

LIBER 10753 PG 8

LIBER 10458 PG 683

88 88214 7798

Real Estate and Rights of Way

**Detroit Edison**

# Joint Underground Residential Distribution Right of Way Agreement

APRIL 20, 19 88

For good and valuable consideration of system betterment, the undersigned hereby grant and convey to CONSUMERS POWER COMPANY, a Michigan corporation of 212 West Michigan Avenue, Jackson, Michigan, 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 Metrovision of Oakland County, a Michigan corporation of 37635 Enterprise Court, Farmington Hills, MI 48018, 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, piping, venting, gas facilities and appurtenances including the necessary above ground equipment, connections, poles and accessories required to provide gas, electric and communication services with the usual services, connections and accessories in, under, upon, over and across the property located in the City of Farmington Hills, 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.

A#36 REG/DEEDS PAID  
 0001 JAN.17'89 01:00PM  
 4409 MISC 15.00  
~~A#36 REG/DEEDS PAID  
 0001 JUN.20'88 01:54PM  
 6504 MISC 11.00~~

RECORDED RIGHT OF WAY NO. 39202

#(1)  
DEC 2

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 utility 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:

Grantors:

\_\_\_\_\_  
 \_\_\_\_\_  
R.H. Over  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 See Next Page  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Address: \_\_\_\_\_  
 \_\_\_\_\_

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

7-11-88

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

LIBER 10755 TU 890

LIBER 10458 PP 684

Witnesses:

Ramblewood Development Company  
A Michigan Joint Venture

Joyce E. Kuhn  
Joyce E. Kuhn

By: Melvin B. Rosenhaus  
Melvin B. Rosenhaus  
Individually, Partner

Carol Misner  
Carol Misner

and:  
By: Biltmore Properties Corporation  
A Michigan Corporation, Partner

By: Norman J. Cohen  
Norman J. Cohen

It: President

State of Michigan )  
                          ) SS:  
County of Oakland )

The foregoing instrument was acknowledged before me this 20th day of April, 1988, by Melvin B. Rosenhaus, Individually as Partner, and by Norman J. Cohen, the President of Biltmore Properties Corporation, Partners; on behalf of the Joint Venture, Ramblewood Development Company.

My Commission Expires: April 17, 1989

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

RECORDED RIGHT OF WAY NO. 39 202

Witnesses:

Biltmore-Ramblewood Limited Partnership  
A Michigan Limited Partnership

Joyce E. Kuhn  
Joyce E. Kuhn

By: Biltmore Associates, Inc.  
A Michigan Corporation, General  
Partner

Carol Misner  
Carol Misner

By: Norman J. Cohen  
Norman J. Cohen  
It: President

State of Michigan )  
                          ) SS:  
County of Oakland )

The foregoing instrument was acknowledged before me this 20th day of April, 1988, by Norman J. Cohen, the President of Biltmore Associates, Inc., a Michigan corporation, the General Partner of Biltmore Ramblewood Limited Partnership, a Michigan Limited Partnership, on behalf of the Limited Partnership.

My Commission Expires: April 17, 1989

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

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



LIBER 10458 PG 686

LIBER 10753 PG 892

Witnesses:

Elise Smith-Colbert  
Diane SMITH. COLBERT

KAI Homes, Inc.  
A Michigan Corporation  
6400 Farmington Road  
West Bloomfield, MI 48322

Debra E. Naum  
Debra E. Naum

Baruch B. Parnes  
Baruch B. Parnes, President

State of Michigan )  
                          ) SS:  
County of Oakland )

Personally came before me this 14<sup>th</sup> day of April, 1988, Baruch B. Parnes, President, of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such President, of said corporation, and acknowledged that he executed the foregoing instrument as such officer as his free act and deed of said corporation by its authority.

My Commission Expires: May 18, 1991  
DIANE S. COLBERT  
Notary Public, Oakland County, MI  
My Commission Expires May 18, 1991

Elise Smith-Colbert  
Notary Public, Oakland  
County, Michigan

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 W. 1/4 corner of Section 5, T1N, R9E, City of Farmington Hills Oakland County, Michigan, and proceeding thence along the west line of Section 5 S. 00°19'33" E 360.00 ft., and thence along the southernly right-of-way line of Brookwood Drive (60 ft wd.) N. 89°40'27" E 119.33 ft., and N. 82°57'22" E 106.33 ft., and N. 76°14'17" E 213.13 ft., and N. 72°38'23" E 99.64 ft., to the point of beginning and proceeding thence 414.37 ft., along the arc of a curve to the left having a radius of 793.76 ft., passing through a central angle of 29°54'38" with a long chord bearing N. 54°05'09" E 409.68 ft., thence N. 39°07'50" E 100.00 ft., thence S. 50°52'10" E 295.00 ft., thence 254.07 ft., along the arc of a curve to the right having a radius of 1,070.01 ft., passing through a central angle of 13°36'17" with a long chord bearing S. 44°04'01" E 253.47 ft., thence S. 37°15'53" E 200.00 ft., thence S. 82°06'48" W 841.09 ft., thence N. 15°09'01" W 336.70 ft., to the point of beginning, and containing 7.604 acres of land, more or less.

SIDWELL NO 23-05-302-003

RECORDED RIGHT OF WAY NO. 32202

2

DO NOT WRITE IN THESE SPACES

Source

RECEIVED

THE JOE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 10/10/01 BY 60322 UCBAW

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

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

TO Records Center

DATE 2-1-89 TIME \_\_\_\_\_

Please set up R/W file for: Ramblewood South Circle

A.K.A. RAMBLEWOOD FOREST SW 1/4

Being a part of \_\_\_\_\_ of Section 5, FARMINGTON HILLS

Oakland County, Michigan

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

REPORT: \_\_\_\_\_

This document has  
been certified by the  
RECORDS Dept.

SIGNED

*Omer V. Racine*

Omer V. Racine  
267 Oakland Div. Hqters

DATE RETURNED \_\_\_\_\_

TIME \_\_\_\_\_

SIGNED \_\_\_\_\_

RECORDED  
RIGHT OF WAY NO.

34202



+

+

RIGHT OF WAY FILE #

Grid for RIGHT OF WAY FILE #

GRANTOR NAME

Grid for GRANTOR NAME

Grid for GRANTOR NAME (continued)

STREET ADDRESS

Grid for STREET ADDRESS

Grid for STREET ADDRESS (continued)

ST

Grid for STREET TYPE

CITY/TOWN

Grid for CITY/TOWN

ZIP CODE

Grid for ZIP CODE

EASEMENT DESCRIPTION

Grid for EASEMENT DESCRIPTION

AGREEMENT DATE

Grid for AGREEMENT DATE

AGREEMENT TYPE

Grid for AGREEMENT TYPE (R, P, C)

LIBER #

Grid for LIBER #

PAGE #

Grid for PAGE #

DRAWING R/W #

Grid for DRAWING R/W #

PVT CL#

Grid for PVT CL#

SECTION

Grid for SECTION

QUARTER SECTION 3

Grid for QUARTER SECTION 3 (1/4, 1/2)

QUARTER SECTION 2

Grid for QUARTER SECTION 2 (1/4, 1/2)

QUARTER SECTION 1

Grid for QUARTER SECTION 1 (1/4, 1/2)

TOWNSHIP

Grid for TOWNSHIP

COUNTY

Grid for COUNTY

RTE OF LINE

Grid for RTE OF LINE (N/S, E/W, B)

TOWNSHIP RANGE

Grid for TOWNSHIP RANGE

DIVISION CODE

Grid for DIVISION CODE (A, D, M, O, T, W)

SUBDIVISION NAME

Grid for SUBDIVISION NAME

OUT LOT

Grid for OUT LOT

EAST OF

Grid for EAST OF

BLOCK #1

Grid for BLOCK #1

WEST OF

Grid for WEST OF

LOT #1

Grid for LOT #1

NORTH OF

Grid for NORTH OF

BLOCK #2

Grid for BLOCK #2

SOUTH OF

Grid for SOUTH OF

LOT #2

Grid for LOT #2

+

+

# memorandum

DATE 4-12-89

19

TO:

T WILSON

FROM:

J SKONIECZNY

R/W 448 6.0

SUBJECT:

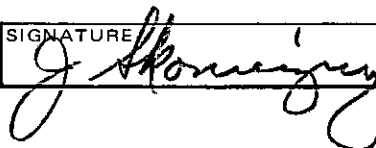
RESPONSE TO YOUR LETTER TO MR BOROWSKI DATED 3-27-89

MESSAGE:

The information that you have requested has been found and so noted on the enclosed

drawing. (DRAWING NO 88A-6395Z) Please call me at 645-4381 if you have any further questions pertinent to this project.

SIGNATURE



REPLY:

RECORDED RIGHT OF WAY NO

39200

Division <b>OAKLAND</b>	Date <b>4-6-88</b>	Application No. <b>4-7-88</b>	Project No. <b>OE-88-5T</b>
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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>RAMBLEWOOD SOUTH Condo</b>	County <b>OAKLAND</b>
City/Township/Village <b>FARMINGTON HILLS</b>	Section No. <b>5</b>
Type of Development <input type="checkbox"/> Proposed Subdivision <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartment Complex <input type="checkbox"/> Mobile Home Park <input checked="" type="checkbox"/> Condominium <input type="checkbox"/> Other	2 Name of Owner <b>KAI HOMES</b>
Address <b>6400 FARMINGTON RD. W. BLOOMFIELD 48322</b>	Phone No. <b>661-1100</b>
Owner's Representative <b>BARRY PARNES</b>	Date Service is Wanted <b>7-1-88</b>

RECORDED RIGHT OF WAY NO. 34202

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

5. Joint easements required — Michigan Bell Telephone  Yes  No

— Consumers Power  Yes  No

— METROVISION  YES

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

**METROVISION - BOB HENDZELL 538-1823 25000 CAPITOL REDFORD 48239**

7. Other Utility Engineer Names

**CONSUMERS PWR - DENNIS CARTER 427-5700 4600 COULIDGE R.O. 48073**

Addresses

6. Additional Information or Comments

Note: Trenching letter  attached  will be submitted later

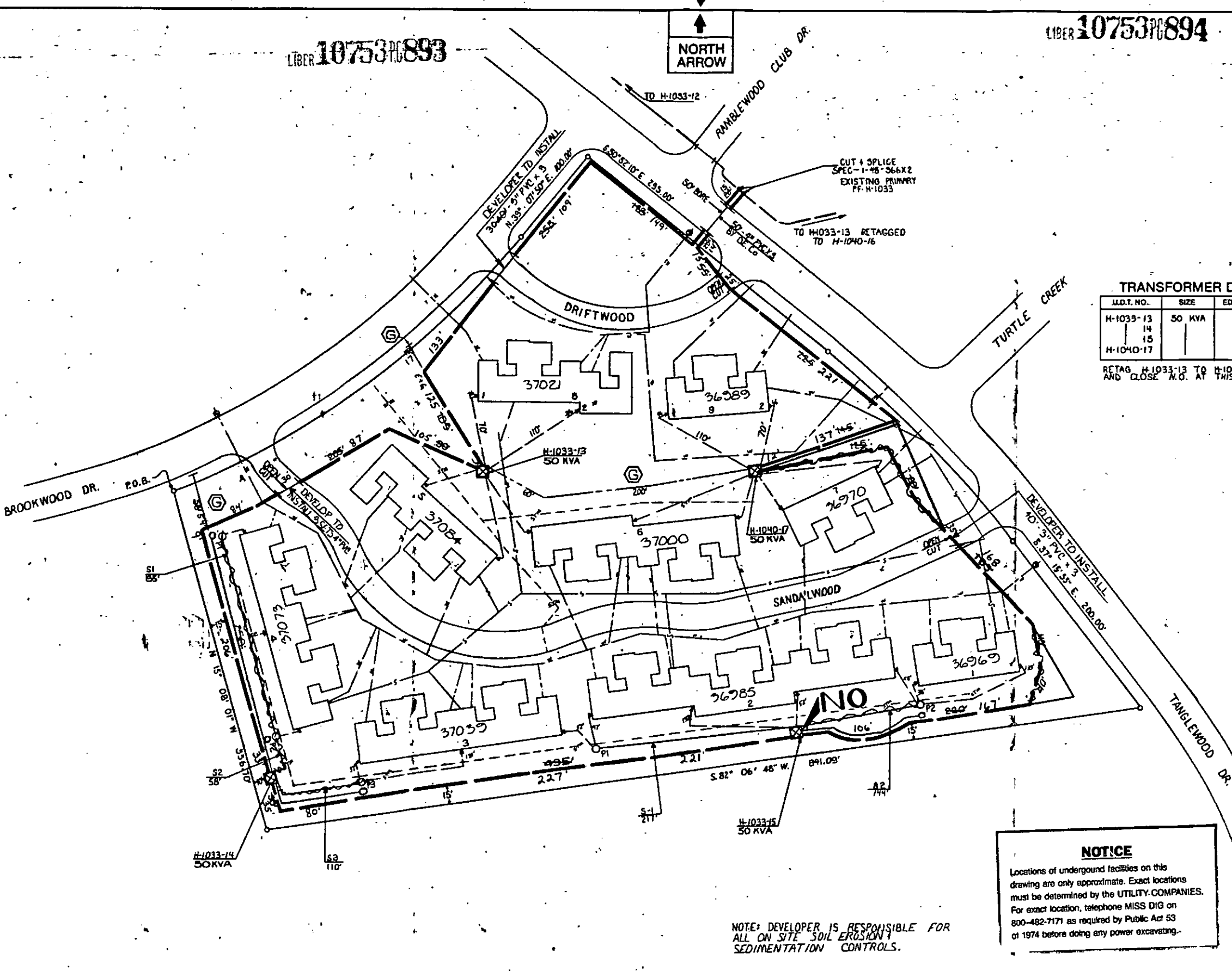
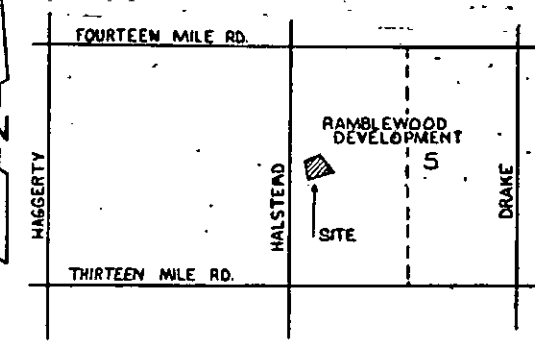
Service Planner <b>Leo White/rw</b>	Signed (Service Planning Supervisor) <b>R. Maury</b>
Phone No. <b>645-4109</b>	Address <b>240 OOHQ</b>

LIBER 10753 PG 893

LIBER 10753 PG 894

LOCATION SKETCH

MAP REC. NO.



**TRANSFORMER DATA**

U.D.T. NO.	SIZE	ED. STK. NO.
H-1033-13	50 KVA	
14		
15		
H-1040-17		

RETAG H-1033-13 TO H-1040-16 AND CLOSE N.O. AT THIS LOCATION

TRANSFORMER SPEC. 1-17-261  
 PEDESTAL SPEC.  
 NO. OF PEDESTALS 5  
 NO. OF TEMPORARY CABLE MARKERS  
 TEMPORARY CABLE MARKER SPEC.  
 SECONDARY CONNECTION BOX SPEC.

- CODE —
- ⊙ TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
  - ⊠ OFF DEAD FRONT TYPE
  - ⊡ UT (NON-SWITCHING—LIVE FRONT TYPE)
  - ⊣ UT (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
  - ⊞ BEP CORR CABINET

**CABLE SUMMARY**

ITEM #	2XALPEC X 1 1/2 KV	713-3078 =	3003
ITEM #	AP230M & 140 600 V.	713-0537 =	784
ITEM #	AP230 & 141 600 V.	713-0534 =	785
	7-36 1-1-36	713-0536 =	787

**TRENCH SUMMARY**

JOINT USE	E+T+TV+G+1122'	E+T+TV+1544'	E+G+105'
D.E. ONLY	391'	1480'	388'
TEL. ONLY	E+T	265'	
GAS ONLY	5-45-222'		
OTHERS			
TOTAL	344'	2771'	

SITE SUPT. THOMAS SIMON PHONE NO. 661-1100

— GENERAL NOTES —

TRENCHING TO BE DONE BY DE Co.  
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.  
 SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAX. DETAILS  
 SEE PAGE 3-3-11 (S.M.) DETAIL " " FOR ENTRANCE POINT DETAILS (APTS. ONLY)  
 SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (BUDS ONLY)  
 D.E. SERVICE PLANNER: G. WHITE 475-4109  
 TEL. CO.: TOMA CROWLEY 476-0839  
 GAS CO.: DENNIS CARTER 427-5700  
 OTHERS: CATV BOB HENDZELL 538-1813  
 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 FARMINGTON HILLS COUNTY, NOTIFICATION ONLY  
 STATE  YES  NO

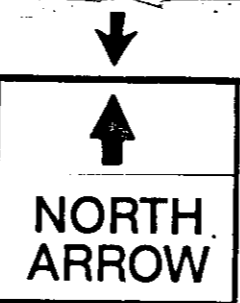
**NOTICE**  
 Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES. For exact location, telephone MISS DIG on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

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

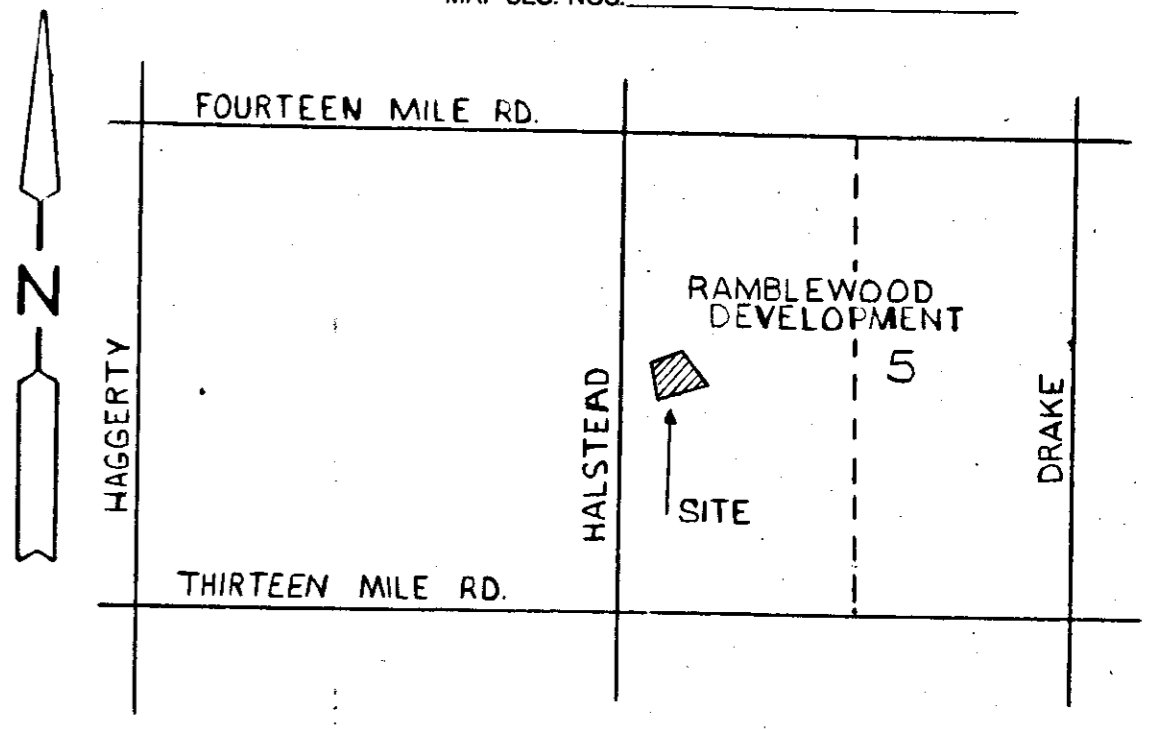
START DATE ~ 8-10-88

D	REVISION	C	REVISION	B	REVISION	A	REVISION	AS INSTALLED	REFERENCE	NAME	DATE	JOB TITLE	THE DETROIT EDISON COMPANY SERVICE PLANNING		
								D.O. A 63952 W.O. 367814 J 329 START 8-26-88 FINISH 8-31-88 LABOR UNION ETC. NOTES F. OSBORNE ENCR. 9-2-D.B. HARLAN	79A-64924 U6. D.O. A-63952 URD- FAR-50	R. MARTIN	5-13-88		SCALE 1"=50'	NUMBER OF UNITS 30	WORK ORDER NUMBER 3678141529
								DRAWN BY: R. MARTIN CHECKED BY: J. SKONICZNY APPROVED BY: R. HUEY			7-25-88		LATEST REVISION	DISTRIBUTION CREDIT	
								NOTES F. OSBORNE ENCR. 9-2-D.B. HARLAN			7-25-88		DEPT. ORDER NUMBER	88A-63952	SHEET OF SHEETS
													CITY OF FARMINGTON HILLS	OAKLAND CO.	

RETURN TO  
J. D. McDONALD  
THE DETROIT EDISON COMPANY  
30400 TELEGRAPH ROAD, 277 OAKDH  
BIRMINGHAM, MICHIGAN 48010



LOCATION SKEICH  
MAP SEC. NOS.



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
H-1033-13	50 KVA	
14		
15		
H-1040-17		

RETAG H-1033-13 TO H-1040-16 AND CLOSE N.O. AT THIS LOCATION

TRANSFORMER SPECS. 1-17-261  
PEDESTAL SPEC. \_\_\_\_\_  
NO. OF PEDESTALS 5  
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 #	#2AXLPEC x 1 132 KV	713-3073 = 3546 3003
ITEM #	AP2350M & 1-40 600 V.	713-0537 = 723 784
ITEM #	AP220 & 1-#1 600 V.	713-0614 = 350
	2-36 1-76	713-0536 = 787

TRENCH SUMMARY

JOINT USE	E+T+TV+G=177'	E+T+TV=154'	E+G+T=125'
D.E. ONLY	391'	148'	288'
TEL. ONLY	E+T 265'		
GAS ONLY	45' 222'		
OTHERS			
TOTAL	2771'		

SITE SUPT. THOMAS SIMON PHONE NO. 661-1100

— GENERAL NOTES —

TRENCHING TO BE DONE BY DE. 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: G. WHITE 645-4109  
TEL. CO.: TOM CROWLEY 456-0833  
GAS CO.: DENNIS CARTER 427-5700  
OTHERS: CATV BOB HENZELL 538-1823  
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 FARMINGTON HILLS COUNTY: NOTIFICATION ONLY   
STATE  YES  NO

RECORDED RIGHT OF WAY  
**R39202**

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

START DATE ~ 8-10-88

D	REVISION	C	REVISION	B	REVISION	A	REVISION
						AS INSTALLED	
						D.O. A 63952	
						W.O. 367814 J 329	
						START 8-26-88	
						FINISH 8-31-88	
						LABOR UNION EXC.	
						NOTES F. OSBORNE	
						ENER. 9-2-88 HARLAN	
						DRAWN BY RCM	
						CHECKED BY	
						APPROVED BY	
						12-12-88	

REFERENCE 79A-64924  
UG. D.O.#A-63952  
URD- FAR-50

NAME	DATE	JOB TITLE
DRAWN BY R. MARTIN	5-13-88	
CHECKED BY J. STONIECZY	7-25-88	
APPROVED BY R. HUEY	7-25-88	
	7-25-88	

RAMBLEWOOD FOREST  
PART OF W 1/2 SEC 5

THE DETROIT EDISON COMPANY SERVICE PLANNING		
SCALE 1"=50'	NUMBER OF UNITS 30	WORK ORDER NUMBER 367B141329
LATEST REVISION	DISTRIBUTION CIRCUIT 13.2KY 8198 HANCOCK	
DEPT. ORDER NUMBER 88A-63952	SHEET _____ OF _____ SHEETS	

CITY OF FARMINGTON HILLS OAKLAND CO.

RECORDED RIGHT OF WAY NO. 39202

R 39202