

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. AS-7190  
PROJECT NAME: EAST HORIZONS PHASE I**

On NOV 13, 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:**

ROBERT M. TEFFT and TRUSTCORP BANK, ANN ARBOR AS CO-INDEPENDENT PERSONAL REPRESENTATIVES OF THE ESTATE OF ROBERT F. TEFFT, DECEASED; PDLF-PING-FARWELL, A MICHIGAN CO-PARTNERSHIP, 5567 Hearthstone, Ann Arbor, Michigan 48108 \*SOCIETY BANK, MICHIGAN, formerly

**"Grantee" is:**

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226 Columbia Associates, Limited Partnership/DBA/Columbia Cable of Michigan, a Michigan Limited Partnership, 2505 South Industrial Hwy., P.O. Box 998, Ann Arbor, Michigan 48106

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

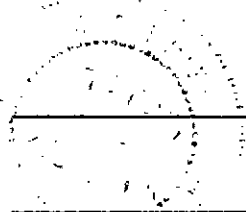
\*\*\*\* See Reverse Side for Appendix A \*\*\*\*

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

See Attached Appendix "B". All in accordance with Proposed Plat which is attached hereto and made a part hereof. The width of Right of Way is twelve (12) feet.

- 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)



**RECORDED**  
WASHTENAW COUNTY MI  
Nov 19 10 02 AM '91  
PEGGY M. HAINES  
COUNTY CLERK/REGISTER

Grantor: (type or print name below signature)

\_\_\_\_\_  
\*\*\* See Reverse Side for Grantors \*\*\*

TIME RECORDED: 10:02 AM  
DATE: NOV 19 1991  
PEGGY M. HAINES  
WASHTENAW COUNTY CLERK/REGISTER

RIGHT OF WAY FILE  
42638

Beginning at the South 1/4 corner of Section 19, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence N 00°16'15" W 2691.20 feet along the North and South 1/4 line of said Section to the center of said Section 19; thence S 89°53'15" E 1334.90 feet along the East and West 1/4 line of said Section; thence S 00°09'45" E 2689.69 feet along the East line of the West 1/2 of the Southeast 1/4 of said Section; thence N 89°57'05" W 1329.82 feet along the South line of said Section and the centerline of Textile Road to the Point of Beginning. Being the West 1/2 of the Southeast 1/4 of Section 19, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan and containing 82.29 acres of land, more or less. Being subject to the rights of the public over the Northerly 33 feet of Textile Road. Also being subject to easements and restrictions of record, if any.

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

John S. Dobson  
John S. Dobson

Dolores R. Miklovich  
Dolores R. Miklovich

ROBERT M. TEFFT AND TRUSTCORP BANK, ANN ARBOR AS CO-INDEPENDENT PERSONAL REPRESENTATIVES OF THE ESTATE OF ROBERT F. TEFFT, DECEASED

\*SOCIETY BANK, MICHIGAN formerly by Margaret L. Vogel Margaret L. Vogel, Asst. Vice Pres. & Trust Officer  
Robert M. Tefft  
ROBERT M. TEFFT

Acknowledged before me in Washtenaw County, Michigan, on November 8, 1991 by Robert M. Tefft and Margaret L. Vogel its & Trust officer of ~~Robert M. Tefft and Margaret L. Vogel~~ Trustcorp Bank, Ann Arbor as Co-Independent Personal Representatives of the Estate of Robert F. Tefft, Deceased.  
\*Society Bank, Michigan, formerly

Notary's Stamp My Comm. expires January 2, 1994

Notary's Signature John S. Dobson  
John S. Dobson  
Notary Public, Washtenaw County, Michigan

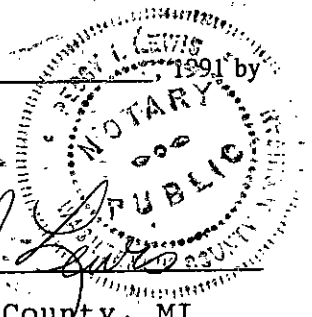
Peter A. Long  
Peter A. Long  
Peggy I. Lewis  
Peggy I. Lewis

DA ISHUDO PING, PARTNER  
PDLF-PING-FARWELL, A MICHIGAN CO-PARTNERSHIP

Acknowledged before me in Washtenaw County, Michigan, on November 13, 1991 by Da Ishudo, Ping, Partner of PDLF-Ping-Farwell, a Michigan Co-Partnership, for the partnership.

Notary's Stamp / Comm. Expires: 3-18-92

Notary's Signature Peggy I. Lewis  
Peggy I. Lewis  
Notary Public, Washtenaw County, MI



To (Supervisor, RE & R/W) <b>RICHARD LONGWISH</b>	For RE & R/W Dept. Use	Date Received	DE/Bell/C.P. No.
Division <b>ANN ARBOR</b>	Date <b>10-15-91</b>	Application No. <b>AS-7190</b>	

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).

**NBTS # 91267134358**

REPORT OF REAL ESTATE AND RIGHTS OF WAY DEPARTMENT R/W SECURED AS INDICATED ON THIS SKETCH BY <u>Richard Longwish</u> DATE <u>11-18-91</u> DATE WANTED _____ DISTRICT FIELDMAN <u>Richard Longwish</u>	PERMITS TO:
	RECORD CENTER <u>1</u>
	R/W FILES <u>1</u>
	MBT <u>1</u>
	ORIGINATOR <u>1</u>
TOTAL <u>1</u>	

Note: Do not submit application for URD easements until all above material has been acquired.

**Information**

1. Project Name **EAST HORIZONS - PHASE I** County **WASHTENAW**

City/Township/Village **PITTSFIELD TWP.** Section No. **SEC. 19**

Type of Development  
 Proposed Subdivision       Apartment Complex       Condominium  
 Subdivision **SITE CONDOS.**       Mobile Home Park       Other

2. Name of Owner **P.D.L.P. - PING-FARWELL (DA-ISHUDD PING) 40 BOB WANTY (WASHTENAW ENGINEERING)** Phone No. **761-8800**

Address **5567 HEATHSTONE, ANN ARBOR, MI. 48108**

Owner's Representative **BOB WANTY, P.O. Box 1204, 3250 WEST LIBERTY RD, ANN ARBOR, MI 48106** Phone No. **761-8800**

Date Service is Wanted **DECEMBER 1991**

4. Entire Project will be developed at one time .....  Yes  No
5. Joint easements required: — Michigan Bell Telephone **GENERAL TELEPHONE Co.** .....  Yes  No  
 — Consumers Power .....  Yes  No

a. Name of Other Utilities If Not Michigan Bell Telephone or Consumers Power  
**COLUMBIA CO. OF MICH. - YPSILANTI SYS. (FUT. J.V. MEMO A682-1)**

b. Other Utility Engineer Names **JIM BOWEN** Phone Numbers **973-2266**

Addresses **2505 SOUTH INDUSTRIAL HWY., P.O. Box 998, ANN ARBOR MI. 48106**

6 Additional Information or Comments

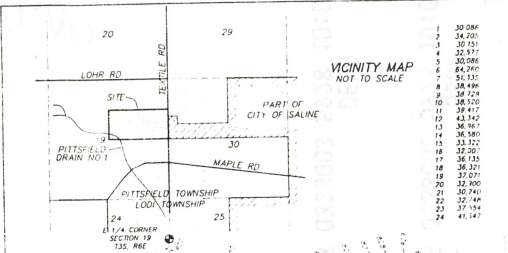
Note: Trenching letter  attached  will be submitted later

Service Planner **L. COOK** Signed (Service Planning Supervisor) **J. C. BAILEY**

Phone No. **761-4079** Address **Rm 328 AAHQ** Date **1991**

Roomed  
 RIGHT OF WAY FILE NO.  
 42638





LOT AREAS		
1	30.084	25 35.502
2	34.205	26 33.449
3	30.591	27 31.200
4	32.577	28 30.594
5	30.086	29 32.616
6	84.290	30 40.754
7	31.551	31 34.666
8	34.498	32 38.814
9	31.551	33 34.396
10	38.520	34 39.979
11	39.817	35 38.184
12	43.342	36 35.094
13	36.867	37 34.517
14	36.580	38 37.287
15	33.327	39 49.847
16	32.200	40 40.255
17	36.135	41 31.730
18	36.321	42 37.708
19	37.071	43 31.708
20	32.900	44 31.708
21	30.740	45 32.400
22	32.490	46 30.000
23	37.154	47 32.392
24	41.442	48 37.255
		49 35.234

SITE DEVELOPMENT DATA	PHASE I		PHASE II		PHASE III		TOTAL SITE	
	Ag. AGRICULTURAL	Ag. AGRICULTURAL	Ag. AGRICULTURAL	Ag. AGRICULTURAL	Ag. AGRICULTURAL	Ag. AGRICULTURAL	Ag. AGRICULTURAL	Ag. AGRICULTURAL
EXISTING ZONING								
PROPOSED ZONING								
MINIMUM CONDOMINIUM LOT AREA	30,196 SQ.FT.	30,591 SQ.FT.	30,000 SQ.FT.	30,000 SQ.FT.	30,000 SQ.FT.	30,000 SQ.FT.	30,000 SQ.FT.	30,000 SQ.FT.
MAXIMUM CONDOMINIUM LOT AREA	37,174 SQ.FT.	36,484 SQ.FT.	36,484 SQ.FT.	36,484 SQ.FT.	36,484 SQ.FT.	36,484 SQ.FT.	36,484 SQ.FT.	36,484 SQ.FT.
FRONT SETBACK	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.	50 FT.
REAR SETBACK	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
GROSS AREA	2,721 ACRES	8,531 ACRES	45,351 ACRES	82,291 ACRES	82,291 ACRES	82,291 ACRES	82,291 ACRES	82,291 ACRES
AREA IN EXISTING R.O.W.	1.04 ACRES	0.79 ACRES	1.19 ACRES	1.41 ACRES	1.41 ACRES	1.41 ACRES	1.41 ACRES	1.41 ACRES
NET AREA	781.2 ACRES	8,724 ACRES	43,550 ACRES	80,464 ACRES	80,464 ACRES	80,464 ACRES	80,464 ACRES	80,464 ACRES
AREA IN PROPOSED R.O.W.	1.12 ACRES	1.11 ACRES	2.42 ACRES	10.45 ACRES	10.45 ACRES	10.45 ACRES	10.45 ACRES	10.45 ACRES
AREA IN TOTAL AREA	0.63 ACRES	1.11 ACRES	13.48 ACRES	13.91 ACRES	13.91 ACRES	13.91 ACRES	13.91 ACRES	13.91 ACRES
NET RESIDENTIAL UNITS	57 UNITS	782 UNITS	381 UNITS	381 UNITS	381 UNITS	381 UNITS	381 UNITS	381 UNITS
NUMBER OF CONDOMINIUM UNITS								
DENSITY	0.92 UNITS/AC	0.91 UNITS/AC	0.72 UNITS/AC	0.81 UNITS/AC	0.81 UNITS/AC	0.81 UNITS/AC	0.81 UNITS/AC	0.81 UNITS/AC
BASED ON GROSS AREA								
BASED ON NET AREA								
BASED ON RESIDENTIAL AREA								

**PROPERTY DESCRIPTION**

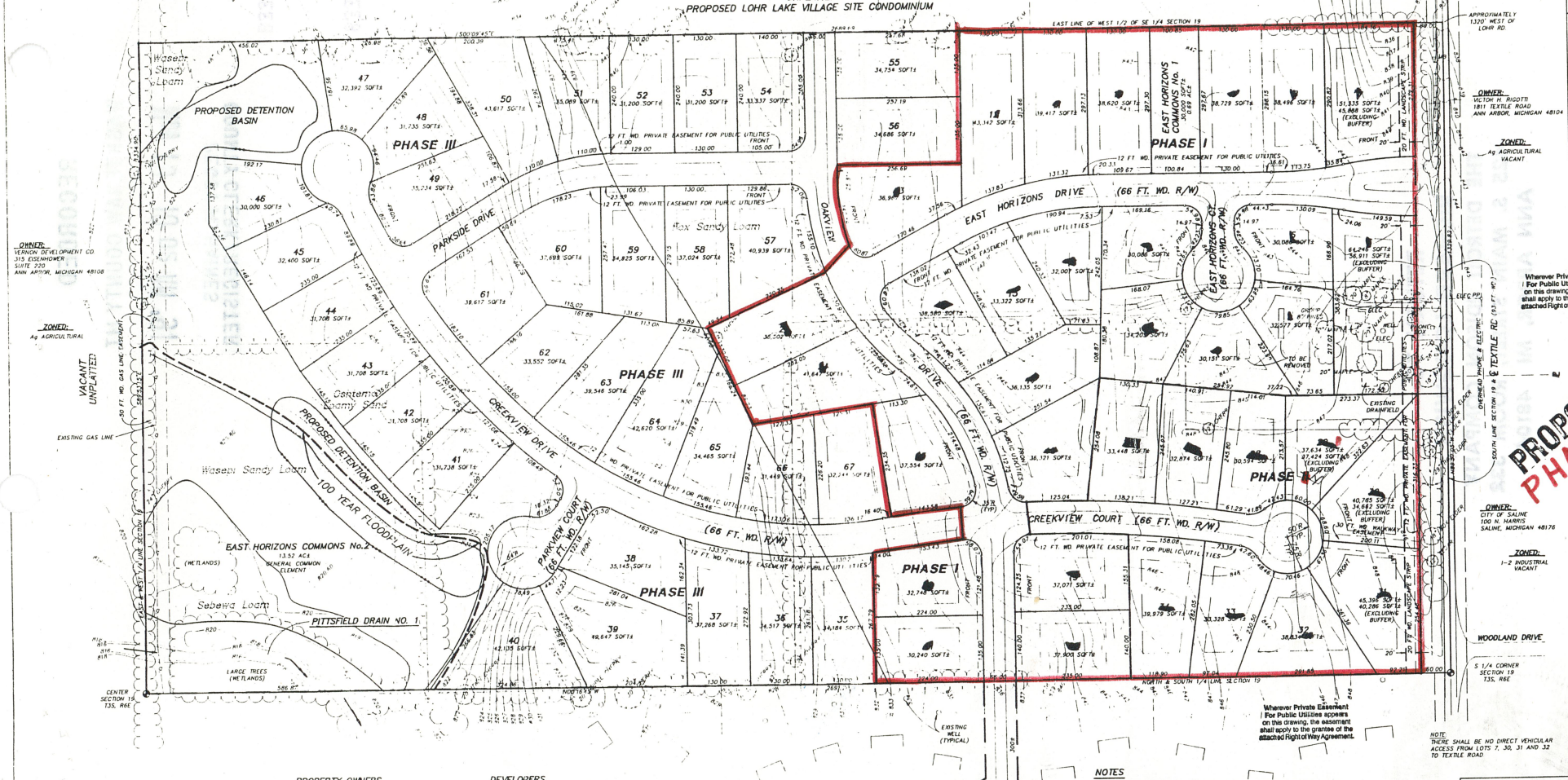
BEGINNING at the South 1/4 corner of Section 19, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence N00°16'15"W 2691.20 feet along the North and South 1/4 line of said Section 19 to the Center of said Section 19; thence S89°53'15"E 1334.90 feet along the East and West 1/2 line of said Section; thence S00°49'47"E 2689.59 feet along the East line of the West 1/2 of the Southern 1/4 of said Section; thence N09°57'05"W 1329.82 feet along the South line of said Section and the centerline of Little Branch Road to the point of beginning, being the West 1/2 of the Southern 1/4 of Section 19, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan and containing 82.29 acres of land, more or less, being subject to the rights of the public over the Northern 33 feet of Little Branch Road. Also being subject to easements and restrictions of record, if any.

**APPENDIX "B"**

**OWNER:** MARGARET E. EVANS, 19870 E AVENUE COURT, GROSSE POINTE WOODS, MICHIGAN 48236

**ZONED:** Ag. AGRICULTURAL

**VACANT UNPLATTED PROPOSED LOHR LAKE VILLAGE SITE CONDOMINIUM**



**PROPERTY OWNERS**  
ROBERT M. TEFFT, INDIVIDUALLY  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF ROBERT I. TEFFT  
1800 TEXTILE ROAD  
SALINE, MICHIGAN 48176  
TAX ID NO. 81-12-19-400-002

**DEVELOPERS**  
P.D.L.P. - PING - ARM - I  
A MICHIGAN CORPORATION  
5587 HEARSTON DRIVE  
ANN ARBOR, MICHIGAN 48106

**NOTES**

- 1) PLAN REPRESENTS A DETACHED SINGLE FAMILY RESIDENTIAL SITE CONDOMINIUM PROJECT CONSISTING OF 87 UNITS
- 2) TOTAL SITES MAY VARY DEPENDING ON LOCATION OF MET AND BOUNDARY, SUITABILITY OF SOILS, TOPOGRAPHY AND FLOOD PLAN LIMITS
- 3) SOILS ARE CLASSIFIED AS FOR SANDY LOAM AND COARSE LOAMY SAND (TO BE FIELD VERIFIED)
- 4) SANITARY SEWER AND WATER SUPPLY TO BE ON SITE FOR EACH UNIT
- 5) STORM SEWER TO BE OPEN DITCHES, CLEARWAYS AND DETENTION BASINS
- 6) ALL INTERIOR STREETS ARE TO BE CONSTRUCTED TO COUNTY ROAD STANDARDS AND DEDICATED TO THE WASHTENAW COUNTY ROAD COMMISSION AS PUBLIC ROADS

**NOTE:**  
P.P.S.A. TO CONSTRUCT CONNECTION TO MAPLE CREEK CIRCLE

**BENCHMARK:** RAILROAD SPIKE IN UTILITY POLE AT SOUTHWEST CORNER OF MAPLE & TEXTILE ROADS. ELEVATION 841.70 (U.S.C.S. DATUM)

**REVISIONS:** 5-21-91 D.M. AS PER TOWNSHIP (FLOODPLAIN)  
5-21-91 D.M. AS PER TOWNSHIP (UNIT 6, NOTES) 5-17-91 BAR, AS PER TOWNSHIP  
5-20-91 BAR, AS PER MFL 6-21-91 D.M. AS PER R.O.W.  
6-25-91 D.M. AS PER MFL (LOT 10)

**SCALE:** HORIZONTAL 1" = 100 FEET

**PREPARED BY:** NORMAN N. FAHNER, R.L.S. MI No. 17620

**CLIENT P.P.S.A.:** EAST HORIZONS COMMONS

**NOTES:**  
WHEREVER PRIVATE EASEMENT FOR PUBLIC UTILITIES APPEARS ON THIS DRAWING, THE EASEMENT SHALL APPLY TO THE GRANTEE OF THE ATTACHED RIGHT OF WAY AGREEMENT.

**NOTE:**  
THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 7, 30, 31 AND 32 TO TEXTILE ROAD



**WASHTENAW ENGINEERING**  
PLANNERS  
SURVEYORS  
CIVIL ENGINEERS

**PRELIMINARY SITE PLAN**

**PROPOSED PHASE I EAST HORIZONS COMMONS SITE CONDOMINIUMS**

SECTION 19 TOWNSHIP 3 SOUTH RANGE 6 EAST  
PITTSFIELD TOWNSHIP  
COUNTY OF WASHTENAW  
MICHIGAN  
DATE: 5-21-91  
RECORD NO. 7  
DRAWN D.M.P.  
CHECK MFL  
FILE NO. PROJECT  
SHEET 1 OF 1

RECORDED

WASHTENAW COUNTY MI

Nov 19 10 02 AM '91

PEGGY M. HAINES  
COUNTY CLERK/REGISTER

*Handwritten:* [Signature]



DEED 11.00  
B333 0333003 5928 10:00AM 11/19/91

SSRF 2.00  
B333 0333003 5928 10:00AM 11/19/91

RETURN TO:  
RICHARD LONGWISH  
THE DETROIT EDISON COMPANY  
425 S. MAIN STREET, ROOM 332  
ANN ARBOR, MI 48104