

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

TO Records Center

DATE 7-1-89 TIME

Please set up R/W file for: Clarkston Bluffs Condom
Being a part of East 1/2 of Section 32, INDEPENDENCE TWP
Oakland County, Michigan

RECORDED
RIGHT
OF
WAY
NO.

COPIES TO:

REPORT:

SIGNED

Omer V. Racine

Omer V. Racine
264 Oakland Div. Hqters

39095

DATE RETURNED

TIME

SIGNED

Real Estate and Rights of Way

Detroit Edison

Joint Underground Residential Distribution Right of Way Agreement

89217101
217101

NOVEMBER 10, 1987

For good and valuable consideration of system betterment, the undersigned hereby grant and convey to THE DETROIT EDISON COMPANY, a Michigan corporation of 2000 Second Avenue, Detroit, Michigan, MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation of 444 Michigan Avenue, Detroit, Michigan and United Cable Television of Oakland County, Inc., a Michigan corporation of 4500 Delemere, Royal Oak, MI 48073 hereinafter referred to collectively as "GRANTEE", the right to erect, lay, maintain, reconstruct, add to and replace underground facilities consisting of wires, cables, conduits, fixtures and appurtenances including the necessary above ground equipment, connections, poles and accessories required in, under, upon, over and across the property located in the Township of Independence, County of Oakland State of Michigan, and more particularly described on the attached Appendix "A"; with the full right to the GRANTEE of ingress and egress upon said property for the purposes of this grant, and the further right to trim, cut down or otherwise control brush and trees within the right of way herein described.

Said right of way shall be ten (10) feet in width unless otherwise indicated and the 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.

RECORDED RIGHT OF WAY NO. 39095

2
AS

A#36 REG/DEEDS PAID
0001 JAN.17.89 01:00PM
4409 MISC 17.00

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

1. The right of way will be graded to within four inches of final grade before the GRANTEE'S lines are installed and this ground elevation must be maintained after installation of utilities to avoid the pooling of water in, on or around GRANTEE'S above ground equipment.
2. No buildings or structures other than GRANTEE'S equipment are to be placed within the right of way herein granted. No excavation is to be permitted within said right of way without approval of GRANTEE.
3. No shrubs or foliage shall be planted or grown within eight feet of the front door of transformers or switching cabinet enclosures. GRANTEE 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 right of way causing an interference with GRANTEE'S maintenance of their equipment.
4. If the lines or facilities of GRANTEE are damaged by the acts of owners, their agents, employes or contractors, repairs shall be made by the granting company so damaged at the cost and expense of owners. Owners are defined as those persons owning the property at the time the damage occurred.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hand(s) on the date of this agreement.

Witnesses:

 Prepared by: Omer V. Racine
The Detroit Edison Company
30400 Telegraph Road, Suite 264
Birmingham, MI 48010

~~B#92 REG/DEEDS PAID
0001 NOV.25.87 04:01PM
9863 MISC 9.00~~

 Address: _____

Red → DELOR

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

Witnesses:

Clarkston Bluffs Limited Partnership
A Michigan Limited Partnership
2700 N. Woodward
Bloomfield Hills, Mich. 48013

By: Its General Partner

Terry D. Bowlby
TERRY D. BOWLBY

Philip R. Seaver
Philip R. Seaver, General Partner

Geraldine Pender

GERALDINE PENDER

State of Michigan)
) SS:
County of Oakland)

Personally Came before me this 10th day of NOVEMBER, 1987, Philip R. Seaver, General Partner of the above named Limited Partnership to me known to be the person who executed the foregoing instrument and to me known to be such General Partner and acknowledged that he executed the foregoing instrument as such Gernal Partner, as the free act and deed of said Clarkston Bluffs Limited Partnership.

My Commission Expires: Notary Public, Oakland County, Michigan
My Commission Expires November 12, 1989

Donna M. Firman
Notary Public, Oakland County, Mich.

Witnesses:

Terry D. Bowlby
TERRY D. BOWLBY

C.P.R. Properties, Inc.,
a Michigan Corporation
By: Philip R. Seaver, Secretary

Geraldine Pender

Philip R. Seaver
PHILIP R. SEAVEN

GERALDINE PENDER

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 10th day of November, 1987, Philip R. Seaver, Secretary, of the above named Corporation, to be known to be the person who executed the foregoing instrument and to me known to be such Secretary and he acknowledged that he executed the foregoing instrument as Secretary, as the free act and will of said C.P.R. Properties, Inc.

My Commission Expires: Notary Public, Oakland County, Michigan
My Commission Expires November 12, 1989

Donna M. Firman
Notary Public, Oakland County, Mich.

RECORDED RIGHT OF WAY NO.

39095

APPENDIX "A"

A part of the E. 1/2 of Section 32, T4N, R9E, Independence Township, Oakland County, Michigan, more particularly described as follows: beginning at the centerpost of said Section 32, thence N. 17°47'43" E., 694.16 ft. to the South line of "Moon Valley Subdivision", as recorded in Liber 41, Page 38, Oakland County, Michigan Records; thence S. 89°57'16" E., 1952.58 ft. along said south line to the westerly right-of-way line of Dixie Highway (U.S. 10) 60 foot half-width; thence S. 33°19'30" E., 511.63 ft. along said right-of-way line to the northerly line of "Waterford Hills Manor No. 1", as recorded in Liber 94, pages 16 and 17, Oakland County, Michigan records; thence along the Northern lines of said "Waterford Hills Manor No. 1", the following 12 courses; S. 49°47'53" W., 585.87 ft. and N. 86°23'05" W., 226.00 ft. and S. 83°55'09" W., 300.00 ft. and S. 04°43'39" E. 390.00 ft. and S. 84°19'38" W., 145.00 ft. and N. 64°30'26" W., 66.45 ft. and S. 87°51'58" W., 110.00 ft. and N. 27°55'15" W., 344.30 ft. and N. 53°50'39" W., 481.00 ft. and N. 79°00'25" W., 185.59 ft. and S. 55°52'30" W., 160.00 ft. and S. 87°07' W., 114.15 ft. to the N.W. corner of Lot 131 in said subdivision; thence S. 02°53'00" E., 47.50 ft. along the West line of said Lot 131 to the Northerly line of "Waterford Hill Manor No. 4", as recorded in Liber 117, Pages 38 and 39, Oakland County, Michigan Records; thence N. 74°10'34" W., 224.83 ft. along said northerly line to the Point of Beginning and containing 41.16 Acres.

Sidwell No. 08-32-252-023-NE 1/4) NE and SE 1/4
08-32-401-001 } SE 1/4) NOW 08-32-278-001 (still current as of 12/12/88)
08-32-401-008
08-32-277-014) Ent 08-32-277-000 - Clarkston Bluffs Condo. OCCP#505
9000505
9000505

RECORDED RIGHT OF WAY NO. 39095

LIBER 107530878

LIBER 107530879

LIBER 107530880

LOCATION SKETCH
MAP SEC. NOS.

RECORDED RIGHT OF WAY

R39095

NORTH
ARROW



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
FFH3032-2	25 KVA	
3	25 KVA	
4	50 KVA	
5	50 KVA	
6	25 KVA	
7	25 KVA	
8	50 KVA	
H3032-3	25 KVA	
4	25 KVA	
5	25 KVA	
6	25 KVA	
7	25 KVA	
8	25 KVA	
H3032-9	25 KVA	
10	25 KVA	
11	25 KVA	
12	25 KVA	
13	25 KVA	

TRANSFORMER SPEC. 1-17-261
 PEDESTAL SPEC.
 NO. OF PEDESTALS 1
 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
 - S.C.C. NO. 24
 - SEP CONN CABINET

CABLE SUMMARY

ITEM #	24X1/2" x 1 1/2" KV	713-3062 = SEE SHEET 1
ITEM #	AP2-350M & 1-40 600 V.	713-0537 =
ITEM #	AP2-20 & 1-81 600 V.	713-0514 =

TRENCH SUMMARY

JOINT USE	
D.E. ONLY	SEE SHEET 1
TEL ONLY	
GAS ONLY	
OTHERS	
TOTAL	
SITE SUPT.	PHONE NO. 622-1114

— GENERAL NOTES —

TRENCHING TO BE DONE BY DECO & CUSTOMER.
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.
 SEE PAGE 3-211 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: R. COUSA 645 4111
 TEL. CO.: 530-6211
 GAS CO.:
 OTHERS:
 CONTACT "MISS DIG" (800-482-7171) BEFORE DOING ANY EXCAVATION.
 EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED.

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.

NOTE:
 TWO (2) ROAD CROSSINGS IDENTIFIED BY D.E. COMPANY AND INSTALLED BY CUSTOMER.

D	C	B	A	REFERENCE
REVISION	REVISION	REVISION	REVISION	AS INSTALLED
	ADD PHASE II	ADD PHASE II	ADD PHASE II	SEE SHEET #1
	D.O. EBA-64515	D.O. EBA-64515	D.O. EBA-64515	
	NO. 24784336	NO. 24784336	NO. 24784336	
	UNITS 470	UNITS 470	UNITS 470	
	START DATE 3-12-88	START DATE 3-12-88	START DATE 3-12-88	
DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY

NAME	DATE	JOB TITLE
DRAWN BY: FALRI M. WINCEL	2-17-87	
CHECKED BY: R. SOUSA	10-27-87	
APPROVED BY: R. HUBB	10-27-87	

START DATE 11-2-87

CLARKSTON BLUFFS
 CONDO'S
 PART OF THE E 1/2 SEC. 32
 T. 4N, R. 9E

PERMITS REQUIRED

CITY OF STATE YES NO

COUNTY: NOTIFICATION ONLY, TWP.

SCALE	NUMBER OF UNITS	WORK ORDER NUMBER
1"=50'	64	36784330
DISTRIBUTION CHECKED		
8854 WATERFORD		

R39095

RECORDED RIGHT OF WAY NO. 39095

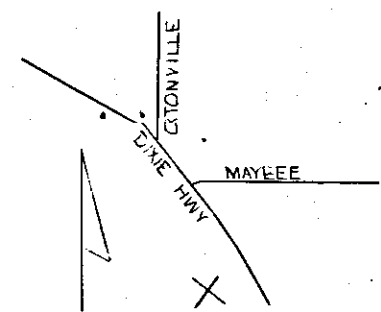
LIBER 107531875



LIBER 107531876

LIBER 107531877

LOCATION SKETCH
MAP SEC. NOS.



SEE SHEET 2

STEP II

STEP I

RECORDED RIGHT OF WAY

R39095

TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
CFH 3102-1	150 KVA	"LATER"
PFH 3022-1	50 KVA	
PFH 3022-2	25 KVA	
H3022-1	25 KVA	
H3022-2	25 KVA	
H3022-3	25 KVA	
H3022-4	25 KVA	
H3022-5	25 KVA	
H3022-6	25 KVA	
H3022-7	25 KVA	
H3022-8	25 KVA	
H3022-9	25 KVA	
H3022-10	25 KVA	
H3022-11	25 KVA	
H3022-12	25 KVA	
H3022-13	25 KVA	
H3022-14	25 KVA	
H3022-15	25 KVA	
H3022-16	25 KVA	
H3022-17	25 KVA	
H3022-18	25 KVA	
H3022-19	25 KVA	
H3022-20	25 KVA	
H3022-21	25 KVA	
H3022-22	25 KVA	
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H3022-24	25 KVA	
H3022-25	25 KVA	
H3022-26	25 KVA	
H3022-27	25 KVA	
H3022-28	25 KVA	
H3022-29	25 KVA	
H3022-30	25 KVA	
H3022-31	25 KVA	
H3022-32	25 KVA	
H3022-33	25 KVA	
H3022-34	25 KVA	
H3022-35	25 KVA	
H3022-36	25 KVA	
H3022-37	25 KVA	
H3022-38	25 KVA	
H3022-39	25 KVA	
H3022-40	25 KVA	
H3022-41	25 KVA	
H3022-42	25 KVA	
H3022-43	25 KVA	
H3022-44	25 KVA	
H3022-45	25 KVA	
H3022-46	25 KVA	
H3022-47	25 KVA	
H3022-48	25 KVA	
H3022-49	25 KVA	
H3022-50	25 KVA	

TRANSFORMER SPEC. 1-17-21 1-17-270

PEDESTAL SPEC. _____
 NO. OF PEDESTALS 2
 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
1	24X12X12 X 1 1/2 KV	713	FT
2	AP2-300M & 1-40 800 V.	522	FT
3	AP2-20 & 1-41 800 V.	477	FT
4		151	207

TRENCH SUMMARY

ITEM #	DESCRIPTION	QUANTITY	UNIT
1	JOINT USE (SEE SPEC. FOR DETAILS)	364	FT
2	D.E. ONLY	3132	FT
3	TEL. ONLY	145	FT
4	GAS ONLY	15	FT
5	OTHERS (ITV)	20	FT
TOTAL		3628	FT

GENERAL NOTES

TRENCHING TO BE DONE BY DECO & CUSTOMER
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.
 SEE SECTION 28 USE LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.
 SEE PAGE 32-11 (S.I.M.) DETAIL _____ FOR ENTRANCE POINT DETAILS (APTS. ONLY).
 SEE SECTION 43 USE LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUBDS ONLY).
 D.E. SERVICE PLANNER: R. SOUSA 645-4111
 TEL. CO.: J. C. PERRY 546-0201
 GAS CO.: _____
 OTHERS: CATA JEFF PERRY 543-1230
 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 (TWP) _____
 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 location, telephone MISS DIG on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

NOTE:
 PVC FOR ROAD CROSSINGS FURNISHED BY D.E. COMPANY AND INSTALLED BY CUSTOMER.

REVISION	DATE	BY	DESCRIPTION
D			REVISION
C			REVISION
B			REVISION
A			REVISION
AS INSTALLED			

NO.	DATE	BY	DESCRIPTION
1	11-9-87	R. SOUSA	AS INSTALLED

NO.	DATE	BY	DESCRIPTION
1	11-9-87	R. SOUSA	AS INSTALLED

NO.	DATE	BY	DESCRIPTION
1	11-9-87	R. SOUSA	AS INSTALLED

NO.	DATE	BY	DESCRIPTION
1	11-9-87	R. SOUSA	AS INSTALLED

START DATE 11-9-87

CLARSTON BLUFFS
 CONDO'S
 PART OF THE E 1/2 SEC 32
 T.4N. R.9E
 INDEPENDENCE TWP. CAKLAND CO

THE DETROIT EDISON COMPANY
 SERVICE PLANNING
 SCALE 1"=50'
 NUMBER OF UNITS 64
 WORK ORDER NUMBER 36784UB30
 LATEST REVISION C
 DISTRIBUTION CIRCUIT 8854 WATERFORD
 DEPT. ORDER NUMBER 67A-64980
 SHEET 1 OF 2 SHEETS

R39095

RECORDED RIGHT OF WAY NO. 39095