

PROPOSED

Timber Ridge Estates No. 1

LIBER 10031 PAGE 384

87 141705

Detroit Edison

Right of Way Agreement

June 25, 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 and the Metrovision of Oakland County, A Michigan Corp., 37635 Enterprise Ct., Farmington Hills, MI 48018 hereinafter referred to as "UTILITIES", the easement 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 the UTILITIES 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:

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

- 1. The easements will be graded to within four (4) inches of final grade before the UTILITIES 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 UTILITIES' equipment.
- 2. No buildings or structures other than UTILITIES equipment are to be placed within the easements herein granted. No excavation is to be permitted within said easement without approval of UTILITIES.
- 3. No shrubs or foliage shall be planted or grown within five (5) feet of the front door of transformers or switching cabinet enclosures. UTILITIES 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 UTILITIES maintenance of their equipment.
- 4. If the lines of facilities of UTILITIES are damaged by the acts of Owners, their agents, employees or contractors, repairs shall be made by the Utility company so damaged 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, licenses and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on this date.

Witnesses:

Grantors:

Katherine L. Styrz
Katherine L. Styrz
Linda K. Spurlock
LINDA K. SPURLOCK

THE SELECTIVE GROUP, INC.
Michael A. [Signature], President
PRESIDENT

B#92 REG/DEEDS PAID
0001 JUL.29'87 12:24PM
7136 MISC 11:00

RECORDED RIGHT OF WAY NO. 37362

11.00

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

Address: 27655 Middlebelt, #130
Farmington Hills, MI 48018

DECOZ

[Signature]

WITNESSES:

Edward Whitefield
Edward Whitefield
Sandra E. Lassos
Sandra E. Lassos

The Selective Group, Inc.
27655 Middlebelt Road, Suite 130
Farmington Hills, Michigan 48018

By: Michael Horowitz
Michael Horowitz

Its: President

State of Michigan)SS
County of Oakland)

Personally came before me this 25th day of June, 1987, Michael Horowitz, President of The Selective Group, Inc., to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the free act and deed of said corporation, by its authority.

My Commission Expires: 10/23/89

Katherine L. Strie
Katherine L. Strie
Notary Public, Oakland County, Michigan

Appendix "A"

Proposed "Timber Ridge Estates No. 1", a part of the Northeast 1/4 of Section 34, T1N., R8E., City of Novi, Oakland County, Michigan; more particularly described as commencing at the Northeast corner of said Section 34; thence S 00°30'49" W., 663.00 feet, along the East line of said Section 34 and the centerline of Novi Road, to the point of beginning; thence S 00°30'49" W., 413.49 feet, along the East line of said Section 34 and the centerline of said Novi Road; thence S 89°12'51" W., 346.03 feet; thence S 00°50'00" W., 240.27 feet; thence S 89°35'00" W., 995.77 feet; thence S 00°28'35" W., 377.10 feet; thence N 89°31'25" W., 115.00 feet; thence N 52°09'20" W., 193.43 feet; thence N 29°20'03" W., 153.83 feet; thence N 00°14'50" W., 296.34 feet; thence N 12°16'54" E., 107.77 feet; thence N 51°30'07" E., 100.33 feet; thence S 89°49'08" E., 415.00 feet; thence N 00°10'52" E., 195.00 feet; thence S 89°49'08" E., 49.36 feet; thence N 00°10'52" E., 135.00 feet; thence S 89°49'08" E., 1129.62 feet, to the point of beginning. All of the above containing 22.175 acres. This plat contains 47 lots, numbered 1 to 47, both inclusive, and two (2) parks.

SIDWELL NO. (22-34-227-001
22-34-201-026) NDW^{PT} 22-34-227-002

RECORDED RIGHT OF ENTRY NO. 37367

Detroit Edison

Application for U.R.D. Easements

DE 463-514-173

To (Supervisor, RI & R.W.) J. McDONALD	For RI & R.W. (Date) Use	Date Received 6-16-87	Application No. OE-87-20
Division OAKLAND	Date 6-11-87		

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 TIMBER RIDGE ESTATES # 1	County OAKLAND
City/Township/Village NOVI	Section No. 34
Type of Development	
<input checked="" type="checkbox"/> Proposed Subdivision	<input type="checkbox"/> Apartment Complex
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Mobile Home Park
<input type="checkbox"/> Condominium	<input type="checkbox"/> Other
2. Name of Owner THE SELECTIVE GROUP INC	Phone No. 626-5411
Address 27655 MIDDLE BELT FARMINGTON HILLS MI. 48018	
Owner's Representative MICHAEL HOROWITZ	Phone No. 626-5411
Date Service is Wanted SEPT 15-1987	

- 4. Entire Project will be developed at one time Yes No
- 5. Joint easements required -- Michigan Bell Telephone Yes No
 -- Consumers Power Yes No

b. Other Utility Engineer Names METROVISION OF OAK COUNTY	Phone Numbers 553-0760
Addresses	

6. Additional Information or Comments

Note Trenching letter attached will be submitted later

Service Planner DALE CERMAK	Signed (Service Planning Supervisor) <i>[Signature]</i> 6/11/87
Phone No. 645-4130	Address 240 DDHQ

RECORDED RIGHT OF WAY NO. 37362

MEMORANDUM ORDER
FOR GENERAL USE
DE FORM MS 77 12-53

TO Records Center

DATE 8-18-87 TIME

Please set up R/W file for: TIMBER RIDGE ESTATE No 1 SUB
Being a part of N.E. 1/4 of Section 34 CITY OF Nov
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

37362

TIMBER RIDGE ESTATES NO.1

A PART OF THE NORTHEAST 1/4 OF SECTION 34, T1N-R8E,

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PROPOSED APPENDIX "B"

CURVE DATA :

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	247.81	153.87	35°34'30"	79.50	151.41	S72°23'37"W
2	260.00	215.42	47°28'18"	114.33	209.31	N66°04'59"W
15	260.00	281.11	61°56'53"	156.06	267.62	N59°12'26"E
16	215.71	233.23	61°56'53"	129.48	222.03	N59°12'26"E
3	200.00	165.71	47°28'18"	87.94	181.01	S66°04'59"E
4	247.81	87.19	20°09'26"	44.05	86.73	S30°37'15"W
5	200.00	243.09	69°38'20"	139.10	228.40	S55°21'42"W

SCALE 1" = 60'



UNPLATTED

PLAT LEGONCORDED RIGHT OF WAY NO. 37362

Sheet 1 of 3

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

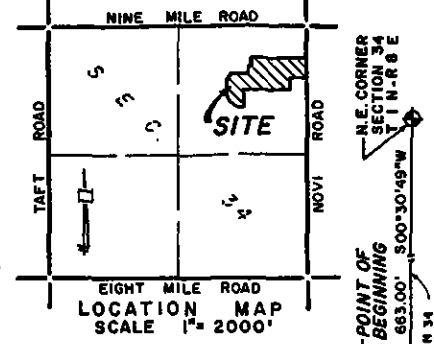
All dimensions are shown in feet.

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.

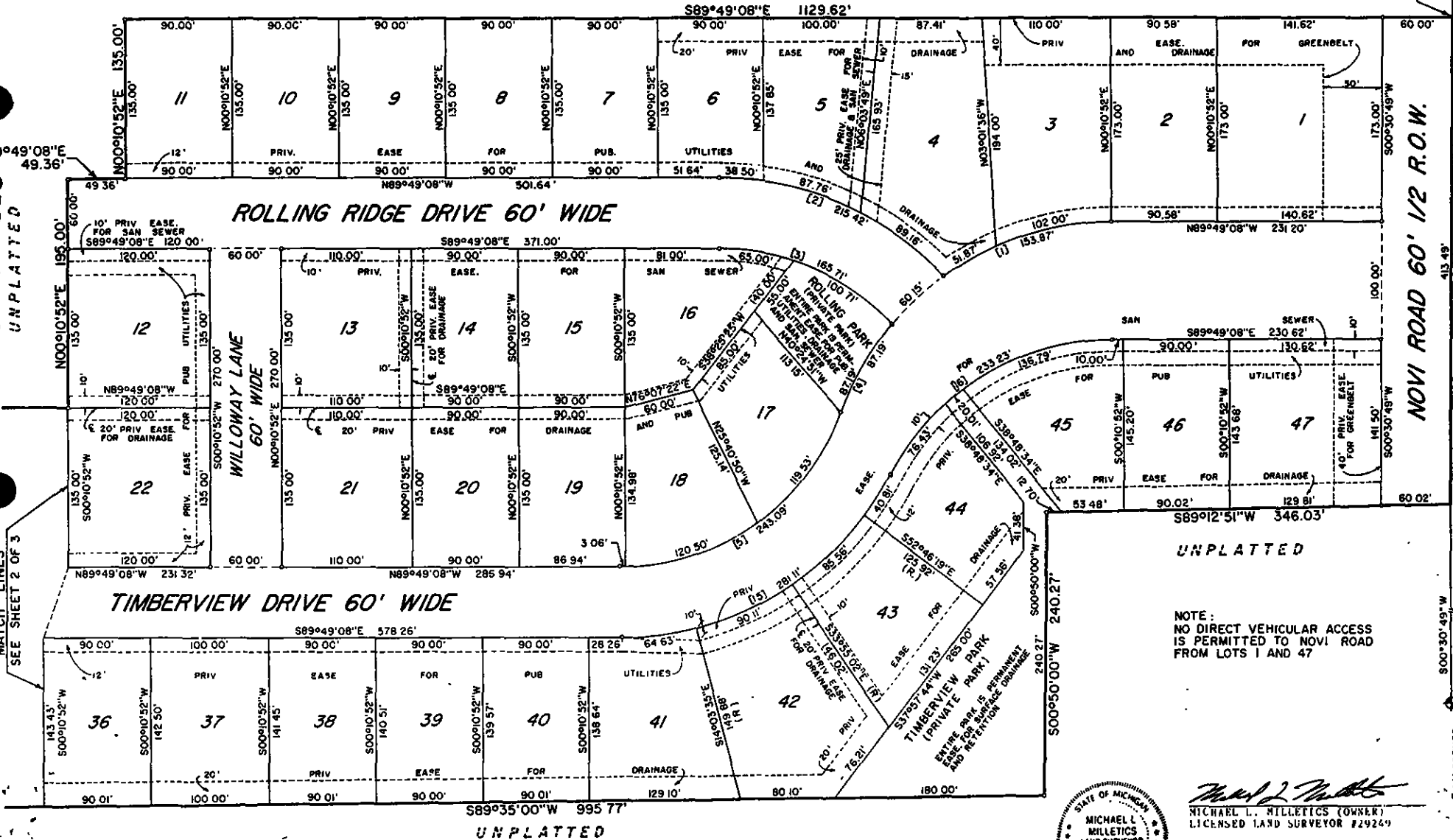
All lot markers are 1/2" steel bars and are 18" long.

All bearings are in relation to "NORTH HILLS ESTATES SUBDIVISION" (L. 138 P. 19, 20, 21, 22 and 23) of Oakland County Records. Easterly Line thereof.



LIBER 10031 PAGE 386 UNPLATTED

MATCH LINES SEE SHEET 2 OF 3



NOTE: NO DIRECT VEHICULAR ACCESS IS PERMITTED TO NOVI ROAD FROM LOTS 1 AND 47



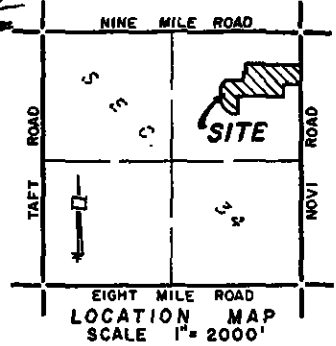
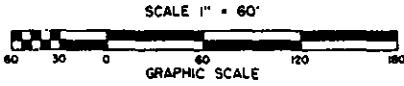
MICHAEL L. MILLETTICS (OWNER)
 LICENSED LAND SURVEYOR #29249
 MILLETTICS AND ASSOCIATES
 38955 HILLS TECH DRIVE, SUITE 209
 FARMINGTON HILLS, MICHIGAN 48018

E 1/4 CORNER SECTION 34 T1N-R8E

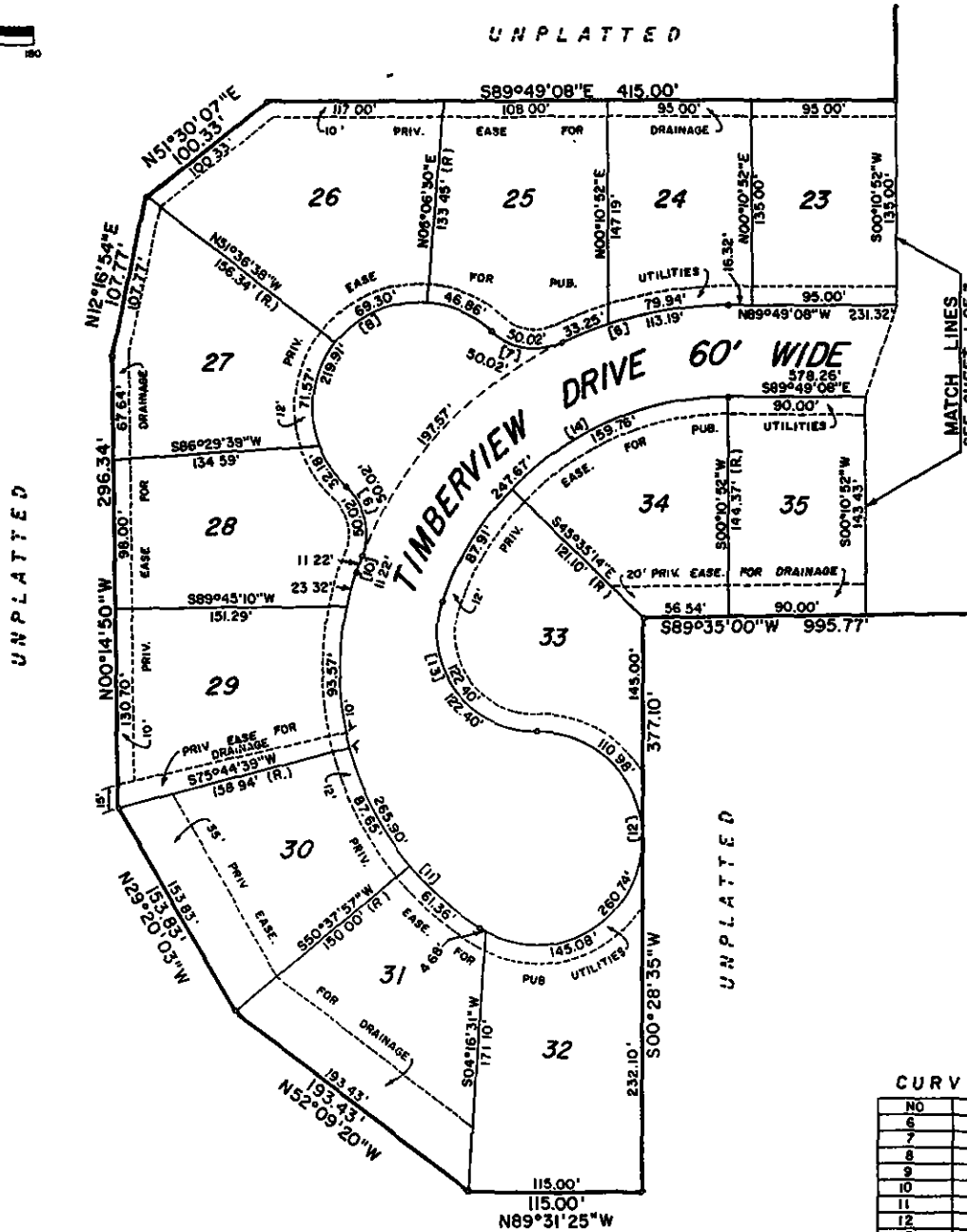
TIMBER RIDGE ESTATES NO.1

A PART OF THE NORTHEAST 1/4 OF SECTION 34, T1N-R8E,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

RECORDED RIGHT OF WAY NO. 37362



LIBER 10031 ● 387



MATCH LINES
SEE SHEET 1 OF 3

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 "NORTH HILLS ESTATES SUBDIVISION" (L. 138 P. 19, 20, 21, 22 and 23) of Oakland County Records, Easterly Line thereof.



Michael L. Milletics
MICHAEL L. MILLETICS (OWNER)
LICENSED LAND SURVEYOR #29249
MILLETICS AND ASSOCIATES
38955 HILLS TECH DRIVE, SUITE 204
FARMINGTON HILLS, MICHIGAN 48018

CURVE DATA :

NO	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
6	260.00	113.19	24°56'37"	57.51	112.30	S77°42'34"W
7	42.00	30.02	68°13'53"	28.45	47.11	N80°38'48"W
8	70.00	219.91	180°00'00"	---	140.00	S43°28'08"W
9	42.00	30.02	68°13'52"	28.45	47.11	S12°24'56"E
10	260.00	11.22	02°28'17"	5.61	11.21	S20°27'51"W
11	200.00	265.90	76°10'24"	156.74	246.74	S18°51'29"E
12	70.00	260.74	213°25'20"	---	134.09	N16°20'39"E
13	63.99	122.40	109°35'44"	90.70	104.58	N35°34'09"W
14	200.00	247.67	70°57'09"	142.53	232.13	N54°42'17"E

DUM ORDER
FOR GENERAL USE
DE FORM 983-2000 (MS-77) 12-83

TO DILE CERMAK DATE 6-30-87 TIME 8:40 AM

Re: Underground Service TIMBER RIDGE ESTATES No. 1
Agreement and Easements obtained - OK to proceed with construction.

COPIES TO: _____
REPORT _____

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

RECORDED RIGHTS OF WAY

DATE RETURNED _____ TIME _____ SIGNED _____

**Detroit
Edison**

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

645-4388

June 22, 1987

The Selective Group, Inc.
27655 Middlebelt Road, Suite 130
Farmington Hills, MI 48018

Gentlemen:

RE: Timber Ridge Estates No. 1

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 damage 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:1hp
Enclosures

RECORDED RIGHT OF WAY

37362