



Cedar Springs Estates No. 4 Sub  
Real Estate and Rights of Way  
Joint Underground Residential Distribution  
Right of Way Agreement

OCTOBER 18, 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 METROVISION OF OAKLAND COUNTY, INC., a Michigan corporation of 37635 Enterprise Ct., Farmington Hills, Michigan 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 and appurtenances including the necessary above ground equipment, connections, poles and accessories required in, under, upon, over and across the property located in the City of Novi, 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) ft in width unless otherwise indicated and the route is described as follows:

See Attached Appendix "B"  
A#36 REG/DEEDS PAID  
0001 DEC.26 '90 10:42AM  
8531 MISC 15.00

In order to provide for the property 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 with 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.

*DECO*  
Witnesses:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantors:  
*15.00*  
\_\_\_\_\_  
See Next Page  
\_\_\_\_\_  
\_\_\_\_\_

O.K. — LM

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

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

RECORDED RIGHT OF WAY NO. 41237

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

Witness:

LIBER 11682 PG 768

Tri-Mount Homes Limited Partnership  
A Michigan Limited Partnership  
41115 Jo Drive  
Novi, MI 48050  
by Tri-Mount Building Co., General Partner  
a Michigan Co-Partnership  
File No. 306-90, March 8, 1990  
Oakland County Records

Tri-Mount Construction Co., Inc. Co-Partner  
JOHN I. VICENTI, PRESIDENT

Marda Corporation, Co-Partner  
Mark Dembs, President

RAYMOND L. COUSINEAU

  
Nancy M. Parmentier

State of Michigan )  
County of ) SS:

On this 18th day of OCTOBER, 1990, JOHN I. VICENTI, President of Tri-Mount Construction Co., Inc. Co-Partner, and MARK DEMBS, President of Marda Corporation Co-Partner of Tri-Mount Building Company, General Partner of the above named limited partnership to me known to be the persons who executed the foregoing instrument and to me known to be such partner and acknowledged that they executed the foregoing instrument as such partner as the free act and deed of said limited partnership.

My Commission Expires: 6-30-92

  
NANCY M. PARMENTIER  
Notary Public, Oakland  
County, Michigan

RECORDED RIGHT OF WAY NO. 41237

Appendix "A"

Proposed

"Cedarspring Estates Subdivision No. 4" part of the Northwest 1/4 of Section 22, T1N., R8E., City of Novi, Oakland County, Michigan, being more particularly described as: Commencing at the North 1/4 corner of said Section 22; thence N 87° 30' 09" W 1344.10 feet along the North line of said Section 22 said line also being the centerline of Eleven Mile Road; thence S 01° 14' 43" W (platted as S 01° 16' 00" E) 936.01 feet along the East line of Munro Subdivision as recorded in Liber 61 of Plats, Page 26, Oakland County Records to the point of beginning, said point also being the Southwesterly corner of Cedarspring Estates Subdivision No. 3 as recorded in Liber of Plats, Pages and , Oakland County Records; thence along the lines of said Subdivision the following eleven (11) courses and distances S 88° 45' 17" E 120.00 feet; thence S 01° 14' 43" W 160.00 feet; thence S 81° 05' 50" E 60.54 feet; thence S 88° 44' 00" E 120.00 feet; thence S 01° 14' 43" W 227.00 feet; thence S 88° 45' 17" E 47.12 feet; thence S 69° 30' 18" E 156.63 feet; thence S 01° 14' 43" W 420.46 feet; thence S 72° 32' 38" E 317.88 feet; thence N 73° 47' 53" E 160.05 feet; thence N 80° 25' 16" E 104.66 feet to a point on the Westerly line of Cedarsprings Estates Subdivision No. 1 as recorded in Liber 162 of Plats, Pages 36 and 37, Oakland County Records; thence along said Westerly Subdivision line the following eight (8) courses and distances S 00° 59' 33" W 125.01 feet, S 02° 18' 21" W 60.02 feet, S 00° 39' 53" W 124.98 feet (platted as S 00° 35' 54" W 124.99 feet), S 46° 17' 49" W 105.35 feet (platted as S 46° 17' 10" W 105.53 feet), S 72° 14' 31" W 158.01 feet (platted as S 72° 15' 11" W 158.05 feet), S 10° 08' 53" W 173.88 feet and S 06° 49' 48" E 61.95 feet (platted as S 06° 51' 46" E 61.96 feet); thence S 05° 52' 03" W 153.25 feet (platted as S 05° 20' 21" W 150.59 feet) to a point on the East/West 1/4 line of said Section 22 ; thence N 87° 59' 07" W 801.97 feet along said East/West 1/4 line to the Southwest corner of said Munro Subdivision; and thence N 01° 14' 43" E 1699.31 feet along said East Subdivision line or the point of beginning. Containing 24.64 acres of land, more or less, with 54 lots and 2 private parks.

SIDWELL NO 22-22-176-(601)

new-002.

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

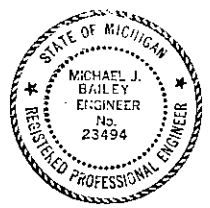
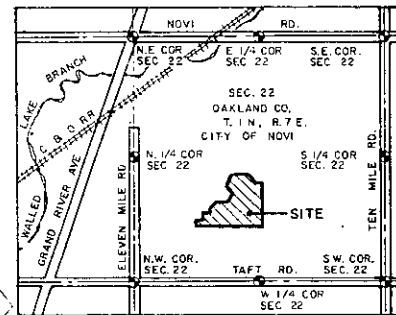
# CEDARSRING ESTATES SUBDIVISION No. 4

APPENDIX "B"

PART OF N.W. 1/4 SECTION 22, T. 1 N., R. 8 E.  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Wherever Private Easement For Public Utilities appears on this drawing, the easement shall apply to the grantee of the attached Right of Way Agreement

RECORDED RIGHT OF WAY NO. 41237

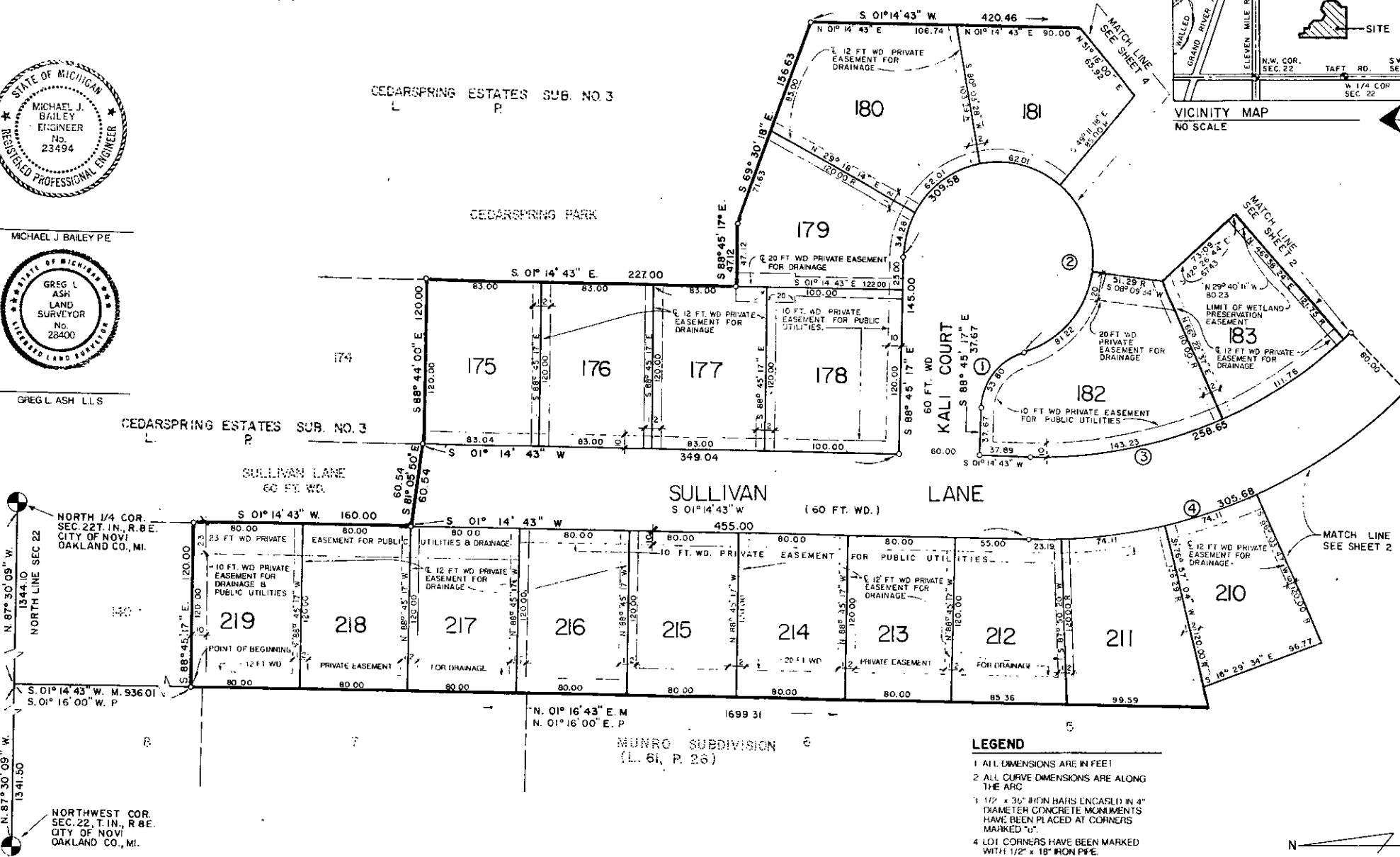


MICHAEL J. BAILEY P.E.



GREG L. ASH L.L.S.

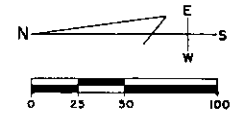
116820769



NO	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD
1	42.00	72° 23' 54"	53.80	S 52° 03' 19" E	50.20
2	70.00	29° 23' 54"	309.58	S 37° 56' 41" W	112.25
3	330.00	44° 54' 30"	258.65	S 21° 12' 32" E	252.08
4	340.00	44° 54' 30"	305.68	S 21° 12' 32" E	297.92

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE REQUIRED IN LIBER \_\_\_\_\_, PAGE \_\_\_\_\_, OF RECORDS OF THIS COUNTY.

- LEGEND**
- 1 ALL DIMENSIONS ARE IN FEET
  - 2 ALL CURVE DIMENSIONS ARE ALONG THE ARC
  - 3 1/2" x 3/8" IRON BARS ENCASED IN 4" DIAMETER CONCRETE MONUMENTS HAVE BEEN PLACED AT CORNERS MARKED "M"
  - 4 LOT CORNERS HAVE BEEN MARKED WITH 1/2" x 1/8" IRON PIPE
  - 5 R<sub>1</sub> DENOTES RADIAL LINE  
NR<sub>1</sub> DENOTES NON RADIAL LINE
  - P DENOTES BEARINGS AND/OR DISTANCES AS MEASURED
  - M DENOTES BEARINGS AND/OR DISTANCES AS MEASURED
  - 6 BEARINGS ESTABLISHED PER THE NORTH LINE OF CEDARSRING ESTATES SUB NO 1 AS RECORDED IN LIBER 162 OF PLATS, PAGES 36 & 37, OAKLAND COUNTY RECORDS



SCALE: 1" = 50'

# CEDARSPRING ESTATES SUBDIVISION No. 4

PART OF N.W. 1/4 SECTION 22, T. 1 N., R. 8 E.  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

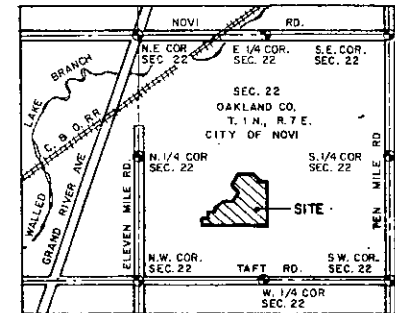
## CURVE DATA

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	BEARING	CHORD
3	330.00	44° 54' 30"	258.65	S 21° 12' 32" E		252.08
4	390.00	44° 54' 30"	305.68	S 21° 12' 32" E		297.92
5	1170.00	16° 11' 49"	330.75	S 35° 33' 52" E		329.65
6	1230.00	16° 11' 49"	347.71	S 35° 33' 52" E		346.55
7	42.00	49° 59' 41"	36.65	S 83° 22' 12" W		35.50
8	42.00	49° 59' 41"	36.65	S 33° 22' 31" W		35.50
9	70.00	275° 59' 23"	342.07	S 31° 37' 38" E		90.00

## APPENDIX "B"

Wherever Private Easement For Public Utilities appears on this drawing, the easement shall apply to the grantee of the attached Right of Way Agreement

RECORDED RIGHT OF WAY NO. 41237

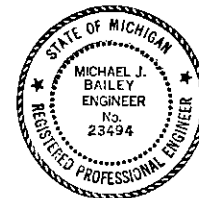
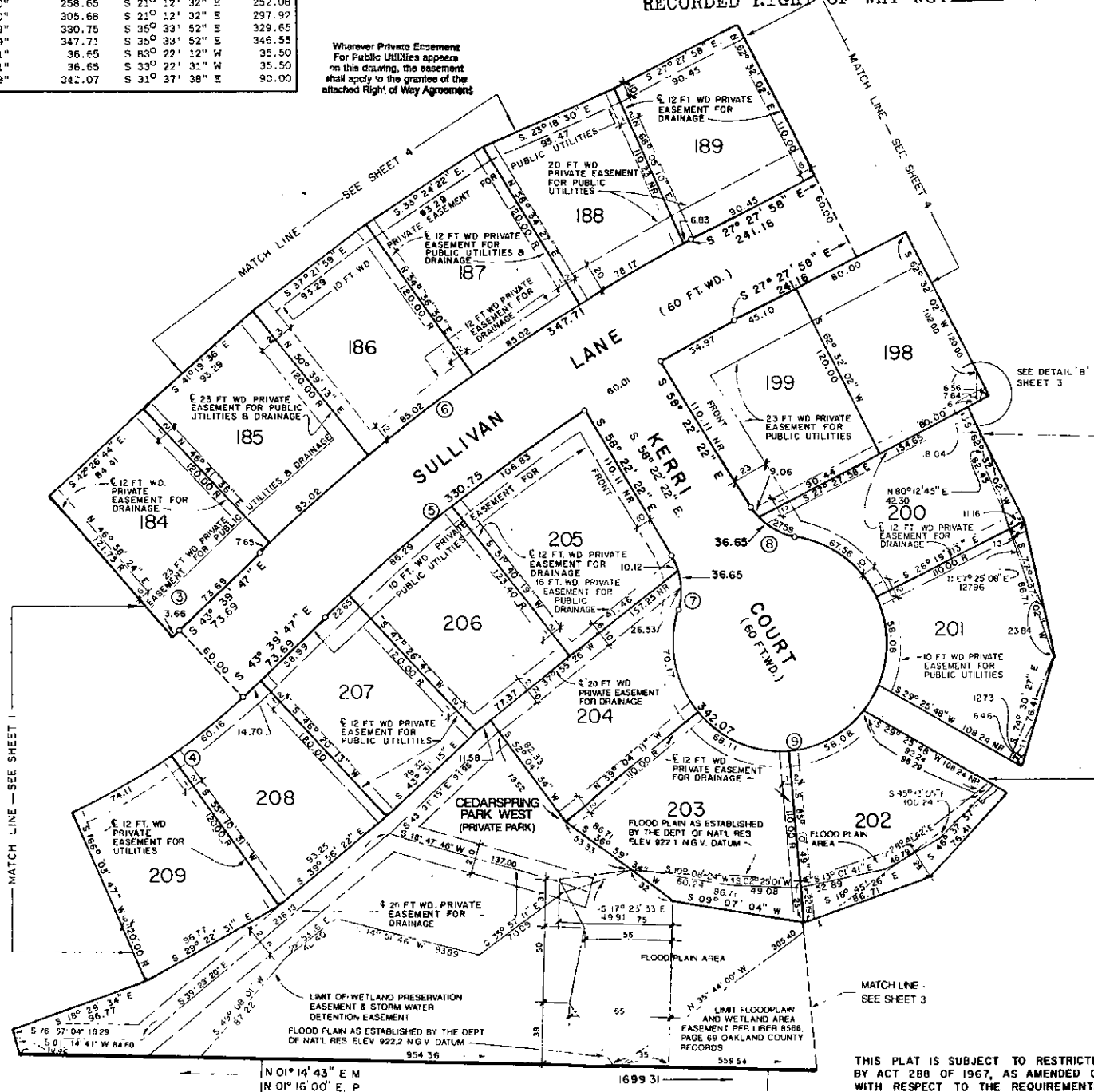


VICINITY MAP  
NO SCALE

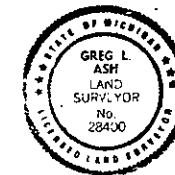
### LEGEND

1. ALL DIMENSIONS ARE IN FEET
2. ALL CURVE DIMENSIONS ARE ALONG THE ARC
3. 1/2" x 36" IRON BARS ENCASED IN 4" DIAMETER CONCRETE MONUMENTS HAVE BEEN PLACED AT CORNERS MARKED "M"
4. LOT CORNERS HAVE BEEN MARKED WITH 1/2" x 18" IRON PIPE
5. R - DENOTES RADIAL LINE  
NR - DENOTES NON-RADIAL LINE  
P - DENOTES BEARINGS AND/OR DISTANCES AS RECORDED  
M - DENOTES BEARINGS AND/OR DISTANCES AS MEASURED
6. BEARINGS ESTABLISHED PER THE NORTH LINE OF CEDARSPRING ESTATES SUB NO. 1 AS RECORDED IN LIBER 162 OF PLATS, PAGES 36 & 37, OAKLAND COUNTY RECORDS

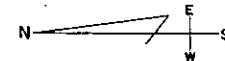
LIBER 116820 P 770



MICHAEL J. BAILEY P.E.



GREG L. ASH L.L.S.



SCALE 1" = 50'

SHEET 2 OF 5

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 208 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE REQUIRED IN LIBER \_\_\_\_\_, PAGE \_\_\_\_\_ OF RECORDS OF THIS COUNTY.

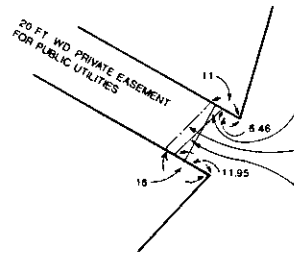
MUNRO SUBDIVISION  
(L.S., P. 25)

# CEDARSPRING ESTATES SUBDIVISION NO. 4

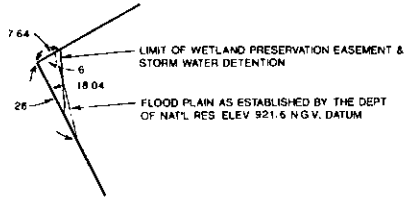
PART OF N.W. 1/4 SECTION 22, T.N., R. 8 E.  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

## APPENDIX "B"

RECORDED RIGHT OF WAY NO. 41237 (L. 152, P. 36-37)  
LOT 47



DETAIL 'A'  
SCALE: 1"=30'



DETAIL 'B'  
SCALE: 1"=30'

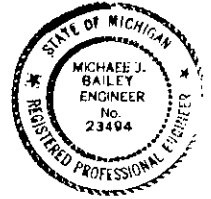
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LIMIT FLOODPLAIN AND WETLAND AREA EASEMENT PER LIBER 8566, PAGE 69 OAKLAND COUNTY RECORDS

FLOOD PLAIN AS ESTABLISHED BY THE DEPT OF NAT'L RES. ELEV. 922.0 N.G.V. DATUM

LIMIT OF WETLAND PRESERVATION EASEMENT & STORM WATER DETENTION

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD
9.	70.00	279°59'23"	342.07	S. 31° 37' 38" E.	90.00

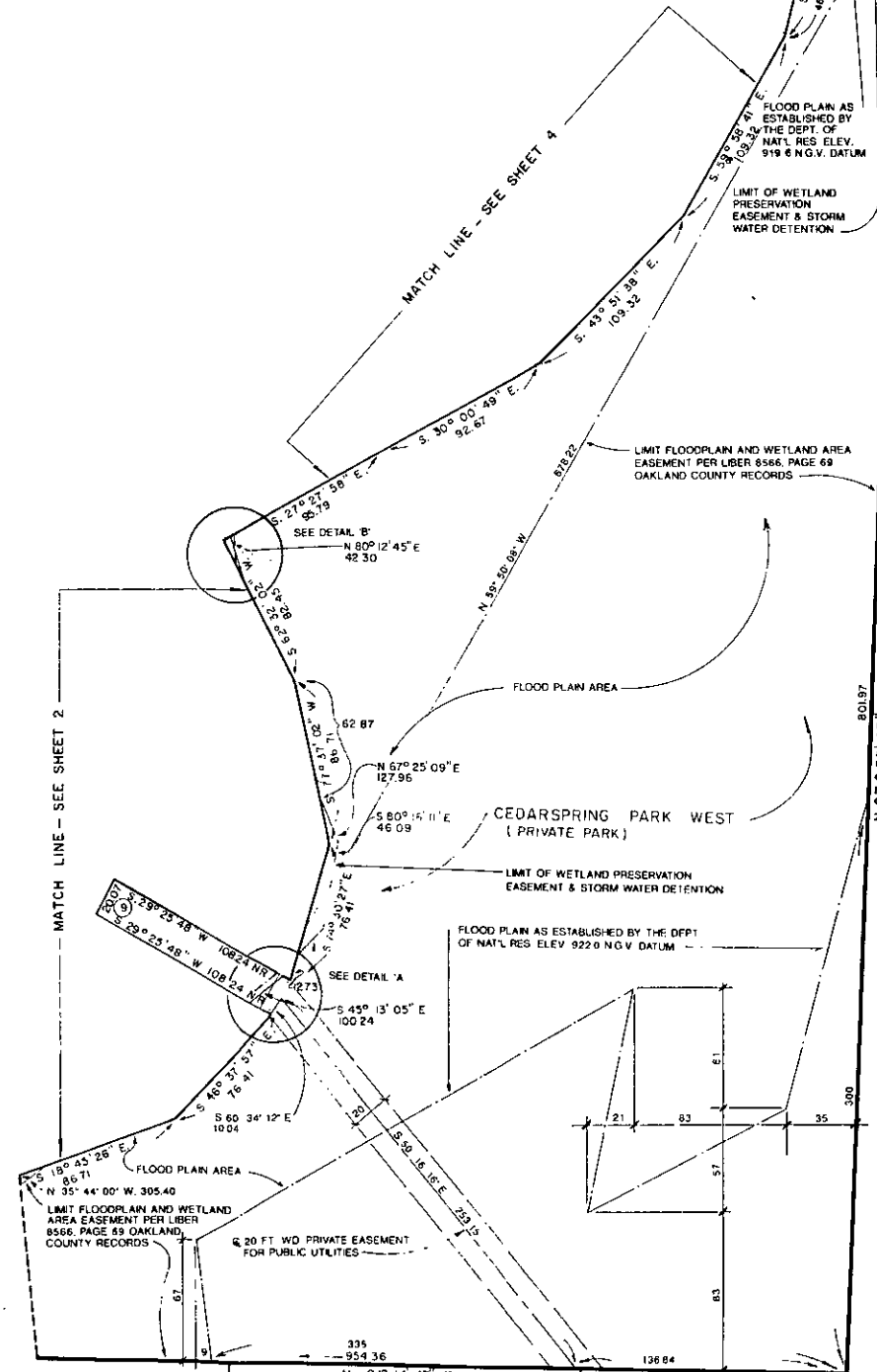


MICHAEL J. BAILEY P.E.



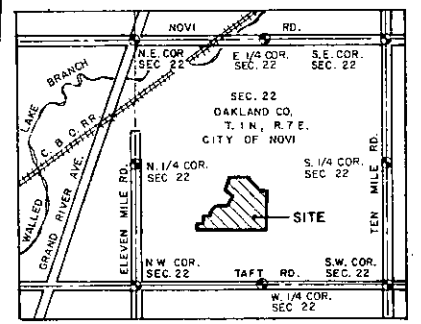
GREG L. ASH L.L.S.

THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE REQUIRED IN LIBER , PAGE , OF RECORDS OF THIS COUNTY.



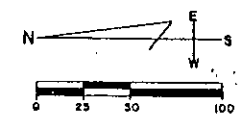
S. 05° 52' 03" W. 153.25 M  
S. 05° 20' 21" W. 150.99 P

LIBER , PAGE



### LEGEND

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NR - DENOTES NON-RADIAL LINE  
P - DENOTES BEARINGS AND/OR DISTANCES AS RECORDED  
M - DENOTES BEARINGS AND/OR DISTANCES AS MEASURED
- 6 BEARINGS ESTABLISHED PER THE NORTH LINE OF CEDARSPRING ESTATES SUB. NO. 1 AS RECORDED IN LIBER 152 OF PLATS, PAGES 36 & 37, OAKLAND COUNTY RECORDS



LIBER 11682 OF 771

# CEDARSPRING ESTATES SUBDIVISION NO. 4

PART OF N.W. 1/4 SECTION 22, T. 1 N., R. 8 E.,  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

## APPENDIX "B"

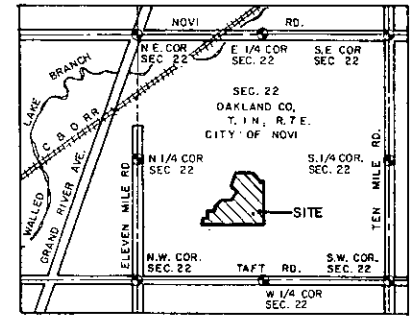
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CEDARSPRING ESTATES  
SUB. NO. 3  
(L. P.)

CEDARSPRING PARK

CEDARSPRING PARK EAST  
(PRIVATE PARK)

CEDARSPRING ESTATES  
SUB. NO. 2  
(L. 165, P. 4 & 5)



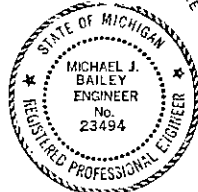
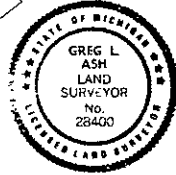
VICINITY MAP  
NO SCALE

### LEGEND

- 1 ALL DIMENSIONS ARE IN FEET
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- 3 1/2" x 3/8" IRON BARS ENCASED IN 4" DIAMETER CONCRETE MONUMENTS HAVE BEEN PLACED AT CORNERS MARKED "O".
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M - DENOTES BEARINGS AND/OR DISTANCES AS MEASURED.
- 6 BEARINGS ESTABLISHED PER THE NORTH LINE OF CEDARSPRING ESTATES SUB. NO. 1 AS RECORDED IN LIBER 162 OF PLATS PAGES 36 & 37, OAKLAND COUNTY RECORDS.

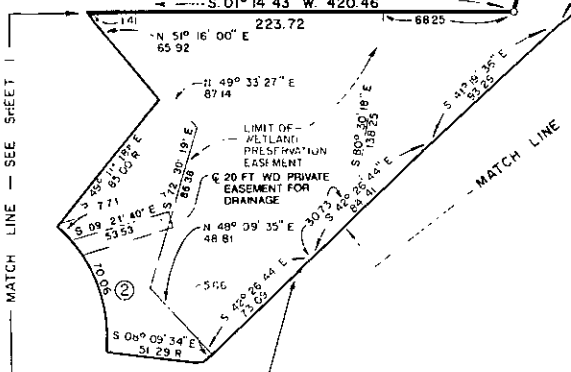
### CURVE DATA

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD
10	209.91	52° 58' 29"	194.08	S 53° 57' 13" E	187.74
11	269.91	56° 41' 19"	267.05	S 55° 48' 37" E	256.74
12	250.00	31° 54' 19"	144.78	N 75° 02' 26" E	147.92
13	200.00	31° 30' 42"	120.00	N 74° 50' 37" E	108.11
14	42.00	49° 59' 41"	36.65	N 34° 05' 26" E	17.70
15	42.00	49° 59' 41"	36.65	S 84° 05' 07" W	17.70
16	70.00	27° 59' 23"	342.07	N 30° 54' 43" W	311.19
2	70.00	253° 23' 54"	309.58	S 27° 56' 41" W	117.75

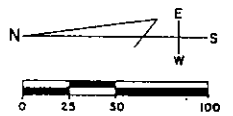


GREG L. ASH L.L.S.

MICHAEL J. BAILEY P.E.



THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE REQUIRED IN LIBER \_\_\_\_\_, PAGE \_\_\_\_\_ OF RECORDS OF THIS COUNTY.



LIBER 116820772



RETURN TO  
J. D. McDONALD  
THE DETROIT EDISON COMPANY  
13400 TELEGRAPH ROAD, 277 OAKDH  
BIRMINGHAM, MICHIGAN 48010

To (Supervisor, RE & R/W) <b>J. McDONALD</b>	For RE & R/W Dept. Use	Date Received <b>10-4-90</b>	DE/Bell/C.P. No. <b>DE 90-47</b>
Division <b>OAKLAND</b>	Date <b>9-24-90</b>	Application No.	

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>CEDARSPRING ESTATES SUBDIVISION NO. 4</b>	County <b>OAKLAND</b>
City/Township/Village <b>NOV1</b>	Section No. <b>22</b>
Type of Development <input type="checkbox"/> Proposed Subdivision <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Apartment Complex <input type="checkbox"/> Mobile Home Park <input type="checkbox"/> Condominium <input type="checkbox"/> Other	Phone No. <b>478-3303</b>
2. Name of Owner <b>TRI-MOUNT HOMES LIMITED PARTNERSHIP</b>	Phone No. <b>478-3303</b>
Address <b>4115 JO DRIVE NOV1 48050</b>	
Owner's Representative <b>RAY - COUSINEAU</b>	Phone No. <b>478-3303</b>
Date Service is Wanted <b>NOV 25 - 1990</b>	

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**

a. Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power <b>METROVISION - 2500 CAPITOL REDFORD 48289 - BOB HENDZELL</b>	Phone Numbers <b>538-1823</b>
b. Other Utility Engineer Names	
Addresses	

6. Additional Information or Comments

Note: Trenching letter  attached  will be submitted later

Service Planner <b>DACERMAK /R-W</b>	Signed (Service Planning Supervisor) <i>[Signature]</i>
Phone No. <b>645-4130</b>	Address <b>240 ODHQ</b>

**MBT JV # 0-3623**  
**CATV JV # 0-3624**

RECORDED RIGHT OF WAY NO. 41237

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

TO Records Center

DATE 1-17-91 TIME \_\_\_\_\_

Please set up R/W file for: Cedarspring Estates No 4 Sub.  
Being a part of NW 1/4 of Section 22 City of New  
Oakland County, Michigan

RECORDED  
RIGHT OF WAY NO.

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

SIGNED

Omer V. Racine

Omer V. Racine  
277 Oakland Division Headquarters

REPORT \_\_\_\_\_

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

TIME \_\_\_\_\_

SIGNED \_\_\_\_\_

41237