



Lake Breeze Condo JM

Real Estate and Rights of Way
Joint Underground Residential Distribution
Right of Way Agreement

LIBER (11384) 18 90 202716
90 (076562)
LIBER 11682 799

APRIL 10, 1990

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 and MICHIGAN BELL TELEPHONE COMPANY, a Michigan corporation of 444 Michigan Avenue, Detroit, Michigan, hereinafter referred to collectively as "UTILITY", 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 to provide communication and electric services in, under, upon, over and across the property located in the Village of Wolverine Lake, County of Oakland, State of Michigan, and more particularly described on the attached Appendix "A"; with the full right to the UTILITIES 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) ft 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 90 days after construction.

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

1. The right of way will be graded to within four inches of final grade before the UTILITY'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 UTILITY'S above ground equipment.

2. No buildings or structures other than UTILITY'S equipment are to be placed within the right of way herein granted. No excavation is to be permitted with said right of way without approval of UTILITY.

② #3. No shrubs or foliage shall be planted or grown within eight feet of the front door of transformers or switching cabinet enclosures. UTILITY 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 UTILITY'S maintenance of their equipment.

4. If the lines or facilities of UTILITY are damaged by the acts of owners, their agents, employees 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:

Grantors:

(A#36 REG/DEEDS PAID
0001 MAY.21.90 08:57AM
6622 MISC 9.00)

See Next Page

O.K. - LM

O.K. - LM

RECORDED RIGHT OF WAY NO.

13.00 fee

Prepared by: Omer V. Racine/vkc
The Detroit Edison Company
30400 Telegraph Road, Suite 277
Birmingham, Mi 48010

Address: A#36 REG/DEEDS PAID
0001 DEC.26.90 10:43AM
8531 MISC 13.00

4/1/98

Return on Back

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

STANLEY ...
SABON ...

THIS ...
... 1900
... 1900

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

LIBER (11384 PC 049)

LIBER 11682 PC 800

Witness:

D. F. Investments Inc.
A Michigan Corporation
1350 Maple Road
Walled Lake, MI 48088

Gary Boyd
GARY BOYD

James F. Hanje
JAMES F. HANJE

Paul Profit
Paul Profit, President

State of Michigan)
) SS:
County of Oakland)

Personally came before me this 10th day of April, 1990, **Paul Profit**, President of the above named corporation, to me known to be such President, of the above named corporation and acknowledged that he executed the foregoing instrument as such officer at the free act and deed of said corporation by its authority.

My Commission Expires: 10/05/92

Romane Weatherly
Romane Weatherly
Notary Public, Oakland
County, Michigan

RECORDED HIGHWAY NO. 41198

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. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, 277 OAKDALE
BIRMINGHAM, MICHIGAN 48010

LIBER 11384 PG 050

Appendix "A"

LIBER 11682 PG 801

Parcel No. 1: Part of the Southwest 1/4 of Section 23, T2N, R8E, Village of Wolverine Lake, Commerce Township, Oakland County, Michigan, described as commencing at the West 1/4 corner of said Section 23, thence South 88° 51' 50" East, along the East and West 1/4 line of said Section, 717.70 ft., thence South 46° 40' 50" East, 519.90 ft. to the point of beginning of said Parcel, thence continuing South 46° 40' 50" East, 281.57 ft. to the centerline of South Commerce Road (66 ft. wide), thence along said centerline, South 01° 33' 00" West, 222.61 ft., thence North 87° 32' 28" West, 210.02 ft. to the East line of "Tampa Shores No. 2 Subdivision", as recorded in Liber 128, Page 1, Oakland County Records, thence along said line, North 01° 33' 00" East, 406.78 ft. to the point of beginning. 17-23-302-040

Parcel No. 2: Part of the Southwest 1/4 of Section 23, T2N, R8E, Village of Wolverine Lake, Commerce Township, Oakland County, Michigan, described as commencing at the West 1/4 corner of said Section 23, thence South 88° 51' 50" East, along the East and West 1/4 line of said Section, 717.70 ft., thence South 46° 40' 50" East, 519.90 ft. to the East line of "Tampa Shores No. 2 Subdivision", as recorded in Liber 128, Page 1, Oakland County Records, thence along said line, South 01° 33' 00" West, 406.78 ft. to the point of beginning of said Parcel, thence South 87° 32' 28" East, 210.02 ft. to the centerline of South Commerce Road (66 ft. wide), thence along said centerline, South 01° 33' 00" West, 244.00 ft., thence North 87° 32' 28" West, 210.02 ft. to said East Subdivision line, thence North 01° 33' 00" East, along said line, 244.00 ft. to the point of beginning. 17-23-302-000

(Sidwell No. 17-23-302-038)

NKA Lake Breeze Condo
units 1-8 occp# 655
9000655

RECORDED RIGHT OF WAY NO. 41198

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

USE THIS SIDE

Mr. J. D. McDonald

277 Oak Hill

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

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

TO Records Center

DATE 1-16-91 TIME _____

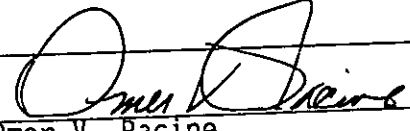
Please set up R/W file for: LAKE BREEZE ROAD

Being a part of SW 1/4 of Section 23, Village of Walverine

COMMERCIAL TWP. Oakland County, Michigan

COPIES TO: _____

SIGNED



Omer V. Racine
277 Oakland Division Headquarters

REPORT _____

DATE RETURNED _____

TIME _____

SIGNED _____

RECORDED RIGHT OF WAY

4/1/98

Project Name McDONALD	City OAKLAND	Date 12-21-89	Account No. OE 89-435
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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 LAKE BREEZE CONDOMINIUMS	City OAKLAND
City/Township/Village WOLVERINE LAKE	County No. 23

Type of Development

- Proposed Subdivision
- Subdivision
- Apartment Complex
- Mobile Home Park
- Condominium
- Other

2. Name of Owner SOUTH LAKE CONSTRUCTION COMPANY	Phone No. 1-624-3616
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Address 1350 MAPLE RD. WALLED LAKE, MICH. 48088

Owner's Representative PAUL PROFFITT	Phone No. 1-624-3616
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Date Service is Wanted 2-18-89
--

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
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Addresses

6. Additional Information or Comments

Note: Trenching letter attached will be submitted later

Service Planner JOE MARTIN	Signed (Service Planning Section) <i>[Signature]</i>
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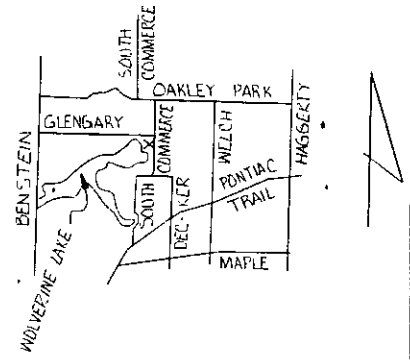
Phone No. 645-4117	Address 240 O.D.Hq.
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RECORDED RIGHT OF WAY NO.

41198



LOCATION SKETCH
MAP SEC. NOS. 1-22-90-586



LIBER 11682P802

LIBER 11682P803

TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STK. NO.
H3809-1	50 KVA	661-1152
H3809-2	50 KVA	661-1152
H3813-1	50 KVA	661-1152
H3813-2	50 KVA	661-1152

TRANSFORMER SPECS. 1-17-261
 PEDESTAL AMOUNT _____ 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)
- ⊞ UDT (SWITCHING—LIVE FRONT TYPE)
- ⤴ DIRECTION OF TRANSFORMER DOOR OPENING
- SECONDARY PEDESTAL
- △ SECONDARY CONNECTION BOX
- ⊞ CABLE POLE
- ⊞ PSC NO. _____ 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.



CABLE SUMMARY

INSTALLED	ITEM #	DESCRIPTION	ESTIMATED
570'	#2XLPEC x 1 1/2 KV	713-3073 =	646'
	AP2-350M & 1-40 600 V.	713-0537 =	1116'
205'	AP2-20 & 1-#1 600 V.	713-0614 =	

TRENCH SUMMARY

JOINT USE EIT 456'
 D.E. ONLY = 15'
 TEL ONLY _____
 GAS ONLY _____
 OTHERS _____
 TOTAL 471'
 SITE SUPT. GARY BOYD PHONE NO. 624-3616

GENERAL NOTES

TRENCHING TO BE DONE BY DETROIT EDISON
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE
 SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS.
 SEE PAGE 3-2-11 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: JOE MARTIN 645-4117
 TEL. CO.: TOM CROWLEY 456-0822
 GAS CO.: _____
 OTHERS: _____

EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED

PERMITS REQUIRED

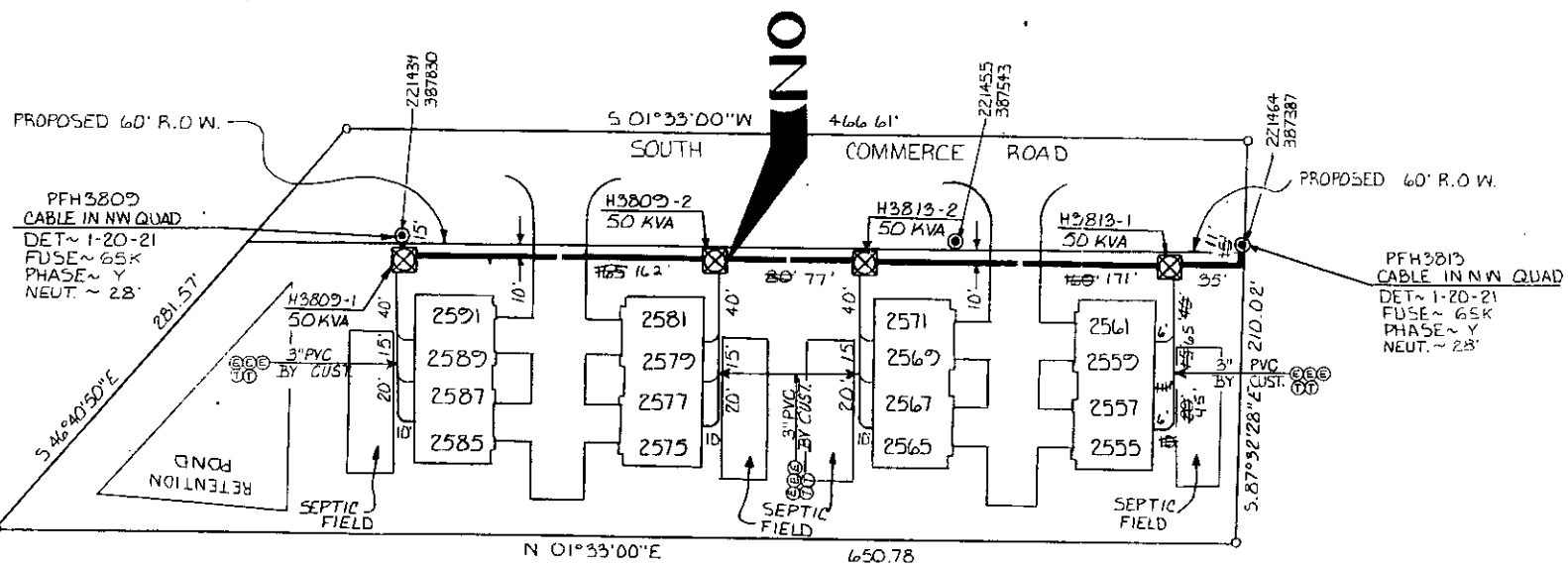
COUNTY _____ NOTIFICATION TO _____
 CITY OF _____
 STATE YES NO

START DATE 2-18-90

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

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.



W 1/4 CORNER SECTION 23

D	REVISION	C	REVISION	B	REVISION	A	REVISION AS INSTALLED	REFERENCE	NAME	DATE	JOB TITLE	THE DETROIT EDISON COMPANY SERVICE PLANNING			
							D.O. A-63545 W.O. 367843296 START 6-25-90 FINISH 6-26-90 LABOR UNION EXC. NOTES F.0380906 ENER 7-24-90 CREW HARLAN	O.H.D.O.~A-61475 URD COM-97	RALPH M WINCEL	12-27-89		LAKE BREEZE CONDO'S PART OF SW 1/4 SEC 23 T.2N, R.8E	SCALE 1"=50'	NUMBER OF UNITS 16	WORK ORDER NUMBER 367843296
									JOE MARTIN			LATEST REVISION 8937	DISTRIBUTION CIRCUIT COMMERCE LAKE		
									F. GRAUNSTADT	1-22-90		DEPT ORDER NUMBER 89A-63545		SHEET _____ OF _____ SHEETS	
									TOM CROWLEY	1-9-90	VILLAGE	COUNTY OF OAKLAND			

RECORDED RIGHT OF WAY NO. 41198