

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. AS-7152
PROJECT NAME: STONEY FIELD ACRES #2, PHASES 1 & 2**

On OCTOBER 16, 1991, 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:

PAUL H. PELTCS, TRUSTEE OF THE PAUL H. PELTCS LIVING TRUST U/T/D NOVEMBER 27, 1990, 8985 Island Lake Road, Dexter, Michigan 48130

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226
Michigan Bell Telephone Company, a Michigan corporation, 444 Michigan Avenue, Detroit, Michigan 48226
Multi-Cablevision Company of Livingston/Washtenaw, a Michigan corporation, 8505 E. M-36, P.O. Box 660, Hamburg, Michigan 48139

"Grantor's Land" is in Dexter Township, Washtenaw County, described as:

***** See Reverse Side for Appendix "A" *****

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

All in accordance with Proposed Plat which is attached hereto and made a part hereof. The width of Right of Way is as indicated on Proposed Plat which is attached hereto and made a part hereof.

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.

Witnesses: (type or print name below signature)

Victoria L. Kaiser
Victoria L. Kaiser

Emma L. Locke
Emma L. Locke

Grantor: (type or print name below signature)

PAUL H. PELTCS, TRUSTEE OF THE PAUL H. PELTCS LIVING TRUST U/T/D NOVEMBER 27, 1990

Paul H. Peltcs
Paul H. PELTCS

RECORDED
WASHTENAW COUNTY MI
OCT 21 3 01 PM '91
PEGGY M. HAINES
COUNTY CLERK/REGISTER

RECORDED RIGHT OF WAY NO. 42255

Page 2 of 4

APPENDIX "A"

Beginning at the South ¼ corner of Section 36, T1S, R4E, Dexter Township, Washtenaw County, Michigan; thence along the South line of said Section N 80°15'50" W 247.48 feet to a point on the centerline of Wylie Road; thence along said centerline N 33°49'00" E 419.73 feet to a point on the North & South ¼ line of said Section; thence along said North & South ¼ line and along said centerline N 01°30'50" W 1193.93 feet; thence S 77°27'50" E 380.73 feet; thence N 44°00'15" E 66.13 feet; thence S 74°31'00" E 60.29 feet; thence S 72°29'25" E 838.18 feet to a point on the East line of the West ½ of the Southeast ¼ of said Section; thence along said East line S 02°12'15" E 1504.59 feet to the South line of said Section; thence along said South line N 80°12'40" W 1310.11 feet to the Point of Beginning, being part of the East ½ of the Southwest ¼ and part of the West ½ of the Southeast ¼ of said Section 36 and containing 46.97 acres of land, more or less.

Acknowledged before me in Washtenaw County, Michigan, on October 16, 1991

by Paul H. Pelts, Trustee of the Paul H. Pelts Living Trust U/T/D November 27, 1990.

Notary's Stamp Victoria L. Kaiser Notary's Signature Victoria L. Kaiser
Washtenaw County
Commission Expires 4-27-94

DATE: 11-11-91

TO: Corporate Real Estate Services
2310 W.C.B.

FROM: James M. Davenport *JMD*
Real Estate & Rights-of-Way
Howell Office
Ann Arbor Division

SUBJECT: Agreement/Easement/Restrictions for underground
residential distribution for STONEY FIELD
ACRES # 2 - PHASES 1 + 2
Located In: DEXTER TOWNSHIP
County: WASHTENAW

Attached is the executed agreement dated OCT 16, 1991
for the above named project.

Easements for this project were requested by R. GAJDA
Service Planning Department, Ann Arbor Division.

The agreement was negotiated by James M. Davenport of the
Real Estate and Rights-of-Way Department, Ann Arbor
Division.

Please make the attached papers a part of the recorded
Right-of-Way file.

Additional Information: _____

JMD:pg:wp

Attachment(s)

RECORDED RIGHT OF WAY NO. 42255

PROPOSED STONEY FIELD ACRES NO. 2

PART OF THE E 1/2 OF THE SW 1/4 AND PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 36, DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

ZONING REQUIREMENTS
RURAL RESIDENCE DISTRICT (RR)
UNIT AREA, MINIMUM 1 ACRE FOR BUILDING SITE
UNIT WIDTH, MINIMUM 160' AT BUILDING LINE

YARD REQUIREMENTS
50' FRONT (133' FROM WYLYE ROAD)
15' SIDE (133' FROM WYLYE ROAD)
30' REAR

ONE DWELLING PER 1 ACRE UNIT
ALL ROADS ARE TO BE DEDICATED TO THE PUBLIC

PHASE I TOTAL AREA - 16.45 AC.+-
PHASE I ROAD AREA - 2.55 AC.+-

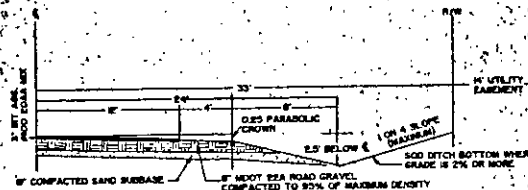
PROPRIETOR:
PAUL & MARY PELTCS
8985 ISLAND LAKE ROAD
DEXTER, MICHIGAN 48130

SURVEYOR:
CRAIG A. ECKFELD
C. WILSON & ASSOCIATES, INC.
522 N. MAIN STREET
CHELSEA, MICHIGAN 48118

ENGINEER:
KENNETH COUSING
ENGINEERING TECHNOLOGIES
2155 JACKSON ROAD
ANN ARBOR, MICHIGAN 48103

NOTE:
SIGHT DISTANCE FROM THE INTERSECTION OF EAST STONEY FIELD DRIVE AND WYLYE ROAD IS 750' SOUTHERLY AND 705' NORTHERLY TO ISLAND LAKE ROAD.

| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|---------------|------------|
| C1 | 20.00 | 21.13 | 20.16 | S 64°03'30" W | 60°32'50" |
| C2 | 197.00 | 141.12 | 138.12 | N 65°08'44" W | 47°02'37" |
| C3 | 263.00 | 164.33 | 161.67 | S 62°29'31" E | 35°48'01" |
| C4 | 197.00 | 108.15 | 104.91 | N 64°58'54" W | 30°53'08" |
| C5 | 263.00 | 750.83 | 570.60 | N 42°42'30" E | 163°34'19" |
| C6 | 263.00 | 268.24 | 256.76 | N 62°17'45" W | 58°28'11" |
| C7 | 197.00 | 200.02 | 192.33 | N 62°17'45" W | 58°28'11" |
| C8 | 197.00 | 31.85 | 30.59 | N 62°49'31" E | 51°48'58" |
| C9 | 75.00 | 371.27 | 96.73 | S 33°04'19" E | 283°37'58" |
| C10 | 35.00 | 31.85 | 30.59 | S 31°09'54" W | 51°42'58" |
| C11 | 197.00 | 562.41 | 389.96 | N 49°42'30" E | 163°34'18" |
| C12 | 283.00 | 141.77 | 140.08 | N 64°58'54" W | 30°53'08" |
| C13 | 197.00 | 123.09 | 121.10 | S 62°29'32" E | 35°48'01" |
| C14 | 263.00 | 168.39 | 164.39 | N 65°08'44" W | 47°02'37" |
| C15 | 20.00 | 29.36 | 28.60 | S 43°44'54" E | 84°07'10" |
| C16 | 263.00 | 127.28 | 126.04 | S 54°46'35" W | 27°43'40" |

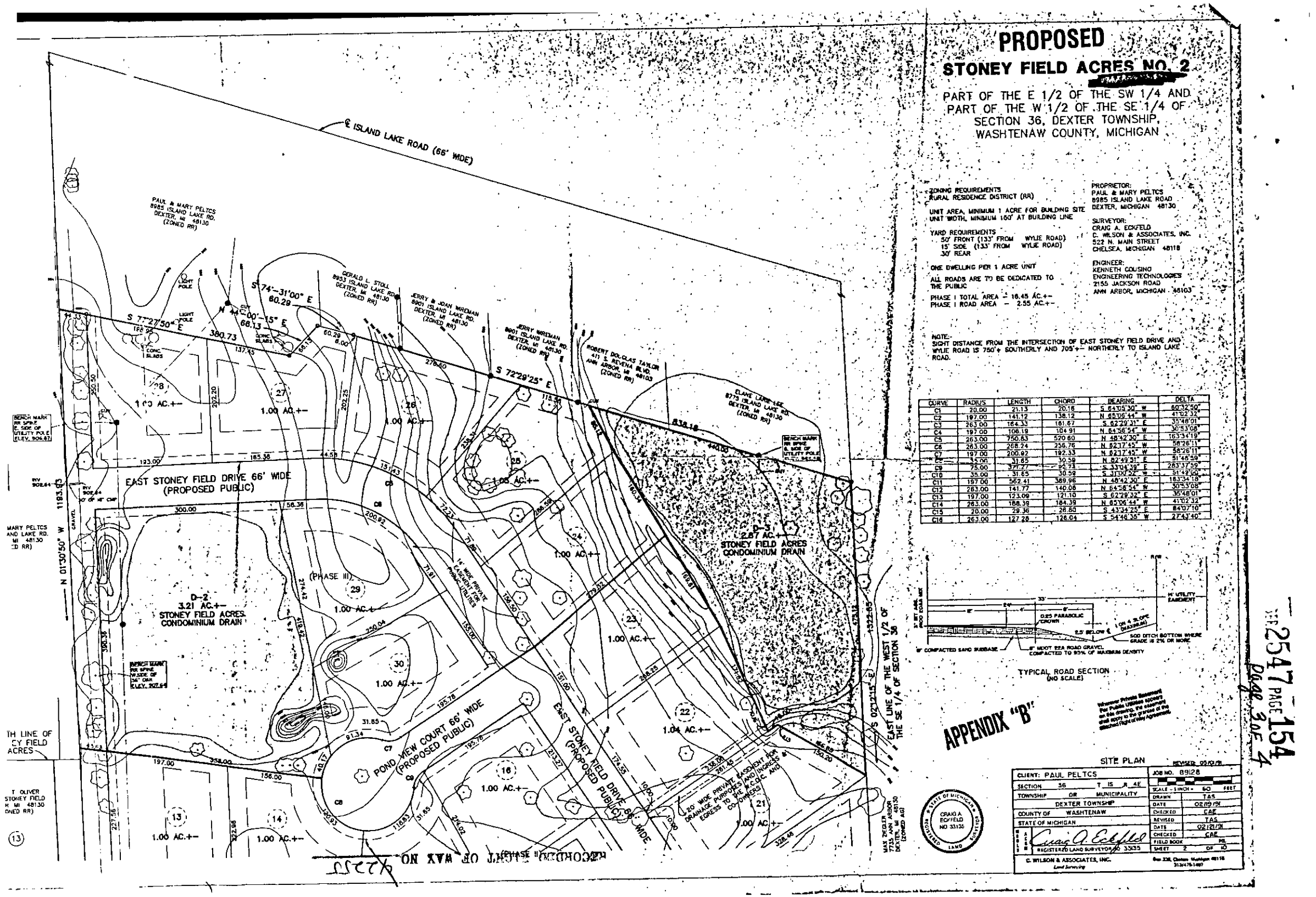


APPENDIX "B"

SITE PLAN NEWSER 02/10/18

| | |
|--|--|
| CLIENT: PAUL PELTCS | JOB NO. 89128 |
| SECTION 36 T 15 R 4E | SCALE - 1"=40' 60' FEET |
| TOWNSHIP OR MUNICIPALITY | DRAWN T.A.S. |
| DEXTER TOWNSHIP | DATE 02/19/18 |
| COUNTY OF WASHTENAW | CHECKED C.A.E. |
| STATE OF MICHIGAN | REVISED T.A.S. |
| | DATE 02/19/18 |
| | CHECKED C.A.E. |
| <i>Craig A. Eckfeld</i> | FIELD BOOK |
| REGISTERED LAND SURVEYOR NO. 33335 | SHEET 2 OF 10 |
| C. WILSON & ASSOCIATES, INC. Land Surveying | Rev. 2/18, Chester, Michigan 48118 313/476-1897 |

REF 2547 PAGE 154
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PROPOSED STONEY FIELD ACRES NO. 2

PART OF THE E 1/2 OF THE SW 1/4 AND PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 36, DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

ZONING REQUIREMENTS
RURAL RESIDENCE DISTRICT (RR)

UNIT AREA, MINIMUM 1 ACRE FOR BUILDING SITE
UNIT WIDTH, MINIMUM 150' AT BUILDING LINE

YARD REQUIREMENTS
50' FRONT (133' FROM WYLE ROAD)
15' SIDE (133' FROM WYLE ROAD)
30' REAR

ONE DWELLING PER 1 ACRE UNIT

ALL ROADS ARE TO BE DEDICATED TO THE PUBLIC

PHASE I TOTAL AREA - 16.45 AC.+-
PHASE I ROAD AREA - 2.55 AC.+-

PROPRIETOR:
PAUL & MARY PELTCS
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SURVEYOR:
CRAIG A. ECKFELD
C. WILSON & ASSOCIATES, INC.
522 N. MAIN STREET
CHELSEA, MICHIGAN 48118

ENGINEER:
KENNETH COUSINS
ENGINEERING TECHNOLOGIES
315B JACKSON ROAD
ANN ARBOR, MICHIGAN 48103

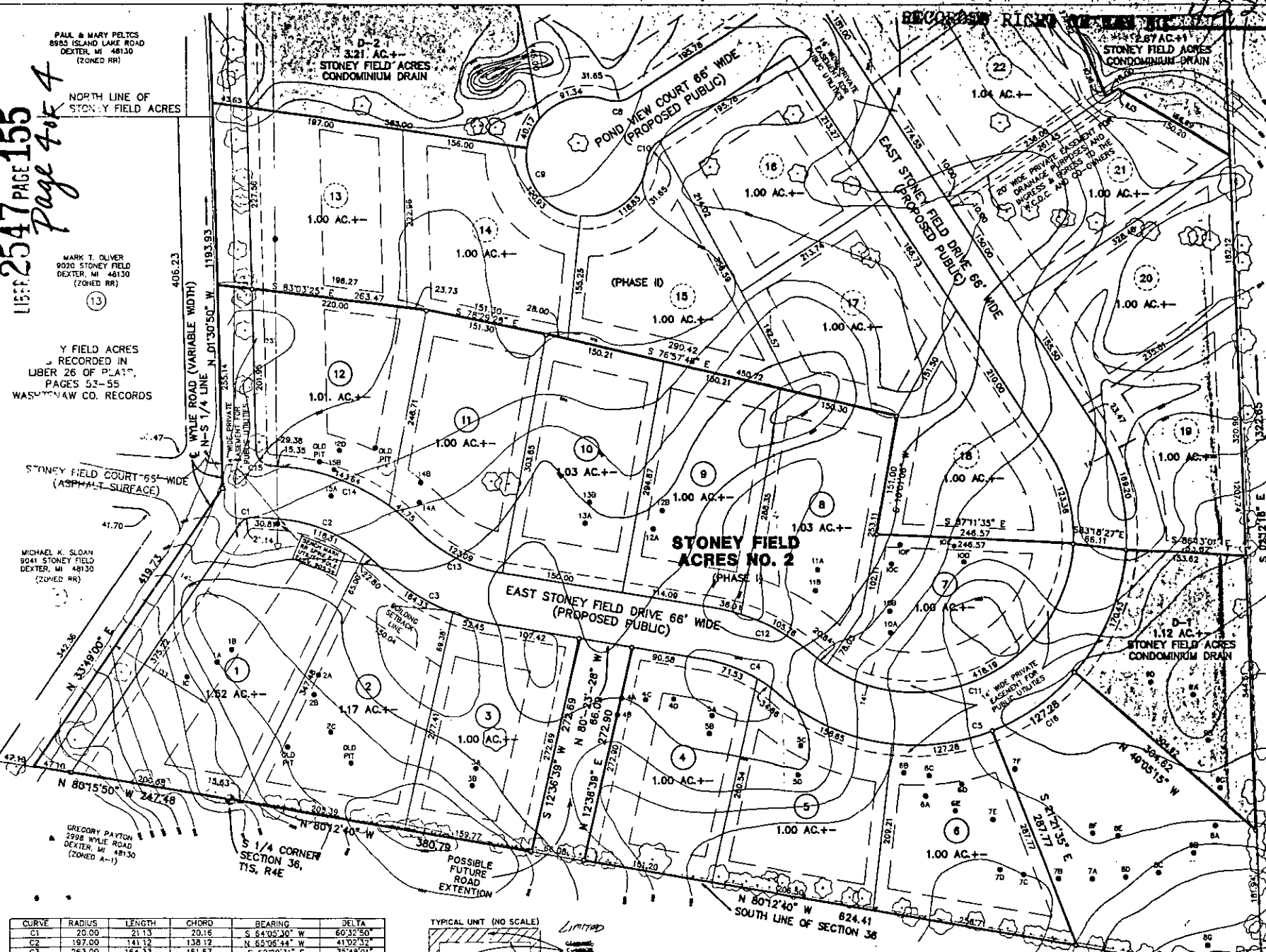
- LEGEND:**
- INDICATES PRIVATE EASEMENTS
 - INDICATES BOUNDARY LINE
 - INDICATES EXISTING TREES & BRUSH
 - INDICATES SOIL TEST PIT
 - INDICATES SETBACK LINES
 - INDICATES EXISTING WYLE ROAD
 - INDICATES UTILITY POLE
 - INDICATES EXISTING CONTOUR
 - INDICATES OVERHEAD UTILITY LINES AS PER DETROIT EDISON RIGHT-OF-WAY DRAWING AS-4872
 - INDICATES GENERAL COMMON ELEMENT
 - INDICATES FENCE

NOTE:
SIGHT DISTANCE IS 750+ FROM INTERSECTION OF EAST STONEY FIELD DRIVE AND WYLE RD. NORTHERLY AND SOUTHWESTERLY.

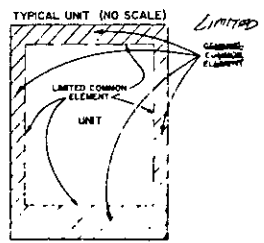
SUBJECT TO DETROIT EDISON RIGHT OF WAY AGREEMENT 36-10A-1

APPENDIX "B"

Private Property Enclosed on Above Unit and is not to be included in the public record of this Survey.



| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|---------------|------------|
| C1 | 20.00 | 21.13 | 20.16 | S 84°35'30" W | 60°32'50" |
| C2 | 197.00 | 141.12 | 138.12 | N 64°56'54" W | 41°02'57" |
| C3 | 263.00 | 164.33 | 161.67 | S 62°29'31" E | 35°48'01" |
| C4 | 197.00 | 106.19 | 104.91 | N 64°56'54" W | 30°53'08" |
| C5 | 263.00 | 750.83 | 520.60 | N 48°42'30" E | 163°34'19" |
| C6 | 263.00 | 268.24 | 256.76 | N 62°17'45" W | 58°26'11" |
| C7 | 197.00 | 200.92 | 192.33 | N 62°17'45" W | 58°26'11" |
| C8 | 35.00 | 31.65 | 30.59 | N 62°19'54" E | 51°48'59" |
| C9 | 75.00 | 371.27 | 92.73 | S 33°04'30" E | 283°37'53" |
| C10 | 35.00 | 31.65 | 30.59 | S 33°00'52" W | 51°49'00" |
| C11 | 197.00 | 562.41 | 389.96 | N 48°42'30" E | 163°34'19" |
| C12 | 263.00 | 141.77 | 140.06 | N 64°56'54" W | 30°53'08" |
| C13 | 197.00 | 123.09 | 121.10 | S 62°29'32" E | 35°48'01" |
| C14 | 263.00 | 189.39 | 184.99 | N 64°56'54" W | 41°02'57" |
| C15 | 20.00 | 29.36 | 28.89 | S 84°34'52" E | 84°07'10" |
| C16 | 263.00 | 127.28 | 126.04 | S 64°46'35" W | 27°43'40" |



PHASE I ROADS WILL BE BUILT AND PAVED TO W.C.R.C. SPECIFICATIONS. DITCHES WILL BE CUT TO GRACE AND SEELED.

PHASE II AND III ROADS WILL BE BUILT TO GRADE WITH W.C.R.C. SPECIFICATION GRAVEL.

PHASE I UNITS WILL BE SET IN CONFORMANCE WITH PAVING AS PHASING AND RESSES.

UNITS 1 AND 12 SHALL HAVE NO DIRECT VEHICULAR ACCESS TO OR FROM WYLE ROAD.



SITE PLAN

| | |
|--|-------------------------|
| CLIENT: PAUL PELTCS | JOB NO. 69128 |
| SECTION 36 T 15 R 4E | SCALE 1" = 60' FEET |
| TOWNSHIP OR MUNICIPALITY DEXTER TOWNSHIP | DRAWN BY TBS |
| COUNTY OF WASHTENAW | CHECKED CAE |
| STATE OF MICHIGAN | REVISION DATED 02/29/21 |
| CRAIG A. ECKFELD | CHECKED TBS |
| REGISTERED LAND SURVEYOR NO. 33135 | CHECKED CAE |
| | FIELD BOOK OF 10 |
| | SHEET 1 OF 10 |

C. WILSON & ASSOCIATES, INC. 1000 E. Main Street, Chelsea, Michigan 48118
Land Surveying 313-747-1407

13.80
2.80

RECORDED

WASHTENAW COUNTY MI

OCT 21 3 01 PM '91

PEGGY M. HAINES
COUNTY CLERK/REGISTER

19
as noted

SSRF 2.00
8333 0333003 4435 2:54PM 10/21/9
DEED 13.00
~~8333-0333003-4435-2:54PM 10/21/9~~