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RIGHT OF WAY FILE #

R46041

GRANTOR NAME

STREET ADDRESS

ST

CITY/TOWN

ZIP CODE

EASEMENT DESCRIPTION

AGREEMENT DATE

AGREEMENT TYPE

R P C

LIBER #

PAGE #

DRAWING RW #

PVT CL#

SECTION

QUARTER SECTION 3

QUARTER SECTION 2

QUARTER SECTION 1

1/4 1/2

1/4 1/2

1/4 1/2

TOWNSHIP

COUNTY

RTE OF LINE

N/S E/W B

TOWNSHIP RANGE

DIVISION CODE

A D M O T W

SUBDIVISION NAME

ECHO VALLEY ESTATES

OUT LOT

EAST OF

BLOCK #1

WEST OF

LOT #1

NORTH OF

BLOCK #2

SOUTH OF

LOT #2

+

+

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R 9209527-02
PROJECT NAME - Andover Pointe No. 1 Subdivision**

On March 1, 1994, 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:

Andover Pointe No. 1, Inc., a Michigan Corporation,
31731 Northwestern Highway, Suite 115, Farmington Hills, Michigan 48334

"Grantee" is:

The Detroit Edison Company, a Michigan Corporation, 2000 Second Avenue, Detroit, Michigan 48226

\$ 17.00 MISCELLANEOUS RECORDING
\$ 2.00 REMONUMENTATION
11 MAY 94 9:46 A.M. RECEIPT# 25A
PAID RECORDED - OAKLAND COUNTY
LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

"Grantor's Land" is in the City of Novi, Oakland County, described as:

See attached Appendix "A".

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

See attached Appendix "B".

The Right-of-Way is Ten (10) feet in width.

- 1. 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.
- 2. Access:** Grantee has the right of access to and from the Right of Way Area.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. Damages:** If Grantor, its agents, employees or contractors, damage Grantee's facilities, Grantee shall make repairs at Grantor's expense.
- 8. Successors:** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

17.00
2.00 Amt

RECORDED RIGHT OF WAY NO. 46047

Witnesses:(type or print name below signature)

Mindy Aronovitz
Mindy Aronovitz

Beatrice Vinokour
Beatrice Vinokour

Andover Pointe No. 1

Grantor:(type or print name below signature)

Ronald Licht
R: Ronald Licht

Its: President O.K. - LM

Acknowledged before me in Oakland County, Michigan, on March 1, 1994 by **Ronald Licht, the President of Andover Pointe No. 1, Inc., a Michigan Corporation, for the Michigan Corporation.**

Notary's Stamp Beatrice Vinokour Notary's Signature Beatrice Vinokour
(Notary's name, county, and date commission expires)
Oakland County, exp. 10/30/94

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

APPENDIX "A"

Proposed "Andover Pointe No. 1" Subdivision, being a part of the Northeast one-quarter (1/4) and the Northwest one-quarter (1/4) of Section 29, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the North one-quarter (1/4) corner of said Section 29; thence due East, 1341.88 feet, along the North line of said Section 29 and the centerline of Ten Mile Road; thence South 00°25'08" West, 1440.87 feet, (recorded as South 00°23'29" West, 1441.01 feet), along the Easterly line of "Echo Valley Estates", as recorded in Liber 92 of Plats, on Pages 11 and 12, Oakland County Records, to the Southeast corner of Lot 25 of said "Echo Valley Estates", and the point of beginning; thence South 00°10'48" West, 1114.28 feet, along an extension of, and the Easterly boundary of "Hummingbird Estates", as recorded in Liber 212 of Plats, on Pages 11, 12 and 13, Oakland County Records; thence South 89°49'08" West, 1352.63 feet, parallel to and 90.00 feet Northerly of the East and West one-quarter (1/4) line of said Section 29, to the North and South one-quarter (1/4) line of said Section 29; thence South 89°59'30" West, 659.75 feet, parallel to and 90.00 feet Northerly of the East and West one-quarter (1/4) line of said Section 29; thence North 00°32'11" East, 1090.64 feet; thence North 76°05'02" East, 599.89 feet, to the Southwest corner of Lot 18, "Echo Valley Estates Colony", as recorded in Liber 103 of Plats, on Page 1, Oakland County Records, said point also being the Northwest corner of Lot 74 of said "Echo Valley Estates"; thence the following courses along the Southerly and Westerly boundary of said "Echo Valley Estates"; thence South 26°35'13" East, 178.73 feet (recorded as North 26°33'54" West, 178.88 feet), and South 10°37'11" East, 244.18 feet, and North 83°04'25" East, 151.98 feet (recorded as South 83°13'16" West, 151.48 feet), and South 43°28'01" East, 96.52 feet (recorded as North 43°21'48" West, 96.56 feet), and North 82°28'25" East, 136.36 feet (recorded as South 82°36'02" West, 136.51 feet), and North 65°43'47" East, 799.82 feet (recorded as South 65°40'28" West, 801.12 feet), and South 79°18'07" East, 60.00 feet (recorded as North 78°40'18" West), and South 89°56'40" East, 157.85 feet (recorded as due West, 158.15 feet), to the point of beginning. All of the above containing 47.031 acres, more or less, Oakland County Records. This plat contains 28 lots, numbered 1 to 28, both inclusive, and one (1) private park. Sidwell No. 22-29-253-001.

22-29-126-009

RECORDED BY THE CLERK OF THE COURT
46041

PROPOSED "ANDOVER POINTE NO. 1"

A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 29,
TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

RECORDED RIGHT OF WAY NO. 46041

NORTH 1/4 COR.
SECTION 29
T.1N., R.8E.
L.C.R.C. REC. IN
LIBER 11545
PAGE 142, O.C.R.

NORTH LINE OF SECTION 29 AND THE CENTERLINE OF TEN MILE ROAD

OVERALL = DUE EAST 2680.08

DUE EAST 1341.88

DUE EAST 1338.20

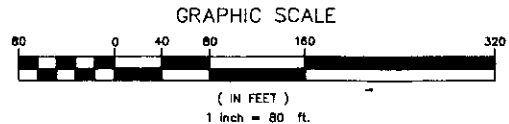
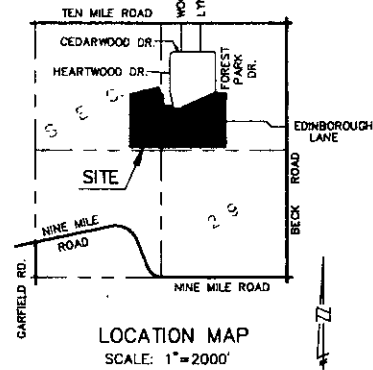
APPENDIX "B"

CURVE DATA

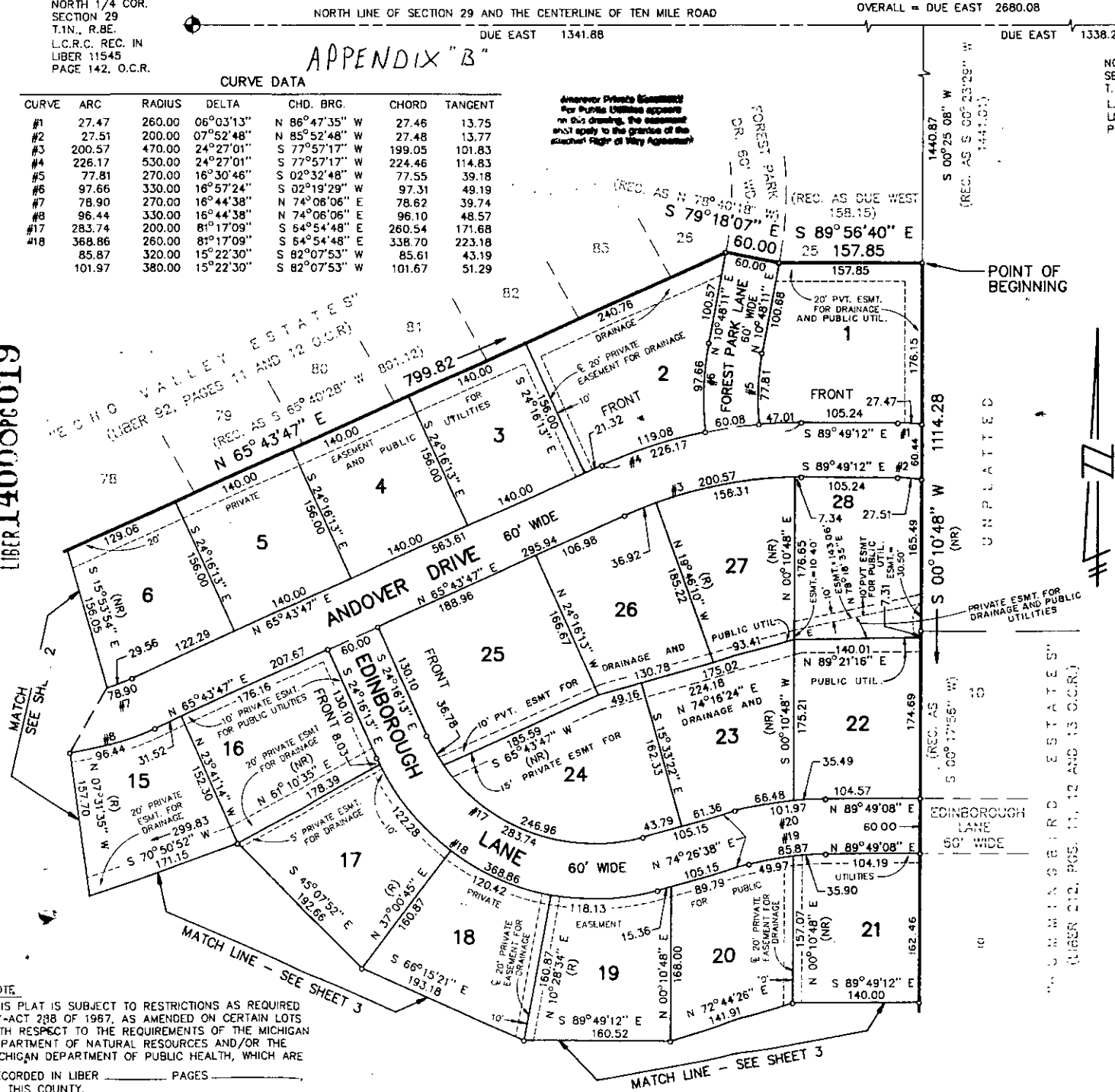
CURVE	ARC	RADIUS	DELTA	CHD. BRG.	CHORD	TANGENT
#1	27.47	260.00	06°03'13"	N 86°47'35" W	27.46	13.75
#2	27.51	200.00	07°52'48"	N 85°52'48" W	27.48	13.77
#3	200.57	470.00	24°27'01"	S 77°57'17" W	199.05	101.83
#4	226.17	530.00	24°27'01"	S 77°57'17" W	224.46	114.83
#5	77.81	270.00	16°30'46"	S 02°32'48" W	77.55	39.18
#6	97.66	330.00	16°57'24"	S 02°19'29" W	97.31	49.19
#7	78.90	270.00	16°44'38"	N 74°06'06" E	78.62	39.74
#8	96.44	330.00	16°44'38"	N 74°06'06" E	96.10	48.57
#17	283.74	200.00	81°17'09"	S 64°54'48" E	260.54	171.68
#18	368.86	260.00	81°17'09"	S 64°54'48" E	338.70	223.18
#19	85.87	320.00	15°22'30"	S 82°07'53" W	85.61	43.19
#20	101.97	380.00	15°22'30"	S 82°07'53" W	101.67	51.29

Andover Pointe Easements
For Public Utilities appear
on this drawing. The easement
does not apply to the grantee of the
easement Right of Way Agreement

NORTHEAST COR.
SECTION 29
T.1N., R.8E.
L.C.R.C. REC. IN
LIBER 11545
PAGE 142, O.C.R.



LIBER 14668 pg 619



PLAT LEGEND

ALL SIDE LINES OF LOTS FRONTING ON CURVILINEAR STREET LINES ARE RADIAL THERETO IF NOTED AS (R), AND NON RADIAL THERETO IF NOTED AS (NR).

ALL DIMENSIONS ARE SHOWN IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "o" INDICATES A CONCRETE MONUMENT (CONSISTING OF A 1/2" DIA. STEEL ROD ENCASED IN A 4" DIA. CONCRETE CYLINDER, 3' LONG).

ALL LOT MARKERS ARE 1/2" STEEL BARS AND ARE 18" LONG. THEY ARE NOT CAPPED.

ALL BEARINGS ARE IN RELATION TO THE NORTH LINE OF SECTION 29, AS SHOWN ON "ECHO VALLEY ESTATES", AS RECORDED IN LIBER 92 OF PLATS, ON PAGES 11 AND 12, OAKLAND COUNTY RECORDS.

MILLETICS AND ASSOCIATES
4000 GRAND RIVER AVENUE, SUITE 110
NOVI, MICHIGAN 48375

Michael L. Milletics
MICHAEL L. MILLETICS (OWNER)
PROFESSIONAL SURVEYOR NO. 29249



NOTE:
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 RECORDED IN LIBER _____ PAGES _____ OF THIS COUNTY.

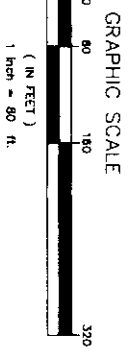
"PROPOSED" "ANDOVER POINTE NO. 1"

A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 29,
TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

APPENDIX "B"

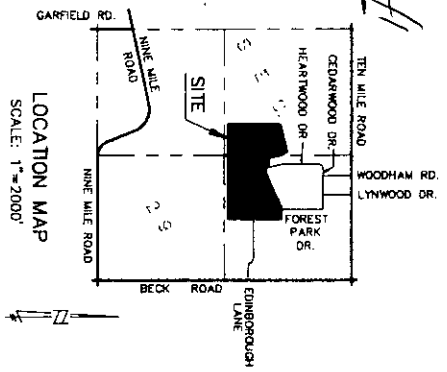
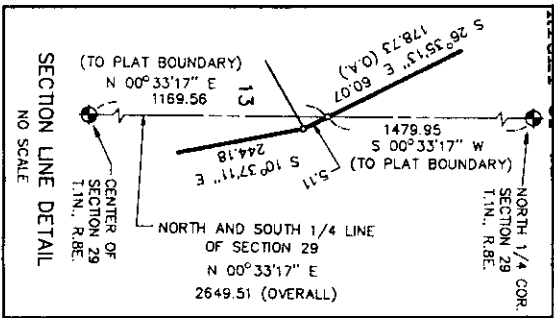
CURVE DATA

CURVE NO.	ARC	RADIUS	DELTA	CHD. BRG.	CHORD	TANGENT
#7	78.90	270.00	16°44'38"	N 74°06'06" E	78.62	39.74
#9	82.31	50.00	9°48'53"	S 50°22'09" E	7.33	5.31
#10	115.23	70.00	9°48'53"	S 50°22'09" E	102.65	75.48
#11	73.71	1147.00	03°40'55"	N 05°03'10" W	7.70	36.87
#12	170.38	630.00	15°29'43"	N 68°20'11" E	168.86	85.71
#13	166.80	690.00	15°29'43"	N 68°20'11" E	188.04	93.88
#14	22.87	42.00	3°11'40"	S 88°19'08" E	22.59	11.72
#15	336.84	70.00	27°42'28"	S 30°34'32" E	93.94	63.35
#16	47.29	42.00	64°30'48"	S 43°49'38" W	44.83	26.51



NORTH 1/4 COR. SECTION 29
T.N., R.B.E. IN
L.C.R.C. REC. IN
LIBER 11545
ON PAGE 142, O.C.R.

1479.95
(TO PLAT BOUNDARY)
NORTH AND SOUTH 1/4 LINE
OF SECTION 29
2649.51 (OVERALL)



PLAT LEGEND

ALL SIDE LINES OF LOTS FRONTING ON CURVILINEAR STREET LINES ARE RADIAL, THERE TO IF NOTED AS (R), AND NON RADIAL, THERE TO IF NOTED AS (NR). ALL DIMENSIONS ARE SHOWN IN FEET. ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

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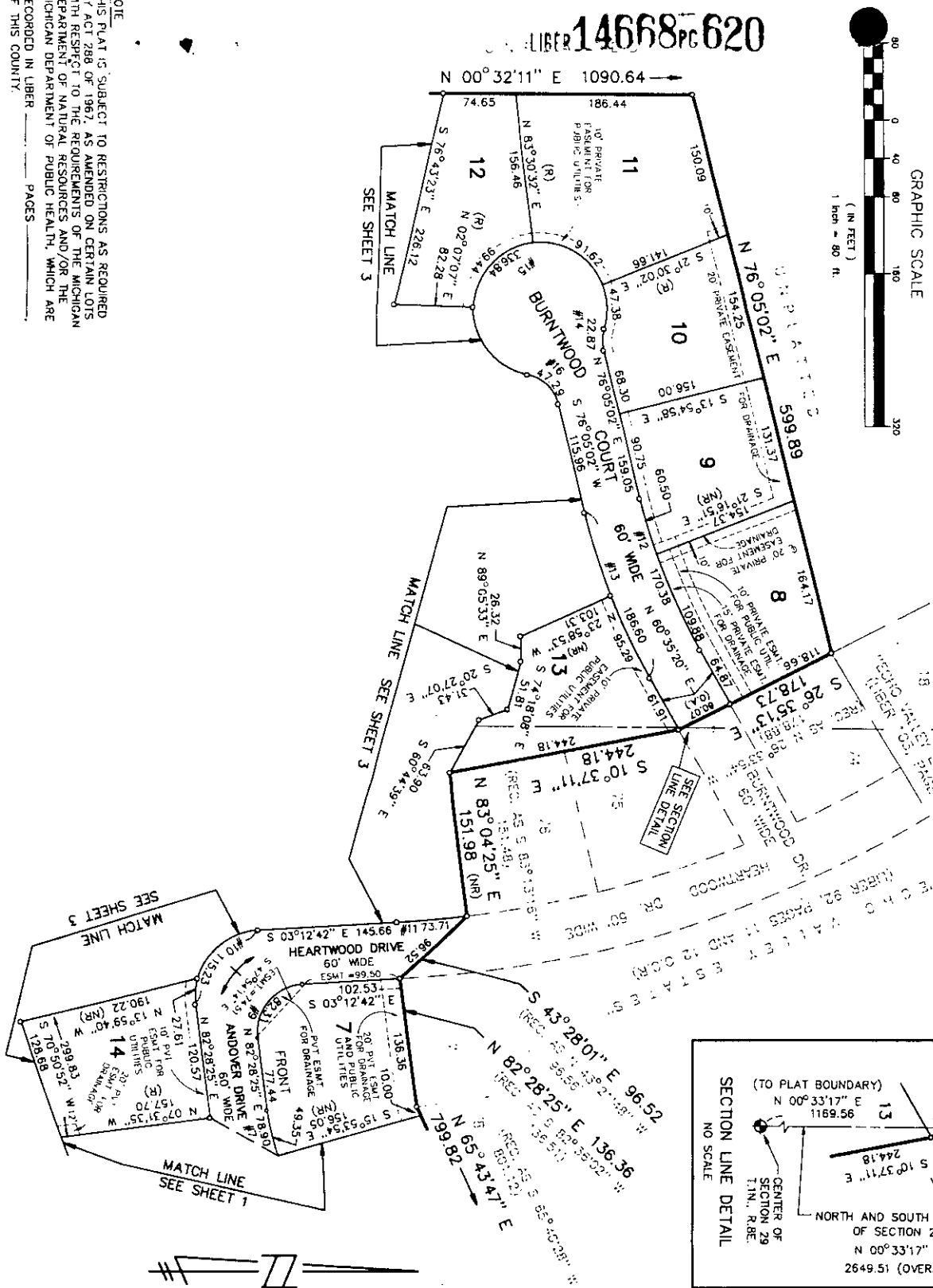
MILLETTS AND ASSOCIATES
4000 GRAND RIVER AVENUE, SUITE 110
NOVI, MICHIGAN 48375

MICHAEL L. MILLETTS (OWNER)
PROFESSIONAL SURVEYOR NO. 29249



NOTE
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 286 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 RECORDED IN LIBER _____ PAGES _____ OF THIS COUNTY.

LIBER 14668 PG 620



"PROPOSED" "ANDOVER POINTE NO. 1"

A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 29,
TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

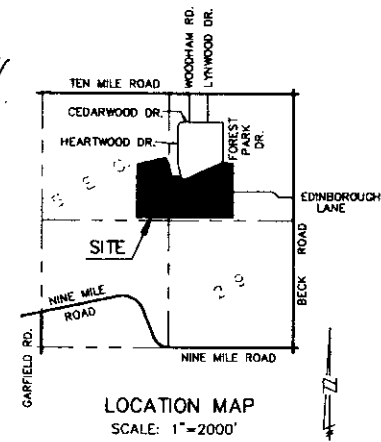
APPENDIX "B"

Where Private Easement
for Public Utilities appears
on this drawing, the easement
shall apply to the grantor of the
subject Right of Way Agreement.

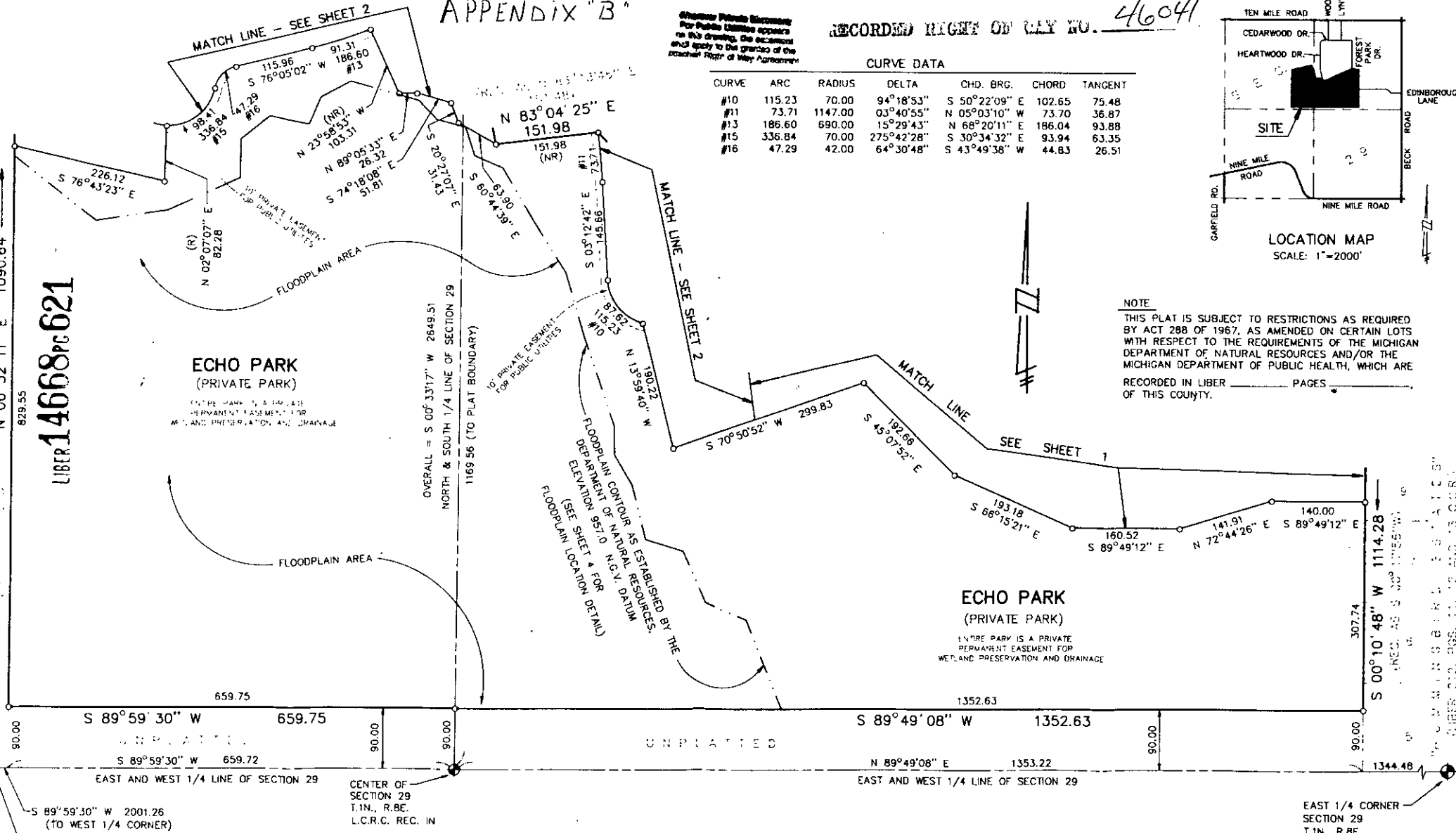
RECORDED RIGHT OF WAY NO. 46041

CURVE DATA

CURVE	ARC	RADIUS	DELTA	CHD. BRG.	CHORD	TANGENT
#10	115.23	70.00	94°18'53"	S 50°22'09" E	102.65	75.48
#11	73.71	1147.00	03°40'55"	N 05°03'10" W	73.70	36.87
#13	186.60	690.00	15°29'43"	N 68°20'11" E	186.04	93.88
#15	336.84	70.00	275°42'28"	S 30°34'32" E	93.94	63.35
#16	47.29	42.00	64°30'48"	S 43°49'38" W	44.83	26.51



NOTE
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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
RECORDED IN LIBER _____ PAGES _____
OF THIS COUNTY.

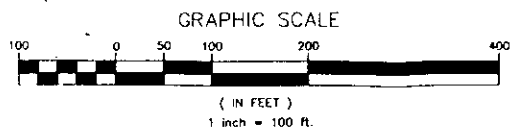


PLAT LEGEND

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MILLETICS AND ASSOCIATES
4000 GRAND RIVER AVENUE, SUITE 110
NOVI, MICHIGAN 48375

Michael L. Milletics
MICHAEL L. MILLETICS (OWNER)
PROFESSIONAL SURVEYOR NO. 28249

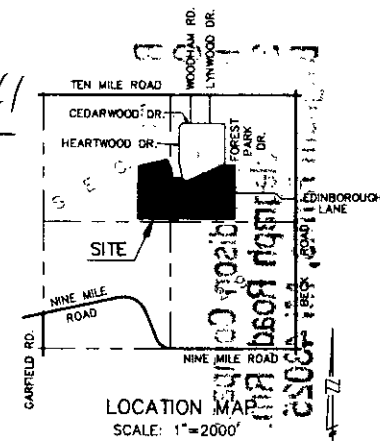
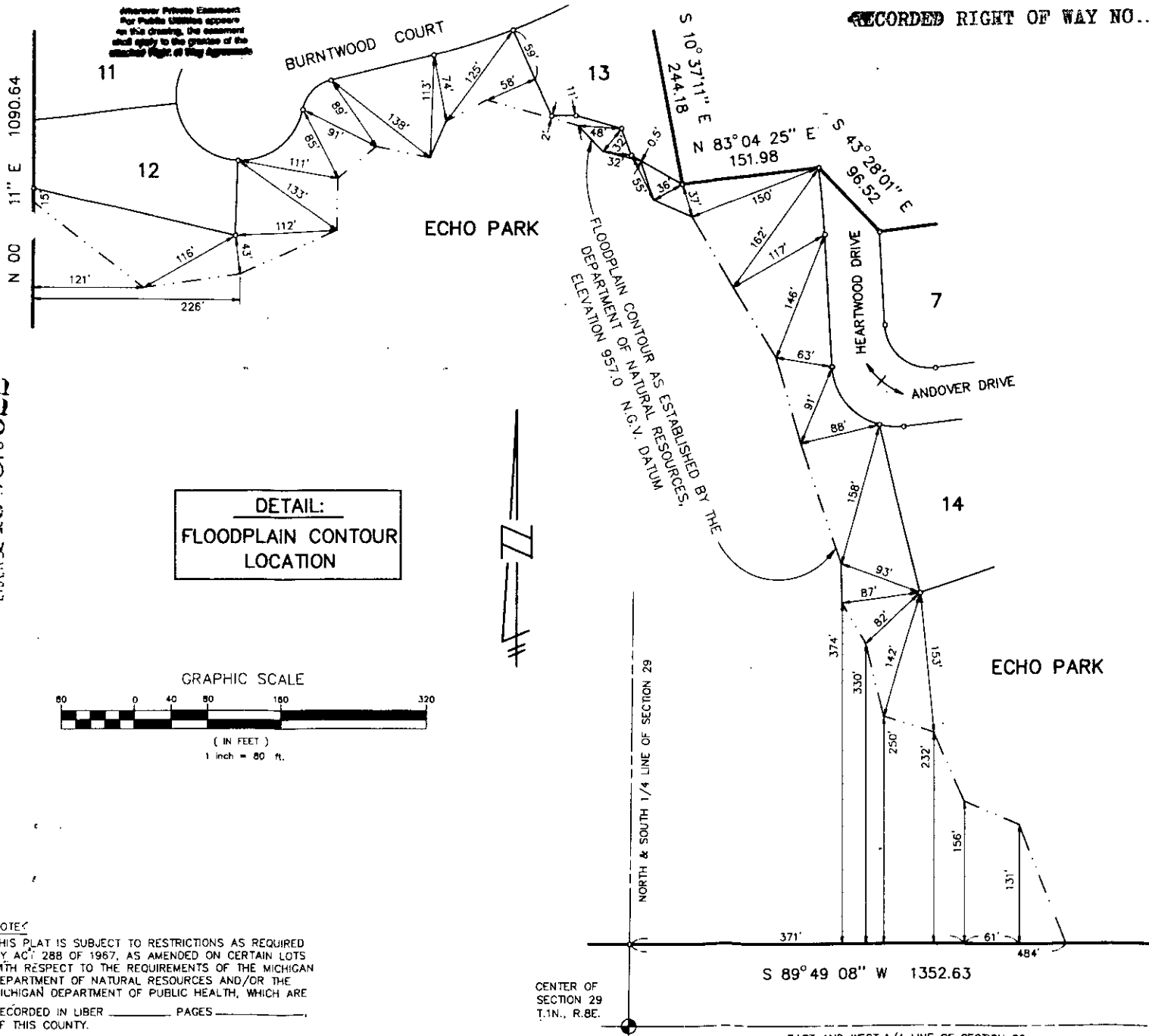


PROPOSED "ANDOVER POINTE NO. 1"

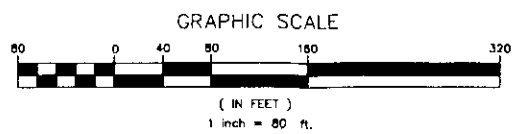
A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 29,
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APPENDIX "B"

Whenever Private Easement
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shall apply to the grantor of the
Master Right of Way Agreement.



DETAIL:
FLOODPLAIN CONTOUR
LOCATION



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4000 GRAND RIVER AVENUE, SUITE 110
NOVI, MICHIGAN 48375

Michael L. Milletics
MICHAEL L. MILLETICS (OWNER)
PROFESSIONAL SURVEYOR NO. 29249



NOTES
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LIBER 14668 PG 622

SSP-40111.

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