



Bloomfield Park States Condo

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

LIBER 12174 PG 280

91 190449

(139192)

LIBER 11532 PG 751

August 6, 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, and BOOTH COMMUNICATIONS OF BIRMINGHAM, a Michigan corporation of 645 South Eton, Birmingham, Michigan, 48012, 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 Bloomfield 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) 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 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 with 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 foliate 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:

Grantors:

*DECO 1*

~~REG/DEEDS PAID  
0001 AUG.29.90 01:30PM  
6745 MISC 7.00~~

See Next Page

~~REG/DEEDS PAID  
0001 NOV.13.91 01:24PM  
2158 MISC 13.00~~

~~REG/DEEDS PAID  
0001 NOV.13.91 01:24PM  
2158 RMT FEE 2.00~~

*13.00  
2.00 Rmt*

*OK - G.K.*

*OK - G.K.*

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

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

Witness:

(LIBER 11532 PG 752)

LIBER 12174 PG 281

Bloomfield C...  
A Michigan Co-Partnership  
1533 Woodward  
Bloomfield Hills, MI 48013

Carol E. Solik  
CAROL E. SOLIK

By Its Co-Partnership:  
Jonna Reality Enterprises, Inc.  
A Michigan Corporation

Christine Jonna Piligian  
Christine Jonna Piligian, President

Marilyn J. Scott  
MARILYN J. SCOTT

State of Michigan )  
                          ) SS:  
County of OAKLAND )

On this 6th day of August, 1990, **Christine Jonna Piligian, President, Jonna Reality Enterprises, Inc.**, Co-Partner of the above named Co-Partnership, to me known to be the person who executed the foregoing instrument, and to me known to be such Co-Partner of said Co-Partnership and acknowledged that she executed the foregoing instrument as such Co-Partner as the free act and deed of said Co-Partnership.

My Commission Expires: 6/19/93

Carol E. Solik  
CAROL E. SOLIK

Notary Public,  
WAYNE County, Michigan  
ACTING IN OAKLAND COUNTY, MICHIGAN

Appendix "A"

Land in the East 1/2 of section 15, T2N, R10E, City of Bloomfield Hills, Oakland County, Michigan being described as commencing at the Northeast corner of said section 15, thence Southerly along the East line of said section; 2034.77 ft., to the centerline of Long Lake Road; thence along said centerline S. 78° 47' 43" W. 452.70 ft., thence S. 10° 45' 00" E. 193.45 ft., to the point of beginning, thence continuing S. 10° 45' 00" E. 300.37 ft., thence S. 63° 00' 00" W. 128.00, thence S. 37° 10' 05" W. 182.02, thence N. 83° 44' 23" W. 240.64 ft., to the East right-of-way line of Barden Road; thence along said right-of-way line, N. 54° 16' 34" W. 338.39 ft., to the centerline of Long Lake Road, thence along said centerline the following courses; N. 28° 01' 48" E. 90.67 ft., N. 45° 03' 48" E. 301.76 ft., N. 63° 49' 49" E. 201.25 ft., thence leaving said centerline, S. 26° 10' 11" E. 125.00 ft., thence N. 88° 35' 08" E. 190.00 ft., to the point of beginning.

Sidwell No. (19-15-277-001, 19-14-152-006) 007 } Part Parcel  
008 }

19-15-277-007 - NE1/4 & SE1/4

PT of 19-15-277-008 - NE1/4

RECORDED RIGHT OF WAY NO. 42396

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

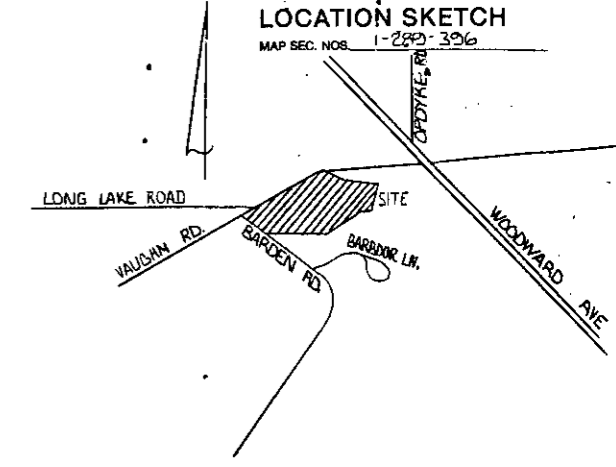
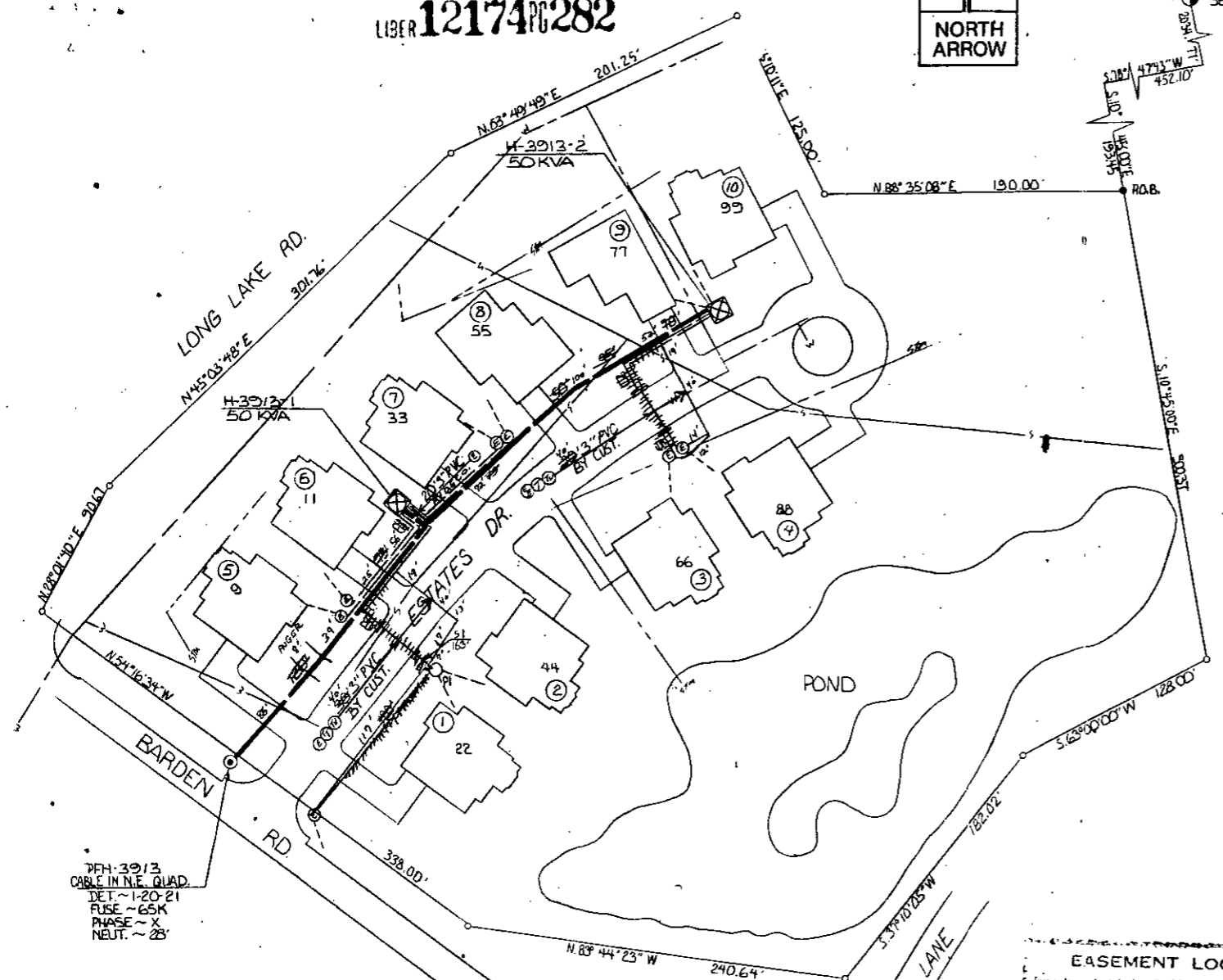
LIBER 12174PG282

NORTH  
ARROW

N.E. COR  
SEC. 15

LIBER 12174PG283

LOCATION SKETCH  
MAP SEC. NOS. 1-282-396



**TRANSFORMER DATA**

U.D.T. NO.	SIZE	ED. STK. NO.
H-3913-1	50KVA	661-1152
H-3913-2	50KVA	661-1152

TRANSFORMER SPECS. 1-17-261  
 PEDESTAL AMOUNT 1 SPEC.  
 TEMPORARY CABLE MARKERS AMOUNT 7 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
- ⊞ 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	QUANTITY	ESTIMATED
	#2XLPEC x 1	13.2 KV	713-3075 =	539
	AP2-350M &	1-40 600 V.	713-0537 =	186
	AP2-20 & 1-41	800 V.	713-0614 =	263

**TRENCH SUMMARY**

JOINT USE	LENGTH	OTHERS
E+TV	700'	
D.E. ONLY	129'	
TEL ONLY		
GAS ONLY		
OTHERS		
TOTAL	700'-688'	

SITE SUPT. FRANK JONNA PHONE NO. 644-4030

**EASEMENT LOCATIONS**

Easements are located where the following symbols are shown. All easements are shown with lines where more than one symbol is shown.

- Buried Primary Cable
- Buried Secondary Cable
- Buried Secondary Service Cable
- Telephone Trench Only
- G Gas
- Proposed Conduit

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**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.

**— GENERAL NOTES —**

TRENCHING TO BE DONE BY D.E.Co.  
 TRENCH AND CABLE LENGTHS ARE APPROXIMATE.  
 SEE SECTION 56 US LINE CONSTRUCTION STANDARDS FOR TRANS. MOUNTING DETAILS.  
 SEE PAGE 3-2-11 (S.I.M.) DETAIL " " FOR ENTRANCE POINT DETAILS (APTS ONLY).  
 SEE SECTION 43 US LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUB'S ONLY).  
 D.E. SERVICE PLANNER: ROY WARK ~ 645-4142  
 TEL. CO.: PAUL CORLISS ~ 456-0248  
 GAS CO.:  
 OTHERS: DAVE FORSMAN ~ 540-6890

EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED.

**PERMITS REQUIRED**

COUNTY NOTIFICATION TO  
 CITY OF  
 STATE  YES  NO

START DATE 1-5-90

D	REVISION	C	REVISION	B	REVISION	A	REVISION AS INSTALLED
						D.O. A-43978 U.D. 3-18-91 START 2-19-91 FINISH 2-20-91 LABOR U.D. NOTES F.O.S.E.A.N.S ENR 3-18-91 DRAWN 2-23-91	
DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY	APPROVED BY	DRAWN BY	CHECKED BY
			J.V.			J.V.	
							4-22-91

NAME	DATE	JOB TITLE
DRAWN BY R. MARTIN	6-14-90	
CHECKED BY R. WARK	10-19-90	
APPROVED BY Dennis L. Bauer	10-19-90	
	10-19-90	
SEPIA TO MBT		

**BLOOMFIELD POND ESTATES**  
 PART OF THE E 1/2 OF SEC. 15 T2N, R10E  
 TWP OF BLOOMFIELD HILLS COUNTY OF OAKLAND

**THE DETROIT EDISON COMPANY**  
 SERVICE PLANNING

SCALE 1" = 50'	NUMBER OF UNITS 10	WORK ORDER NUMBER 367B4J494
LATEST REVISION	DISTRIBUTION CIRCUIT 8956 LONG LAKE 132KV	
DRAFT ORDER NUMBER 90A-63978	SHEET	OF SHEETS