LIBER 2778 PAGE 411 LIBER 27[illegible] PAGE 857

A409947

PROPOSED SUBDIVISIONS
(Not Platted)

CANDLEWOOD VILLAGE SUBDIVISION NO. 2

AGREEMENT - EASEMENT - RESTRICTIONS A395500

This instrument made this 28th day of October, 1976, by and between the undersigned Owners and THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the states of Michigan and New York, of 2000 Second Avenue, Detroit, Michigan 48226, hereinafter referred to as "EDISON", and MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation of 1365 Cass Avenue, Detroit, Michigan 48226, hereinafter referred to as "BELL."

W I T N E S S E T H :

WHEREAS, Owners are developing land for subdivision purposes in the City of Sterling Heights, Macomb County, Michigan, as described in Appendix "A", attached hereto and made a part hereof, and

WHEREAS, the plat of said subdivision will not be recorded until a later date and Owners desire EDISON and BELL to install their underground lines and facilities prior to said recording.

NOW, THEREFORE, in consideration of the mutual promises and covenants for the installation of underground utility service made by the parties hereto, it is hereby agreed:

(1) The installation, ownership and maintenance of electric services and the charges to be made therefor shall be subject to and in accordance with the Orders and Rules and Regulations adopted from time to time by the Michigan Public Service Commission.

(2) Easements for installation of electric and communication services are hereby granted by the Owners to EDISON and BELL as set forth in the attached copy of proposed plat. Any additional easements needed by EDISON and BELL shall be granted by Owners in a separate instrument.

(3) Owners will place survey stakes indicating property lot lines before trenching.

(4) Where sewer lines will parallel electric and communication lines, sewer taps must be extended into each lot for a distance of one (1') foot beyond the easement limits. Underground sewer and water lines may cross but shall not be installed parallel within the six (6') foot easements used by EDISON and BELL.

(5) Owners must certify to EDISON and BELL that the easements are graded to within four (4") inches of final grade before the underground facilities are installed.

(6) No excavations (except for public utility purposes) and no structures or permanent apparatus of any kind (except line fences and driveways) shall be allowed within the public utility easements used by EDISON and BELL. EDISON and BELL shall have no liability to Owners for removal of trees or plant life lying within said easements which, in the sole opinion of EDISON and BELL, interferes with their facilities or when removal is necessary to repair and maintain the underground service facilities.

(7) Owners to provide for clearing the easements of trees, large stumps and obstructions sufficient to allow trenching equipment to operate.

RECORDED RIGHT OF WAY NO. 30921

"This easement is re-recorded for the purpose of showing the planned "as installed" centerlines of easements granted as shown on drawing attached hereto."

DE FORM LE 13 9-71 CS

RECORDED IN MACOMB COUNTY RECORDS AT: 9:50 A.M.
MAR 14 1977
Edna Mitchell
CLERK - REGISTER OF DEEDS
MACOMB COUNTY, MICHIGAN

RECORDED IN MACOMB COUNTY RECORDS AT: 9:45 A.M.
DEC - 6 1976
Edna Mitchell
CLERK - REGISTER OF DEEDS
MACOMB COUNTY, MICHIGAN

17
1980

RETURN TO
DAVID R. WINFIELD
THE DETROIT EDISON COMPANY
76 S. GRATIOT
MT. CLEMENS, MICHIGAN 48043

(8) No shrubs or foliage shall be permitted on Owners property within five (5') feet of the front doors of transformers or switching cabinets.

(9) Owners further agree that if subsequent to the installation of the utility facilities of EDISON and BELL, it is necessary to repair, move, modify, rearrange or relocate any of their facilities to conform to a new plat plan or change of grade or for any cause or changes attributable to public authority having jurisdiction or to Owners action or request, Owners will pay the cost and expense of repairing, moving, rearrangement or relocating said facilities to EDISON or BELL upon receipt of a statement therefor. Further, if the lines or facilities of EDISON and BELL are damaged by acts of negligence on the part of the Owners or by contractors engaged by Owners, repairs shall be made by the utilities named herein at the cost and expense of the Owners upon receiving a statement therefor. Owners are defined as those persons owning the land at the time damage occurred.

(10) Owners hereby grant EDISON and BELL the right to install their secondary service and communication lines from termination of utility facilities to the meter or communication building entrance point as the case may be. Owners to pay the cost of conduit for electric and/or communication facilities to accomodate patios or similar site conditions.

(11) Owners of each lot will pay EDISON for service lateral conductors an amount equal to the straight line measurement in feet from the termination of utility facilities at the front or rear property line to Owners meter entrance multiplied by $1.25. Where special routing is required, the charge of $1.25 per foot will apply to the route of the line as installed. These charges are subject to change and modification by Orders, from time to time, by the Michigan Public Service Commission.

(12) The Owner will pay to utility concerned the extra trenching costs involved if trenching is required while the ground is frozen.

(13) EDISON and BELL will own and maintain the secondary service and communication laterals from the property line to Owners meter location except such costs or expenses incurred as set forth in Paragraph (9) above shall be borne by Owners.

(14) Upon the further acceptance and recording of the plat for the above described land, the easement herein granted and all the terms and conditions hereof shall merge with and be part of the private easements for public utilities indicated on said plat, only on condition that there is no dedication to the use of the public for said easements. The utility making use of such easements shall pay all the costs incurred by all prior public utility users in relocating or rearranging their facilities to make the easements available for subsequent use.

This Agreement-Easement-Restriction shall run with the land and 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 undersigned have set their hands and seals on the day and year first above written.

In the Presence of:

Mary Ann Misiak
MARY ANN MISIAK

Irene C. Kata
IRENE C. KATA

Grace Cusmano
GRACE CUSMANO

Melford Hartman
MELFORD HARTMAN

THE DETROIT EDISON COMPANY

By W. C. Arnold
W. C. Arnold, Director, Real Estate and Rights of Way Dept.

By Lillian J. H. Carroll
LILLIAN J. H. CARROLL ASST. SECRETARY

MICHIGAN BELL TELEPHONE COMPANY

By K. H. Shelton
K. H. SHELTON
DIVISION STAFF ASSISTANT
(authorized signature)

RECORDED RIGHT OF WAY NO. 60921

DE FORM LE 13 11-71 CS

Prepared By:
Robert H. Rehe
76 South Gratiot Avenue
Mt. Clemens, Michigan 48043

RETURN TO

DAVID R. WINFIELD
THE DETROIT EDISON COMPANY
76 S. GRATIOT
MT. CLEMENS, MICHIGAN 48043

LIBER 2778 PAGE 413 LIBER 2751 PAGE 859

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 19th day of November, 19 76, before me the subscriber, a Notary Public in and for said County, appeared W. C. Arnold and Lillian J.H. Carroll, to me personally known, who being by me duly sworn did say they are the Director, RE & R/W Dept. and Assistant Secretary of THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of Michigan and New York, 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 W. C. Arnold and Lillian J.H. Carroll acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: April 12, 1980

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

On this 23rd day of November, 1976, before me the subscriber, a Notary Public in and for said County, appeared K. H. SHELTON to me personally known, who being by me duly sworn did say that he is the DIVISION STAFF ASSISTANT authorized by and for 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 K. H. SHELTON acknowledged said instrument to be the free act and deed of said corporation.

Melford Hartman
MELFORD HARTMAN
Notary Public, Wayne County, Michigan
My Commission Expires July 9, 1979

My Commission Expires:

RECORDED RIGHT OF WAY NO. 30921

DE FORM LE 18 5-68 CS

RETURN TO

DAVID R. WINFIELD
THE DETROIT EDISON COMPANY
76 S. GRATIOT
MT. CLEMENS, MICHIGAN 48043

APPENDIX "A"

"Candlewood Village Subdivision No. 2", Part of the Southwest 1/4 of Section 25, T.2N., R.12E., City of Sterling Heights, Macomb County, Michigan, and comprising Lots 54 through 244, both inclusive. Beginning at a point which is N 88°55'24" E 620.63 ft. and N 88° 38'01" E 60.05 ft. along the East and West 1/4 line of Section 25 from the West 1/4 Corner of Section 25, T.2N., R.12E.; thence along said East and West 1/4 line of Section 25, N 88°38'01" E 1193.86 ft. and N 88°22'38" E 344.07 ft.; thence S 42°58'26" W 180.58 ft.; thence S 39°04'25" W 789.69 ft.; thence S 35°06'47" W 347.24 ft.; thence S 34°04'57" W 618.24 ft.; thence S 20°49'17" W 508.23 ft.; thence S 03°32'17" W 174.26 ft.; thence S 08°05'08" E 159.72 ft.; thence S 30°03'47" W 175.76 ft.; thence N 73°55'04" W 417.12 ft.; thence N 88°58'14" W 184.00 ft.; thence N 72°46'34" W 142.00 ft.; thence along the Easterly right-of-way line of Schoenherr Road (120 ft. wide) the following courses and distances: Northerly 541.94 ft. along a curve concave to the East (Radius of 1850.00 ft., central angle of 16°47'03", long chord bears N 17°48'14" E 540.00 ft.) and N 26°11'45" E 523.97 ft., and Northerly 865.88 ft. along a curve concave to the West (Radius of 1970.00 ft., central angle of 25°11'00", long chord bears N 13°36'15" E 858.93 ft.) and N 01°00'45" E 482.34 ft. to the point of beginning.

STERLING-SCHOENHERR PROPERTIES
A Michigan Co-Partnership
25300 Lahser Road
Southfield, Michigan 48076

Witness: x Nancy J. Johnson
Nancy J. Johnson

Signed: x Richard M. Lewiston
Richard M. Lewiston, Co-Partner

x Jean Pridmore
Jean Pridmore

x Asa Shapiro
Asa Shapiro, Co-Partner

x Isidore Eisenberg
Isidore Eisenberg, Co-Partner

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

On this 22nd day of October, 19 76, before me, a Notary Public in and for said County, personally appeared Richard M. Lewiston, Co-Partner, Asa Shapiro, Co-Partner, and Isidore Eisenberg, Co-Partner, doing business as Sterling-Schoenherr Properties, a Registered Michigan Co-partnership, to me known and who executed the within instrument and acknowledged the same to be his free act and deed for the co-partnership.

Nancy J. Johnson
Nancy J. Johnson
Notary Public Macomb County, Michigan.
Acting in Oakland County, Michigan

My Commission Expires: 11/22/76

RECORDED RIGHT OF WAY NO. 30921

RETURN TO

DAVID R. WINFIELD
THE DETROIT EDISON COMPANY
76 S. GRATIOT
MT. CLEMENS, MICHIGAN 48043

STATE OF MICHIGAN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 1976, Richard M. Lewiston, Co-Partner, Asa Shapiro, Co-Partner, and Isidore Eisenberg, Co-Partner, of the above-named co-partnership, to me known to be the persons who executed the foregoing instrument, and to me known to be such co-partners of said co-partnership and acknowledge that they executed the foregoing instrument as such co-partners as the free act and deed of said co-partnership.

Notary Public _____ Macomb County, Michigan

My Commission Expires _____

Standard Federal Savings
and Loan Association
A Federal Association
2401 West Big Beaver Road
Troy, Michigan 48084

Witness:

F. Michael Lubig

Larry C. Hassel

Robert C. Rothman, Senior Vice-President

John P. Ray, Executive Vice-President

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

Personally came before me this 28th day of October, 1976, ROBERT C. ROTHMAN and JOHN P. RAY of the above-named association, to me known to be the persons who executed the foregoing instrument and to me known to be such SENIOR VICE-PRESIDENT and EXECUTIVE VICE-PRESIDENT of said association, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said association, by its authority.

Notary Public Nancy J. Johnson
Nancy J. Johnson
Acting in Oakland County, Michigan

Macomb ~~Oakland~~ County, Michigan

My Commission Expires November 22, 1976

RECORDED RIGHT OF WAY NO. 30921

RETURN TO

DAVID R. WINFIELD
THE DETROIT EDISON COMPANY
76 S. GRATIOT
MT. CLEMENS, MICHIGAN 48043

Detroit Edison
2000 Second Avenue
Detroit, Michigan 48226
(313) 237-8000
Macomb Division
76 South Gratiot Avenue
Mt. Clemens, Michigan 48043

December 15, 1976

Sterling-Schoenherr Properties
25300 Lahser Road
Southfield, Michigan 48076

RE: Candlewood Village Subdivision No. 2 - City of Sterling Heights, Macomb County, Michigan

Gentlemen:

We are enclosing herewith a fully executed copy of the Agreement dated October 28th, 1976 for the underground electric and communication services for the above named project.

Sincerely,

Robert H. Rehe

Robert H. Rehe, Representative
Real Estate and Rights of Way
Macomb Division

RHR:pb

Enclosure

RECORDED RIGHT OF WAY NO. 30921

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

TO Thomas Reagan, 630 W.C.B. DATE 11-12-76 TIME

RE: Candlewood Village Subdivision No. 2, City of Sterling Heights, Macomb County.

Please have enclosed copies of Agreement-Easement-Restrictions signed by Edison and Bell and the jurats completed.

COPIES TO:

SIGNED Robert H. Rehe
Robert H. Rehe, Representative
Real Estate, R/W & Claims
Macomb Division

REPORT

DATE RETURNED TIME SIGNED

October 22, 1976

Macomb Division
76 South Gratiot Avenue
Mt. Clemens, Michigan 48043

Mr. Richard M. Lewiston
21790 Coolidge Highway
Oak Park, Michigan 48237

RE: Candlewood Village Subdivision No. 2 - Sterling Heights, Macomb County, Michigan.

Gentlemen:

Enclosed is the Agreement-Easement-Restrictions for the above described project prepared for signatures of owners of record as indicated on documents furnished by you. If there are now any additional owners involved, their signatures and evidence of their ownership are also required. Please have the original and 1 copy executed and returned to us. We will then have the Agreement executed by Edison and Michigan Bell Telephone Company. A copy should be retained by you until you receive a copy of the fully executed document from us.

In order to comply with the recording statues of the State of Michigan, please have two separate witnesses. The notary can be one of the witnesses. Also, print or type the names of all parties signing the documents, including witnesses, and notary.

Your attention is called to Paragraph No. 9 of this Agreement, whereby you would be responsible for any damages which might occur to the Company's underground lines after installation. It is, therefore, extremely important that not only you, but any contractors working for you, exercise due care to avoid any damage.

Prompt return of this instrument, fully executed, will assist in prompt scheduling of our work to be completed in your project. Please return document to Robert Rehe, 76 South Gratiot Avenue, Mt. Clemens, Michigan 48043, (phone 465-6201, Ext. 263).

Sincerely,

Robert H. Rehe

Robert H. Rehe, Representative
Real Estate, Rights of Way
Macomb Division

RHR:mr

Enclosure

RECORDED RIGHT OF WAY NO. 30921

CO ITMENT FOR TITLE NSURAN

BURTON ABSTRACT AND TITLE COMPANY

1650 W. BIG BEAVER ROAD CENTRAL OFFICE TROY, MICHIGAN 48084

EFFECTIVE DATE: June 10, 1976 at 8 A.M. COMMITMENT NO. 50-079664

BURTON ABSTRACT AND TITLE COMPANY, a Michigan Corporation, hereby agrees to issue a policy of title insurance as hereinafter set forth upon payment of the prescribed premium. THE POLICY WILL BE ISSUED SUBJECT TO EACH ENCUMBRANCE AND EXCEPTION LISTED BELOW, OR WHICH ARISES AFTER THE EFFECTIVE DATE HEREOF, UNLESS ELIMINATED TO OUR SATISFACTION.

FORM OF POLICY TO BE ISSUED	A.L.T.A. OWNER'S POLICY	A.L.T.A. MORTGAGE POLICY WITHOUT EXCEPTIONS	A.L.T.A. MORTGAGE POLICY WITH EXCEPTIONS
	$	$ 1,150,000.00	$

PARTY TO BE INSURED Standard Federal Savings and Loan Association, a Federal Association

DESCRIPTION OF REAL ESTATE

Situated in City of Sterling Heights, Macomb County, Michigan

(SEE ATTACHED RIDER FOR DESCRIPTION OF REAL ESTATE)

OWNER, ENCUMBRANCES, EXCEPTIONS AND REQUIREMENTS

1. Owner: Sterling-Schoenherr Properties, a Michigan Co-Partnership

2. RECORD MORTGAGE TO BE INSURED.

3. Easement over the west 10 feet of subject property for sanitary and/or water facilities granted to the Wayne County Drain Commission in instrument recorded in liber 2573, pages 858 to 863 inclusive, Register No. A 297565 and A 297566, Wayne County Records.

4. Easement for public utilities as more particularly set forth in instrument recorded in liber 2147, page 483 granted to the City of Sterling Heights.

5. NOTE: There are no building and use restrictions of record covering subject property.

6. 1975 City and County Taxes: Paid

RECORDED RIGHT OF WAY No. 30921

Countersigned by H. Mathiak
Authorized Signature

BURTON ABSTRACT AND TITLE COMPANY

Fred H. Burns Jr.
PRESIDENT

bkp

If countersigned by an authorized officer or agent of the company, this commitment is valid and binding for a period of 90 days from the date hereof.

TB-3 NOTE: The reverse side hereof is part of this commitment.

AUDIT NUMBER C 314618

DESCRIPTION OF REAL ESTATE

Land in the City of Sterling Heights, Macomb County, Michigan, described as: Part of the southwest 1/4 of Section 25, town 2 north, range 12 east, City of Sterling Heights, Macomb County, Michigan, being more particularly described as follows: Beginning at a point which is north 88 degrees 55 minutes 24 seconds east 620.63 feet and north 88 degrees 38 minutes 01 seconds east, 60.05 feet along the East and West 1/4 line of Section 25 from the west 1/4 corner of Section 25, town 2 north, range 12 east; thence along the East and West 1/4 line of Section 25, north 88 degrees 38 minutes 01 seconds east 1193.86 feet and north 88 degrees 22 minutes 38 seconds east 344.07 feet; thence south 42 degrees 58 minutes 26 seconds west, 180.58 feet; thence south 39 degrees 04 minutes 25 seconds west 789.69 feet; thence south 35 degrees 06 minutes 47 seconds west 347.24 feet; thence south 34 degrees 04 minutes 57 seconds west 618.24 feet; thence south 20 degrees 49 minutes 17 seconds west 508.23 feet; thence south 03 degrees 32 minutes 17 seconds west 174.26 feet; thence south 08 degrees 05 minutes 08 seconds east 159.72 feet; thence south 30 degrees 03 minutes 47 seconds west 175.76 feet; thence north 73 degrees 55 minutes 04 seconds west 417.12 feet; thence north 88 degrees 58 minutes 14 seconds west 184.00 feet; thence north 72 degrees 46 minutes 34 seconds west 142.00 feet; thence, along the Easterly right-of-way line of Schoenherr Road, northerly 541.94 feet along a curve concave to the east (radius of 1850.00 feet, central angle of 16 degrees 47 minutes 03 seconds, long chord bears north 17 degrees 48 minutes 14 seconds east 540.00 feet) and north 26 degrees 11 minutes 45 seconds east 523.97 feet and northerly 865.88 feet along a curve concave to the west (radius of 1970.00 feet, central angle of 25 degrees 11 minutes 00 seconds, long chord bears north 13 degrees 36 minutes 15 seconds east 858.93 feet) and north 01 degrees 00 minutes 45 seconds east 482.34 feet to the point of beginning, containing 49.108 acres, more or less.

RECORDED RIGHT OF WAY NO. 30921

Rider attached to and forming part of Commitment No. 50-079664

BURTON ABSTRACT AND TITLE COMPANY

By H. Mathiak
Authorized Signature.

Detroit Edison

MACOMB DIVISION

Date: May 3, 1977

To: Margaret J. Horvath
Records Center

From: Eugene T. Rakes ETR
Real Estate, R/W and Claims
Macomb Division

Subject: Agreement-Easement-Restrictions for Underground Residential Distribution for Candlewood Village Subdivision No. 2, located in Part of the Southwest 1/4 of Section 25, Town 2 North, Range 12 East, City of Sterling Heights, Macomb County, Michigan, Comprising Lots 54 through 244 inclusive.

Attached for Records Center is the executed Agreement dated October 28th, 1976, for the above named project. Also enclosed are other pertinent papers relative to this project.

Easement for this project was requested by Peter DuPon of the Service Planning Department, Macomb Division. The Agreement was negotiated by Robert H. Rehe, Representative of the Real Estate, R/W and Claims Department, Macomb Division.

The Detroit Edison Company and Michigan Bell Telephone Company made this agreement with Richard M. Lewiston, Asa Shapiro, Isidore Eisenberg, Co-partners in Sterling-Schoenherr Properties, the owners of Candlewood Village Subdivision No. 2.

Please make the attached papers a part of recorded Right of Way file.

ETR:pb

Attachment

RECORDED RIGHT OF WAY NO. 30921

APPLICATION FOR U.R.D. EASEMENTS
DE FORM RR 11 5-73

FOR RF & RW DEPT	DATE REC'D 10-5-76	DE-BELL NO. ME-6-30

TO: DAVE WINFIELD
REAL ESTATE AND RIGHTS OF WAY - SUPERVISOR

Application No. _____

DISTRICT MACOMB

Date 10-5-76

We have included the following necessary material and information:

MATERIAL:
A. Subdivision
1. Copy of complete final proposed plat, or
2. Recorded plat
a. Site plan
b. Title information (deed, title committment, contract, or title search)

or
B. Other than subdivision
1. Property description.
2. Site plan.
3. Title information (deed, title committment, contract with title committment, or title search).

INFORMATION:
1. Project name CANDLEWOOD SUB #2 County MACOMB
City/Township/Village STERLING HTS Section No. 25
Type of Development ☒ Subdivision ☐ Mobile Home Park
☐ Apartment Complex ☐ Other
2. Name of Owner STERLING-SCHOENHERR PROP. Phone No. 548-4800
Address 21790 COOLIDGE HY. OAK PARK MI. 48237
Owner's Representative MR. LEWISTON Phone No. 548-4800
3. Date Service is Wanted NOV 1, 1976
4. Entire project will be developed at one time . . . . . ☒ YES ☐ NO
5. Cable poles on property . . . . . ☒ YES ☐ NO
6. Joint easements required . . . . . ☐ YES ☐ NO
a. Name of other utilities M.B.T.
b. Other utility engineer names, addresses, phone numbers: MR. BARNHART 777-9960
7. Part of subdivision is fed from overhead service. . . . . ☐ YES ☒ NO
Lot No. _____
8. Additional information or comments: _____

RECORDED RIGHT OF WAY NO. 30921

NOTE: Trenching letter ☐ attached ☒ will be submitted later.

Signed Peter DuPon
SERVICE PLANNING DEPARTMENT
Address MT CLEMENS S.P Phone EXT 364

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

TO Peter D-on, Ser. Pl., Macomb Division DATE 11-1-76 TIME

RE: Underground Service - Candlewood Village Subdivision No. 2, City of Sterling Heights, Macomb County, Michigan.

Agreement-Easement-Restrictions obtained. OK to proceed with construction.

COPIES TO: Lines, Office Manager

SIGNED Robert H. Rehe
Robert H. Rehe, Representative
Real Estate, R/W & Claims
Macomb Division

REPORT

DATE RETURNED TIME SIGNED

"Candlewood Village Sub. No. 2"

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.2N., R.12E.,
CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

M.C.S.
MUNICIPAL CONSULTANT SERVICE
CIVIL ENGINEERS AND SURVEYORS
TROY, MICHIGAN

RECORDED RIGHT OF WAY R 30921

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding_____ involving the lands included in this plat.

_____
Adam E. Nowakowski
Macomb County Treasurer

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on _____, 1976, as complying with Section 192 of Act 288, P.A. 1967, and the applicable rules and regulations published by my office in the County of Macomb.

_____
Thomas S. Welsh
Macomb County
Drain Commissioner

CERTIFICATE OF COUNTY ROAD COMMISSIONERS

Approved on _____, 1976, as complying with Section 183 of Act 288, P.A. 1967, and the applicable published rules and regulations of the Board of Road Commissioners of Macomb County.

_____
Mathew J. Gaberty
Chairman

_____
Joseph P. Perry
Vice Chairman

_____
Keith Bovenschen
Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Sterling Heights at a meeting held _____, 1976, and was reviewed and found to be in compliance with Act 288, P.A. 1967. Surety has been posted for the placing of monuments and lot markers within one year of the above date. Minimum lot width and area required by Section 186 (D) Act 288 of P.A. 1967 has been waived and conforms with the legally adopted zoning and subdivision control ordinances of the City of Sterling Heights. Surety has been posted to insure the installation of public sewer and public water services.

_____
Mary T. Zander
City Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the MACOMB COUNTY PLAT BOARD on _____, 1976, as being in compliance with all of the provisions of Act 288, P. A. 1967, and the Plat Board's applicable rules and regulations.

_____
Robert A. VerKuilen
Chairman
Board of County Commissioners

_____
Edna Miller
County Clerk
Register of Deeds

_____
Adam E. Nowakowski
County Treasurer

RECORDING CERTIFICATE

STATE OF MICHIGAN) S.S.
County of Macomb)

This plat was received for recording on the _____ day of _____, A.D., 1976, at _____o'clock and is recorded in Liber _____ of Plat Books on Pages _____.

_____
Edna Miller
Register of Deeds

STATE OF MICHIGAN
WILLIAM E. MENZEL
LAND SURVEYOR
7313
REGISTERED LAND SURVEYOR

RECORDED RIGHT OF WAY NO. 30921

R 30921

"Candlewood Village Sub. No. 2"

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.2N., R.12E., CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

M.C.S.
MUNICIPAL CONSULTANT SERVICE
CIVIL ENGINEERS AND SURVEYORS
TROY, MICHIGAN

RECORDED RIGHT OF WAY R30921

SURVEYOR'S CERTIFICATE

I, William E. Menzel, Surveyor, certify:

That I have surveyed, divided, and mapped the land shown on this plat, described as follows: "CANDLEWOOD VILLAGE SUB. NO. 2" Part of the Southwest 1/4 of Section 25, T.2N., R.12E., City of Sterling Heights, Macomb County, Michigan, and comprising Lots 54 through 244, both inclusive. Beginning at a point which is N 88°55'24" E 620.63 ft. and N 88°38'01" E 60.05 ft. along the East and West 1/4 line of Section 25 from the West 1/4 Corner of Section 25, T.2N., R.12E.; thence along said East and West 1/4 line of Section 25, N 88°38'01" E 1193.86 ft. and N 88°22'38" E 344.07 ft.; thence S 42°58'26" W 180.58 ft.; thence S 39°04'25" W 789.69 ft.; thence S 35°06'47" W 347.24 ft.; thence S 34°04'57" W 618.24 ft.; thence S 20°49'17" W 508.23 ft.; thence S 03°32'17" W 174.26 ft.; thence S 08°05'08" E 159.72 ft.; thence S 30°03'47" W 175.76 ft.; thence N 73°55'04" W 417.12 ft.; thence N 88°58'14" W 184.00 ft.; thence N 72°46'34" W 142.00 ft.; thence along the Easterly right-of-way line of Schoenherr Road (120 ft. wide) the following courses and distances: Northerly 541.94 ft. along a curve concave to the East (Radius of 1850.00 ft., central angle of 16°47'03", long chord bears N 17°48'14" E 540.00 ft.) and N 26°11'45" E 523.97 ft., and Northerly 865.88 ft. along a curve concave to the West (Radius of 1970.00 ft., central angle of 25°11'00", long chord bears N 13°36'15" E 858.93 ft.) and N 01°00'45" E 482.34 ft. to the point of beginning - containing 49.108 Acres.

That I have made such survey, land division and plat by the direction of the owners of such land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by Section 125 of the Act.

That the accuracy of survey is within the limits required by Section 126 of the Act.

That the bearings shown on the plat are expressed as required by Section 126 (3) of the Act and as explained in the legend.

DATE 8/4/1976

Municipal Consultant Service
2838 East Long Lake Road
Troy, Michigan - 48084

William E. Menzel
William E. Menzel
President - No. 7313

STATE OF MICHIGAN
WILLIAM E. MENZEL
LAND SURVEYOR
7313
REGISTERED LAND SURVEYOR

PROPRIETOR'S CERTIFICATE

We, as Proprietors, certify that we caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets and public walkways are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. There shall be no direct vehicular access to Schoenherr Road from Lots 54, 127, 128, 142, 143, 156, 157, 168, 169, 214, 215, 227, 228, and 244.

Witness:

Nancy J. Johnson
Nancy J. Johnson

Jean Pridmore
Jean Pridmore

Sterling-Schoenherr Properties
A Michigan Co-Partnership
25300 Lahser Road
Southfield, Michigan - 48076

Register File No. 1339-74
County of Oakland
Filed November 12, 1974

Richard M. Lewiston
Richard M. Lewiston
Co-Partner

Asa Shapiro
Asa Shapiro
Co-Partner

Isidore Eisenberg
Isidore Eisenberg
Co-Partner

ACKNOWLEDGEMENT

STATE OF MICHIGAN) S.S.
County of Macomb)

Personally came before me this 5th day of AUGUST, 1976, Richard M. Lewiston, Co-Partner, Asa Shapiro, Co-Partner, and Isidore Eisenberg, Co-Partner, of the above-named co-partnership, to me known to be the persons who executed the foregoing instrument, and to me known to be such co-partners of said co-partnership and acknowledge that they executed the foregoing instrument as such co-partners as the free act and deed of said co-partnership.

Notary Public Nancy J. Johnson
Nancy J. Johnson
Macomb County, Michigan

My Commission Expires November 22, 1976

PROPRIETOR'S CERTIFICATE

Standard Federal Savings and Loan Association, a Federal Association, duly organized and existing under the laws of the State of Michigan, by
as Proprietor, has caused the land to be surveyed, divided, mapped, and dedicated as represented on this plat and that the streets and public walkways are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses shown on the plat. There shall be no direct vehicular access to Schoenherr Road from Lots 54, 127, 128, 142, 143, 156, 157, 168, 169, 214, 215, 227, 228, and 244.

Standard Federal Savings
and Loan Association
A Federal Association
2401 West Big Beaver Road
Troy, Michigan - 48084

Witness:

Timothy B. Bennies

Nancy J. Johnson

Raymond A. Smith

Larry C. Hesse

ACKNOWLEDGEMENT

STATE OF MICHIGAN) S.S.
County of Oakland)

Personally came before me this 5th day of AUGUST, 1976, of the above-named association, to me known to be the persons who executed the foregoing instrument and to me known to be such of said association, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said association, by its authority.

Notary Public Nancy J. Johnson
NANCY J. JOHNSON
MACOMB COUNTY, MICHIGAN
ACTING IN Oakland County, Michigan

My Commission Expires NOVEMBER 22, 1976

RECORDED RIGHT OF WAY NO. 30921

R 30921

"Candlewood Village Sub. No. 2"

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.2N., R.12E., CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

0 50 100 200 300

SCALE 1 INCH = 100 FEET

SHEET 1 OF 4 SHEETS

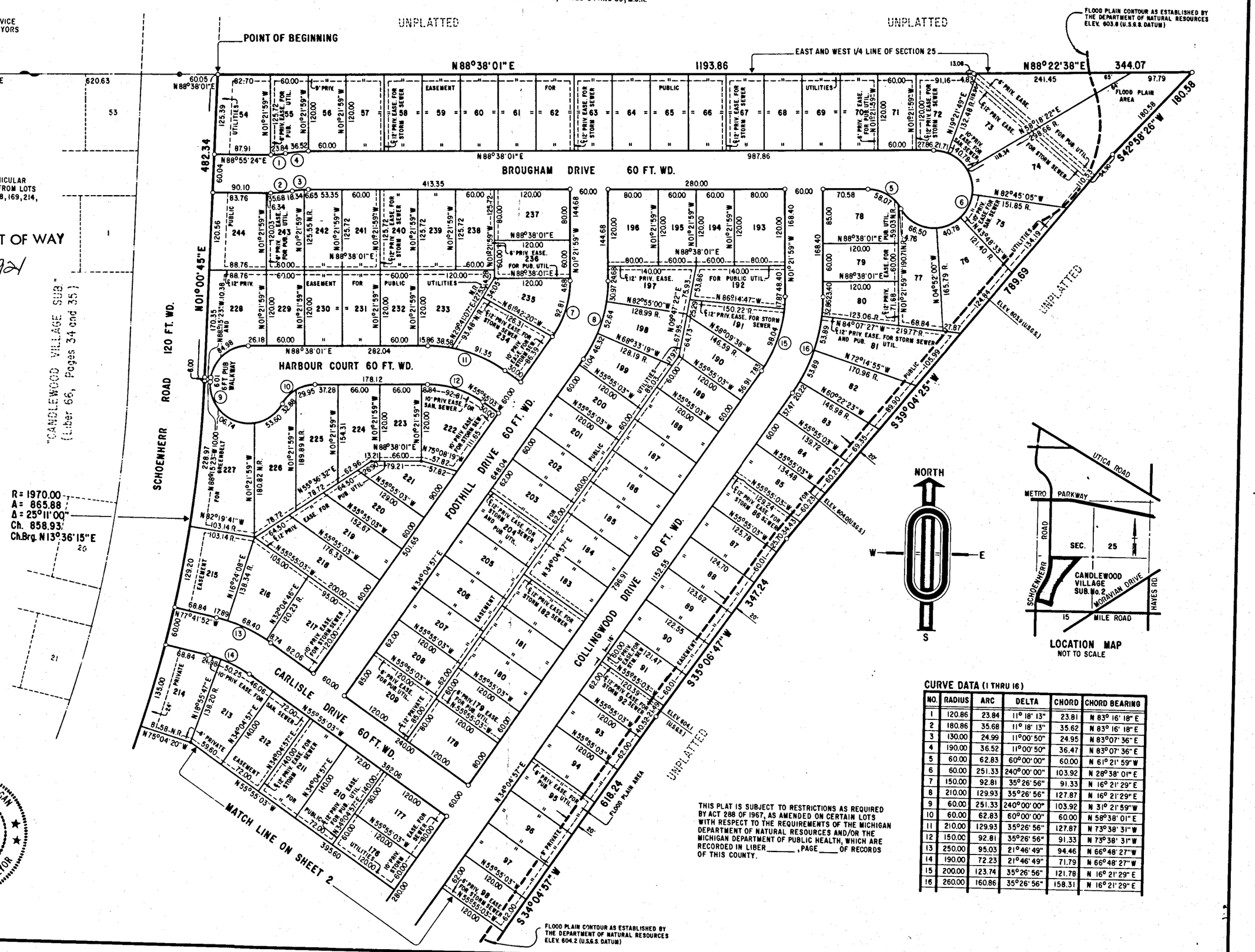
PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
R. DENOTES RADIAL. N.R. DENOTES NOT RADIAL.
THE SYMBOL "O" INDICATES A CONCRETE MONUMENT.
ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG.
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE EAST LINE OF "CANDLEWOOD VILLAGE SUB." AS RECORDED IN LIBER 66, PAGES 34 AND 35, M.C.R.

M.C.S.
MUNICIPAL CONSULTANT SERVICE
CIVIL ENGINEERS AND SURVEYORS
TROY, MICHIGAN

NOTE:
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SCHOENHERR ROAD FROM LOTS 54, 127, 128, 142, 143, 156, 157, 168, 169, 214, 215, 227, 228 AND 244.

RECORDED RIGHT OF WAY
R30921



STATE OF MICHIGAN
WILLIAM E. MENZEL
LAND SURVEYOR
7313
REGISTERED LAND SURVEYOR

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER _____, PAGE _____ OF RECORDS OF THIS COUNTY.

CURVE DATA (1 THRU 16)

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	120.86	23.84	11° 18' 13"	23.81	N 83° 16' 18" E
2	180.86	35.68	11° 18' 13"	35.62	N 83° 16' 18" E
3	130.00	24.99	11°00' 50"	24.95	N 83°07' 36" E
4	190.00	36.52	11°00' 50"	36.47	N 83°07' 36" E
5	60.00	62.83	60°00' 00"	60.00	N 61° 21' 59" W
6	60.00	251.33	240°00' 00"	103.92	N 28° 38' 01" E
7	150.00	92.81	35° 26' 56"	91.33	N 16° 21' 29" E
8	210.00	129.93	35° 26' 56"	127.87	N 16° 21' 29" E
9	60.00	251.33	240°00' 00"	103.92	N 31° 21' 59" W
10	60.00	62.83	60°00' 00"	60.00	N 58° 38' 01" E
11	210.00	129.93	35° 26' 56"	127.87	N 73° 38' 31" W
12	150.00	92.81	35° 26' 56"	91.33	N 73° 38' 31" W
13	250.00	95.03	21° 46' 49"	94.46	N 66° 48' 27" W
14	190.00	72.23	21° 46' 49"	71.79	N 66° 48' 27" W
15	200.00	123.74	35° 26' 56"	121.78	N 16° 21' 29" E
16	260.00	160.86	35° 26' 56"	158.31	N 16° 21' 29" E

RECORDED RIGHT OF WAY NO. 30921

R 30921

"Candlewood Village Sub. No. 2"

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.2N., R.12E., CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

0 50 100 200 300

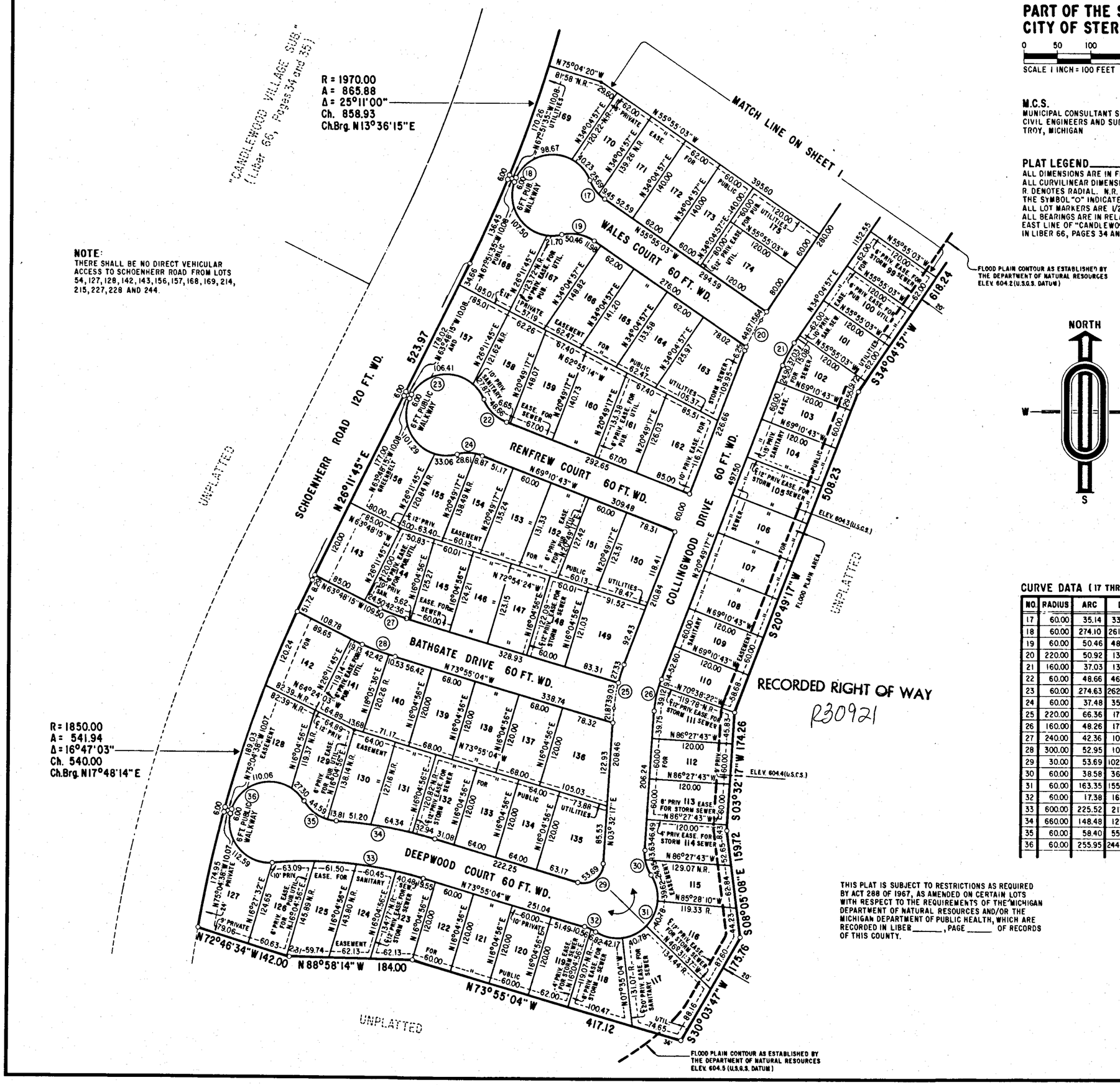
SCALE 1 INCH = 100 FEET

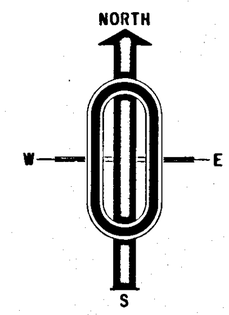
SHEET 2 OF 4 SHEETS

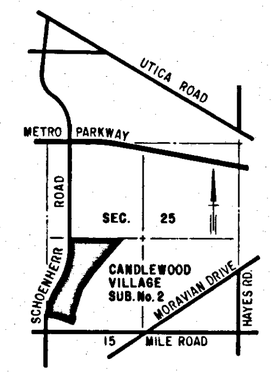
M.C.S.
MUNICIPAL CONSULTANT SERVICE
CIVIL ENGINEERS AND SURVEYORS
TROY, MICHIGAN

PLAT LEGEND
ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
R. DENOTES RADIAL. N.R. DENOTES NOT RADIAL.
THE SYMBOL "O" INDICATES A CONCRETE MONUMENT.
ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG.
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE EAST LINE OF "CANDLEWOOD VILLAGE SUB." AS RECORDED IN LIBER 66, PAGES 34 AND 35, M.C.R.

NOTE:
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SCHOENHERR ROAD FROM LOTS 54, 127, 128, 142, 143, 156, 157, 168, 169, 214, 215, 227, 228 AND 244.







LOCATION MAP
NOT TO SCALE

CURVE DATA (17 THRU 36)

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
17	60.00	35.14	33°33'26"	34.64	N 39°08'20"W
18	60.00	274.10	261°44'49"	90.74	N 26°45'58"E
19	60.00	50.46	48°11'23"	48.99	N 80°00'45"W
20	220.00	50.92	13°15'40"	50.81	N 27°27'07"E
21	160.00	37.03	13°15'40"	36.95	N 27°27'07"E
22	60.00	48.66	46°27'52"	47.34	N 45°56'47"W
23	60.00	274.63	262°15'06"	90.39	N 26°09'36"E
24	60.00	37.48	35°47'14"	36.87	N 87°04'20"W
25	220.00	66.36	17°17'00"	66.11	N 12°10'47"E
26	160.00	48.26	17°17'00"	48.08	N 12°10'47"E
27	240.00	42.36	10°06'49"	42.31	N 68°51'39"W
28	300.00	52.95	10°06'49"	52.89	N 68°51'39"W
29	30.00	53.69	102°32'39"	46.81	N 54°48'37"E
30	60.00	38.58	36°50'32"	37.92	N 14°52'59"W
31	60.00	163.35	155°59'03"	117.37	N 44°41'16"E
32	60.00	17.38	16°35'52"	17.32	N 65°37'08"W
33	600.00	225.52	21°32'07"	224.19	N 84°41'08"W
34	660.00	148.48	12°53'22"	148.16	N 80°21'45"W
35	60.00	58.40	55°46'16"	56.13	N 58°55'18"W
36	60.00	255.95	244°25'01"	101.53	N 26°45'19"E

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER _____, PAGE _____ OF RECORDS OF THIS COUNTY.

STATE OF MICHIGAN
WILLIAM E. MENZEL
LAND SURVEYOR
7313
REGISTERED LAND SURVEYOR

RECORDED RIGHT OF WAY NO. 30921

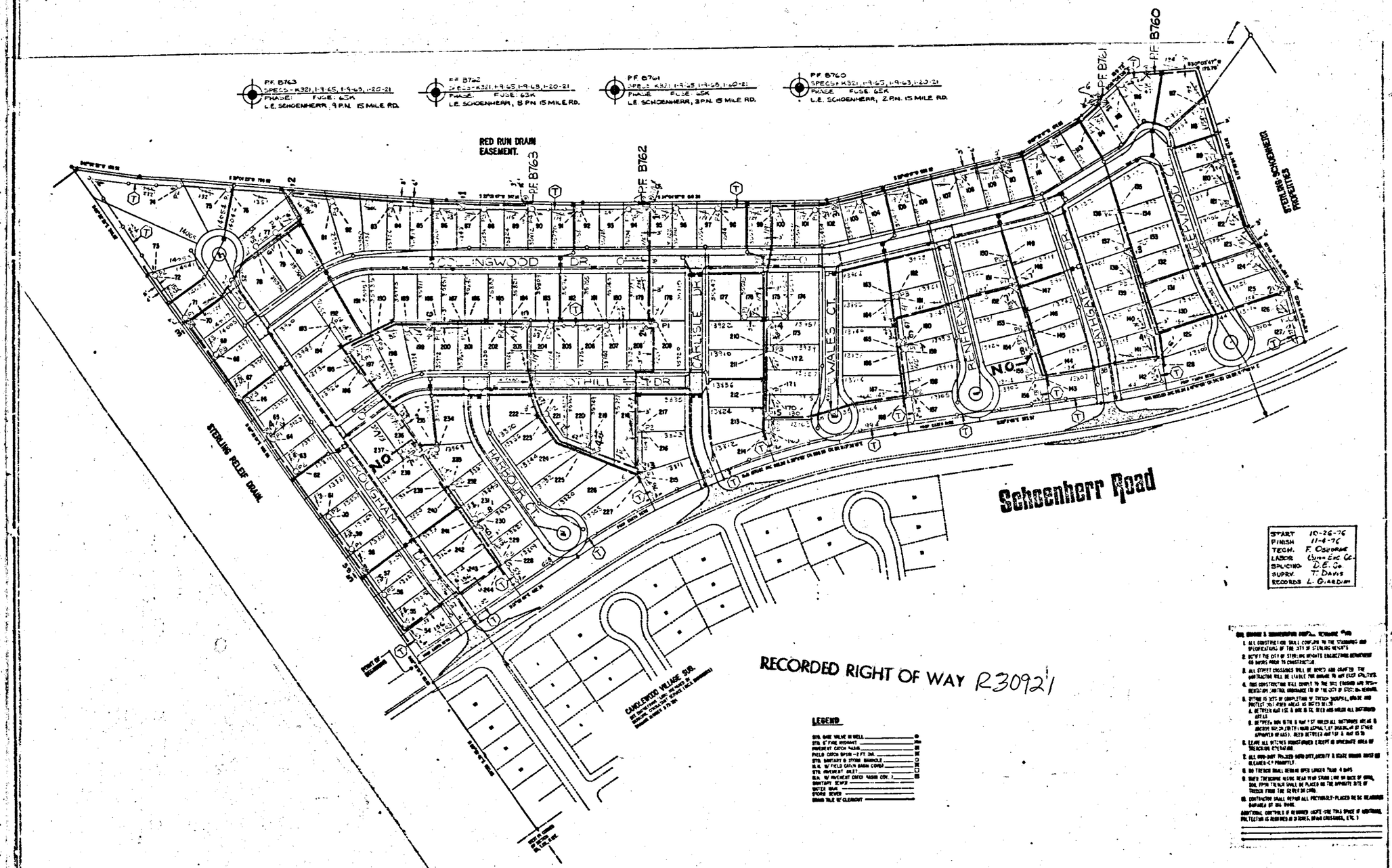
R 30921

LIBER 2778 PAGE 416

LIBER 2778 PAGE 417

LIBER 2778 PAGE 418

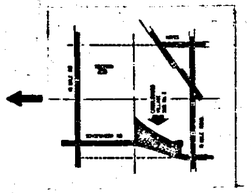
NORTH ARROW



START 10-26-76
FINISH 11-4-76
TECH. F. OSBORNE
LABOR Union Elec Co.
SPLICING D.E. Co.
SUPRV. T. DAVIS
RECORDS L. GIARDINI

LOCATION SKETCH

U.S. MAP SEC. NOS. Sec 89-264



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
B760-1	25	661-1151
-2	25	1151
-3	50	1152
-4	50	1152
B761-1	25	661-1151
-2	25	-1151
-3	50	-1152
-4	50	-1152
-5	25	-1151
-6	50	-1152
-7	25	-1151
-8	50	-1152
B762-1	50	661-1152
-2	50	-1152
-3	25	-1151
-4	50	-1152
-5		
-6		
-7	50	-1152
B763-1	50	661-1152
-2	50	-1152
-3	25	-1151
-4	25	-1151
-5	50	-1152
-6	50	-1152
-7	25	-1151

TRANSFORMER SPECS.

PEDESTAL SPEC.-R13

NO. OF PEDESTALS 72 74

- CODE -

- TEMPORARY SECONDARY PEDESTAL
- DFT (DEAD FRONT TYPE)
- UDT (NON-SWITCHING-LIVE FRONT TYPE)
- UDT (SWITCHING-LIVE FRONT TYPE)
- DIRECTION OF TRANSFORMER DOOR OPENING
- SECONDARY PEDESTAL
- SECONDARY TERMINAL
- CABLE POLE
- PRIMARY SWITCH CABINET
- BURIED PRIMARY CABLE-ALL VOLTAGES
- BURIED SECONDARY CABLE
- BURIED SECONDARY SERVICE CABLE
- DETROIT EDISON TRENCH ONLY
- TELEPHONE TRENCH ONLY
- SEWER
- WATER
- GAS
- PROPOSED CONDUIT

CABLE SUMMARY

	ITEM# #2APEC X 1	12.2 KV	713-3029-	10900'
5%	ITEM# AP2 350M & 1-4/0	600 V.	713-0537-	5891'
ADDED	ITEM# AP2 2/0 & 1-#1	600 V.	713-0814-	6655'

TRENCH SUMMARY

JOINT USE	8075'	
D. E. ONLY	2335'	
TEL. ONLY	3535'	
TOTAL	13945'	

SITE SUPT.

PHONE NO.

- GENERAL NOTES -

TRENCHING TO BE DONE BY D.E. Co.

TRENCH AND CABLE LENGTHS ARE APPROXIMATE.

SEE DRAWING U1-2389 FOR TRANS. MAT. DETAILS.

SEE PAGE 3.2.11 (S.I.M.) DETAIL "___" FOR ENTRANCE POINT DETAILS (APTS. ONLY)

SEE DRAWING U1-4.2263 FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUB'DS ONLY)

D.E. SERVICE PLANNER: P. DUPON 465-6201 EXT 364

TEL. CO.: R. BARNHART 772-9960

CONTACT "MISS DIG" 477-3441 BEFORE DOING ANY EXCAVATION.

EASEMENTS INDICATED BY OUR CENTERLINES ARE 10' SIX FEET IN WIDTH UNLESS OTHERWISE NOTED.

PERMITS REQUIRED

Notification City of Sterling Heights & Sanitary Engineering Control

"AS INSTALLED"

D REVISION	C REVISION	B REVISION	A REVISION
			Shown As Installed In Field
DRAWN BY / CHECKED BY / APPROVED BY	DRAWN BY / CHECKED BY / APPROVED BY	DRAWN BY / CHECKED BY / APPROVED BY	DRAWN BY / CHECKED BY / APPROVED BY
			1-19-77 / 1-24-77

REFERENCE

DRAWN BY	THOMAS A. AKBAR	10-6-76
CHECKED BY	[illegible]	10-11-76
APPROVED BY	[illegible]	10-11-76
	[illegible]	10-11-76

JOB TITLE - DIRECT BURIED SYSTEM

CANDLEWOOD VILLAGE SUB. No. 2

PART OF THE SOUTHWEST QUARTER OF SECTION 25, CITY OF STERLING HEIGHTS, MACOMB COUNTY, MICHIGAN

THE DETROIT EDISON COMPANY
SERVICE PLANNING DEPARTMENT

SCALE	NUMBER OF UNITS	WORK OF JOB NUMBER
1"=100'	192	367 8J 017
LATEST REVISION: A	DISTRIBUTION CIRCUIT: 8418 BENSON(13.2)	
DEPT ORDER NUMBER: A-74303	SHEET 1 OF 1 SHEETS	

DE FORM 76, 4 PTS. 11-69

RECORDED RIGHT OF WAY NO. 30921

R30921

RETURN TO

DAVID R. WINFIELD
THE DETROIT EDISON COMPANY
75 S. CANTON
MT. CLEMENS, MICHIGAN 48043