman (L.S.)
Leroy Helfman, Vice President
22638 Chatsford Circuit
Southfield, Michigan

P.I.C., Inc.
P.I.C., Inc.,
325 South Woodward
Birmingham, Michigan
BY:

Bruce B. Warnock (L.S.)
Bruce B. Warnock, President
1640 Birmingham Blvd.
Birmingham, Michigan

G. Gordon Walker (L.S.)
G. Gordon Walker, Vice President
5763 Burnham Road
Bloomfield Hills, Michigan

Eugene A. Magnell (L.S.)
Eugene A. Magnell
33222 Lahver Road
Birmingham, Michigan

(L.S.)

(L.S.)

DESCRIPTION:

The land embraced in the annexed plat of "STURBRIDGE" a subdivision of part of the N.W. 1/4 of Sec. 10, T.14 N., R.10 E., Village of Beverly Hills, Oakland Co., Michigan, is described as beginning at a point in the west line of said Sec. 10, distant N. 00°09'20" W. along said west line a distance of 658.36 ft. from the W. 1/2 Corner of said Sec. 10, thence continuing N. 00°09'20" W. along said west line 353.33 ft., thence on a curve to the right (radius = 2110.66 ft., long chord bears N. 62°21'56" E. 327.70 ft.) a distance of 327.01 ft., thence S. 87°09'47" 132.13 ft. to the west line of "Berkshire Valleys No. 2" subdivision, thence S. 00°31'25" E. 656.76 ft. along the W. line of "Berkshire Valleys No. 1" subdivision, thence S. 86°28'35" W. along said north line 1350.73 ft. to the point of beginning.

This plat contains (39) lots numbered 1 to 39 both inclusive.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat herein delineated is a correct one and that permanent metal monuments consisting of iron rods at least one half inch in diameter and thirty-six inches in length encased in concrete cylinder at least four inches in diameter and thirty-six inches in length have been placed at all points marked thus "o" as thereon shown at all angles in the boundary of the plat, at the intersection of lines of streets, and at the intersection of the lines of streets with the boundaries of the plat as shown on said plat.

PREPARED AND DRAFTED BY:

Bernard Feldhauser
Bernard Feldhauser
Registered Land Surveyor
No. 10583
1707 South Woodward Ave.
Birmingham, Michigan

CERTIFICATE OF MUNICIPAL APPROVAL

This Plat was approved by the Village Council of the Village of Beverly Hills, at a meeting held April 11, 1966 A.D. 1966, and is in compliance with Section 19a of Act 150 of the public acts of 1961 and the width of lots conform with requirements of Section 30, Act 172 of 1929 as amended.

High G. Allerton, Jr.
High G. Allerton, Jr., President

Charles E. Ferguson
Charles E. Ferguson, Clerk



ACKNOWLEDGMENT STATE OF MICHIGAN S.S. COUNTY OF OAKLAND

On this 11th day of April A.D. 1966, before me, a Notary Public, in and for said county, personally came the above named Al A. Shackel and Leroy Helfman to me personally known, who by me duly sworn did say they are the President and Vice President respectively of Allee Development Corporation, a Michigan Corporation and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors and the said Al A. Shackel and Leroy Helfman acknowledged said instrument to be the free act and deed of said corporation and also personally came the above named Bruce B. Warnock and G. Gordon Walker to me personally known, who by me duly sworn did say they are the President and Vice President respectively of P.I.C., Inc., a Michigan Corporation and that said instrument was signed in behalf of said corporation, by authority of its Board of Directors and the said Bruce B. Warnock and G. Gordon Walker acknowledged said instrument to be the free act and deed of said corporation, and also personally came the above named Eugene A. Magnell, a single man, known to me to be the persons who executed the above dedication and acknowledged the same to be his free act and deed.

NOTA: Corporations have no corporate seal.

Bernard Feldhauser
BERNARD FELDHAUSER
Notary Public in and for said county
My Commission Expires Aug 17, 1966

Plat approved pursuant to provisions of Act 172 of P. A. of 1929, as amended, this 11th day of April 1966
OAKLAND COUNTY PLAT BOARD

John B. Warnock Chairman, Board of Supervisors
John B. Warnock County Clerk, Reg. of Deeds
John B. Warnock Family Trust Commissioner, Deputy
John B. Warnock District Attorney, Board of Auditors
R. E. Dilly Vice-Chair, Board of Auditors
John B. Warnock Member Board of Auditors

Richard C. Ferguson
Clerk

RECORDED REGIME OF WAY NO. 248307

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