

LIBER 8807 PAGE 743

85 . 23215

LIBER 8919 PAGE 259

Detroit Edison

Right of Way Agreement

OAKLAND COUNTY MICHIGAN REGISTERED CLERK REGISTER OF DEEDS  
84 OCT 12 14:40  
LYNN D. ALLEN  
CLERK REGISTER OF DEEDS

September 27, 19 84

2-10  
3/3

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 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 shall 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: Drs. EUGENE J. CETNAR and ASSOCIATES, P.C., A Michigan Professional Corporation

Janet R. Shekerjian  
Janet R. Shekerjian

NANCY G. ATKINSON  
Notary Public, Oakland County, MI  
My Commission Expires Mar. 23, 1988

JANINE FERNBERG  
JANINE FERNBERG

BY: EUGENE J. CETNAR, M.D., PRESIDENT

Address: 5651 SOUTH ADAMS WAY  
BLOOMFIELD HILLS, MI 48013

Prepared By: JAMES D. McDONALD  
30400 TELEGRAPH ROAD  
BIRMINGHAM, MI 48010

RECORDED RIGHT OF WAY NO. 35369

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

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

1302  
700  
[Handwritten signatures]

ON: NI SI 130 46'

088 1001 01 68

RECORDED HIGH CO. NYA NO.

*John ...*

NYA Commission Expires Mar 31 1968  
New York Public Library County of NY  
MAR 29 1968

State of Michigan )  
 ) SS:  
County of OAKLAND )

On this 21 day of SEPTEMBER 1984, before me, the subscriber, a notary public in and for said County, appeared Eugene J. Cetnar, M.D., to me personally known, who being by me duly sworn did say that he is President of Drs. Eugene J. Cetnar and Associates, P.C., a Michigan Professional Corporation and said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and Eugene J. Cetnar, M.D. acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 4-15-87

James D. McDonald  
JAMES D. McDONALD  
Notary Public, OAKLAND County, Michigan

Witnesses:

David Lemelin  
DAVID LEMELIN

John Shekerjian  
John Shekerjian

James A. Robertson  
JAMES A. ROBERTSON

Janet R. Shekerjian  
Janet R. Shekerjian, his wife

State of Michigan )  
 ) SS:  
County of OAKLAND )

On this 1<sup>ST</sup> day of OCTOBER 1984, before me, the undersigned, a notary public in and for said county, personally appeared John Shekerjian and Janet R. Shekerjian, his wife, known to me to be the persons who executed the foregoing instrument, and acknowledged the same to be their free act and deed.

My Commission Expires 4-15-87

James D. McDonald  
JAMES D. McDONALD  
Notary Public, OAKLAND County, Michigan

RECORDED RIGHT OF WAY NO. 35369

APPENDIX "A"

Land in the southeast 1/4 of the southeast 1/4 of Section 33, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, described as commencing at the southeast corner of said Section 33; thence along the East section line, North 3°31'29" East, 527.61 feet; thence North 89°25'45" West, 33.04 feet to the 33 foot right-of-way line of Lahser Road and the point of beginning. Thence along said right-of-way line, South 3°31'29" West, 480.54 feet; thence South 41°15'40" West, 18.45 feet to the north 33 feet right-of-way line of Fourteen Mile Road; thence along said right-of-way line, North 89°24'04" West, 399.84 feet to a point on the extension of the easterly boundary of "Berkshire Villas No. 2" subdivision recorded in Liber 55, Page 28; Oakland County Records; thence along the easterly line of Lots 67, 68, and part of Lot 69 of said subdivision, North 3°33'41" East, 494.39 feet to the southwest corner of Lot 66 of said subdivision; thence along the South line of Lot 66 and the extension thereof, South 89°25'45" East, 410.84 feet to the point of beginning, containing 4.655 acres.

Above description ~~includes~~ Pinehurst Condominium. OCCP# 387  
Tax Identification No. ~~19-33-476-026~~ → NK19

~~207-35714 Sec 33 Adjoined~~

9000387

① ENT 19-33.476-000

RETURN TO  
J. A. ROBERTSON  
THE DETROIT EDISON COMPANY  
30400 TELEGRAPH ROAD, 872 OAKLAND  
BIRMINGHAM, MICHIGAN 48010

MEMORANDUM OF LAND CONTRACT

14 1/2 Acres

THIS MEMORANDUM OF LAND CONTRACT entered into this first day of September, 1983, by and between:

DRS. EUGENE J. CETNAR AND ASSOCIATES, P.C., A MICHIGAN PROFESSIONAL CORPORATION, whose address is 18161 13-Mile Road, Suite A-2, Southfield, Michigan 48076, hereinafter "Seller" and JOHN SHEKERJIAN, A MARRIED MAN, whose address is 3979 Chablis, West Bloomfield, Michigan 48033, hereinafter "Buyer".

WITNESSETH:

- 569-0416  
- site phone -

WHEREAS, Buyer and Seller have entered into a Land Contract of even date herewith; and,

WHEREAS, the parties desire to enter into this Memorandum of Land Contract to give record notice of existence of said Land Contract.

NOW THEREFORE, in consideration of the Premises and for other good and valuable consideration Seller acknowledges and agrees that they have sold to Buyer on the Land Contract dated September 1, 1983, the following described premises situated in the TOWNSHIP of BLOOMFIELD County of OAKLAND, and State of Michigan, to-wit:

SEE ATTACHED DESCRIPTION

Richard Cher Kasri  
John Shekerjian

The purpose of this Memorandum of Land Contract is to give record notice to the existence of the aforesaid Land Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first above written.

Signed, Sealed and Delivered in Presence of:

George Mugerian  
George Mugerian  
Michael P. Daniels  
Michael P. Daniels

John Shekerjian  
John Shekerjian

DRS. EUGENE J. CETNAR AND ASSOCIATES, P.C., A MICHIGAN PROFESSIONAL CORPORATION

By: Eugene J. Cetnar  
Eugene J. Cetnar, M.D.,  
President

RECORDED RIGHT OF WAY NO. 35369

B. Rosnowski  
10/14/83  
rec. \$5.00  
pd CK # 1400

STATE OF MICHIGAN )  
                                  ) s.s.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this first day of September, 1983, by John Shekerjian, and Eugene J. Cetnar, M.D., President of DRS. EUGENE J. CETNAR AND ASSOCIATES, P.C., A MICHIGAN PROFESSIONAL CORPORATION.

Drafted by ~~George Mugerian~~  
GEORGE MUGERIAN, ATTORNEY AT LAW  
200 RENAISSANCE CENTER, SUITE 2065  
SOUTHFIELD, MICHIGAN 48076

Eleanor Lewis  
Eleanor Lewis  
Notary Public, Wayne, MI  
(Acting in Oakland County)  
My commission expires: Dec. 21, 1985

Land in the Township of Bloomfield, County of Oakland and State of Michigan, described as:

A parcel of land being part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, being more particularly described as: Beginning at a point said point being the Southeast corner of Section 33, Town 2 North, Range 10 East; thence North 3 degrees 28 minutes 35 seconds East, along the East line of Section 33, 526.52 feet; thence North 89 degrees 25 minutes 45 seconds West along the Southerly line of Berkshire Villas No. 2 subdivision as recorded in Liber 55, on Page 28 of Plats, Oakland County Records, 444.15 feet; thence South 3 degrees 28 minutes 35 seconds West along the Easterly line of said Berkshire Villas No. 2 Subdivision, 526.52 feet; thence South 89 degrees 25 minutes 45 seconds East, along the South line of Section 33, 444.15 feet to the point of beginning, excepting therefrom a triangular parcel of property conveyed to Board of County Road Commissioners of the County of Oakland, State of Michigan, a Public Body Corporate by Quit Claim Deed recorded in Liber 5514, on Page 92, Oakland County Records, and also the Southerly 33 feet thereof and the Easterly 33 feet thereof taken for street purposes.

§.5

RECORDED RIGHT OF WAY NO.

35369

MEMORANDUM ORDER  
FOR GENERAL USE  
DE FORM 65 77 12-83 1

TO RECORDS CENTER

DATE 3-18-85 TIME

Please set-up R/W file for: Pinehurst Condos I+II

Being a part of S.E. 1/4 of S.E. 1/4 of Section 33, T 2 N, R 10 E., Bloomfield Twp.,  
Oakland County, Michigan.

COPIES TO: \_\_\_\_\_ SIGNED James D. McDonald  
James D. McDonald  
264 Oakland Division Hqtrs.

REPORT \_\_\_\_\_

DATE RETURNED \_\_\_\_\_ TIME \_\_\_\_\_ SIGNED \_\_\_\_\_

To (Supervisor, RE & R/W) <b>JIM ROBERTSON</b>	For RE & R/W Dept Use	Date Received <b>3-20-84</b> ✓	DE/Bell/C.P. No. <b>OE</b>
Division <b>OAKLAND</b>	Date <b>3-19-84</b>	Application No. <b>OE-84-75V</b>	

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 <b>PINEHURST CONDO'S STEP I &amp; II</b>	County <b>OAKLAND</b>
City/Township/Village <b>BLOOMFIELD</b> ✓	Section No. <b>33</b>

Type of Development

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

2. Name of Owner  
**JOHN SHEKERJIAN**

Phone No. **540-0933 Home OR 540-4232**

Address  
**5651 SOUTH ADAMS WAY - BLOOMFIELD HILLS, MI, 48013**

Owner's Representative  
**SAME**

Phone No.

Date Service is Wanted  
**MAY 1, 1984**

4. Entire Project will be developed at one time .....  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  
**ROBERT HYDE - MBT METRO NORTH - 30700 TELEGRAPH - BIRM 48010**

b. Other Utility Engineer Names  
Phone Numbers  
**540-0201 EXT 35**

Addresses

6. Additional Information or Comments

RECORDED RIGHT OF WAY NO. 35369

Note: Trenching letter  attached  will be submitted later

Service Planner  
**MATTHEW C. MCKINLEY** ✓

Signed (Service Planning Supervisor)  
*Matthew McKinley*

Phone No.  
**645-4142**

Address  
**ROOM 240 - OAKLAND DIVISION HDQTS**

ISS 8919 261

NORTH ARROW

ISS 8919 262

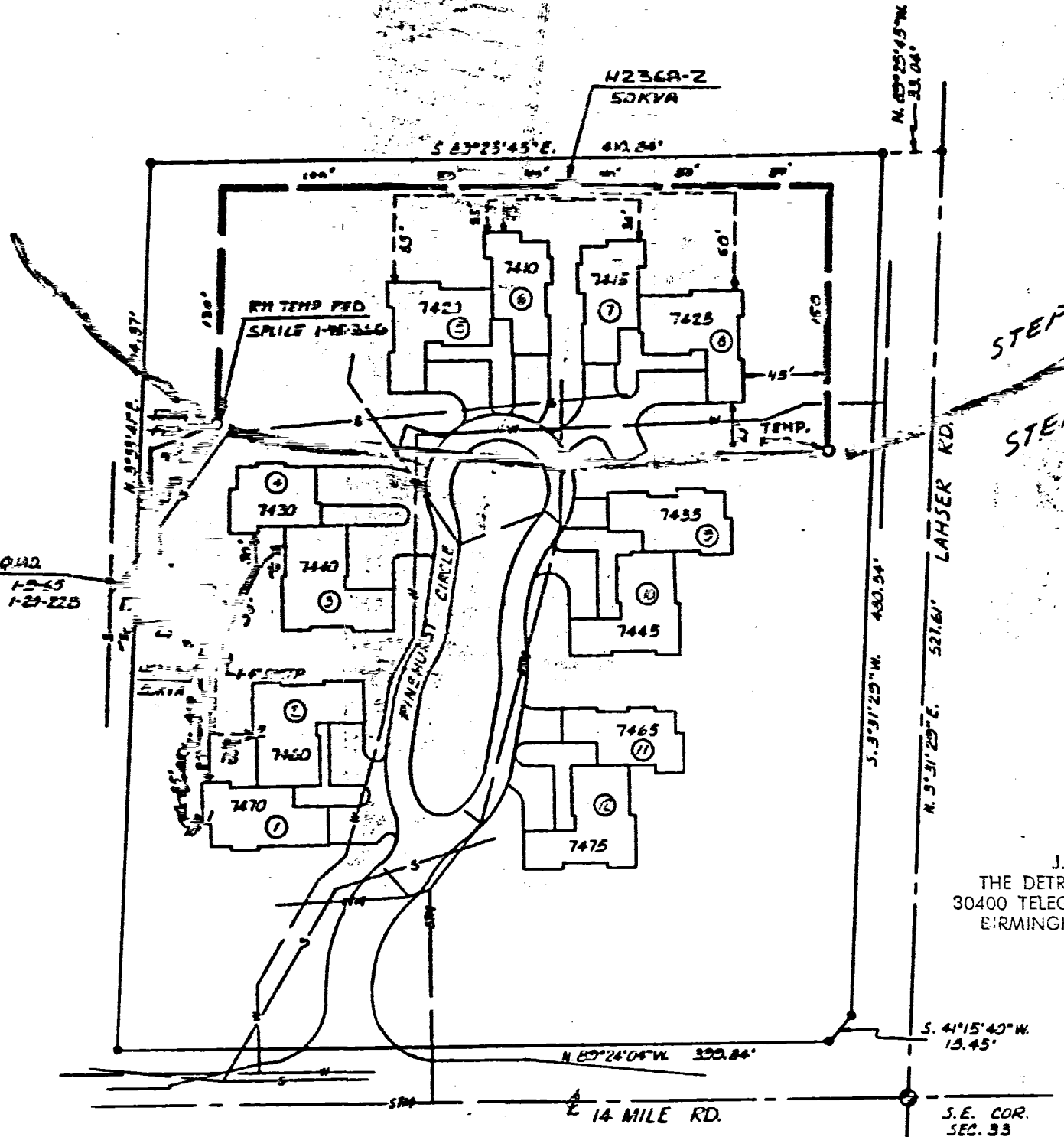
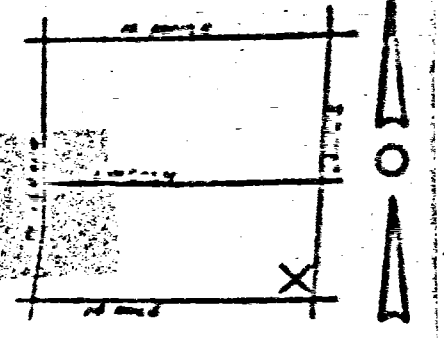
LOCATION SHEET

### EASEMENT LOCATIONS

Except as noted, the following symbols are shown. All easements are single width, unless noted. One symbol is shown.

- Buried Primary Cable
- Buried Secondary Cable
- Buried Secondary Service Cable
- Telephone Trench Only
- Gas
- Proposed Conduit

ISS 8919 263



#### TRANSFORMER DATA

STEP	U.D.I. NO.	KVA	EST. BTL. NO.
I	H2368-1	50KVA	664-1157
II	H2368-2	50KVA	661-1157

**STEP II**

**STEP I**

Locations of underground facilities are shown only approximate. Exact locations to be determined by the UTILITIES COMPANY. For exact locations, telephone MISS 800-462-7171 as required by PUBLIC ACT 107 of 1974 before doing any power work.

RETURN TO  
 J. D. McDONALD  
 THE DETROIT EDISON COMPANY  
 30400 TELEGRAPH ROAD, 264 OAKDRI  
 BIRMINGHAM, MICHIGAN 48210

CABLE IN N.E. QUAD  
 SPEC. F-52-321E F-545  
 1-3-63 F-23-22B  
 FUSE-2-100K  
 PHASE-XZ  
 NEUT-

- CODE —**
- TEMPORARY SECONDARY FEDERAL/RESIDENTIAL CABLE SERVICE
  - CPT (CABLE FROM TYP)
  - ▣ NOT RECONNECTED—LINE FROM TYP
  - ▤ NOT RECONNECTED—LINE FROM TYP
  - ▥ DIRECTION OF TRANSFORMER 500K OPENING
  - ▧ SECONDARY FEDERAL
  - ▨ SECONDARY CONNECTION BOX
  - ▩ CABLE POLE
  - PRIMARY SERVICE CABINET
  - BURIED PRIMARY CABLE—ALL VOLTAGES
  - ▬ BURIED SECONDARY CABLE
  - ▭ BURIED SECONDARY SERVICE CABLE
  - ▮ DETROIT CROWN TRENCH ONLY
  - ▯ TELEPHONE TRENCH ONLY
  - ▰ GASE
  - ▱ PROPOSED CONDUIT
  - ▲ SEP CONDUIT CABINET

**STEP II CABLE SUMMARY**

670 X2=1340'

**TRENCH SUMMARY**

JOINT USE: 0'

DA ONLY: 0'

TEL ONLY: 0'

GAS ONLY: 0'

OTHER: 0'

TOTAL: 640'

ONE SUPP. RICHARD CHICKENRY PHONE NO. 541-0722

**— GENERAL NOTES —**

TRENCHING TO BE DONE BY C.E. 21

TRENCH AND CABLE LENGTHS ARE APPROXIMATE

SEE SECTION 49 US LINE CONSTRUCTION STANDARDS FOR TRENCH AND DETAILS

SEE PAGE 23-11 (S&M) DETROIT " " FOR SURFACE FORM DETAILS AFTER GRADE

SEE SECTION 49 US LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES

TRANSFORMERS AND FEDERAL/RESIDENTIAL CABLES ONLY

U.S. SERVICE PLANNER: MATTHEW G. McALEER 2-9-84

TEL. CO. CHATT. HYDR. - RICHARD 211 22

GAS CO.:

OTHER:

CONTACT "THIS DIV" 822-467-7746 BEFORE DOING ANY EXCAVATION

BASEMENTS REQUIRED BY OUR CENTERLINE ARE

IN NORTH UNLESS OTHERWISE NOTED

AS INSTALLED

367845192

844-64007

8-6-84

8-7-84

Union Electric Co.

F. Osborn

Eng. Case# 201

35369

STEP I  
 START DATE-5-7-84

**PERMITS REQUIRED**

CITY OF: [ ] YES [ ] NO

COUNTY: NOTIFICATION ONLY

D	C	B	A	DATE	DATE	JOB TITLE
			ADD'D STEP II EIA-64325 367845192 START DATE-5-14-84	5-23-84	4-11-84	PINEHURST CONDOS S.E. 1/4 OF S.E. 1/4 SEC. 33
DESIGNED BY	CHECKED BY	APPROVED BY		DATE	DATE	
				5-23-84	4-11-84	
				8-11-84	4-11-84	
				4-11-84	4-11-84	



35369

RECORDED RIGHT OF WAY NO. 35369