

Detroit Edison

Real Estate and Rights of Way

Joint Underground Residential Distribution Right of Way Agreement

Oct 5, 1990

For good and valuable consideration of system betterment, the undersigned hereby grant and convey to MICHIGAN BELL TELEPHONE COMPANY, A Michigan Corporation of 444 Michigan, Detroit, Mi. and THE DETROIT EDISON COMPANY, a Michigan corporation of 2000 Second Avenue, Detroit, Michigan, MICHIGAN CONSOLIDATED GAS COMPANY, A Michigan Corporation of One Woodward Avenue, Detroit, MI and COLUMBIA CABLE OF MICHIGAN, a Michigan Co-Partnership of P. O. Box 998, Ann Arbor, MI 48106, 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 Township of Webster, County of Washtenaw, 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 12 feet in width unless otherwise indicated and the route is described as follows: All in accordance with Proposed Plat which is attached hereto and made a part hereof. (Appendix "B").

RECORDED

WASHTENAW COUNTY MI

DEC 20 9 40 AM '90

PEGGY M. HAINES COUNTY CLERK/REGISTER

RECORDED RIGHT OF WAY NO. 41278

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:

Nancy L. Desmond
NANCY L. DESMOND

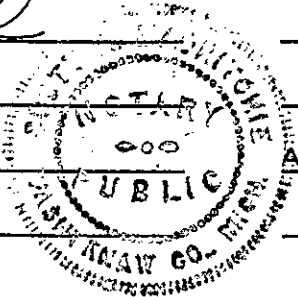
Harry L. Desmond
HARRY L. DESMOND

Scott A. MacRitchie
SCOTT A. MACRITCHIE

Prepared by: James M. Davenport
316 E. Grand River
Howell, Mi. 48843

Richard A. Russell PRES
GRANTORS:
RICHARD ADAMS RUSSELL INC -
a Michigan Corporation

Sandra M. Russell Sec/Treas
SANDRA M. RUSSELL, SEC/TREAS



Address: 2800 Stein Ct.
Ann Arbor, Mi. 48103

SCOTT A. MACRITCHIE
Notary Public, Washtenaw County, MI
My Commission Expires Sept. 7, 1994

over

STATE OF MICHIGAN

County of Washtenaw)SS

On this 8th day of October, 19 90, the foregoing instrument was acknowledged before me, a notary public in and for said county, by Richard A. Russell AND SANDRA M. RUSSELL, whose title(s) is/are PRESIDENT AND SEC/TREAS of Richard Adams Russell Inc., a Michigan corporation, on behalf of the corporation.

Scott A. MacRitchie
Notary Public, Washtenaw County, Michigan
SCOTT A. MACRITCHIE

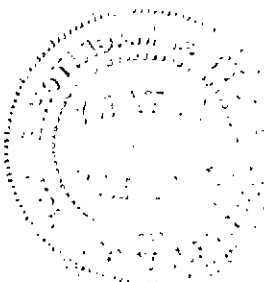
My commission expires Sept 6 94

APPENDIX "A"

12.47 ACRE PARCEL
A 12.47 acre parcel of land in the SE 1/4 of Section 36, T1S, R5E, Webster Township, Washtenaw County, Michigan described as
COMMENCING at the N 1/4 Corner of Section 1, T2S, R5E, Scio Township, Washtenaw County, Michigan;
thence N 89 deg. 58 min. 10 sec. E 308.12 feet along the South Line of said Section 36 to the
POINT OF BEGINNING;
thence N 00 deg. 23 min. 00 sec. E 439.98 feet;
thence N 19 deg. 10 min. 54 sec. E 711.24 feet;
thence N 68 deg. 50 min. 19 sec. W 4.14 feet;
thence N 22 deg. 17 min. 46 sec. E 33.01 feet;
thence S 68 deg. 50 min. 20 sec. E 352.75 feet along the Centerline of Joy Road;
thence S 00 deg. 24 min. 00 sec. W 1016.14 feet;
thence S 89 deg. 58 min. 10 sec. W 567.16 feet along said South Line to the
POINT OF BEGINNING,
being subject to the rights of the public over the northerly thirty-three (33) feet thereof for Joy Road, and subject to easements and restrictions of record, if any.

7.00 ACRE PARCEL
A 7.00 acre parcel of land in the SE 1/4 of Section 36, T1S, R5E, Webster Township, Washtenaw County, Michigan described as
COMMENCING at the N 1/4 Corner of Section 1, T2S, R5E, Scio Township, Washtenaw County, Michigan;
thence N 89 deg. 58 min. 10 sec. E 875.28 feet along the South Line of said Section 36 to the
POINT OF BEGINNING;
thence N 00 deg. 24 min. 00 sec. E 1016.14 feet;
thence S 68 deg. 50 min. 20 sec. E 342.25 feet along the Centerline of Joy Road;
thence S 00 deg. 28 min. 00 sec. W 892.42 feet;
thence S 89 deg. 58 min. 10 sec. W 319.00 feet to the
POINT OF BEGINNING,
being subject to the rights of the public over the northerly thirty-three (33) feet thereof for Joy Road, and subject to easements and restrictions of record, if any.

RETURN TO:
RICHARD LONGWISH
THE DETROIT EDISON COMPANY
425 S. MAIN STREET, ROOM 332
ANN ARBOR, MI 48104



DATE: 1/11/94

TO: Corporate Real Estate Services
2310 W.C.B.

FROM: James M. Davenport *JMD*
Real Estate & Rights-of-Way
Howell Office
Ann Arbor Division

SUBJECT: Agreement/Easement/Restrictions for underground
residential distribution for HIDDEN
BROOK LANE CONDO.
Located In: WEBSTER TOWNSHIP
County: WASHTENAW

Attached is the executed agreement dated OCT 5, 1990
for the above named project.

Easements for this project were requested by J. WALLACE
Service Planning Department, Ann Arbor Division.

The agreement was negotiated by James M. Davenport of the
Real Estate and Rights-of-Way Department, Ann Arbor
Division.

Please make the attached papers a part of the recorded
Right-of-Way file.

Additional Information: _____

JMD:pg:wp

Attachment(s)

RECORDED RIGHT OF WAY NO. 41278

LEGAL DESCRIPTION

15.47 acre parcel of land in the SW 1/4 of Section 33, T15, R20E, Westmoreland Township, Washtenaw County, Michigan described as follows:
 Commencing at the NW 1/4 Corner of Section 33, T15, R20E, Washtenaw County, Michigan;
 thence S 89° 00' 00" W 80.00 feet to the
 South Line of said Section 33 to the
 POINT OF BEGINNING;
 thence N 89° 00' 00" W 80.00 feet to the
 South Line of said Section 33 to the
 POINT OF BEGINNING;
 being subject to the rights of the public over the northern
 easement 1200 feet thereon for Jay Road; and
 subject to easements and restrictions of record, if any.

15.47 acre parcel of land in the SW 1/4 of Section 33, T15, R20E, Westmoreland Township, Washtenaw County, Michigan described as follows:
 Commencing at the NW 1/4 Corner of Section 33, T15, R20E, Washtenaw County, Michigan;
 thence S 89° 00' 00" W 80.00 feet to the
 South Line of said Section 33 to the
 POINT OF BEGINNING;
 thence N 89° 00' 00" W 80.00 feet to the
 South Line of said Section 33 to the
 POINT OF BEGINNING;
 being subject to the rights of the public over the northern
 easement 1200 feet thereon for Jay Road; and
 subject to easements and restrictions of record, if any.

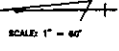
C 03-36-400-005
 Zeeb, Donald
 3300 V. Joy Road
 Ann Arbor, MI 48105

C 03-36-400-010
 Larson, Dale A.
 2850 V. Joy Road
 Ann Arbor, MI 48105

PARCEL II

ZONING A-1

PARCEL I



LEGEND

○	SECTION CORNER
○	IRON SET
○	IRON PILING
○	SPOT ELEVATION
○	EXISTING CONTOUR
○	POST & RAIL FENCE
○	WIRE FENCE
○	ELECTRIC LINE
○	WETLANDS BOUNDARY
○	BRIDGE
○	RAIL BOUNDARY
○	UTILITY POLE
○	WELL
○	WATER
○	WETLANDS
○	WATER

C 03-36-400-005
 Woods, Wilber K.
 2981 V. Joy Road
 Ann Arbor, MI 48105

C 03-36-400-006
 Wu, Jiann-Ping
 2981 V. Joy Road
 Ann Arbor, MI 48105

C 03-36-400-007
 Fickert, Russel J. & Elizabeth
 4800 Stein Road
 Ann Arbor, MI 48105

C 03-36-400-008
 Mitch, Lloyd S. & Kerjaria
 4870 Stein Road
 Ann Arbor, MI 48105

C 03-36-400-009
 Wilson, Jack Robert
 4800 Stein Road
 Ann Arbor, MI 48105

C 03-36-400-010
 Pletcher, Scott D.
 1059 MacArthur
 Ypsilanti, MI

C 03-36-400-011
 Wilson, Correlline, Jr. & Sharon
 4835 Stein Road
 Ann Arbor, MI 48105

C 03-36-400-012
 McInerney, Sarah Alberta
 4810 Stein Road
 Ann Arbor, MI 48105

C 03-36-400-013
 Engelberg, S. Gary & Dany
 4007 Hsarak Lane
 Ann Arbor, MI 48104

C 03-36-400-014
 Russell, Richard A.
 2800 Stein Court
 Ann Arbor, Michigan 48103
 994-9995

ZONING R-1

ZONING R-1

ZONING A-1

ZONING R1-A

PHASE I
 WESTER TOWNSHIP
 SECTION 33

PHASE II

FOR FUTURE DEVELOPMENT
 BY METES AND BOUNDS

APPENDIX "B"

Soil Possibilities

PHASE I & II

19-31	Purely Residential 1 Acre
Let Area:	Minimum 500 sq. ft.
Lot Width:	120 feet at building line
Yard Requirements:	
20'	Front and all existing streets
25'	Side
35'	Rear

Lot Area Calculations

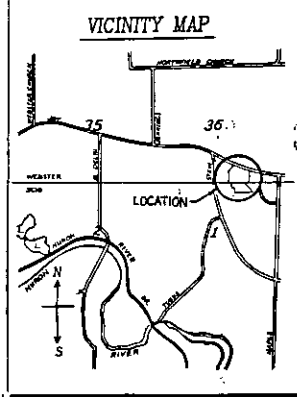
Hidden Brook Subdivision, a 216 Acre Condominium

Lot Area Calculations

PHASE I & II

12 Lots	17,720 Sq. Ft.	80%
Home Right-of-Way	2,377 Sq. Ft.	11%
	19,474 Sq. Ft.	100%
Lot Coverage:		
Home	1,450 Sq. Ft.	21%
Lot Area:	6,900 Sq. Ft.	75%
Flow: 1000 Acre		
Home	3,200 Sq. Ft.	7%
Lot Area:	45,000 Sq. Ft.	100%
Drilling Water:		
10' of 12"	1.6 3/4" per An	
12 Lots	1.96 An. V.	
Average Lot Size:	19,474 Sq. Ft.	100%
12 Lots	43,000 Sq. Ft.	

- GENERAL NOTES**
1. Lot No. 1 will have right of ingress and egress from Hidden Brook Lane only. Lot No. 2 will have right of ingress and egress from Hidden Brook Lane and Hidden Brook Court. No ingress and egress will be permitted from Jay Road.
 2. Subdivision map will be submitted at a later date for review and approval of Washtenaw Township.
 3. All trees on the site will be saved, unless noted on the plan "to be removed", or dead fields.
 4. Driveway drainage will be routed to retention areas and then be discharged into the outside street.
 5. Each lot will have a well and septic system.
 6. Hidden Brook Lane and Hidden Brook Court will be 60 feet wide.
 7. Roads will be built to Washtenaw County Road Commission standards. The right-of-way width for the subdivision will be 75 feet. Construction plan for the subdivision will be 75 feet. Construction plan for the subdivision will be 75 feet.
 8. Controlling length of Hidden Creek Lane is 1,700 linear feet. This includes the portion of Hidden Creek Lane located in Section 33.
 9. Sell, presently used and gravel.



ISC

LAND SURVEYING CONSULTANTS

SURVIVORS - ENGINEERS

P.O. BOX 65, 2825 CENTRAL ST.

DETERRE, MICHIGAN

(313) 761-5577

DATE	DESCRIPTION
4/23/90	REVISIONS / FOR HEALTH DEPT.
5/1/90	REVISIONS / FOR SAC
7/19/90	REVISIONS / FOR HEALTH DEPT.
8/1/90	REVISED FOR EROSION CONTROL
8/1/90	REVISED FOR DNR TO SHOW ALL LOTS

PROPOSED

SITE PLAN

Hidden Brook

a site condominium

For Parcels of Land in the SW 1/4 of Section 33, T15, R20E, Washtenaw Township, Washtenaw County, Michigan

DATE: 11 APR 1990

BY: RAS

JOB NO: 03890-155E36

SCALE: 1" = 60'

DRAWING NUMBER: 1 of 2

LIBER 2460 PAGE 743 page 73

RECORDED RIGHT OF WAY NO. 4277

*As noted
50.*

RETURN TO:
RICHARD LONGWISH
THE DETROIT EDISON COMPANY
425 S. MAIN STREET, ROOM 302
ANN ARBOR, MI 48104

NUMB 304
DEED
-B333 0333003 8005 9:36AM 12/20/90

909

RECORDED
WASHTENAW COUNTY MI
DEC 20 9 40 AM '90
PEGGY M. HAINES
COUNTY CLERK/REGISTER