

PROJECT NAME PINE TRACE UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. OE 91-11J

On September 25, 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:

Oakland Hills Development Corporation, a Michigan corporation, 6905 Telegraph Road, Suite 112, Birmingham, Michigan "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 United Artists Cable of Oakland County, Inc., a Michigan corporation, 4500 Delemere Blvd., Royal Oak, Michigan 48073

"Grantor's Land" is in City of Rochester Hills, Oakland County, Michigan described as:

See Attached Appendix "A" Sidwell No: 15-31-326-016)

SM92 REGIDEEDS PAIN

The "Right of Way Area" is a part of Grantor's Land describedias: 84.03/94 11: 5889 The exact location of said easements shall be shown on a drawing to be recorded 90 days; after construction. (1) The right of way is ten 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. RECORDED
- 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:

Grantor:

naucy Chaltron	Oakland Hills Development Company
Nancy Chaltron	SEGNDEEDS PHID
Terry Clavier	James B. Faycurry, Fresident O.K.
TO SECULATE SECTION OF THE SECTION O	#36 REG/DEPUS PAID
The second of th	0001 NOV.13'91 01 22PM
Prepared by and Return to:	2158 FMT FEE 2.00
Omer V. Racine, 30400 Telegraph Rd,. Suite 277, Birminghar	n, MI 48025 O.KLM

TERRY L. DENEDICT
THE DETROIT EDISON COMPANY
1970 CRCHARD LAKE ROAD
SYLVAN LAKE, BIL 48320



LIBER 12174 PG 238

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Acknowled	dged before me in Oakland County, I	Michigan, on	Depter	nber	25	,1991
by JAMES	S B. FAYCURRY the PRESIDENT	of OAKLAN	D HILLS DEVE	LOPMENT	COMPAN	Y, a Michigan
corporatio	n, for the corporation.					
Notary's Stamp	NANCY CHALTRON NOTARY PUBLIC - OAKLAND COUNTY, MICH. MY COMMISSION EXPIRES 12-14-93	Notary's Signature_	Nancy C	ľ	Hron	

Appendix "A"

Part of the east 1/2 of the southwest 1/4 of Section 31, T3N., R11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as beginning at the south 1/4 corner of said Section 31; thence proceeding south 89°45'10" west 621.60 feet along the south line of said Section 31 to a point; thence north 00°08'57" west 1457.34 feet to a point; thence south 89°47'14" west 694.64 feet to a point; thence north 00°01'35" west 454.49 feet to a point, thence north 89°24'43" east 532.24 feet along the south line of "Eldon Acres" a plat recorded in Liber 130 of Plats, on page 28 of Oakland County Records to the southeast corner of said "Eldon Acres" thence north 00°11'30" west 499.81 feet along the east line of said "Eldon Acres" to the northeast corner of said "Eldon Acres"; thence north 89°26'02" east 400.42 feet along the south line of "Supervisor's Plat of Dodge-Auburn Park" a plat recorded in Liber 50 of Plats, on page 17 of Oakland County Records to a point; thence north 87°06'48" east 394.95 feet along the south line of said "Supervisor's Plat of Dodge-Auburn Park" to the southeast corner of said "Supervisor's Plat of Dodge-Auburn Park" to the southeast corner of said "Supervisor's Plat of Dodge-Auburn Park"; thence south 00°22'36" west 2446.24 feet along the north-south 1/4 line of Section 31 to the point of beginning.

Aboute Legal NKA

Pine Trace Village

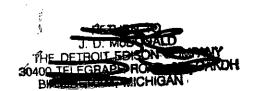
whits 1-16, 50-61, 82-108.

Ocep# 732 (5-31-376.000 9000732

Also Pt 9 Swill 15-31-326-018.

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RETURN TO: TERRY L. DENEDICT THE DETROIT EDISON COMPANY 1973 ORCHARD LAKE ROAD SYLVAN LAKE, MI 48320



LOCATION SKETCH MAP SEC. NOS. 1-304-410 NORTH ARROW LISTR 14655rc 019 REV . // A // LIBER 14655 pc 018 5 00° 22' 36", W 2445.24 52 WARWICK DR 3795 TRANSFORMER SPECS. 1-17-261 PEDESTAL AMOUNT ____2 TEMPORARY CABLE MARKER AMOUNT 34 REV A 27" SECONDARY CONVECTION BOX AMOUNT - CODE -TEMPORARY SECONDARY PEDESTAL/TEMPORARY
CABLE MARKER
DFI (DEAD FRONT TYPE)
UDI (NON-SWITCHING - LIVE FRONT TYPE)
UDI (SWITCHING - LIVE FRONT TYPE) 3862 3930 3944 3900 3916 - DERECTION OF TRANSFOREMER DOOR OPENING SECONDARY PEDESTAL △ SECONDARY CONNECTION BOX CABLE POLE Wherever Private Easement S PRIMARY SWITCH CABINET For Public Utilities appears BURIED PRIMARY CABLE - ALL VGLTAGES on this drawing, the easement BURIED SECONDARY CABLE TRANSFORMER DATA - - - BURIED SECONDARY SERVICE CABLE shall apply to the grantee of the L.D.T. NO. SIZE ED. STK. NO. DETROIT EDISON TRENCH ONLY attached Right of Way Agreement. NOTE: THE EPHONE TRENCH ONLY 571.68 METER SHALL BE LOCATED IN SHADED - WATER AREA CLOSEST TO D.E.CO. SOURCE CATY -- CABLE TV PROPOSED CONDUIT DMETLING SEP CONN CABINET REV."A"

<u>ESTIMATED</u>

713-3073= <u>5862' | 4867'</u>54

713-0614= <u>4258' 3026'</u> \$2 PHASE 1 CABLE SUMMARY 25 KVA PHASE 2 ITEM # 2 AL ITEM # 2/0 REV."A" TRENCH SUMMARY E+T+TV= 5334' EARWENE 4868 JOINT USE H4706 Primer H4105-11 25 KVA 661-1151 E1 = 4045 T = -245 E = -75 D.E. ONLY 165' TEL. ONLY TRING 5579 785 CATY CNLY F4-704 HAT'S OTHERS H 4109 Prunga **@80194** 4530 129 4 2710 · 2/0 N 00° 01' 35" W 454-49' TOTAL 5583' NOTICE Locations of underground facilities on this - GENERAL NOTES drawing are only approximate. Exact locations TRENCHING TO BE DONE BY:____ must be determined by the UTILITY COMPANIES TRENCH AND CABLE LENGTHS ARE APPROXIMATE A-64455 For exact locations, Telephone MISS DIG on SEE SECTION 56 UG LIME CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS
SEE PAGE 3-2-11 S.I.M. DETAIL "___" FOR ENTRANCE POINT DETAILS (APTS. ONLY) 800-482-7171 as required by Public Act 53 Union Excavating Co SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, 10-29-93 TRANSFORMERS AND PEDESTALS (SUB'DS ONLY) D.E. SERVICE PLANNER: LARRY MURRAY 857-8685
TEL. CO.: DARRY: BESEMER 456-082) 11-9-93 . Joshorne CATY CO.: __JIM SREYER _549-1236 EASEMENTS INDICATED BY OUR CENTERLINE ARE START DATE 11/25/91 THE DETROIT EDISON COMPANI SERVICE PLANNING 3 REVISION AS INSTACCED

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PINE TRACE SLB. O REVISION C REVISION PINE TRACE SUB#1

PART OF E 1/2 OF SW 1/4 SEC31

1.3N.,7."E RALPH M WINCEL 09/19/91 DRAWN BY HAMP THE THE OF THE PERSON 108 367E14J032 CHECKED BY D.O.#-93A64455 PROVED BY W.O.#-367834J180 8003 EUCLID START DATE 07-26-93 EPIA TO MHI // COUNTY OF DAKLAND TWP OF AYON 12-17-93 RAR 6-29.93