

(86 628)

Detroit Edison

Right of Way Agreement

86197392

1.9 / 5

December 16, 19 85

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 City of Farmington Hills, 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 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:

Grantors:

Witness signature lines with handwritten numbers 16, 17, 18, 19, 20.

Grantor signature lines with a large 'X' and a recording stamp: '86 JUN -2 14:56' and 'OAKLAND COUNTY REGISTERED'.

Prepared By: Omer V. Racine  
The Detroit Edison Company  
30400 Telegraph Rd., 264 ODHq.  
Birmingham, MI 48010

Address: \_\_\_\_\_  
DEC 08

"as installed"

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

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

RECORDED RIGHT OF WAY NO. 36775

Handwritten signature and '15.00'.

WITNESSES:

Ramblewood Manor Homes Limited Partnership  
A Michigan Limited Partnership  
2900 West Maple Rd.  
Troy, Michigan 48084  
Register File NO. L11-042

Joyce E. Kuhn  
Joyce E. Kuhn

Phyllis Ziegenfelder  
Phyllis Ziegenfelder

By Biltmore Ramblewood Limited Partnership,  
General Partner, A Michigan Co-Partnership  
By Biltmore Associates, Incorporated  
a Michigan Corporation, Partner  
By: Norman J. Cohen  
Norman J. Cohen, President

By Rosenhaus Enterprises  
General Partner, A Michigan Co-Partnership

Melvin B. Rosenhaus  
Melvin B. Rosenhaus, Co-Partner

STATE OF MICHIGAN)  
                          ) SS:  
COUNTY OF OAKLAND)

Personally came before me this 16th day of DECEMBER, 1985,  
NORMAN J. COHEN,\* for , BILTMORE RAMBLEWOOD LIMITED PARTNERSHIP, GENERAL PARTNER  
AND MELVIN B. ROSENHAUS, CO-PARTNER OF ROSENHAUS ENTERPRISES, GENERAL PARTNER OF THE  
ABOVE NAMED LIMITED PARTNERSHIP, to me known to be the persons who executed the fore-  
going instrument, and to me known to be such General partners of said Limited Partner-  
ship and acknowledged that they executed the foregoing instrument as such General  
Partners as the free act and deed of said Limited Partnership.

\* President of Biltmore Associates, Partner,

Joyce E. Kuhn  
Joyce E. Kuhn  
Notary Public,                      Oakland                      County, Michigan

My Commission Expires: April 17, 1989

RECORDED RIGHT OF WAY NO. 36975

## APPENDIX "A"

A parcel of land being a part of the S.W. 1/4 of Section 5 T1N, R9E, City of Farmington Hills, Oakland County, Michigan, described as follows:

Commencing at the S.W. corner of Section 5, T1N R9E, City of Farmington Hills, Oakland County, Michigan proceeding thence S 89° 32' 39" E 580.00 feet along the south line of said section and N 00° 19' 33" W 60.00 feet to the point of beginning thence N 00° 19' 33" W 540.00 feet; thence N 48° 15' 21" W 406.09 feet to a point on the south line of Ramblewood No. 4 a subdivision of the S.W. 1/4 of Section 5, T1N, R9E, City of Farmington Hills, Oakland County, Michigan as recorded in Liber 155 Pages 39-41 Oakland County Records proceeding thence along said line N 66° 42' 10" E 123.21 feet; and N 48° 20' 48" E 114.57 feet; and N 20° 04' 17" E 325.88 feet; and S 63° 45' 53" E 133.41 feet; and S 63° 39' 33" E 100.00 feet; and S 60° 37' 05" E 99.98 feet; and S 63° 20' 29" E 113.16 feet; and S 81° 29' 35" E 146.63 feet; and N 77° 23' 05" E 146.63 feet; and N 56° 15' 45" E 146.63 feet; and N 35° 08' 24" E 146.63 feet; and N 15° 08' 30" E 115.57 feet; and N 15° 57' 08" E 67.33 feet; and N 69° 26' 19" E 67.00 feet; thence S 03° 45' 53" E 180.00 feet; thence 232.48 feet along the arc of a curve to the right having a radius of 370.00 feet passing through a central angle of 36° 00' 00" with a long chord bearing S 14° 14' 07" W 228.67 feet; thence S 32° 14' 07" W 511.19 feet; thence 352.03 feet along the arc of a curve to the left having a radius of 634.68 feet passing through a central angle of 31° 46' 46" with a long chord bearing S 16° 20' 44" W 347.53 feet; thence S 00° 27' 21" W 287.17 feet; thence N 89° 32' 38" W 590.81 feet to the point of beginning and containing 20.769 acres of land more or less subject to the rights of the public in Thirteen Mile Road.

Sidwell #23-05-351(015)

-016

RECORDED RIGHT OF WAY NO.

36795

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

DEED C

KNOW ALL MEN BY THESE PRESENTS: That **RAMBLEWOOD DEVELOPMENT COMPANY**, a Michigan Joint Venture, whose address is 2401 West Big Beaver Road, Troy, Michigan 48084, does hereby convey, grant, bargain, remise, alien and confirm to **RAMBLEWOOD MANOR HOMES LIMITED PARTNERSHIP**, a Limited Partnership, whose address is 2900 West Maple, Troy, Michigan 48084, the following described premises situated in the City of Farmington Hills, County of Oakland, and State of Michigan, to wit:

Parcel E, as more particularly described in Exhibit A attached hereto (approximately 20.769 acres)

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Seven Hundred Eighty Five Thousand Sixty Eight and 20/100 (\$785,068.20) Dollars. Subject to all restrictions and easements of record.

The grantor herein does hereby covenant and agree that the grantor has not heretofore done, committed or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, shall or may be charged or encumbered in title, estate or otherwise.

Dated this 31st day of October, 1985.

WITNESSES:

*[Handwritten signatures]*  
Peter Sugar  
Mary M. Fowle

**SUNFORMED COPY**

RAMBLEWOOD DEVELOPMENT COMPANY  
a Michigan Joint Venture

By: *[Signature]*  
Melvin B. Rosenhaus  
Individually, Partner

By: STANDARD FINANCIAL CORPORATION  
a Michigan Corporation  
Partner

By: *[Signature]*  
John P. Ray  
Its: President

And By: BILTMORE HOMES COMPANY,  
a Michigan Corporation,  
Partner

By: *[Signature]*  
Norman J. Cohen  
Its: President

STATE OF MICHIGAN )  
                                  )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 31st day of October, 1985, by Melvin B. Rosenhaus, Individually and Partner; John P. Ray, the President of Standard

RECORDED RIGHT OF WAY NO. 36995-

Financial Corporation, a Michigan Corporation, Partner; and Norman J. Cohen, President of Biltmore Homes Company, a Michigan Corporation, Partner, on behalf of the Joint Venture, Ramblewood Development Company.

Susan Bochenek  
Susan Bochenek  
Notary Public  
Macomb\* County, Michigan  
My Commission Expires: 11-3-86  
\*acting in Oakland County

Instrument Drafted By:

Mary M. Fowlie, Esq.  
2401 West Big Beaver  
Troy, Michigan 48084

---

Recording Fee \$ 10.00

When recorded return to:

State Transfer Tax \$ 863.50

Grantee

Send subsequent tax bills to:

Tax Parcel # \_\_\_\_\_

Grantee

INCORPORATED RIGHT OF WAY NO. \_\_\_\_\_

36775

EXHIBIT A

Legal Description Parcel E

A parcel of land being a part of the S.W. 1/4 of Section 5 T1N, R93, City of Farmington Hills, Oakland County, Michigan, described as follows:

Commencing at the S.W. corner of Section 5, T1N R9E, City of Farmington Hills, Oakland County, Michigan proceeding thence S 89° 32' 39" E 580.00 feet along the south line of said section and N 00° 19' 33" W 60.00 feet to the point of beginning thence N 00° 19' 33" W 540.00 feet; thence N 48° 15' 21" W 406.09 feet to a point on the south line of Ramblewood No. 4 a subdivision of the S.W. 1/4 of Section 5, T1N, R9E, City of Farmington Hills, Oakland County, Michigan as recorded in Liber 155 Pages 39-41 Oakland County Records proceeding thence along said line N 66° 42' 10" E 123.21 feet; and N 48° 20' 48" E 114.57 feet; and N 20° 04' 17" E 325.88 feet; and S 63° 45' 53" E 133.41 feet; and S 63° 39' 33" E 100.00 feet; and S 60° 37' 05" E 99.98 feet; and S 63° 20' 29" E 113.16 feet; and S 81° 29' 35" E 146.63 feet; and N 77° 23' 05" E 146.63 feet; and N 56° 15' 45" E 146.63 feet; and N 35° 08' 24" E 146.63 feet; and N 15° 08' 30" E 115.57 feet; and N 15° 57' 08" E 67.33 feet; and N 69° 26' 19" E 67.00 feet; thence S 03° 45' 53" E 180.00 feet; thence 232.48 feet along the arc of a curve to the right having a radius of 370.00 feet passing through a central angle of 36° 00' 00" with a long chord bearing S 14° 14' 07" W 228.67 feet; thence S 32° 14' 07" W 511.19 feet; thence 352.03 feet along the arc of a curve to the left having a radius of 634.68 feet passing through a central angle of 31° 46' 46" with a long chord bearing S 16° 20' 44" W 347.53 feet; thence S 00° 27' 21" W 287.17 feet; thence N 89° 32' 38" W 590.81 feet to the point of beginning and containing 20.769 acres of land more or less subject to the rights of the public in Thirteen Mile Road.

RECORDED RIGHT OF WAY NO.

36775

To (Supervisor, R.E. & R/W)	For R.E. & R/W Dept. Use	Date Received	ED Br. No.
Division <b>OAKLAND</b>	Date <b>11-6-85</b>	<b>11-7-85</b>	<b>OE 85-36J</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: **RAMBLEWOOD APARTMENTS** County: **OAKLAND**

City/Township/Village: **FARMINGTON HILLS, MICH** Section No.:

Type of Development:

Proposed Subdivision  Apartment Complex  Condominium

Subdivision  Mobile Home Park  Other

2 Name of Owner: **RAMBLEWOOD MANOR HOMES** Phone No.: **643-8810**

Address: **2900 W. MAPLE, TROY, MI. 48064**

Owner's Representative: **LEON ZOLKOWER** Phone No.: **643-8810**

Date Service is Wanted: **NOV. 26, 1985**

4 Entire Project will be developed at one time  Yes  No

5 Joint easements required — Michigan Bell Telephone **+ METROVISION CATV**  Yes  No

-- Consumers Power  Yes  No

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

b Other Utility Engineer Names \_\_\_\_\_ Power Numbers \_\_\_\_\_

Addresses \_\_\_\_\_

6 Additional Information or Comments \_\_\_\_\_

Note Trenching letter  attached  will be submitted later

Service Planner: **George White** Signed (Service Planning Supervisor): **Jean Stacey**

Phone No.: **645-4109** Address: **RM 240 O.D.M.R.**

RECORDED RIGHT OF WAY NO. 36775

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

TO Records Center

DATE 2-18-87 TIME

Please set up R/W file for: RAMBLEWOOD APARTMENTS

Being a part of Southwest 1/4 of Section 5, City of Farmington Hills  
Oakland County, Michigan

COPIES TO

SIGNED

*Omer V. Racine*

Omer V. Racine  
264 Oakland Div. Hqter.

REPORT

RECORDED RIGHT OF WAY NO.

DATE RETURNED

TIME

SIGNED

36775



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

TO GEORGE WHITE DATE 12-16-85 TIME: \_\_\_\_\_

Re: Underground Service - RAMBLEWOOD APTS

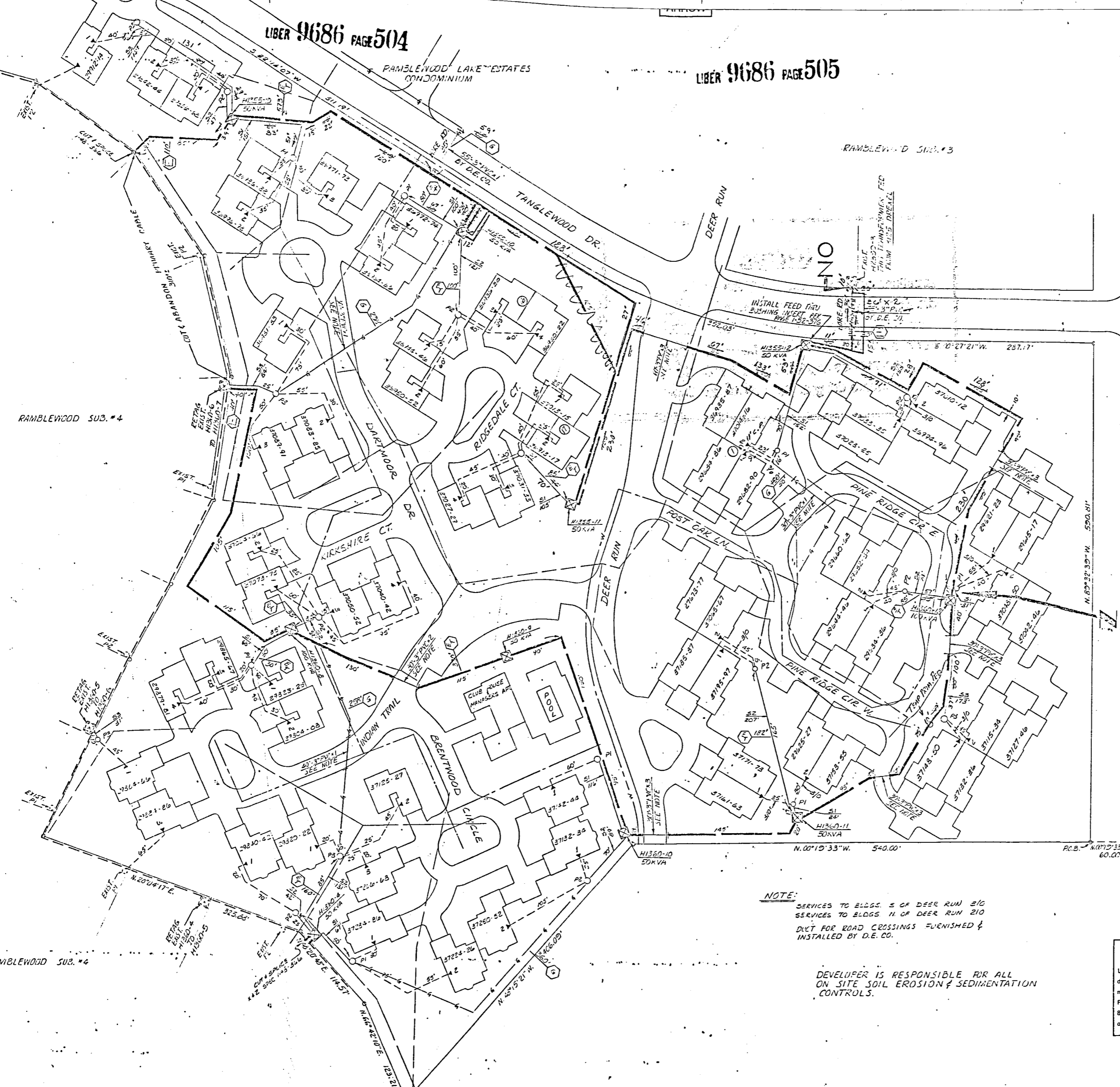
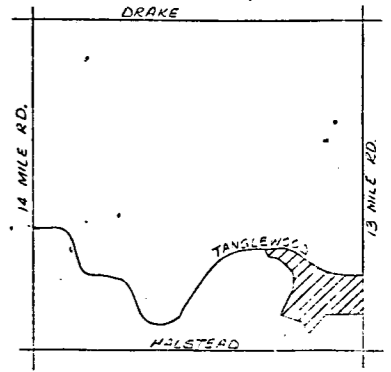
Agreement and Easements obtained - OK to proceed with construction

COPIES TO \_\_\_\_\_

REPORT \_\_\_\_\_

SIGNED

Omer V. Racine  
Omer V. Racine, Representative  
Real Estate, Rights of Way & Cla  
264 Oakland Division Headquarter



**NOTICE**

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

**TRANSFORMER DATA**

U.D.T. NO.	SIZE	ED. STK. NO.
H1355-9	50	651-1152
H1355-10	50	651-1152
H1355-12	50	651-1152
H1360-4	50	651-1152
H1360-8	100	651-1153
H1360-9	50	651-1152
H1360-10	50	651-1152
H1360-11	50	651-1152
H1360-12	100	651-1153

FROM RETAG TO  
 H1360-4 H1360-5  
 H1360-6 H1360-7  
 H1360-8 H1360-9  
 H1360-10 H1360-11  
 H1360-12 H1360-13  
 CLOSE N.O. AT H1355-7

- TRANSFORMER SPECS 1-17-261
- PEDESTAL AMOUNT 22 SPEC \_\_\_\_\_
- TEMPORARY CABLE MARKERS AMOUNT \_\_\_\_\_ SPEC \_\_\_\_\_
- SECONDARY CONNECTION BOX AMOUNT \_\_\_\_\_ SPEC \_\_\_\_\_
- CODE —
- ⊙ TEMPORARY SECONDARY PEDESTAL-TEMPORARY CABLE MARKER
  - ⊙ DFT (DEAD FRONT TYPE)
  - ⊙ UDT (NON SWITCHING-LIVE FRONT TYPE)
  - ⊙ VDT (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
- NOTE:-  
 METER SHALL BE LOCATED IN SHADED AREA CLOSEST TO D.E.CO. SOURCE.
- FRONT DWELLING

**NOTE!**  
 AS INSTALLED  
 D.O. 1-64673  
 W.O. 367840940  
 LABOR UNION EXC.  
 START 1-10-86  
 FINISH 1-17-86  
 NOTES - F. OSBORNE  
 ENERGIZED - 1-27-86  
 BY HANLAN ELEC.

**CABLE SUMMARY**

ITEM #	DESCRIPTION	QUANTITY	ESTIMATED
1	#2XALPEC x 1132 KV	7103098	2331'
2	AP2300M 3-140 800 V.	7103037	2331'
3	AP230 8-141 800 V.	7103014	2331'
4	AP2302 140 800V	7103050	2331'

**TRENCH SUMMARY**

ITEM #	DESCRIPTION	QUANTITY	ESTIMATED
1	EST. G.V. JOINT USE	3530'	1371'
2	EST. G.	230'	262'
3	EST. EX.	399'	25' E
4	EST. V.	147'	206'
5	EST. H.P.	226'	103'
6	EST. G.V.	493'	1493'
7	EST. G.V.	493'	1493'
8	EST. G.V.	493'	1493'
9	EST. G.V.	493'	1493'
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99	EST. G.V.	493'	1493'
100	EST. G.V.	493'	1493'

**NOTE:**  
 SERVICES TO BLDGS. 5 OF DEER RUN B/C  
 SERVICES TO BLDGS. 11 OF DEER RUN 210  
 DUCT FOR ROAD CROSSINGS FURNISHED &  
 INSTALLED BY D.E.CO.

**NOTE:**  
 DEVELOPER IS RESPONSIBLE FOR ALL  
 ON SITE SOIL EROSION & SEDIMENTATION  
 CONTROLS.

**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.

**GENERAL NOTES**

TRENCHING TO BE DONE BY D.E.CO.

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: GLOUCE WHITE - 645-4100

TITLE CO: SHIRLEY LESSL - 540-0201 EXT. 25

GAS CO: \_\_\_\_\_

OTHERS: CITY REP: CHUCK WESOLEK - 501-2355

EASEMENTS INDICATED BY OUR CENTERLINE ARE  
 IN WIDTH UNLESS OTHERWISE NOTED

**PERMITS REQUIRED**

COUNTY NOTIFICATION TO  
 CITY OF FARMINGTON HILLS  
 STATE  YES  NO

START DATE 12-2-85

D	REVISION	C	REVISION	B	REVISION	A	REVISION

REFERENCE	URD FAR-50 A-64530 77A-63635
DRAWN BY	ED BURHENN
CHECKED BY	GER. WHITE
APPROVED BY	J. J. JAMES
DATE	11-9-85
DATE	11-12-85
DATE	11-12-85
DATE	11-12-85
DATE	11-12-85

PROJECT	RAMBLEWOOD APTS.
LOCATION	S.W. 1/4 SEC. 5
CITY	FARMINGTON HILLS
TWP OF	HILLS
COUNTY OF	OAKLAND
DEPT ORDER NUMBER	85A-64673
SHEET	1 OF 1 SHEETS

THE DETROIT EDISON COMPANY	SERVICE PLANNING
SCALE	1" = 50'
NUMBER OF UNITS	134
WORK ORDER NUMBER	367841940
LATEST REVISION	DISTRIBUTION CIRCUIT
	8126 HANCOCK ~ 13.2 KV

RECORDED RIGHT OF WAY NO. 36775