

Detroit Edison

Right of Way Agreement

(83 28032)

29
1720

3/26, 19 83

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant and convey to 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 and the MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation, of 444 Michigan Avenue, Detroit, Michigan 48226 hereinafter referred to as "UTILITIES", the easement and right to erect, lay, maintain, reconstruct and replace underground facilities consisting of wires, cables, conduits, fixtures and appurtenances including the necessary above ground equipment, connections, poles and accessories which may from time to time be required in, under, upon, over and across the land located in the Township of West Bloomfield, Oakland County, Michigan, and more particularly described on the attached Appendix "A", with the full right to the UTILITIES of ingress and egress upon said land for the purposes of this grant, and the further right to trim, cut down or otherwise control brush and trees within the easements herein described.

Said easements shall be Ten (10) feet in width unless otherwise indicated and their route is described as follows: The exact location of said easements will be shown on a drawing to be recorded within 90 days after construction.

In order to provide for the proper maintenance and protection of UTILITIES, the undersigned covenant and agree that:

- 1. The easements will be graded to within four (4) inches of final grade before the UTILITIES lines are installed and this ground elevation must be maintained after installation of utilities to avoid the pooling of water in, on or around above ground UTILITIES' equipment.
- 2. No buildings or structures other than UTILITIES equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easement without approval of UTILITIES.
- 3. If the lines or facilities of UTILITIES are damaged by the acts of Owners, their agents, employes or contractors, repairs shall be made by the Utility company so damaged at the cost and expense of Owners. Owners are defined as those persons owning the land at the time the damage occurred.
- 4. No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. UTILITIES shall not be responsible to Owners for damages to or removal of trees or plant life planted in front of said door or within the easement causing an interference with UTILITIES maintenance of their equipment.

THIS GRANT is declared to be binding upon the heirs, successors, lessees, licenses and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on this date.

Witnesses:

Grantors:

Carl C. Felker
CARL C. FELKER
Ric Spaulding
RIC SPAULDING

E. Albert Langer
Elizabeth M. Langer

RECORDED RIGHT OF WAY NO. 34900

Prepared By: James McDonald
30400 Telegraph Rd.
Birmingham, MI 48010

Address: 24200 Telegraph Rd
Southfield, MI 48034

RECORDED
OAKLAND COUNTY MICHIGAN
REGISTER OF DEEDS RECORDS
APR - 8 14:42
83

"as installed"

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

over

Handwritten signatures and initials at the bottom right of the page.

11009

11009

11009

RETURN TO
J. A. ROBERTSON
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 272 OAKDALE
BIRMINGHAM, MICHIGAN 48010

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

On this 26 day of MARCH, A.D. 1983, before me, the undersigned, a notary public in and for said county, personally appeared E. Albert Langer and Elizabeth M. Langer, his wife, known to me to be the persons who executed the foregoing instrument, and acknowledge the same to be their free act and deed.

Lucille A. Rhodes
LUCILLE A. RHODES
Notary Public, OAKLAND County, Mich.

My Commission Expires: 9/26/83

APPENDIX "A"

Land situated in the Township of West Bloomfield, Oakland County, Michigan, described as follows: All that part of the Southeast 1/4 of Section 17 and all that part of the Northeast 1/4 of Section 20, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan, described as: Beginning in the center line of Pontiac Trail Road, 66 feet wide, at the Southeast corner of "Straits Lake Hills Subdivision", as recorded in Liber 47 of Plats, Page 9, Oakland County Records, which point is distant, North 1 degree 15 minutes 20 seconds West 182.86 feet along the North and South 1/4 line of said Section 20, and North 68 degrees 53 minutes 40 seconds East, 977.96 feet along the center line of Grand Trunk Western Railroad Right of Way, 50 feet wide and North 1 degree 29 minutes 23 seconds West 1697.19 feet from the center of said Section 20; thence along the East line of said "Straits Lake Hills Subdivision", North 1 degree 09 minutes 30 seconds West 1752.40 feet to the Northerly line of the South 1/2 of the Southeast 1/4 of said Section 17; thence along said Northerly line North 89 degrees 36 minutes 00 seconds East 1091.42 feet; thence South 0 degrees 24 minutes 22 seconds East 1310.26 feet to the Southerly line of said Section 17; thence along said Southerly section line, North 88 degrees 56 minutes 54 seconds East 8.18 feet; thence South 0 degrees 21 minutes 40 seconds East 195.83 feet; thence South 71 degrees 02 minutes 10 seconds West 150.00 feet; thence South 0 degrees 21 minutes 40 seconds East, 225.00 feet to a point in the center line of said Pontiac Trail Road; thence along said center line of Pontiac Trail Road as it is described in Oakland County Tax Records, South 71 degrees 02 minutes 10 seconds West 129.95 feet and on a curve to the right having a radius of 428.2 feet, an arc distance 204.40 feet, central angle of 27 degrees 21 minutes 00 seconds, chord bearing and distance of South 84 degrees 42 minutes 40 seconds West 202.46 feet and on a line tangent to the last described curve, North 81 degrees 36 minutes 50 seconds West 187.60 feet and North 82 degrees 48 minutes 30 seconds West 427.50 feet to the point of beginning, and subject to the Rights of the Public over the Southerly 33 feet thereof, and also subject to all other easements of record.

NOTE: The bearings used in this description are related to the adjacent plat of "Straits Lake Hills" Subdivison.

Tax Item No. 18-17-476-001 - SE 1/4 17
18-20-251-015 - NE 1/4 20

Lynn D. Allen
LYNN D. ALLEN
CLERK-REGISTER OF DEEDS

84 JAN -6 12:03

RECORDED
OAKLAND COUNTY
REGISTER OF DEEDS

RECORDED RIGHT OF WAY NO. 34900

RECEIVED
MAY 23 1961

6094E

Retu
↓

RETURN TO
J. A. ROBERTSON
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 272 OAKDALE
BIRMINGHAM, MICHIGAN 48010

RETURN TO
J. A. ROBERTSON
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 272 OAKDALE
BIRMINGHAM, MICHIGAN 48010

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

TO RECORDS CENTER

TE 1-24-89 TIME

Please set-up R/W file for: AL LANGER PARCELS

Being a part of S.E. 1/4

of Section 17 WEST BLOOMFIELD

Twp. Oakland County, Michigan.

COPIES TO:

SIGNED

Walter E. Louche

~~James D. McDonald~~

272 Oakland Division Hqtrs.

REPORT

DATE RETURNED

TIME

SIGNED

To (Supervisor, RE & R/W) <i>J. ROBERTSON</i>	For RE & R/W Dept. Use	Date Received	DE/Bell/C.P. No. <i>OE 83-3J</i>
Division <i>OAKLAND</i>	Date	Application No.	

We have included the following necessary material and information:

Material:

- A. Proposed Subdivision
 - 1. copy of complete final proposed plat - All pages
- or
- B. Other than proposed subdivision (condo., apts. mobile home park — other)
 - 1. Property description.
 - 2. Site plan.
 - 3. title information (deed, title commitment, contract with title commitment, or title search).

Note: Do not submit application for URD easements until all above material has been acquired.

Information

1. Project Name <i>AL LANGER PARCELS</i>	County <i>OAKLAND</i>
City/Township/Village <i>WEST BIRMGHAMFIELD</i>	Section No.

Type of Development

<input checked="" type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Other

2. Name of Owner <i>AL LANGER</i>	Phone No.
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Address
24200 TELEGRAPH, Southfield 48034

Owner's Representative <i>AL LANGER</i>	Phone No. <i>0-3554550 H-626-3885</i>
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Date Service is Wanted
5-15-83

4. Entire Project will be developed at one time *YES* Yes No

5. Joint easements required — Michigan Bell Telephone Yes No
 — Consumers Power Yes No

a. Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power

b. Other Utility Engineer Names <i>MST</i> <i>RAY CHUDO</i>	Phone Numbers <i>540 0201 x 56</i>
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Addresses
30700 TELEGRAPH Room 3400 BIRMINGHAM

6. Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner <i>L. McNamee</i>	Signed (Service Planning Supervisor) <i>Frank Mauck</i>
Phone No. <i>645 4116</i>	Address <i>240 DDH</i>

RECORDED RIGHT OF WAY NO. 34900



COMMITMENT FOR TITLE INSURANCE

ISSUED FROM THE OFFICE OF

PHILIP R. SEAVER TITLE COMPANY, INC.

OAKLAND COUNTY

2700 North Woodward Avenue - Bloomfield Hills, Michigan 48013

Phones: 338-7135 -- 647-2171

Policy issuing Agent for

SAFECO TITLE INSURANCE COMPANY

a California corporation, licensed to do business in the State of Michigan, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

In Witness Whereof, SAFECO Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

RECORDED RIGHT OF WAY NO. 34900

Joseph C. Seaver
Secretary



W H Little
President

[Handwritten signature]
Authorized Signature

Prepared for: Steven Heussner

Your Ref: REVISED

SCHEDULE A

1. Effective date: March 9, 1983 at 8:00 A.M. Commitment No. F-17016-0

2. Policy or Policies to be issued: Amount

(a) Michigan Region ALTA Owner's Policy — Form B — 1970 \$ 1,000.00
(Amended 10-17-70)

Proposed Insured: To Be Furnished

(b) Michigan Region ALTA Loan Policy — 1970 \$ _____
(Amended 10-17-70), without exceptions

Michigan Region ALTA Loan Policy — 1970 \$ _____
(Amended 10-17-70), with exceptions

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

4. Title to the estate or interest in said land is at the effective date hereof vested in:

E. Albert Langer and Elizabeth M. Langer, his wife

5. The land referred to in this Commitment is located in the State of Michigan, County of Oakland
and described as follows:

Township of West Bloomfield

All that part of the Southeast 1/4 of Section 17 and all that part of the Northeast
1/4 of Section 20, Town 2 North, Range 9 East, West Bloomfield Township, Oakland
County, Michigan, as more fully described on Schedule A Continued.

Examined by Philip R. Seaver

3-16-83

Philip R Seaver
Authorized Signatory

RECORDED RIGHT OF WAY NO. 34900

Land situated in the Township of West Bloomfield, Oakland County, Michigan, described as follows: All that part of the Southeast 1/4 of Section 17 and all that part of the Northeast 1/4 of Section 20, Town 2 North, Range 9 East, West Bloomfield Township, Oakland County, Michigan, described as: Beginning in the center line of Pontiac Trail Road, 66 feet wide, at the Southeast corner of "Straits Lake Hills Subdivision", as recorded in Liber 47 of Plats, Page 9, Oakland County Records, which point is distant, North 1 degree 15 minutes 20 seconds West 182.86 feet along the North and South 1/4 line of said Section 20, and North 68 degrees 53 minutes 40 seconds East, 977.96 feet along the center line of Grand Trunk Western Railroad Right of Way, 50 feet wide and North 1 degree 29 minutes 23 seconds West 1697.19 feet from the center of said Section 20; thence along the East line of said "Straits Lake Hills Subdivision", North 1 degree 09 minutes 30 seconds West 1752.40 feet to the Northerly line of the South 1/2 of the Southeast 1/4 of said Section 17; thence along said Northerly line North 89 degrees 36 minutes 00 seconds East 1091.42 feet; thence South 0 degrees 24 minutes 22 seconds East 1310.26 feet to the Southerly line of said Section 17; thence along said Southerly section line, North 88 degrees 56 minutes 54 seconds East 8.18 feet; thence South 0 degrees 21 minutes 40 seconds East 195.83 feet; thence South 71 degrees 02 minutes 10 seconds West 150.00 feet; thence South 0 degrees 21 minutes 40 seconds East, 225.00 feet to a point in the center line of said Pontiac Trail Road; thence along said center line of Pontiac Trail Road as it is described in Oakland County Tax Records, South 71 degrees 02 minutes 10 seconds West 129.95 feet and on a curve to the right, having a radius of 428.2 feet, an arc distance of 204.40 feet, central angle of 27 degrees 21 minutes 00 seconds, chord bearing and distance of South 84 degrees 42 minutes 40 seconds West 202.46 feet and on a line tangent to the last described curve, North 81 degrees 36 minutes 50 seconds West 187.60 feet and North 82 degrees 48 minutes 30 seconds West 427.50 feet to the point of beginning, and subject to the Rights of the Public over the Southerly 33 feet thereof, and also subject to all other easements of record.

NOTE: The bearings used in this description are related to the adjacent plat of "Straits Lake Hills" Subdivision.

Tax Item No. 18-17-476-001
18-20-251-015

3-16-83

Philip L. Beaver
Authorized Signatory

RECORDED RIGHT OF WAY NO. 34900

SCHEDULE B

F-17016-0

I. STANDARD EXCEPTIONS AND REQUIREMENTS:

1. Standard exceptions set forth on inside back cover, if applicable.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Standard requirements set forth in inside front cover.
4. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.


II. SPECIFIC REQUIREMENTS:

(NOTE: All clauses, if any, which indicate any preference, limitation or discrimination based on race color, religion or national origin are omitted from all building and use restrictions, if any, shown herein.)

1. OWNER: E. Albert Langer and Elizabeth M. Langer, his wife.
REQUIREMENT: RECORD DEED FROM ABOVE OWNERS TO PARTY TO BE INSURED IF IT IS THE DESIRE OF APPLICANT TO EFFECT A CHANGE IN TITLE.
2. Easement for sanitary sewer granted to Township of West Bloomfield as recited in Liber 8196, Page 656, Oakland County Records.
REQUIREMENT: NONE. ABOVE TO BE SHOWN ON FINAL POLICY.
3. Rights of the public or any governmental unit in any part of captioned land taken, used, dedicated or deeded for road purposes.
REQUIREMENT: NONE. ABOVE TO BE SHOWN ON FINAL POLICY.
4. 1981 Taxes and Prior Taxes - Paid
1982 Taxes - Not examined
No Special Assessments.
REQUIREMENT: PAY ABOVE TAXES, IF ANY, OR THEY WILL BE SHOWN IN FINAL POLICY.

RECORDED RIGHT OF WAY NO. 34900

3-16-83


Authorized Signatory

**COMMITMENT
FOR
TITLE
INSURANCE**



**SAFECO TITLE
INSURANCE COMPANY**

HOME OFFICE

13640 ROSCOE BOULEVARD

PANORAMA CITY, CALIFORNIA 91409

copy

0099E

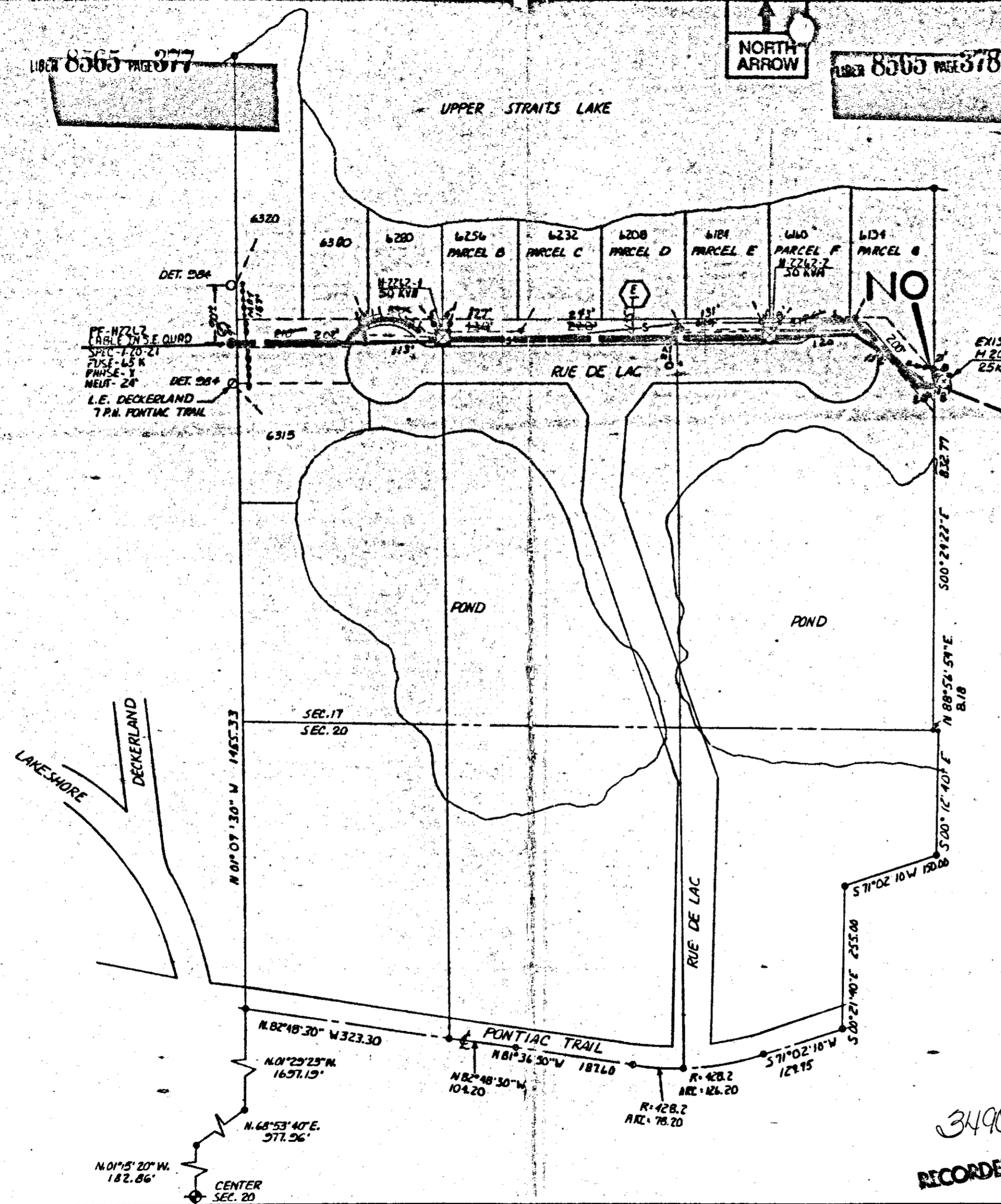
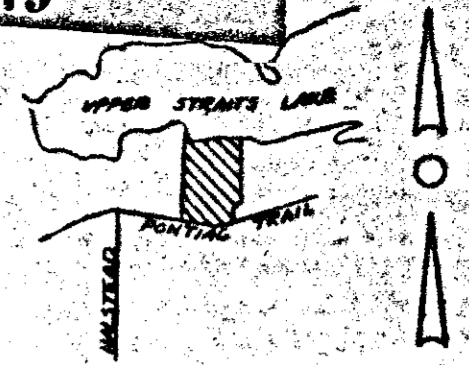
LIBER 8065 PAGE 377

NORTH ARROW

LIBER 8065 PAGE 378

LOCATION SKETCH

LIBER 8065 PAGE 379



TRANSFORMER DATA

U.D.T. NO.	SIZE	BD. BY. NO.
N-2262-1	30 KVA	
N-2262-2	50 KVA	

TRANSFORMER SPEC.	1-17-261
FEDERAL SPEC.	
NO. OF FEDESTALS	
NO. OF TEMPORARY CABLE MARKERS	8
TEMPORARY CABLE MARKER SPEC.	
SECONDARY CONNECTION BOX SPEC.	

CODE

- ⊙ TEMPORARY SECONDARY FEDESTAL/TEMPORARY CABLE MARKER
- SPT (SAND FRONT TYPE)
- ▣ UFT (NON-SWITCHING—LIVE FRONT TYPE)
- ▤ SUT (SWITCHING—LIVE FRONT TYPE)
- ⬆ DIRECTION OF TRANSFORMER DOOR OPENING
- SECONDARY FEDESTAL
- ⊠ SECONDARY CONNECTION BOX
- ⊞ 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
- ⊞ SEP CORR CABINET

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	FEET
1	3/4" X 1/2" KV	170	1157
2	1/2" X 1/2" KV	170	1157
3	1/2" X 1/2" KV	170	1157

TRENCH SUMMARY

JOINT USE	1135'	136'
D.E. ONLY	64'	
TEL. ONLY	178'	
GAS ONLY		
OTHERS		
TOTAL	1135'	1378'

GENERAL NOTES

TRENCHING TO BE DONE BY ALCO
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE SECTION 88 US LINE CONSTRUCTION STANDARDS FOR TRENCH AND CABLE DETAILS.
 SEE PAGE 33-11 (S.M.) DETAIL " " FOR ENTRANCE POINT DETAILS (SPT ONLY).
 SEE SECTION 49 US LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES.
 TRANSFORMERS AND FEDESTALS (SUT'S ONLY)
 D.E. SERVICE PLANNER: LYNN P. NAUGHT - 645-4116
 TEL. CO.: PAT CHUDO - 540-0201-EXT 56
 GAS CO.:
 OTHERS:
 CONTACT "MISS DIG" (800-487-1719) BEFORE DOING ANY EXCAVATION.
 DIMENSIONS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED.

PERMITS REQUIRED

CITY OF _____ COUNTY, MICHIGAN ONLY YES
 STATE YES NO

34900
RECORDED RIGHT OF WAY

START DATE-6-6-83

D	REVISION	C	REVISION	B	REVISION	A	REVISION	REFERENCE	DATE	JOB TITLE
								80A-64074 URD WBL-80	4-5-83	AL LANGER PARCELS- SE 1/4 SEC. 17 SOUTHPOINTE NE 1/4 SEC. 20
									5-11-83	
									5-11-83	
									5/11/83	

THE DETROIT EDISON COMPANY
 SERVICE PLANNER
 SCALE: 1"=100'
 NUMBER OF SHEETS: 10
 SHEET NUMBER: 3678-4-1868
 DISTRIBUTION CENTER: 8136 HANCOCK - 13.2 KV
 ORDER NUMBER: 83A-63551

RECORDED RIGHT OF WAY NO. 34900