

PROPOSED SUBDIVISIONS
(Not Platted)

GERALD SOAVE ESTATES SUBDIVISION

AGREEMENT - EASEMENT - RESTRICTIONS

This instrument made this 16th day of February, 19 78,
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 Roseville, 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. 31575

RECORDED IN MACOMB COUNTY
RECORDS AT: 1:20 P. M.
MAR 15 1978

Edna Miller
CLERK - REGISTER OF DEEDS
MACOMB COUNTY, MICHIGAN

RETURN TO
R. R. CUNNINGHAM
DETROIT EDISON COMPANY
15600 NINETEEN MILE ROAD
MT. CLEMENS, MICHIGAN 48044

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"Gerald Soave Estates"

— SUBDIVISION —

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, T.1N., R.13E., CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, JAMES P. FRAUS, Surveyor certify that I have surveyed, divided and mapped the land shown on this plat, described as follows:

"GERALD SOAVE ESTATES" SUBDIVISION PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, T.1N., R.13E., CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN, comprising Lots 1 to 28 both inclusive; being a replat of part of Lots 6 and 11 of "Harmon Farms", a subdivision of the N. 1/2 of the N.W. 1/4 of Section 4, T.1N., R.13E., Erin Township (now City of Roseville), Macomb County, Michigan, as recorded in Liber 3 of plats, Page 161 of Macomb County Records;

Beginning at a point distant S. 88° 59' 10" E. 783.00 feet along the North line of Section 4, T.1N., R.13E., and S. 00° 30' 20" W. 33.00 feet from the N.W. corner of Section 4; thence S. 88° 59' 10" E. 281.25 feet; thence S. 00° 30' 20" W. 825.83 feet; thence N. 88° 59' 10" W. 281.25 feet along the North line of Voiland Avenue (50 feet wide); thence N. 00° 30' 20" E. 825.83 feet to the point of beginning. Consisting of 28 lots and 5.332 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 accuracy of survey is within the limits required by Section 126 of the Act.

That the required monuments and lot markers have been located in the ground or that survey has been deposited with the municipality as required by Section 125 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: _____

Nowak & Fraus Corporation
1024 N. Woodward Avenue
Royal Oak, Michigan 48067

James P. Fraus
Vice President
Registered Land Surveyor
No. 17089

PROPRIETOR'S CERTIFICATE - CORPORATION

Canterbury Building Company, a Michigan Corporation duly organized and existing under the laws of the State of Michigan by Gerald Soave, President and Vera Soave, Secretary-Treasurer as proprietor has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses as shown on the plat.

Witness:

Canterbury Building Company
21545 Harper Avenue
St. Clair Shores, Michigan 48080

Gerald Soave
President

Vera Soave
Secretary - Treasurer

RECORDED RAW FILE NO. 31575

ACKNOWLEDGEMENT

State of Michigan)
S.S.
Macomb County)

Personally came before me this ____ day of _____ 1978, Gerald Soave, President and Vera Soave, Secretary-Treasurer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary-Treasurer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation by its authority.

Notary Public _____ Macomb County, Michigan

My Commission expires _____

PROPRIETOR'S CERTIFICATE - CORPORATION

Detroit & Northern Savings & Loan Association, a Michigan Corporation duly organized and existing under the laws of the State of Michigan by Charles J. Kimber, Vice President and Thomas R. Welker, Loan Officer as proprietor has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the streets are for the use of the public; that the public utility easements are private easements and that all other easements are for the uses as shown on the plat.

Witness:

Detroit & Northern Savings & Loan Association
1133 Griswold
Detroit, Michigan 48226

Charles J. Kimber
Vice President

Thomas R. Welker
Loan Officer

ACKNOWLEDGEMENT

State of Michigan)
S.S.
Macomb County)

Personally came before me this ____ day of _____ 1978, Charles J. Kimber, Vice President and Thomas R. Welker, Loan Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Vice President and Loan Officer of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation by its authority.

Notary Public _____ Macomb County, Michigan

My Commission expires _____

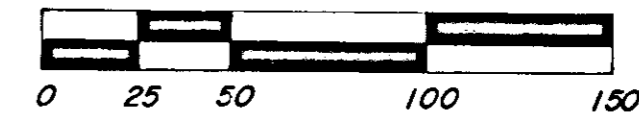
R31515

RECORDED RIGHT OF WAY NO. 31515

"Gerald Soave Estates"

— SUBDIVISION —

PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, T.1N., R.13E., CITY OF ROSEVILLE, MACOMB COUNTY, MICHIGAN

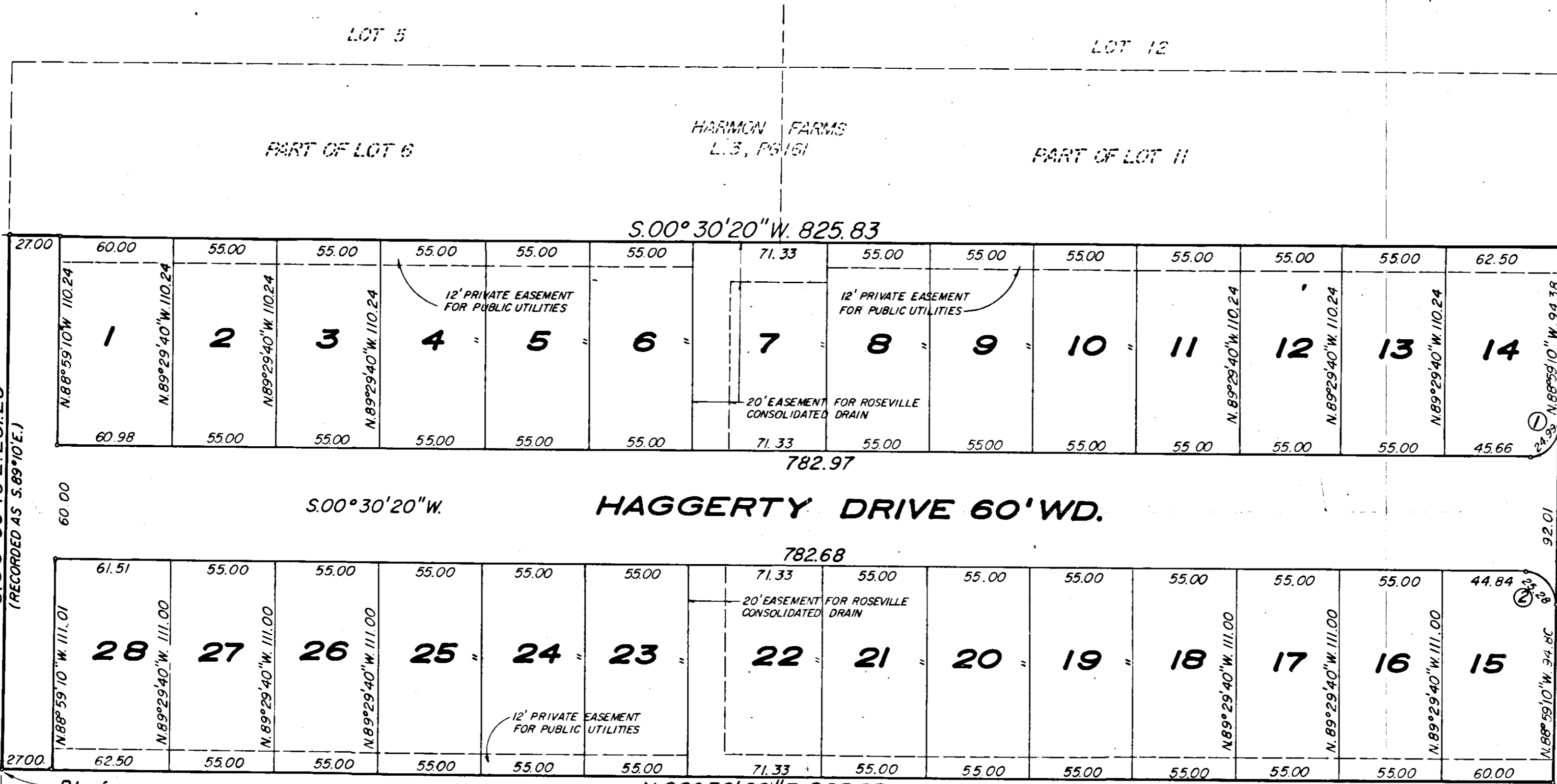


SCALE: ONE INCH = 50 FEET

N.1/4 CORNER SECTION 4 T.1N., R.13E.

FOURTEEN MILE RD. 93' WD. S.88°59'10"E 1634.78

VOILAND AVENUE 50' WD. N.88°59'10"W 281.25



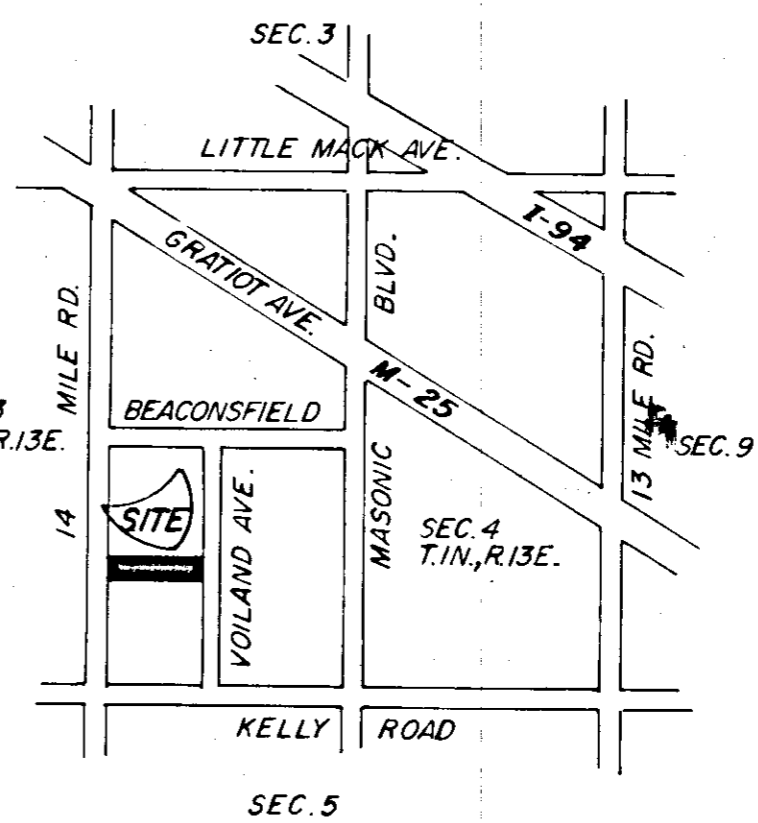
Pt. of Beginning S.00°30'20"W 33.00

LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED.
3. LOT CORNERS HAVE BEEN MARKED WITH 1/2 INCH DIAMETER IRONS 18 INCHES IN LENGTH.
4. BEARINGS WERE ESTABLISHED FROM THE RECORDED PLAT OF "A.J. HOWARD ESTATES" SUB., LIBER 68, PAGES 49, 50 & 51 OF MACOMB COUNTY RECORDS.
5. ALL CURVE DIMENSIONS ARE ARC DIMENSIONS.

CURVE DATA				
No.	RADIUS	ARC	DELTA	CHD. BEARING
1	16.00	24.99	89°29'30"	22.53 S.44°14'25"E.
2	16.00	25.28	90°30'30"	22.73 S.45°45'35"W.

31515
RECORDED R/W FILE NO.



LOCATION MAP SCALE: 1" = 2000'

NOWAK & FRAUS CORP.
CIVIL ENGINEERING LAND SURVEYING
1024 N. WOODWARD AVE. ROYAL OAK, MICH.
PHONE: 399-0886

LOT 3
LOT 4
LOT 5
A.J. HOWARD ESTATES SUB. L.68, P.49-51

PT. OF LOT 22
HARMON FARMS L.3, P.51

LOT 23
ROSEGARDEN ESTATES SUB. L.63, P.47

S.88°59'10"E 783.00 (RECORDED AS S.89°10'E.)

N.W. CORNER SECTION 4 T.1N., R.13E.

RECORDED RIGHT OF WAY NO. 31515

R31515