

Detroit Edison

LIBER 14472 PC 692

LIBER 13575 PC 645

33 128912
94 059372

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R 9210466-10
PROJECT NAME -PINWOOD WEST CONDOMINIUM**

On FEBRUARY 22, 1993, for the consideration of system betterment, Grantor grants to Grantee a permanent underground distribution easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is:

Pinewood West Condominiums, Inc., a Michigan corporation, 26699 W. 12 Mile Road, Suite 103, Southfield, Michigan
Adele J. Bark, also known as Adele Grossberg, 16445 W. 12 Mile Road, Southfield, Michigan

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
Michigan Bell Telephone, a Michigan corporation, 444 Michigan Avenue, Detroit, Michigan 48226
Consumers Power Company, a Michigan corporation, 4600 Coolidge Hwy, Royal Oak, Michigan 48073

"Grantor's Land" is in City of Farmington Hills, Oakland County, described as:

Sidwell No. (23-28-301-003(004) and 004) See Appendix "A" (23-28-302-000)

The "Right of Way Area" is a part of Grantor's Land and is described as:

The exact location of said easements shall be shown on a drawing to be recorded 90 days after construction. The right of way is 10 ft. in width.

- Purpose:** The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.
- Access:** Grantee has the right of access to and from the Right of Way Area.
- Buildings or other Permanent Structures:** No buildings or other permanent structures shall be placed in the Right of Way Area without Grantee's prior written consent.
- Excavation:** As required by Public Act 53 of 1974, MISS DIG must be called on 1-800-482-7171 before anyone excavates in the Right of Way Area.
- Trees, Bushes, Branches Roots, Structures and Fences:** Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches and roots in the Right of Way Area (or that could grow into the Right of Way Area) and remove structures and fences in the Right of Way Area that Grantee believes could interfere with the safe and reliable construction, operation and maintenance of Grantee's facilities. No trees, plant life, structures and fences shall be planted, grown or installed within 8 feet of the front door and within 2 feet of the other sides of transformers and switching cabinet enclosures. Grantee shall not be responsible to Grantor for damages to or removal of trees, plant life, structures and fences placed in front of transformer doors.
- Ground Elevation:** Grantor must grade the Right of Way Area to within four inches of final grade before Grantee installs its facilities. Grantor must maintain this ground elevation after Grantee installs its facilities.
- Damages:** If Grantor, its agents, employees or contractors, damage Grantee's facilities, Grantee shall make repairs at Grantor's expense.
- Successors:** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

Witnesses:(type or print name below signature)

Mary E. Nona
MARY E. NONA

Francis Boji
FRANCIS BOJI

Grantor:(type or print name below signature)
PINWOOD WEST CONDOMINIUM, INC., a Michigan corporation
B#92 REG/DEEDS PAID
0001 MAY.13 '93 11:22AM
7172 MISC 9.00

ISAM S. YALDO, President
B#92 REG/DEEDS PAID
0001 MAY.13 '93 11:22AM
7172 RMT FEE 2.00

Acknowledged before me in Oakland County, Michigan, on 2-22- 1993 by ISAM S. YALDO, the President of PINWOOD WEST CONDOMINIUMS, INC., a Michigan corporation, for the corporation.

YVONNE E NONA
NOTARY PUBLIC STATE OF MICHIGAN
OAKLAND COUNTY
MY COMMISSION EXPIRES DEC. 15, 1996

Notary's Stamp

Notary's Signature

(Notary's name, county, and date commission expires)

Prepared by and Return to: Omer V. Racine, 30400 Telegraph Road, Room 277, Bingham Farms, Michigan 48025/PEW

O.K. = TSAS
Per Detroit Edison

OK-G.K.

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

11.00
2.00
RMT

9.00
2.00
RMT

UNDERGROUND RIGHT OF WAY NO.

41206

SI8813 07 8

RECEIVED

1977
10/10/77

RECEIVED



Return to:
O.V. Racine
The Detroit Edison Company
30400 Telegraph Road, Rm. 277
Bingham Farms, MI 48025

77-110

LIBER 14472 PG 69
LIBER 13575 PG 646

Witnesses:(type or print name below signature)

Grantor:(type or print name below signature)

Cheryl Mild
CHERYL MILD

Adele J. Bark ^{aka} Adele Grossberg
ADELE J. BARK, also known as ADELE GROSSBERG

Judy Lomke
JUDY LOMKE

Pennsylvania

Acknowledged before me in Mercer County, ~~Michigan~~ on April 15, 1993 by
ADELE J. BARK, also known as ADELE GROSSBERG.

Notary's Stamp

Notarial Seal Patricia L. Lorenzo, Notary Public Hermitage, Mercer County My Commission Expires Aug. 3, 1996

(Notary's name, county, and date commission expires)

Notary's Signature *Patricia L. Lorenzo*

Appendix "A"

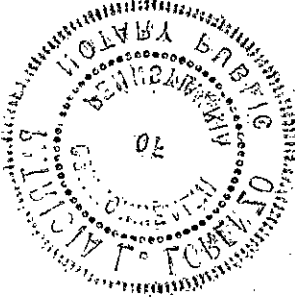
A parcel of land in the SW ¼ of Section 28, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, described as: Beginning at a point on the northerly line of Freedom Road (also known as the Farmington Cutoff), 120 ft. wide, distant S 00°30'00" E., 787.00 ft., along the west line of said Section 28 and S 76°13'00" E., 585.96 ft. (recorded as S 74°22'00" E., 597.96 ft.) along the centerline of said Freedom Road and N 00°08'16" W., 61.82 ft. (recorded as N 01°55'00" E., 61.76 ft.) from the West ¼ corner of said Section 28; thence N 00°08'16" W., 871.01 ft., (recorded as N 01°55'00" E., 871.82 ft.); th N 89°04'13" E., (recorded S 88°35'00" E.) 238.96; th N 89°42'11" E., (recorded as S 83°29'00" E.) 218.47 ft.; th S 00°06'53" E., 988.20 ft. (recorded as S 01°42'00" W., 991.58 ft); th N 76°13'00" W., 470.84 ft. (recorded as N 74°22'00" W.) along said northerly line of Freedom Road to the point of beginning. Containing 9.763 acres and subject to any easements of record.

NKA. PINELWOODS WEST CONDO OCCP # 82L
SIDWELL # 23-28-301-000 units 1 thru 46 +
General Common Element

900526

RECORDED RIGHT OF WAY NO. 48669a

UNRECORDED
INDEXED



Return to:
O.V. Racine
The Detroit Edison Company
30400 Telegraph Road, Rm. 277
Bingham Farms, MI 48025

RIGHT OF WAY APPLICATION

DATE ISSUED	01-21-93			R/W NO.	R9210466-1012
DATE WANTED	03-31-93			PHONE	4381
SERVICE PLANNER	J SKINIECZNY				

PROJECT NAME	PINEWOOD CONDOMINIUMS WEST			
TOWNSHIP/CITY	FARMINGTON HLS			
ADDRESS	FREEDOM RD EAST OF DRAKE			
CROSS STREET	DRAKE	SECTION	28	
SIDWELL NO.	13-28-326-062	QUARTER	STW '4	

TYPE OF PROJECT

OVERHEAD	<input type="checkbox"/>
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UNDERGROUND	<input checked="" type="checkbox"/>
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ACREAGE	
COMMERCIAL BLDG	
*SITE CONDO	
*MOBILE HOME PK	

LOTS	
*SUB	
*APT COMPLEX	
*CONDO	<input checked="" type="checkbox"/>

JOINT USE REQUIRED		YES	<input checked="" type="checkbox"/>	NO	
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MBT	JOINT USE NO. J9210466-10J
GTE	JOINT USE NO.
CONS. PWR.	JOINT USE NO. 9210466-20J
CABLE TV CO. NAME	
CABLE TV	JOINT USE NO. J9210466-30J

NAME OF OWNER/CUSTOMER	PINE WOODS WEST CONDOMINIUMS INC		
CONTACT PERSON	YVONNE - E. NONA		
ADDRESS	26699 W 12 MI RD, STER MI 48034		
HOME PHONE	352-9333	BUSINESS PHONE	FAX - 352-3405
ADJACENT PROPERTY OWNER	UNKNOWN		
ADDRESS			
HOME PHONE		BUSINESS PHONE	

MATERIAL TO BE PROVIDED

1. SITE PLAN/SKETCH/FINAL PROPOSED PLAT*
2. PROPERTY DESCRIPTION (SIDWELL NO.) (*ACTUAL DESCRIPTION)
3. PROOF OF OWNERSHIP OF REQUESTING CUSTOMER: WARRANTY DEED, L/C, TITLE SEARCH, COMMITMENT
4. SIDWELL PAGE (COPY)
5. SIDWELL NO.
6. COPY OF FUTURE J/U MEMO

SUPERVISOR	R/W SECURED
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DAC

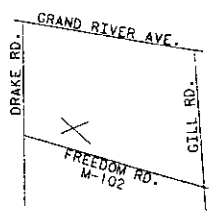
WARRANTY DEED OF WAY NO. 452695

RECORDED RIGHT OF WAY NO. 45669a

LIBER 144720894

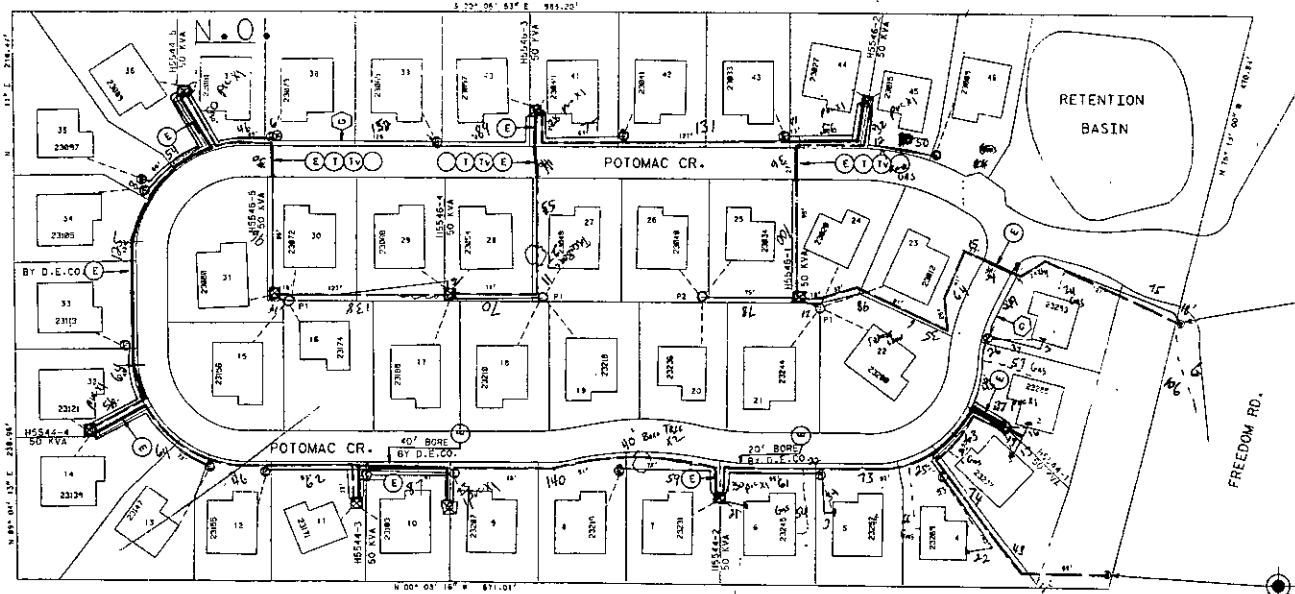


LOCATION SKETCH
MAP SEC. NOS. 1-257-280



TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STR. NO.
H5544-1	50 KVA	661-1182
H5544-2	50 KVA	661-1182
H5544-3	50 KVA	661-1182
H5544-4	50 KVA	661-1182
H5544-5	50 KVA	661-1182
H5546-1	50 KVA	661-1182
H5546-2	50 KVA	661-1182
H5546-3	50 KVA	661-1182
H5546-4	50 KVA	661-1182
H5546-5	50 KVA	661-1182



PHIBS46
CABLE IN S.W. QUAD.
DET. 1-28-21F
FUSE BOX
PHASE-Y

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1400

TRANSFORMER SPEC. 1-12-261
PEDESTAL HEIGHT 15' SPEC.
TEMPORARY CABLE WALKER AMOUNT 15' SPEC.
SECONDARY CONNECTION BOX AMOUNT SPEC.

— CODE —

- ① (EMERGENCY) SECONDARY PEDESTAL/TEMPORARY CABLE WALKER
- ② 60' (HEAD FRONT TYPE)
- ③ 120' (END SWITCHING - LIVE FRONT TYPE)
- ④ 120' (SWITCHING - LIVE FRONT TYPE)
- ⑤ CONNECTION OF TRANSFORMER DOOR OPENING
- ⑥ SECONDARY PEDESTAL
- ⑦ SECONDARY CONNECTION BOX
- ⑧ CABLE POLE
- ⑨ PRIMARY SWITCH CABINET
- ⑩ BURIED PRIMARY CABLE - ALL VOLTAGES
- ⑪ BURIED SECONDARY CABLE
- ⑫ CONNECTION OF SECONDARY SERVICE CABLE
- ⑬ DETROIT EDISON TRENCH ONLY
- ⑭ TELEPHONE TRENCH ONLY
- ⑮ SENIOR
- ⑯ WATER
- ⑰ GAS
- ⑱ CABLE TV
- ⑲ PROPOSED CONDUIT
- ⑳ SEP COMM CABINET

NOTE 1

WELLS SHALL BE LOCATED BY SHADDED AREA CLOSEST TO D.W.C. SOURCE

USER: A-65766
BY: Hiron Excavating
DATE: 10-15-93
FINDER: 10-25-93
NOTES: J. Dabala

CABLE SUMMARY

ITEM #	QUANTITY	ESTIMATED
ITEM # 22001	1	3367' ± 2.0'
ITEM # 22002	1	200' ± 2.0'
ITEM # 22003	1	1565' ± 2.0'

TRENCH SUMMARY

JOINT USE TRENCH 24" x 24" @ 10' PACE
D.E. DIT = 2880' ± 12" EIT = 112' EIT = 112' ± 12"
TEL. ONLY
GAS ONLY 6" x 18" HES' @ 10' PACE
DATA ONLY 6" x 18" HES' @ 10' PACE
OTHERS 6" x 18" HES' @ 10' PACE
TOTAL FEET: 3013' PHONE NO. _____
SITE SUP. _____

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 DIO on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

PERMITS REQUIRED	DECO	MBI	CATV	GCS	CG
SOIL EROSION					
COUNTY ROAD					
COUNTY DRAIN					
CITY TOWNSHIP	X				
STATE					

— GENERAL NOTES —

TRENCHING TO BE DONE BY: D.E.CO.
TRENCH AND CABLE LENGTHS ARE APPROXIMATE
SEE SECTION 56 OF US LINE CONSTRUCTION STANDARDS FOR TRENCH, MB, DETAILS
SEE PAGE 3-2-11 S.L.W. DETAIL 1-1 FOR ENHANCED POINT DETAILS LINES ONLY
SEE SECTION 43 OF US LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SANS ONLY)
D.E. SERVICE PLANNER: JIM SKONIECZNY 645-4321
TEL. NO.: GLENDA HITCHCOCK 450-0853
GAS CO.: BOB HENDRICK 538-1823
CITY CO.: BOB HENDRICK 538-1823
OTHERS: _____
EASEMENTS INDICATED BY OUR CENTERLINE ARE IN FEET UNLESS OTHERWISE NOTED.

NOTE: ALL ROAD CROSSINGS TO BE 4" PVC BY CUST.
ALL PARALLEL PRIMARY CABLE TO BE 3" PVC BY D.E.CO.
ALL SECONDARY CABLE TO PEDESTALS TO BE 350M.
ALL SECONDARY CABLE TO TCM'S TO BE 2/0&1#1

START DATE: 09-05-93

REVISION	DATE	BY	APP. BY	DESCRIPTION
D	REVISION			
C	REVISION			
B	REVISION			
A	REVISION	J.S. Intermedia		

DATE	BY	APP. BY	DESCRIPTION
03/11/93	R. MARTIN		DESIGNED BY
08/02/93	J. SKONIECZNY		ENGINEER BY
07/14/93	P. BROWN		APPROVED BY
07/16/93	H. BROWN		APPROVED BY
11/11/93			DATE TO SET

NO.	DATE	BY	APP. BY	DESCRIPTION
1	09/05/93			START DATE

PINEWOODS WEST CONDO'S

THE DETROIT EDISON COMPANY
SERVICE PLANNING
SCALE: 1" = 50'
NUMBER OF SHEETS: 608
SHEET NO.: 46
PROJECT: 367B54J119
LATEST REVISION/DESCRIPTION: 8873 FRMTN 13.2 KV
SHEET NUMBER: 93A63766

TWP OF FARMINGTON HILLS COUNTY OF OAKLAND