

**Detroit Edison**

**Right of Way Agreement**

LIBER 10037 PAGE 021

July 12, 19 87

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby grant and convey to THE DETROIT EDISON COMPANY, a corporation organized and existing concurrently under the laws of the States of Michigan and New York, of 2000 Second Avenue, Detroit, Michigan 48226 hereinafter referred to as "EDISON", the easements and right to erect, lay, maintain, reconstruct and replace underground facilities consisting of wires, cables, conduits, fixtures and appurtenances including the necessary above ground equipment, connections, poles and accessories which may from time to time be required in, under, upon, over and across the land located in the City of Novi, Oakland County, Michigan, and more particularly described on the attached Appendix "A", with the full right to EDISON of ingress and egress upon said land for the purposes of this grant, and the further right to trim, cut down or otherwise control brush and trees within the easements herein described.

Said easements shall be Ten (10) feet in width unless otherwise indicated and their route is described as follows:

See Appendix "B"

A#36 REG/DEEDS PAID  
0001 JUL.31'87 12:45PM  
7603 MISC 13.00

In order to provide for the proper maintenance and protection of EDISON, the undersigned covenant and agree that:

1. The easements will be graded to within four (4) inches of final grade before EDISON lines are installed and this ground elevation must be maintained after installation of utilities to avoid the pooling of water in, on or around above ground EDISON equipment.
2. No buildings or structures other than EDISONS' equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easements without approval of EDISON.
3. No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. EDISON 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 easement causing an interference with EDISONS' maintenance of their equipment.
4. If the lines of facilities of EDISON are damaged by the acts of Owners, their agents, employes or contractors, repairs shall be made by EDISON at the cost and expense of Owners. Owners are defined as those persons owning the land 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 and seal on this date:

Witnesses:

x Suzanne M. Harvey  
Suzanne M. Harvey

x Juan Cristiano  
Juan Cristiano

Grantors:  
TRI-MOUNT LAND DEVELOPMENT COMPANY, INC.

Raymond L. Cousineau, Vice President

x Stanley M. Moffitt - SECRETARY

RECORDED RIGHT OF WAY NO. 37360

Prepared By: Walter E. Touchie  
The Detroit Edison Company  
30400 Telegraph Road, #264  
Birmingham, MI 48010

Address: 41115 Jo Drive  
Novi, Michigan 48050

over

Witnesses:

Tri-Mount Land Development Co., Inc.  
41115 Jo Drive  
Novi, Michigan 48050

\* Suzanne M. Harvey  
Suzanne M. Harvey  
\* Joan Cristiano  
Joan Cristiano

Stanley M. Moffitt  
Stanley M. Moffitt - SECRETARY  
Raymond L. Cousineau  
Raymond L. Cousineau, Vice President

State of Michigan) SS.  
County of Oakland)

Personally came before me this 13 day of July, 1987, Stanley M. Moffitt - Sec.  
and Raymond L. Cousineau, Vice-

President, of the Tri-Mount Land Development Co., Inc., to me known to be the persons who executed the foregoing instrument, and to me known to be such Secretary and Vice-President, respectively, of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

My Commission Expires: 8-18-87

Karen S. Siquier  
Livingston County  
Notary Public, Oakland County, Michigan

Appendix "A"

TOP-NON

Proposed "Yorkshire Place No. 3", a part of the Southeast 1/4 of Sec. 21, T1N., R8E., City of Novi, Oakland County, Michigan; more particularly described as commencing at the East 1/4 cor of said Sec. 21, for a point of beginning; th S 00°35'10" E., 629.97 feet, alg the East line of said Sec. 21 and the centerline of Taft Road and the west line of "Salow's Walnut Hills Subdivision", as recorded in Liber 69, Page 2 of Oakland County Records, to the Northeast cor of "Yorkshire Place No. 2"; as recorded in Liber         , Pages         , and          of Oakland County records; th the following bearings and distances alg the Northerly and Westerly line of said "Yorkshire Place No. 2"; th S 89°24'50" W., 200.00 feet; th S 64°02'13" W., 66.41 feet; th S 89°24'50" W., 130.00 feet; th N 00°35'10" W., 333.89 ft; th N 89°37'49" W., 316.04 feet; th S 00°35'10" E., 464.96 feet; th S 42°53'00" W., 275.35 feet; th S 89°25'24" W., 111.77 feet; th S 04°55'23" W., 129.48 feet; th S 18°27'38" E., 66.25 feet; th S 08°25'43" W., 127.01 feet, to a point on the Westerly line of said "Yorkshire Place No. 2", th N 89°45'30" W., 313.09 feet, to a point on the Easterly line of "Simmons Orchards Subdivision No. 1", as recorded in Liber 170, Pages 15 and 16 of Oakland County records; th N 00°34'36" W., 1319.11 feet, alg the Easterly line of said "Simmons Orchards Subdivision No. 1" and "Simmons Orchards Subdivision No. 2", as recorded in Liber 186, Pages 16 and 17, of Oakland County records, and "Simmons Orchards Subdivision No. 3", as recorded in Liber 190, Pages 7 and 8, of Oakland County records, (recorded as S 02°59'22" E.), to the East and West 1/4 line of said Section 21; th S 89°37'49" E., 1332.22 feet, alg the East and West 1/4 line of said Sec. 21, to the point of beginning. All of the above-containing 24.454 acres. This plat contains 63 lots, numbered 101 to 163, both inclusive, and one (1) Park.

SIDWELL NO. 22-21-400-015

RECORDED RIGHT OF VALE NO. 37340

MEMORANDUM ORDER  
FOR GENERAL USE  
DE FORM MS 77 12-83

TO Records Center

DATE 8-18-87 TIME \_\_\_\_\_

Please set up R/W file for: YORKSHIRE PLACE No 3 Subdivision  
Being a part of SE 1/4 of Section 21, City of Novi  
Oakland County, Michigan

COPIES TO: \_\_\_\_\_

SIGNED

*Omer V. Racine*

Omer V. Racine  
264 Oakland Div. Hqters.

REPORT \_\_\_\_\_

DATE RETURNED \_\_\_\_\_

TIME \_\_\_\_\_

SIGNED \_\_\_\_\_

RECORDED RIGHT OF WAY NO.

37340

MEMORANDUM ORDER  
FOR GENERAL USE  
DC FORM 641-600 (MS-77) 11-83

TO DALE CERMAK

DATE 7-15-87 TIME 2:30 PM

Re: Underground Service YORKSHIRE PLACE NO. 3

Agreement and Easements obtained - OK to proceed with construction.

COPIES TO:

REPORT

SIGNED

Walter E. Touchette  
Omer V. Racine, Representative  
Real Estate, Rights of Way & Claims  
264 Oakland Division Headquarters

RECORDED  
INDEXED  
MAY 10 1987

To: (Supervisor R.A.R.W.) <b>J. McDONALD</b>	From: (R.A.R.W. Title) _____	Date: (Project) <b>6-25-87</b>	App. No. <b>OE-87-24</b>
Division <b>OAKLAND</b>	Date: <b>6-24-87</b>	Appraiser's 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 <b>YORKSHIRE PLACE III</b>	County <b>OAKLAND</b>
City/Township/Village <b>NOUR</b>	Section No. <b>21</b>
Type of Development	
<input type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park
	<input type="checkbox"/> Condominium
	<input type="checkbox"/> Other
2. Name of Owner <b>TRI-MOUNT LAND DEVELOPMENT CO</b>	Phone No. <b>478-3303</b>
Address <b>4115 JO DRIVE</b>	<b>NOUR, M. 48050</b>
Owner's Representative <b>RAYMOND COUSENEAU</b>	Phone No. <b>478-3303</b>
Date Service is Wanted <b>SEPT 15-1987</b>	

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

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

a. Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power

b. Other Utility Engineer Names Phone Numbers

Addresses

6. Additional Information or Comments

Note Trenching letter  attached  will be submitted later

Service Planner <b>J. CERMAK</b>	Signed (Service Planning Supervisor) <i>[Signature]</i>
Phone No. <b>645-4130</b>	Address <b>240 DDHQ</b>

RECORDED RIGHT OF WAY NO. 37360

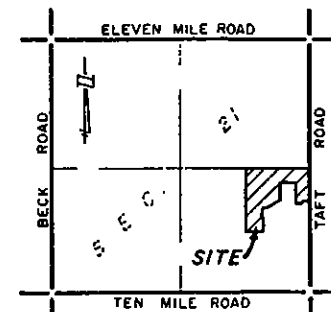


# YORKSHIRE PLACE NO. 3

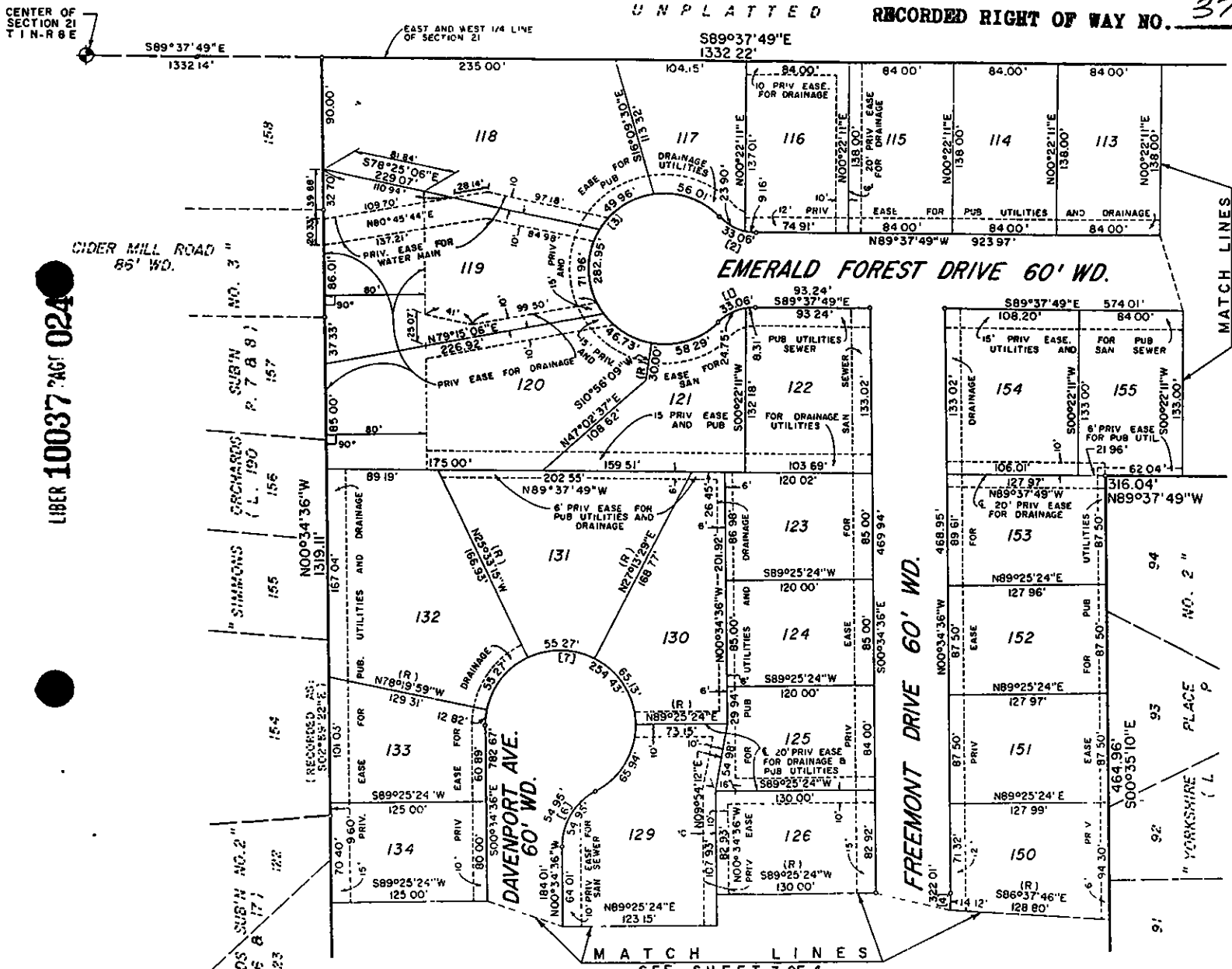
A SUBDIVISION OF PART OF THE S.E. 1/4 OF SECTION 21, T. 1 N., R. 8 E.  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

UNPLATTED RECORDED RIGHT OF WAY NO. 37340

CENTER OF SECTION 21 T. 1 N. R. 8 E.



LOCATION MAP  
SCALE: 1" = 2000'



MATCH LINES  
SEE SHEET OF 4

MATCH LINES  
SEE SHEET 3 OF 4

**CURVE DATA :**

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	42.00	33.06	45°05'57"	17.44	32.21	N67°49'13"E
2	42.00	33.06	45°05'57"	17.44	32.21	N67°04'50"W
3	60.00	282.95	270°11'54"	84.71	N00°22'11"E	
4	205.00	322.01	90°00'00"	205.00	289.91	N44°25'24"E
5	50.00	54.95	62°57'52"	30.62	52.22	N30°54'20"E
7	60.00	254.43	242°57'52"	102.34	559.03	S59°03'40"E

**PLAT LEGEND :**

All side lines of lots fronting on curvilinear street lines are not radial thereto unless otherwise noted as (R)

All dimensions are shown in feet.

All curvilinear dimensions are shown along the arc.

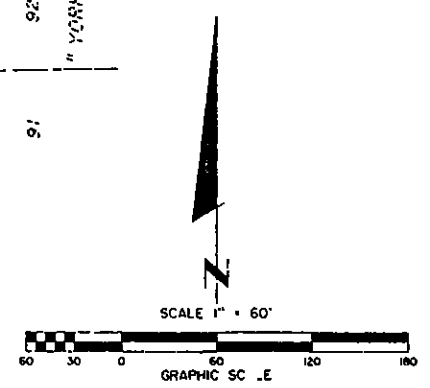
The symbol "o" indicates a concrete monument 4" dia., 36" long, cylinder with 1/2" iron bar.

All lot markers are 1/2" steel bars and are 18" long.

All bearings are in relation to "YORKSHIRE PLACE NO. 1 (Liber 190, Pages 17 and 18) of Oakland County Records.  
East Line of Section 21

*Michael L. Millett*  
MICHAEL L. MILLETTS, (OWNER)  
LICENSED LAND SURVEYOR #29249

MILLETTS AND ASSOCIATES  
38955 HILLS TECH DRIVE, SUITE 209  
FARMINGTON HILLS, MICHIGAN 48018



LIBER 10037 PAGE 024

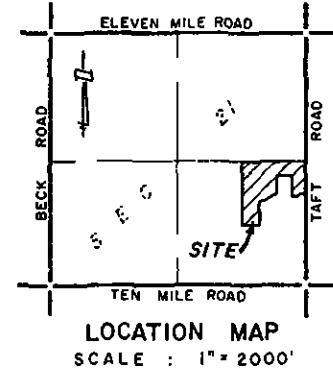
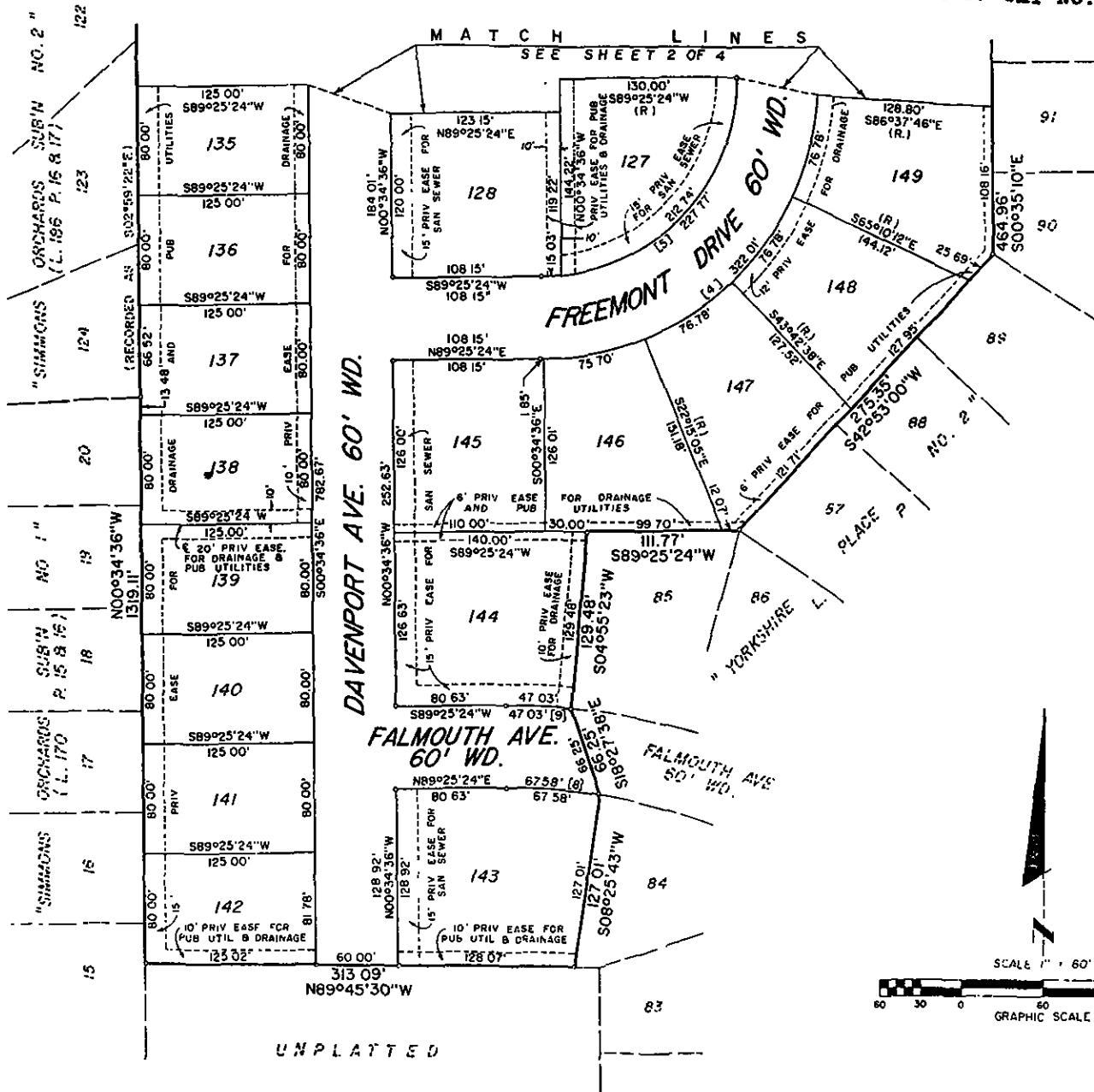
CIDER MILL ROAD " 85' WD.  
SUBN NO. 3 P. 7 & 8  
ORCHARDS (L. 190)  
SIMMONS (L. 196 P. 15 & 17)  
SIMMONS ORCHARDS SUBN NO. 2 (L. 186 P. 15 & 17)  
RECORDED 2015 OCT 25 2015

# YORKSHIRE PLACE NO. 3

A SUBDIVISION OF PART OF THE S.E. 1/4 OF SECTION 21, T. 1 N., R. 8 E.  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LIBER 10037 PAGE 025

RECORDED RIGHT OF WAY NO. 37360



**PLAT LEGEND :**

All side lines of lots fronting on curvilinear street lines are not radial thereto unless otherwise noted as (R)

All dimensions are shown in feet.

All curvilinear dimensions are shown along the arc.

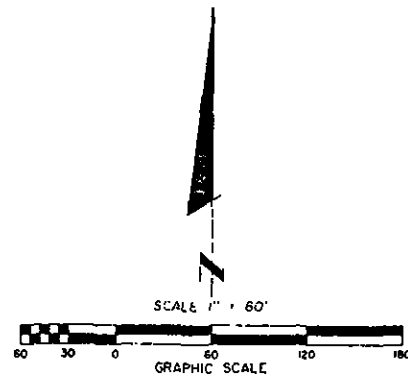
The symbol "o" indicates a concrete monument 4" dia., 36" long, cylinder with 1/2" iron bar

All lot markers are 1/2" steel bars and are 18" long.

All bearings are in relation to "YORKSHIRE PLACE NO. 1 (Liber 190, Pages 17 and 18) of Oakland County Records. East Line of Section 21

*Michael L. Milletics*  
MICHAEL L. MILLETICS (OWNER)  
LICENSED LAND SURVEYOR #29249

MILLETICS AND ASSOCIATES  
38955 HILLS TFCM DRIVE, SUITE 209  
FARMINGTON HILLS, MICHIGAN 48018



**CURVE DATA :**

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
5	145.00	227.77	90°00'00"	145.00	205.06	S44°25'24"W
8	430.00	67.58	09°00'19"	33.58	67.31	S86°04'27"E
9	490.00	47.03	05°29'59"	23.53	47.02	N87°48'37"W
4	205.00	322.01	90°00'00"	205.00	289.91	N44°25'24"E



**Detroit  
Edison**

Oakland Division  
30400 Telegraph Road  
Birmingham, Michigan 48010  
(313) 645-4000

645-4388

July 6, 1987

**Tri-Mount Land Dev. Co., Inc.**  
41115 Jo Drive  
Novi, MI 48050

**Gentlemen:**

**Re: Yorkshire Place No. 3**

Enclosed is the original and one copy of the Right of Way Agreement for the above described project. Please have the original executed and returned to us. The copy should be retained by you for your records.

~~In~~ order to comply with the recording statutes of the State of Michigan, please have two separate witnesses. The notary can be one of the witnesses. Also, print or type the names of all parties signing the documents, including witnesses, and notary.

Your attention is called to Paragraph No. 4 of this agreement, whereby you would be responsible for any damages which might occur to the Company's underground lines after installation. It is, therefore, extremely important that not only you, but any contractors working for you, exercise due care to avoid any damage.

Prompt return of this instrument, fully completed, will assist in the prompt scheduling of our work to be completed in your project. Please return all documents addressed to: The Detroit Edison Company, 30400 Telegraph Road, Birmingham, Michigan, 48010. Attn: Walter E. Touchie, Room 264.

Sincerely,

*Walter E. Touchie*

Walter E. Touchie, Representative  
Real Estate, Rights of Way & Claims

WET:lhv  
Enclosures

RECORDED RIGHT OF WAY NO. 37360