92 265952

Detroit Edison

LIBER 13017 PG 301

UNDERGROUND EASEMENT (RIGHT OF WAY) NO. O-1589

On 12-11, 1991, for the consideration of system betterment, Grantor grants to Grantee a permanent underground easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is:

Heatherwood Venture, a Michigan Co-Partnership, 755 W. Big Beaver Road, Suite 2106, Troy, Michigan 48084

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
The Michigan Bell Telephone Company, a Michigan corporation, 54 North Mill Street, Pontiac, Michigan 48053

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

Parcel "A": A parcel of land located in the North one-half (1/2) of Section 8, Town 2 North, Range 11 East, described as: Commencing at the Northwest corner of said Section 8 and extending South 02°22'46" East along the West line of said Section 8, 362.58 feet to a point in the southerly right-of-way line of Interstate Highway 75 (300 feet wide); thence North 87°13'07" East along said southerly right-of-way line, 2370.25 feet to a point in the westerly line of Northfield Hills Condominium Subdivision, Plan No. 159, recorded in Liber 6214, Page 235, Oakland County records; thence South 07°57'43" West along said westerly line, 439.68 feet to a point in the northerly right-of-way line of Northfield Parkway (86 feet wide); thence South 09°46'53" East, 86.00 feet to a point in the southerly right-of-way line of said Northfield Parkway being in the west line of Northfield Hills Condominium Subdivision, Plan No. 161, recorded in Liber 6214, Page 329, Oakland County records; thence South 04°15'06" West along said West line, 782.05 feet; thence South 46°53'17" East, 155.56 feet to the northwesterly line of Whitfield Drive (60 feet wide); thence South 43°06'43" West along said northwesterly line, 12.00 feet; thence South 46°53'17" East, 60.00 feet to the southeasterly line of Whitfield Drive and the point of beginning; thence North 43°06'43" East along said southeasterly line, 92.00 feet; thence South 46°53'17" East, 129.91 feet; thence South 43°06'43" West, 92.00 feet; thence North 46°53'17" West, 129.91 feet to the point of beginning. Containing 11,952 square feet of land. Part of Sidwell No. 20-08-179-(011.) 014 — NW¼

RECORDED RIGHT OF WAY NO. 44055

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

The westerly Ten (10) feet of the above described property.

1. Purpose: The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain underground utility line facilities consisting of poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers and accessories.

A#36 REG/DEEDS PAID
0001 OCT.21'92 01:19PM
8891 MISC 9.00

9.00
2.00 RMT

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.

O.K. — LM

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. Restoration: If Grantee's employees, contractors, vehicles or equipment damage Grantor's Land while entering Grantor's Land for the purposes stated in this Right of Way, then Grantee shall restore Grantor's Land as nearly as can be to its original condition.

7. Successors: This Right of Way runs with the land and binds and benefits Grantor and Grantee, successors, lessees, licensees and assigns.

A#36 REG/DEEDS PAID
0001 OCT.21'92 01:19PM
8891 RMT FEE 2.00

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, SUITE 277
BIRMINGHAM, MICHIGAN 48025

Witnesses: (type or print name below signature)

Susan Skochelak

Carol S. Beers

Grantor: (type or print name below signature)
Heatherwood Venture, a Michigan Co-Partnership

By: Kamal H. Shouhayib

Its: Partner

Acknowledged before me in Oakland County, Michigan, on 12/11, 1991 by Kamal H. Shouhayib, partner of Heatherwood Venture, a Michigan Co-Partnership, for the Co-Partnership.

Notary's Stamp PATRICIA J. RUSTOM
ACTING IN OAKLAND COUNTY, MICH.
NOTARY PUBLIC – MACOMB COUNTY, MICH.
MY COMMISSION EXPIRES 2-17-93

Notary's Signature

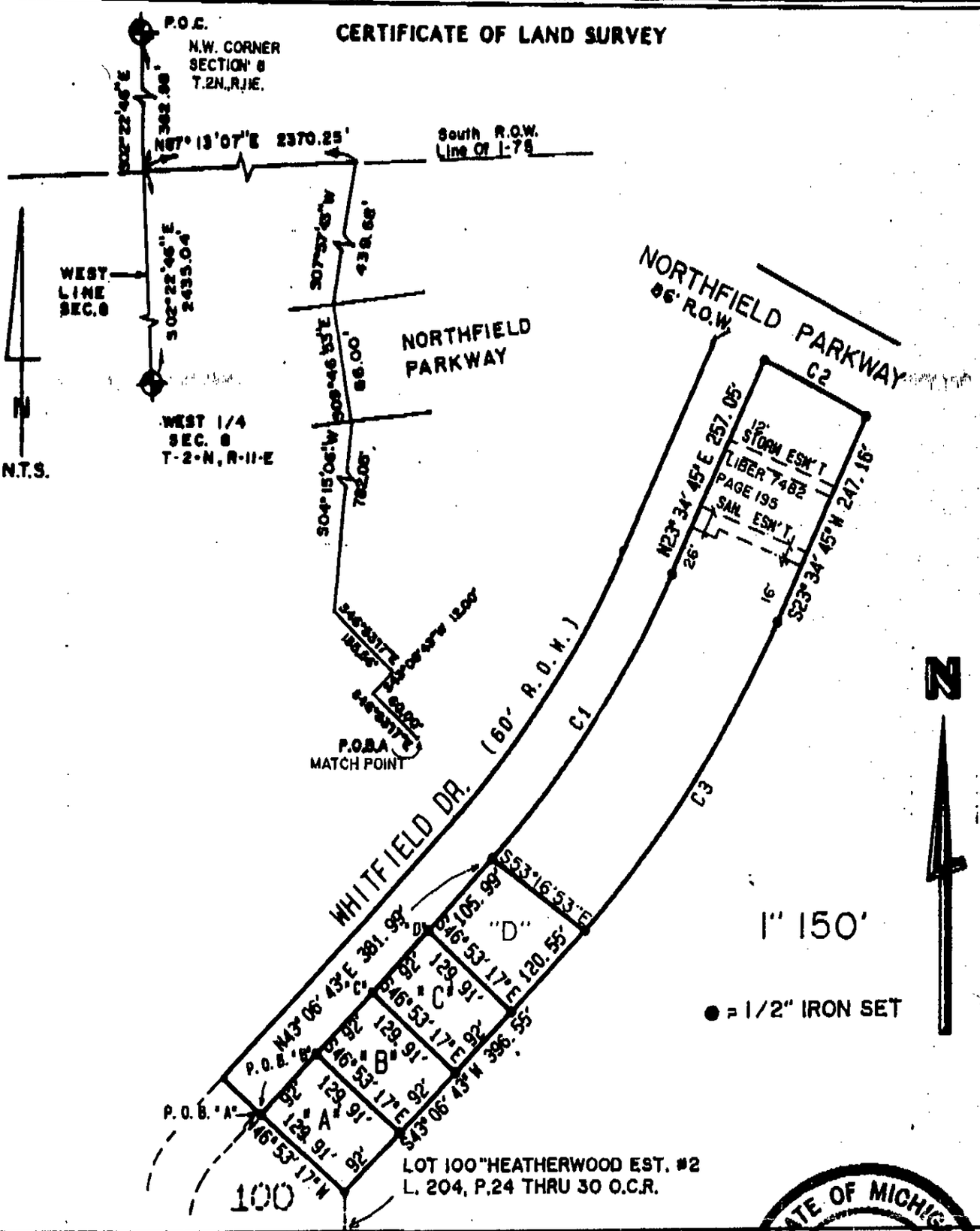
Prepared by and Return to: James D. McDonald, 30400 Telegraph Road, Suite 277, Birmingham, Michigan 48025

RECORDED RIGHT OF WAY NO. 44055

RETURN TO
J. D. McDONALD
THE DETROIT EDISON COMPANY
30400 TELEGRAPH ROAD, SUITE 277
BIRMINGHAM, MICHIGAN 48025

R/W # 0-1589

CERTIFICATE OF LAND SURVEY



RECORDED RIGHT OF WAY NO. 44053-44055

Client S.L. HARB ASSOCIATES INC.	Sec. 8 T. 2N. R. 11E.	STATE OF MICHIGAN — GARY R. STONEROCK — LAND SURVEYOR — No. 13601 — REGISTERED LAND SURVEYOR
Date AUGUST 22, 1991	TROY Twp.	
Scale 1" = 150' Job. No. 2897-D	OAKLAND Co. Michigan	

I hereby certify that I have surveyed and mapped the land above platted and/or described on HEATHERWOOD EST. #2 and that the ratio of closure on the unadjusted field observations of such survey was 1 IN 20,000 and that all of the requirements of P. A. 132 1970 have been complied with.

SHEET 1 OF 7

AIR-LAND SURVEYS, INC.
SURVEYING & MAPPING
7990 M-15
CLARKSTON, MICHIGAN 48016

By Gary R. Stonerock
Registered Land Surveyor - Michigan No. 13601
(313) 625-4890

REVISED 19-SEP-91

CERTIFICATE OF LAND SURVEY

WITNESSES:

C-3
NW corner of Section 8
T2N., R11E., City of Troy, Oakland County, Michigan

Fd. ½" iron pipe in Mon. Box at intersection of Square Lake Road and Coolidge.
N. 67 degrees E. 90.32' To SE Face PP
S. 50 degrees E. 60.19 To W. Face PP
S. 49 degrees W., 68.08' To NW Face PP
N. 47 degrees W. 77.51 To SW Face PP
NOTE: All witnesses are P.K.'s and flashers

C-4
W. ¼ corner Section 8
T2N., R11E., City of Troy, Oakland County, Michigan

Fd. a chiseled "X" in centerline of Corbin on the E. R.O.W. of Connoly.

N. 55 degrees W. 61.78' to chiseled "X" in S. Flange Bolt of Hydrant.
S. 80 degrees W. 117.37" to S.E. corner of Brick Garage - Hse. #1984
S. 23 degrees E. 88.22' to N corner of Brick Garage - Hse.#5495
N. 36 degrees E. 78.55" to SW corner of Brick Garage - Hse.#5560

RECORDED RIGHT OF WAY NO. 44053 - 44058

Curve #	Radius	Delta	Length	Tangent	Chord/Brg	
C1	1087.74'	19°31'58"	370.82'	187.23'	369.03'	N33-20-44.0E
C2	1253.75'	5°57'40"	130.44'	65.28'	130.38'	S62-04-10.0E
C3	1217.74'	18°50'52"	400.58'	202.12'	398.78'	S33-00-11.1W

Client S.L. HARB ASSOCIATES,INC.
Date AUGUST 22, 1991
Scale 1"=1508 Job. No. 2897-D

Sec. 8 T. 2N. R. 11E.
TROY Twp.
OAKLAND Co.
Michigan

STATE OF MICHIGAN
GARY R. STONEROCK
LAND SURVEYOR
No. 13601
REGISTERED LAND SURVEYOR

I hereby certify that I have surveyed and mapped the land above platted and/or described on HEATHERWOOD EST. #2 and that the ratio of closure on the unadjusted field observations of such survey was 1 IN 20,000 and that all of the requirements of P. A. 132 1970 have been complied with.

SHEET 2 OF 7

AIR-LAND SURVEYS, INC.
SURVEYING & MAPPING
7990 M-15
CLARKSTON, MICHIGAN 48016

By Gary R. Stonerock
Registered Land Surveyor · Michigan No. 13601
(313) 625-4890

CERTIFICATE OF LAND SURVEY

LEGAL DESCRIPTION: Parcel A - 11952 Square Feet

A parcel of land located in the North 1/2 of Section 8, T.2N., R.11E., City of Troy, Oakland County, Michigan described as:

Commencing at the Northwest corner of said Section 8 and extending S. 02 22' 46" E. along the west line of said Section 8, 362.58 feet to a point in the southerly right-of-way line of Interstate Highway 75 (300 feet wide); thence N. 87 13' 07" E. along said southerly right-of-way line, 2370.25 feet to a point in the westerly line of Northfield Hills Condominium Subdivision, Plan No. 159, recorded in Liber 6214, Page 235, Oakland County records; thence S. 07 57' 43" W. along said westerly line, 439.68 feet to a point in the northerly right-of-way line of Northfield Parkway (86 feet wide); thence S. 09 46' 53" E., 86.00 feet to a point in the southerly right-of-way line of said Northfield Parkway being in the west line of Northfield Hills Condominium Subdivision, Plan No. 161, recorded in Liber 6214, Page 329, Oakland County records; thence S. 04 15' 06" W. along said west line, 782.05 feet; thence S. 46 53' 17" E., 155.56 feet to the northwesterly line of Whitfield Drive (60 feet wide); thence S. 43 06' 43" W. along said northwesterly line, 12.00 feet; thence S. 46 53' 17" E., 60.00 feet to the the southeasterly line of Whitfield Drive and the POINT OF BEGINNING:

thence N. 43 06' 43" E. along said southeasterly line, 92.00 feet;

thence S. 46 53' 17" E., 129.91 feet;

thence S. 43 06' 43" W., 92.00 feet;

thence N. 46 53' 17" W., 129.91 feet to the POINT OF BEGINNING. Containing 11,952 square feet of land.

RECORDED RIGHT OF WAY NO. 44053-44055

Client S.L. HARB ASSOCIATES,INC.	Sec. 8 T. 2N. R. 11E.	STATE OF MICHIGAN GARY R. STONEROCK LAND SURVEYOR No. 13601 REGISTERED LAND SURVEYOR
Date AUGUST 22, 1991	TROY Twp.	
Scale 1"=150' Job. No. 2897-D	OAKLAND Co. Michigan	

I hereby certify that I have surveyed and mapped the land above platted and/or described on _____ and that the ratio of closure on the unadjusted field observations of such survey was 1 IN 20,000 and that all of the requirements of P. A. 132 1970 have been complied with.

SHEET 3 OF 7

AIR-LAND SURVEYS, INC.
SURVEYING & MAPPING
7990 M-15
CLARKSTON, MICHIGAN 48016

By Gary R. Stonerock
Registered Land Surveyor · Michigan No. 13601
(313) 625-4890

CERTIFICATE OF LAND SURVEY

LEGAL DESCRIPTION: Parcel B - 11952 Square Feet

A parcel of land located in the North 1/2 of Section 8, T.2N., R.11E., City of Troy, Oakland County, Michigan described as:

Commencing at the Northwest corner of said Section 8 and extending S. 02 22' 46" E. along the west line of said Section 8, 362.58 feet to a point in the southerly right-of-way line of Interstate Highway 75 (300 feet wide); thence N. 87 13' 07" E. along said southerly right-of-way line, 2370.25 feet to a point in the westerly line of Northfield Hills Condominium Subdivision, Plan No. 159, recorded in Liber 6214, Page 235, Oakland County records; thence S. 07 57' 43" W. along said westerly line, 439.68 feet to a point in the northerly right-of-way line of Northfield Parkway (86 feet wide); thence S. 09 46' 53" E., 86.00 feet to a point in the southerly right-of-way line of said Northfield Parkway being in the west line of Northfield Hills Condominium Subdivision, Plan No. 161, recorded in Liber 6214, Page 329, Oakland County records; thence S. 04 15' 06" W. along said west line, 782.05 feet; thence S. 46 53' 17" E., 155.56 feet to the northwesterly line of Whitfield Drive (60 feet wide); thence S. 43 06' 43" W. along said northwesterly line, 12.00 feet; thence S. 46 53' 17" E., 60.00 feet to the the southeasterly line of Whitfield Drive; thence N. 43 06' 43" E. along said southeasterly line, 92.00 feet to the POINT OF BEGINNING:

thence N. 43 06' 43" E. along said southeasterly line, 92.00 feet;

thence S. 46 53' 17" E., 129.91 feet;

thence S. 43 06' 43" W., 92.00 feet;

thence N. 46 53' 17" W., 129.91 feet to the POINT OF BEGINNING. Containing 11,952 square feet of land.

RECORDED RIGHT OF WAY NO. 44093-44055

Client S.L. HARB ASSOCIATES,INC.	Sec. 8 T. 2N. R 11E.	STATE OF MICHIGAN GARY R. STONEROCK LAND SURVEYOR No. 13601 REGISTERED LAND SURVEYOR
Date AUGUST 22, 1991	TROY Twp.	
Scale 1"=150' Job. No.	OAKLAND Co. Michigan	

I hereby certify that I have surveyed and mapped the land above platted and/or described on HEATHERWOOD EST. #2 and that the ratio of closure on the unadjusted field observations of such survey was 1 IN 20,000 and that all of the requirements of P. A. 132 1970 have been complied with.

SHEET 4 OF 7

AIR-LAND SURVEYS, INC.
SURVEYING & MAPPING
7990 M-15
CLARKSTON, MICHIGAN 48016

By Gary R. Stonerock
Registered Land Surveyor · Michigan No. 13601
(313) 625-4890

CERTIFICATE OF LAND SURVEY

LEGAL DESCRIPTION: Parcel C - 11952 Square Feet

A parcel of land located in the North 1/2 of Section 8, T.2N., R.11E., City of Troy, Oakland County, Michigan described as:

Commencing at the Northwest corner of said Section 8 and extending S. 02 22' 46" E. along the west line of said Section 8, 362.58 feet to a point in the southerly right-of-way line of Interstate Highway 75 (300 feet wide); thence N. 87 13' 07" E. along said southerly right-of-way line, 2370.25 feet to a point in the westerly line of Northfield Hills Condominium Subdivision, Plan No. 159, recorded in Liber 6214, Page 235, Oakland County records; thence S. 07 57' 43" W. along said westerly line, 439.68 feet to a point in the northerly right-of-way line of Northfield Parkway (86 feet wide); thence S. 09 46' 53" E., 86.00 feet to a point in the southerly right-of-way line of said Northfield Parkway being in the west line of Northfield Hills Condominium Subdivision, Plan No. 161, recorded in Liber 6214, Page 329, Oakland County records; thence S. 04 15' 06" W. along said west line, 782.05 feet; thence S. 46 53' 17" E., 155.56 feet to the northwesterly line of Whitfield Drive (60 feet wide); thence S. 43 06' 43" W. along said northwesterly line, 12.00 feet; thence S. 46 53' 17" E., 60.00 feet to the the southeasterly line of Whitfield Drive; thence N. 43 06' 43" E. along said southeasterly line, 184.00 feet to the POINT OF BEGINNING:

thence N. 43 06' 43" E. along said southeasterly line, 92.00 feet;

thence S. 46 53' 17" E., 129.91 feet;

thence S. 43 06' 43" W., 92.00 feet;

thence N. 46 53' 17" W., 129.91 feet to the POINT OF BEGINNING. Containing 11,952 square feet of land.

RECORDED RIGHT OF WAY NO. _____

Client S.L. HARB ASSOCIATES,INC.	Sec. 8 T. 2N. R 11E.	STATE OF MICHIGAN GARY R. STONEROCK LAND SURVEYOR No. 13601 REGISTERED LAND SURVEYOR
Date AUGUST 22, 1991	TROY Twp.	
Scale 1"=150' Job. No. 2897-D	OAKLAND Co. Michigan	

I hereby certify that I have surveyed and mapped the land above platted and/or described on HEATHERWOOD EST. #2 and that the ratio of closure on the unadjusted field observations of such survey was 1 IN 20,000 and that all of the requirements of P. A. 132 1970 have been complied with.

SHEET 5 OF 7

AIR-LAND SURVEYS, INC.
SURVEYING & MAPPING
7990 M-15
CLARKSTON, MICHIGAN 48016

By Gary R. Stonerock
Registered Land Surveyor - Michigan No. 13601
(313) 625-4890

RIGHT OF WAY APPLICATION

DATE ISSUED	11-20-91		
DATE WANTED	12-20-91	R/W NO.	O-1589
SERVICE PLANNER	DON YATES	PHONE	645-4159

PROJECT NAME	WHITFIELD DR PARCELS		
~~TOWNSHIP~~/CITY	TROY		
ADDRESS	WHITFIELD DR		
CROSS STREET	NORTHFIELD PARKWAY	SECTION	8
SIDWELL NO.	20-8-179-011	QUARTER	N.W. 1/4

TYPE OF PROJECT

OVERHEAD		UNDERGROUND	✓

ACREAGE	✓	LOTS	
COMMERCIAL BLDG		*SUB	
*SITE CONDO		*APT COMPLEX	
*MOBILE HOME PK		*CONDO	

JOINT USE REQUIRED		YES	✓	NO	
MBT	JOINT USE NO.	0 6719			
GTE	JOINT USE NO.				
CONS. PWR.	JOINT USE NO.				
CABLE TV CO. NAME					
CABLE TV	JOINT USE NO.				

NAME OF OWNER/CUSTOMER	SHOUHAYIB INVESTMENT Co.		
CONTACT PERSON	SAM HARB (PH# 647-7030)		
ADDRESS	755 BIG BEAVER RD STE 2106, TROY MI 48084		
HOME PHONE		BUSINESS PHONE	362-4150
ADJACENT PROPERTY OWNER			
ADDRESS			
HOME PHONE		BUSINESS PHONE	

MATERIAL TO BE PROVIDED

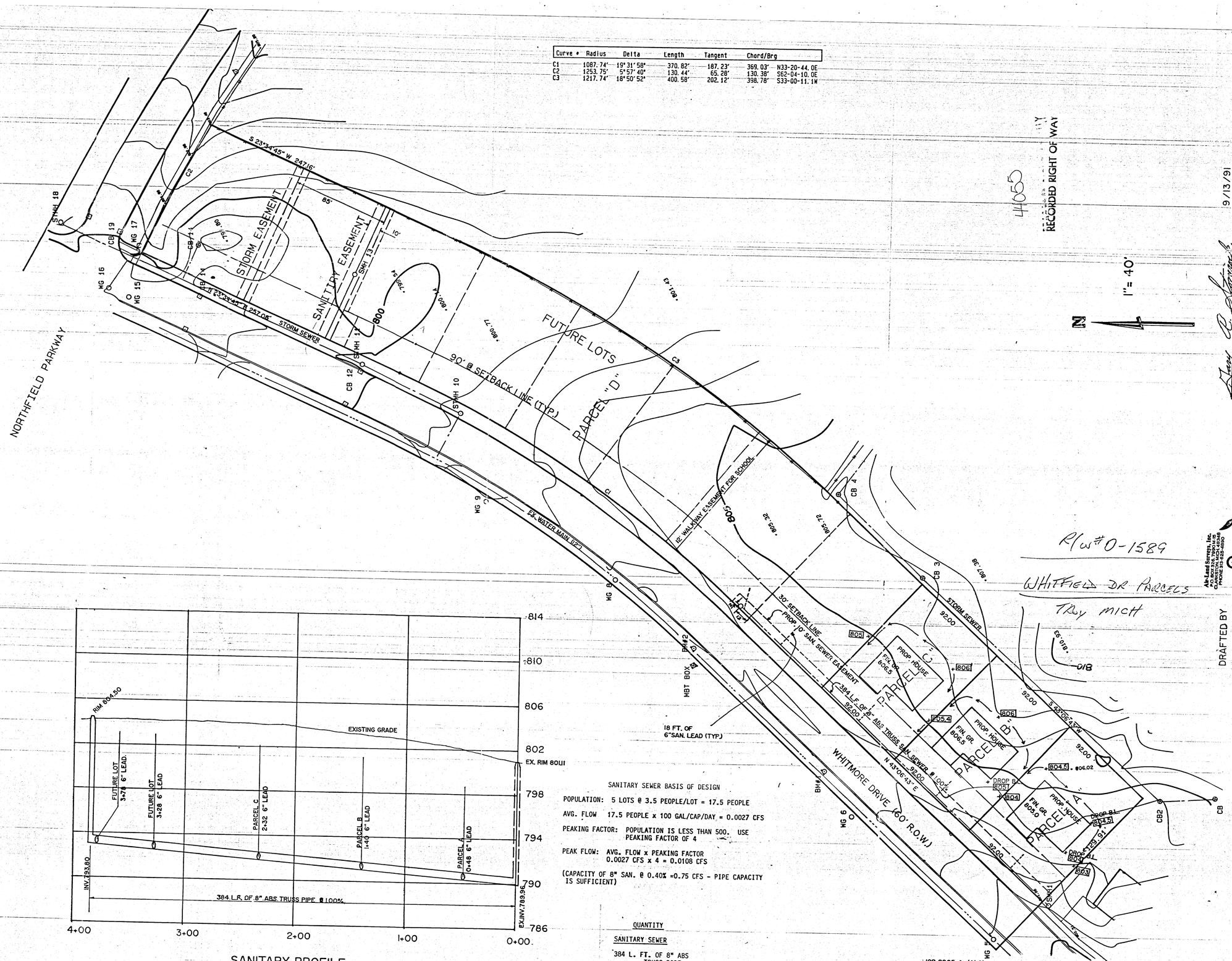
1. SITE PLAN/SKETCH/FINAL PROPOSED PLAT*
2. PROPERTY DESCRIPTION (SIDWELL NO.) (*ACTUAL DESCRIPTION)
3. PROOF OF OWNERSHIP OF REQUESTING CUSTOMER: WARRANTY DEED, L/C, TITLE SEARCH, COMMITMENT
4. SIDWELL PAGE (COPY)
5. SIDWELL NO.
6. COPY OF FUTURE J/U MEMO

SUPERVISOR		R/W SECURED	Jim McDaniel 3-31-92

RECORDED RIGHT OF WAY NO. 44053 - 44054

O-1589

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	1087.74'	19°31'58"	370.82'	187.23'	369.03' N33-20-44.0E
C2	1253.75'	5°57'40"	130.44'	65.28'	130.38' S62-04-10.0E
C3	1217.74'	18°50'52"	400.58'	202.12'	398.78' S33-00-11.1W



SANITARY PROFILE

HORIZ.= 1"=40'

SANITARY SEWER BASIS OF DESIGN

POPULATION: 5 LOTS @ 3.5 PEOPLE/LOT = 17.5 PEOPLE

AVG. FLOW 17.5 PEOPLE x 100 GAL/CAP/DAY = 0.0027 CFS

PEAKING FACTOR: POPULATION IS LESS THAN 500. USE PEAKING FACTOR OF 4

PEAK FLOW: AVG. FLOW x PEAKING FACTOR
0.0027 CFS x 4 = 0.0108 CFS

(CAPACITY OF 8" SAN. @ 0.40% =0.75 CFS - PIPE CAPACITY IS SUFFICIENT)

QUANTITY

SANITARY SEWER

384 L. FT. OF 8" ABS TRUSS PIPE

1 EACH STD. MH.

90 L. FT. OF 6" LEADS

SANITARY SEWER.
& GRADING PLAN

R 44055

RECORDED RIGHT OF WAY NO. 44053 - 44055