

LIBER 10223PC816 (11149PC390)

175765

THE HEATHERS CLUBHOUSE  
Real Estate and Rights of Way

**Detroit Edison**

# Joint Underground Residential Distribution Right of Way Agreement

91 207915

October 2, 1989

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, 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, MI 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 Township of Bloomfield, 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 easement shall be shown on a drawing to be recorded 90 days after construction.

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8#92 REG/DEEDS PAID  
0001 NOV.15'89 10:54AM  
1683 MISC 9.00  
8#92 REG/DEEDS PAID  
0001 DEC.10'91 02:39PM  
7491 MISC 15.00

RECORDED RIGHT OF WAY NO. 175765

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 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:

15.00  
2.00 PMT  
[Signature]

O.K. - RR

See Next Page

8#92 REG/DEEDS PAID  
0001 NOV.15'89 10:54AM

O.K. - LMP  
[Signature]

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

Address:

ret over

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

11-11-61

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



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

LIBER 12223 PG 818

LIBER 11149 PG 392

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Appendix "A"

A part of the S.E.  $\frac{1}{4}$  of Section 2, T2N, R10E, Bloomfield Township, Oakland County, Michigan, more particularly described as: Commencing at the S.E. corner of Section 2, thence N. 02°05'00" W., 1,877.99 ft. along the East line of said Section 2, being along the Westerly line of "Adams Square" subdivision as recorded in Liber 108, Page 27 of Plats, Oakland County Records, and "Adams Square No. 2" subdivision, as recorded in Liber 111, Page 16 of Plats, Oakland County Records, thence S. 81°13'45" W. 462.96 ft., thence on a curve to the right 5.54 ft., said curve having a radius of 5.00 ft., central angle of 63°30'10" and a long chord bearing of N. 67°01'10" W., 5.26 ft., thence on a curve to the left 149.44 ft., said curve having a radius of 60.00 ft., central angle of 142°42'21" and a long chord bearing of S. 73°22'45" W., 113.70 ft., thence on a curve to the right 5.54 ft., said curve having a radius of 5.00 ft., central angle of 63°30'10" and a long chord bearing of S. 33°46'40" W., 5.26 ft., thence S. 65°31'45" W., 29.58 ft., thence on a curve to the right 226.16 ft., said curve having a radius of 176.00 ft., central angle of 73°37'33" and a long chord bearing of N. 77°39'29" W., 210.92 ft., thence S. 49°09'18" W., 48.00 ft. to the point of beginning, thence along a curve to the left 189.76 ft., said curve having a radius of 156.00 ft., central angle of 69°41'40" and a long chord bearing of S. 05°59'52" E., 178.27 ft., thence along a curve to the right 59.48 ft., said curve having a radius of 284.00 ft., central angle of 12°00'00" and a long chord bearing of S. 22°50'58" W., 59.37 ft., thence S. 16°50'58" W., 102.00 ft., thence along a curve to the left 290.20 ft., said curve having a radius of 340.00 ft., central angle of 48°54'11" and a long chord bearing of S. 41°18'03" W., 281.47 ft., thence N. 30°00'00" W., 272.50 ft., thence N. 60°00'00" E., 54.61 ft., thence N. 20°45'58" E., 117.56 ft., thence N. 44°00'00" W., 43.96 ft., thence N. 09°30'00" W., 94.97 ft., N. 10°36'05" E., 108.50 ft., thence S. 88°52'02" E., 108.05 ft., thence along a curve to the left 5.54 ft., said curve having a radius of 5.00 ft., central angle of 63°30'10" and a long chord bearing of S. 57°06'57" E., 5.26 ft., thence along a curve to the right 123.12 ft., said curve having a radius of 60.00 ft., central angle of 117°34'34" and a long chord bearing of S. 84°09'09" E., 102.63 ft., thence along a curve to the left 6.36 ft., said curve having a radius of 5.00 ft., central angle of 72°54'24" and a long chord bearing of N. 73°30'47" E., 5.94 ft., thence along a curve to the left 89.66 ft., said curve having a radius of 176.00 ft., central angle of 29°11'19" and a long chord bearing of S. 55°26'22" E., 88.69 ft. to the point of beginning and containing 3.56 acres.

SIDWELL NO. 19-02-400-(606)-008 - Part Parcel <sup>OK</sup><sub>T.S.</sub>  
per plat book

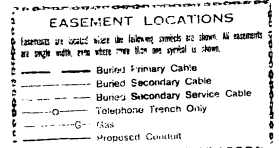
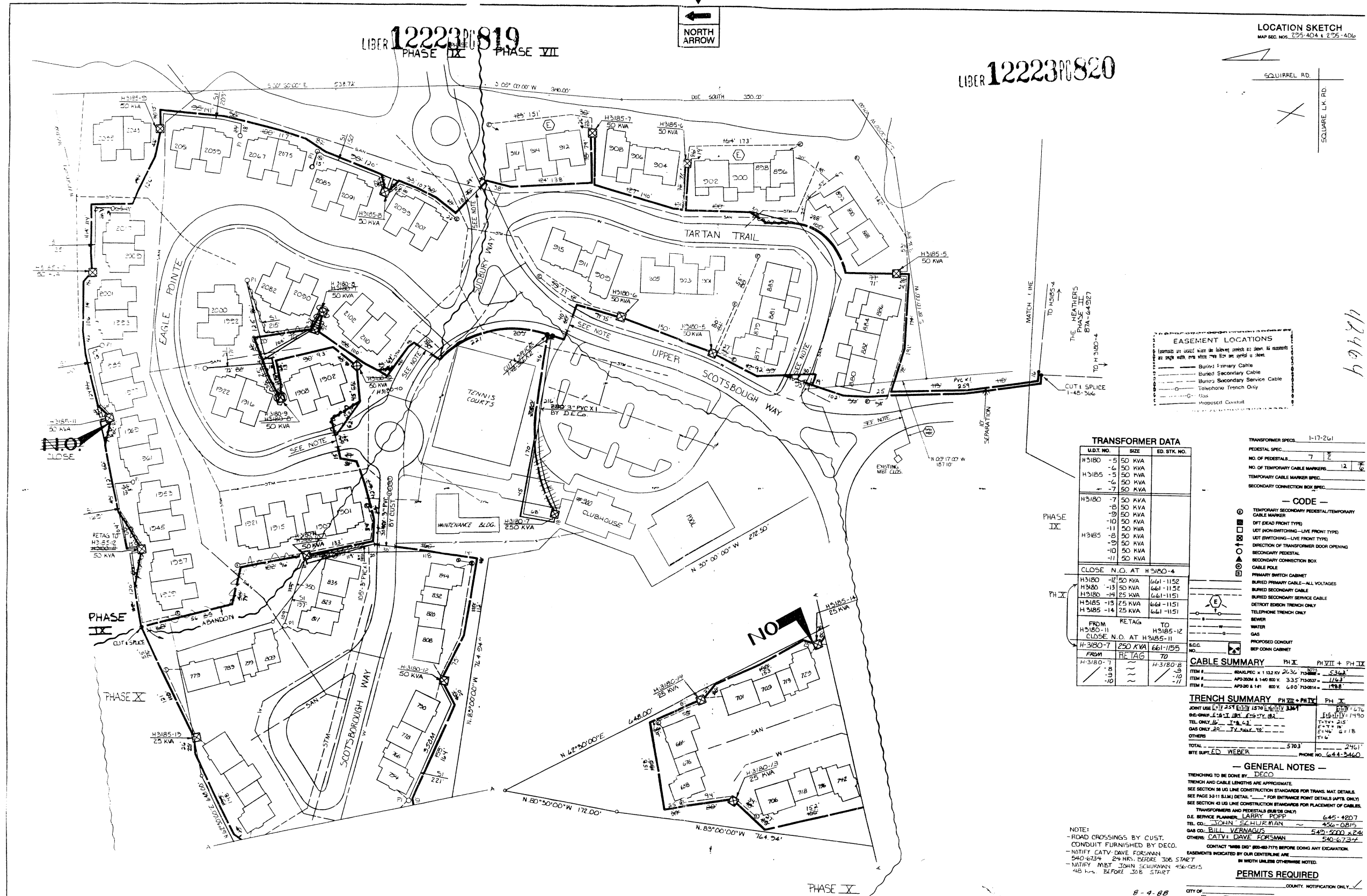
RECORDED RIGHT OF WAY NO. 42464

RETURN TO  
J. D. McDONALD  
THE DETROIT EDISON COMPANY  
30100 TELEGRAPH ROAD, 277 OAKDH  
LIVONIA, MICHIGAN 48010

LIBER 122230819  
PHASE IX PHASE VII

LIBER 122230820

LOCATION SKETCH  
MAP SEC. NO. 695-404 & 295-406



**TRANSFORMER DATA**

U.D.T. NO.	SIZE	ED. STK. NO.
H3180-5	50 KVA	
H3185-6	50 KVA	
H3185-9	50 KVA	
H3180-7	50 KVA	
H3180-8	50 KVA	
H3180-9	50 KVA	
H3185-10	50 KVA	
H3185-11	50 KVA	
H3185-12	50 KVA	
H3185-13	50 KVA	
H3180-14	25 KVA	
H3185-14	25 KVA	

**CABLE SUMMARY**

ITEM #	DESCRIPTION	PH IX	PH VII + PH IX
1	3/4" x 1/2" 110V	1152	5342
2	3/4" x 1/2" 240V	1152	1163
3	3/4" x 1/2" 240V	1152	1163

**TRENCH SUMMARY**

ITEM #	DESCRIPTION	PH IX	PH VII + PH IX
1	3/4" x 1/2" 110V	1152	5342
2	3/4" x 1/2" 240V	1152	1163
3	3/4" x 1/2" 240V	1152	1163

**GENERAL NOTES**

- TRENCHING TO BE DONE BY DECO
- TRENCH AND CABLE LENGTHS ARE APPROXIMATE
- SEE SECTION 28 FOR CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS
- SEE SECTION 30 FOR CONSTRUCTION STANDARDS FOR TRENCHES (APR. 1978)
- SEE SECTION 43 FOR CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES
- TRANSFORMERS AND PEDESTALS (EXCEPT ONLY)
- D.E. SERVICE PLANNING: LARRY POPP 645-4207
- TEL. CO.: JOHN ECHURMAN 456-0815
- GAS CO.: BILL VERMAGUS 542-5000 x 224
- OTHER: CATV: DAVE FORSMAN 540-6727

**PERMITS REQUIRED**

CITY OF \_\_\_\_\_ COUNTY, NOTIFICATION ONLY

STATE  YES  NO

START DATE ~ JULY 15, 1988

D	REVISION	C	REVISION AS INSTALLED	B	REVISION	A	REVISION AS INSTALLED	REFERENCES	DATE	JOB TITLE
		D.O.	4-4-81	ADDED PHASE IX (EUB) USE	D.O.	4-4-81	4-4-81	COST W.O. # 53002807385	6-1-88	RALPH M WINCIEL
		D.O.	3-17-81	D.O. ~ 820A-64141	D.O.	4-14-81	4-14-81	708 W.O. # 53003893771	7-21-88	DAVE FORSMAN
		FINISH	11-10-88	W.D. ~ 367814-851	FINISH	8-16-88	8-16-88		7-21-88	DAVE FORSMAN
		LABOR	10-28-88	UNITS ~ 28	LABOR UNION SEC	NOV 28	NOV 28		7-21-88	DAVE FORSMAN
		NOTES	10-28-88	START DATE ~ 10-15-89	NOV 28	NOV 28	NOV 28			
		DRW	4-1-88		ENGR.	4-1-88	HARLAN			
		CHECKED BY	ALP		CHECKED BY	K.C.P.				
		APPROVED BY			APPROVED BY					

**THE HEATHERS**  
PHASE VII & IX  
PART OF S 1/2 SEC. 2  
T.2N., R. 10E

BLOOMFIELD TWP OAKLAND CO

SCALE: 1" = 50'

NUMBER OF SHEETS: PH VII 30 PH IX 72 WORK ORDER NUMBER: 367041316

LATEST REVISION: B DISTRIBUTION CIRCUIT

DIST. ORDER NUMBER: 88A 64205 SHEET: 72 OF 102

Detroit Edison

Application for U.R.D. Easements

DE-63 (1-1-87)

Applicant Name <u>JIM McDONNARD</u>		Date <u>9-20-89</u>	Application No. <u>OE 89-31J</u>
Division <u>OAKLAND</u>	Date <u>9-14-89</u>	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 <u>THE HEATHERS CLUBHOUSE</u>	County <u>OAKLAND</u>
City/Township/Village <u>BLOOMFIELD TWP.</u>	Section No. <u>2</u>

Type of Development

<input type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park	<input checked="" type="checkbox"/> Other <u>CLUBHOUSE @ CONDO. PROJECT</u>

2 Name of User <u>ROBERTSON BROS. CO.</u>	Phone No. <u>644-3460</u>
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Address  
3883 TELEGRAPH STE. 202 BLM. HLS. 48013

Owner's Representative <u>JOHN ROGERS</u>	Phone No. <u>644-3460</u>
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Date Service is Wanted  
OCT. 15, 1989

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

5. Joint easements required -- Michigan Bell Telephone  Yes  No  
 -- Consumers Power  Yes  No

6 Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power  
BOOTH COMMUNICATIONS P.O. Box 647 BIRMINGHAM 48012

7 Other Utility Engineer Names <u>HUGH JENCKS</u>	Phone Numbers <u>540-6110</u>
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Addresses  
MEMO # 0-962 TO BOOTH COMMUNICATIONS

8 Additional Information or Comments

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Note: Trenching letter  attached  will be submitted later

Service Planner <u>LARRY POPP</u>	Signed (Service Planning Supervisor) <u>[Signature]</u> <u>9-18-89</u>
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Phone No. <u>645-4207</u>	Address
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RECORDED RIGHT OF WAY NO. 42464