

HILLCREST WELLS CONDOS - Step IV

Detroit Edison '85 MAR -7 15:17 **Right of Way Agreement**

5-10/39

dy...
CLE...

Sept 28, 1984

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 Oxford, 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 easement 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, employees 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:

Virginia L. Gutzbertson
 VIRGINIA L. GUTZBERTSON
Jean I. Kellstrom
 JEAN I. KELLSTROM

Grantors:

William E. Wallace
 William E. Wallace
Margaret G. Wallace
 Margaret G. Wallace

Prepared By: James McDonald, Representative
The Detroit Edison Company
30400 Telegraph Rd., Suite 264
Birmingham, Michigan 48010

Address: 725 Seymour Lake Road
Oxford, Michigan 48051

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

Red cover

RECORDED - RIGHT OF WAY

35403

13/20

RECORDED
MICHIGAN
REGISTER OF DEEDS
OAKLAND COUNTY
SEP 28 1984
14:32
C. D. ALLEN
REGISTER OF DEEDS

700

OK

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

On this 28 day of Sept 1984, before me, the undersigned, a Notary Public in and for said county, personally appeared William E. Wallace and Margaret G. Wallace, his wife, known to me to be the persons named in and who executed the foregoing instrument as grantors and acknowledged the same to be their free act and deed.

Jean I. Kellstrom
Notary Public, Oakland County, Michigan

My Commission Expires: _____
JEAN I. KELLSTROM
Notary Public, Oakland County, MI
My Commission Expires July 20, 1988

Appendix "A"

Part of the northeast 1/4 of Section 34. Town 5 North, Range 10 East, Oxford Township, Oakland County, Michigan described as beginning at a point distant North 84°56'38" West along the North line of said Section 34, a distance of 534.50 feet from the northeast corner of said Section 34; thence South 03°34'04" West 633.53 feet; thence South 14°26'14" East, 228.00 feet; thence North 84°56'38" West, 651.14 feet; thence North 03°34'04" East, 486.48 feet, thence South 87°21'12" East, 178.80 feet, thence North 03°51'30" East, 354.48 feet; thence South 84°56'38" East along North line of said Section 34, 400.00 feet to the point of beginning containing 10.003 acres more or less.

04-34-200-000

Now KNOWN AS HILLCREST CONDO OCCP# 372

9000372

RECORDED RIGHT OF WAY NO. 35743

To (Supervisor RE & R/W) JAMES ROBERTSON	For RE & R/W Dept. Use	Date Received 9-14-84	DE-Bell/C.P. No.
Division OAKLAND	Date 9-12-84	Application No. OE 84-255	

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 HILLCREST VILLA CONDOS - STEP IV	County OAKLAND
City/Township/Village OXFORD	Section No. 34

Type of Development

- Proposed Subdivision
 Apartment Complex
 Condominium
 Subdivision
 Mobile Home Park
 Other

2 Name of Owner

WILLIAM E. WALLACE	Phone No. 628-7266
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Address

725 SEYMOUR LK RD, BOX 193, OXFORD MI 48051

Owner's Representative

Date Service is Wanted

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

b Other Utility Engineer Names

Phone Numbers

Addresses

6 Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner DONALD YATES	Signed (Service Planning Supervisor) <i>John Shuman</i>
Phone No. 645-4159	Address 30400 TELEGRAPH, STE 240, B'HAM MI 48010

RECORDED RIGHT OF WAY NO. 35403

WARRANTY DEED
STATUTORY FORM FOR CORPORATION

LIBER 7618 PAGE 547

79 100132

KNOW ALL MEN BY THESE PRESENTS: That OXFORD PARK PLACE, a Michigan Limited Partnership, by INVESTMENT ADMINISTRATORS, INC., a Michigan Corporation, the address of which is 100 Renaissance Center, Suite 3710, Detroit, Mi. 48243 Conveys and Warrants to William E. Wallace and Margaret G. Wallace, his wife; whose street number and postoffice address is 725 Seymour Lake Road, Oxford, Mi. 48051

the following described premises situated in the Township of Oxford County of Oakland and State of Michigan, to-wit:

510/34

Part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Town 5 North, Range 10 East, Oxford Township, Oakland County, Michigan more particularly described on the Rider attached hereto and made a part hereof. Containing 10.003 acres.

04-34-000-883

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00)----- One Dollar(s) and other valuable considerations;

subject to easements and restrictions of record.

Dated this twenty-eighth day of August 19 79

Signed in the presence of:

Signed by:
OXFORD PARK PLACE, by INVESTMENT ADMINISTRATORS, INC., General Partner

Timothy L. Haring
Timothy L. Haring
Fred Prost
FRED PROST

By John J. Hughes III
John J. Hughes III
Its Secretary

and _____
Its _____

STATE OF MICHIGAN
County of WAYNE

On this twenty-eighth day of August 1979 before me, a Notary Public in and for said County, personally appeared John J. Hughes III

known, who, being by me duly sworn, did say that he is

Secretary of Investment Administrators, Inc., General Partner of Oxford Park Place the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said John J. Hughes III acknowledged said instrument to be the free act and deed of said corporation.

Timothy L. Haring
Timothy L. Haring Notary Public,
Wayne County, Michigan

My Commission expires March 29 19 82

NOTE--If more than one officer acknowledges insert at 1 "each for himself" and at 2 "they are respectively."

County Treasurer's Certificate

OAKLAND COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no LIENS or TAXES due by the state or all taxes on same are paid in full as of the date of this instrument as shown by the records in this office except as stated

29795

Edith Bohony
Edith Bohony
County Treasurer

City Treasurer's Certificate

BURTON recorded return for

OAKLAND-PONTIAC
Grantee

Recording Fee 5.00

U.S. Rev. Stamp

Drafted by: Patricia A. Stanley
Business address: 100 Renaissance Center
Suite 3710
Detroit, Mi. 48243

REVENUE TO BE AFFIXED AFTER RECORDING
*See note at P.A. 1961, No. 150, on reverse side.

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

35403

PARCEL B

Part of the N.E. 1/4 of Section 34, T.5N., R.10E., Oxford Township, Oakland County, Michigan described as beginning at a point distant N.84°56'38"W. along the North line of said Section 34, a distance of 534.50 ft. from the N.E. corner of said Section 34; thence S.03°34'04" W., 633.53 ft.; thence S.14°26'14"E., 228.00 ft.; thence N.84°56'38"W., 651.14 ft.; thence N.03°34'04"E., 486.48 ft.; thence S.87°21'12"E., 178.80 ft.; thence N.03°51'30"E., 354.48 ft.; thence S.84°56'38"E. along N. line of said Section 34, 400.00 ft. to the point of beginning containing 10.003 acres more or less.

39795

604.013

35403

DATE _____
JOB NO. _____
SCALE _____

FELDHAUSER ASSOCIATES
3850 DIXIE HWY.
DRAYTON PLAINS, MI 48020
PHONE 313 • 338-9823

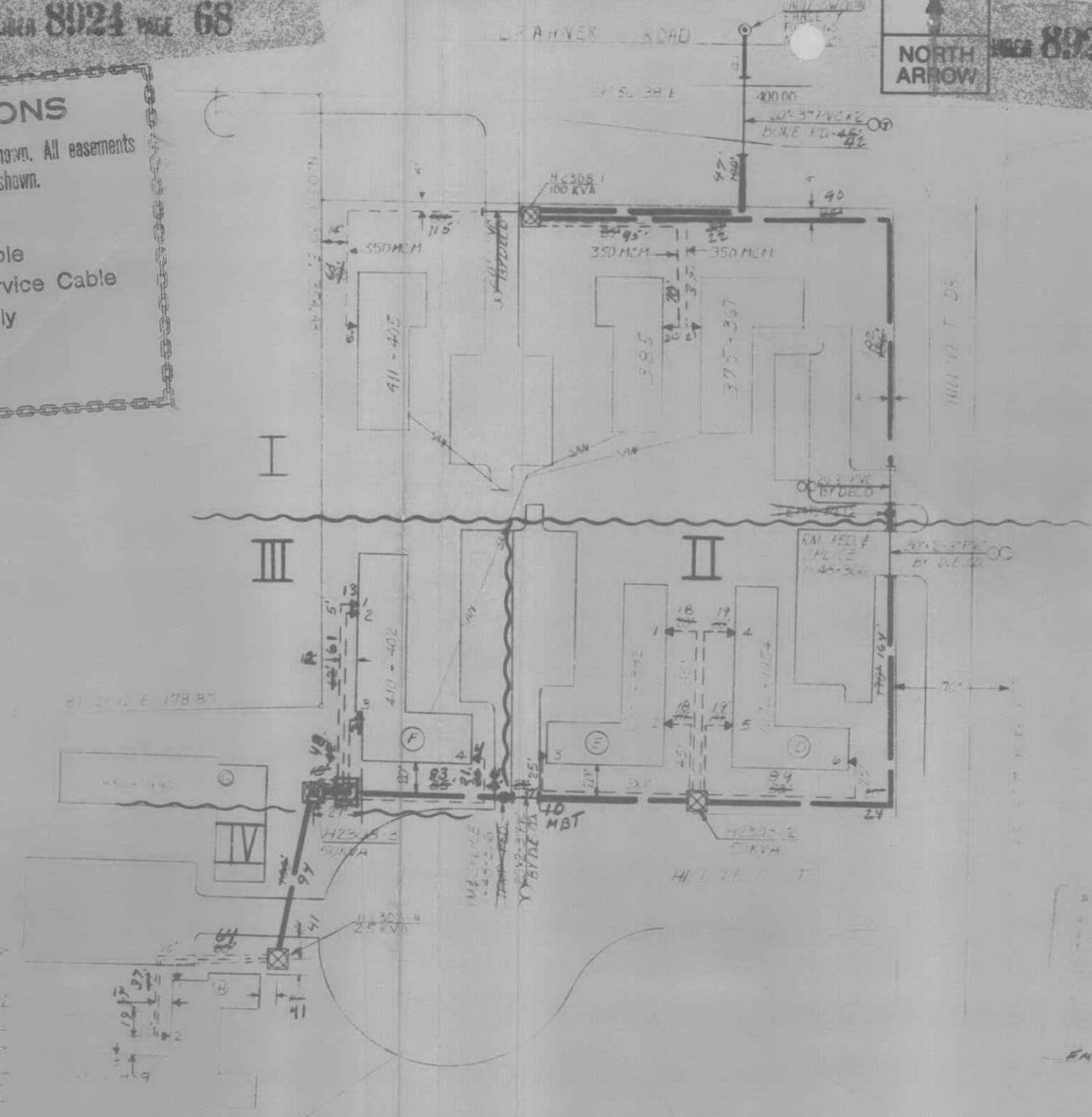
**SURVEYING
ENGINEERING
LAND PLANNING**

EASEMENT LOCATIONS

Easements are located where the following symbols are shown. All easements are single width, even where more than one symbol is shown.

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

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 264 OAKDH
BIRMINGHAM, MICHIGAN 48010



TRANSFORMER DATA

STEP	UDT NO	SIZE	ED STK NO
STEP I	411-402	100 KVA	
STEP II	375-307	50 KVA	
STEP III	410-402	100 KVA	
STEP IV	411-402	100 KVA	

- TRANSFORMER SPECS
- PEDESTAL SPEC
- NO. OF PEDESTALS
- NO. OF TEMPORARY CABLE MARKERS
- TEMPORARY CABLE MARKER SPEC
- SECONDARY CONNECTION BOX SPEC

CODE

- TEMPORARY SECONDARY PEDESTAL TEMPORARY CABLE MARKER
- DFT DEAD FRONT TYPE
- UDT NON SWITCHING - LIVE FRONT TYPE
- UDT SWITCHING - LIVE FRONT TYPE
- DIRECTION OF TRANSFORMER DOOR OPENING
- SECONDARY PEDESTAL
- 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 CONN CABINET

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT
87	42AXLPEC x 113.2 KV	713-3062	FT
414	AP2350M & 1-40 600 V	713-0537	FT
87	AP220 S 1.81 800 V	713-0614	FT

TRENCH SUMMARY

JOINT USE	QUANTITY	UNIT
D.E. ONLY		
TEL ONLY		
GAS ONLY		
OTHERS		
TOTAL		
SITE SUPT		

GENERAL NOTES

- TRENCHING TO BE DONE BY
- TRENCH AND CABLE LENGTHS ARE APPROXIMATE
- SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT DETAILS
- SEE PAGE 32 11 S.I.M. DETAIL FOR ENTRANCE POINT DETAILS (APTS. ONLY)
- SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES
- TRANSFORMERS AND PEDESTALS (SUB DS ONLY)
- D.E. SERVICE PLANNER
- TEL. CO.
- GAS CO.
- OTHERS
- CONTACT MISS DIG (800-482-7171) BEFORE DOING ANY EXCAVATION
- EASEMENTS INDICATED BY OUR CENTERLINE ARE
- IN WIDTH UNLESS OTHERWISE NOTED

PERMITS REQUIRED

CITY OF _____ COUNTY NOTIFICATION ONLY YES NO

STATE YES NO

NOTICE

Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES. For exact locations, telephone MISS DIG on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

36784 J 389
A 64278
10-22-84
8-1-84
10-23-84
D.E. CO.
S. FRONTIER
ENG DG 3029

36784 300
A 64146
8-1-84
8-1-84
UNION
F OSBORNE
ENG DE 3012 8-7-84

36784 J 389
A 63440
4-2-84
4-4-84
D.E. CO.
S. FRONTIER
ENG CREW 3020 4-2-84

36784 J 389
A 63440
11-7-83
11-8-83
UNION EXCAV. CO.
F. OSBORNE
ENG CREW 3020 11-15-83

D	REVISION	C	REVISION	B	REVISION	A	REVISION	REFERENCE
		ADDED STEP II UDT #444-63940 W.D. 36784 J 389 START DATE - 10-15-84 UNITS - 4	ADDED STEP III UDT #444-63940 W.D. 36784 J 389 START DATE - 1-31-84 UNITS - 5	ADDED STEP I UDT #444-63940 W.D. 36784 J 389 START DATE - 3-1-84 UNITS - 10				URD OXF-12
DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY	APPROVED BY
KENNEDY	DON YATES	J. T. ...	T. ...	DON YATES	J. T. ...	D. ...	DON YATES	J. T. ...

DRAWN BY	NAME	DATE	JOB TITLE
J. Kennedy	J. Kennedy	8-1-84	
J. Kennedy	J. Kennedy	10-11-83	
J. Kennedy	J. Kennedy	10-11-83	

THE DETROIT EDISON COMPANY SERVICE PLANNING		
SCALE	NUMBER OF UNITS	WORK ORDER NUMBER
		36784 J 389
LATEST REVISION	DISTRIBUTION CIRCUIT	
C	3000 EXT. - 13.2KV	
DEPT. ORDER NUMBER		
	SHEET 1 OF 1 SHEETS	

HILLCREST VILLA CONDO'S
SEC. 34, N.E. 4

OXFORD TWP

OAKLAND CO.

RECORDED RIGHT OF WAY NO. 35403