

Detroit Edison

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**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R-9205517-03
PROJECT NAME: TWIN LAKES ESTATES SITE CONDOMINIUM**

On DECEMBER 14TH, 1992, 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:

Twin Lakes Oxford Venture, a Michigan limited partnership, 1750 S. Telegraph Road, 48302
B#92 REG/DEEDS PAID
0001 AUG 31 93 10:07AM
4213 MISC 13.00

"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
Concord Tele-Communications, a Michigan corporation, 21 S. Washington, Oxford, Michigan 48051

"Grantor's Land" is in Oxford Township, Oakland County, Michigan described as:

SEE APPENDIX "A" - Sidwell No: 04-31-300-003, 04-31-200-001

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

The exact location of said easement shall be shown on a drawing to be recorded 90 days after construction. The right of way is ten feet in width.

- 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.
- Access:** Grantee has the right of access to and from the Right of Way Area.
- 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.
- Excavation:** As required by Public Act 53 of 1974, MISS DIG must be called on 480-467-7671 before anyone excavates in the Right of Way Area.
- 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.
- 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.
- Damages:** If Grantor, its agents, employees or contractors, damage Grantee's facilities, Grantee shall make repairs at Grantor's expense.
- 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)

ROSALIE STEIN

MARC ROSENZWEIG

Grantor:(type or print name below signature)
TWIN LAKES OXFORD VENTURE
A Michigan Limited Partnership
BY:
ITS:

Acknowledged before me in Oakland County, Michigan, on DECEMBER 14TH, 1992 by Jack Rosenzweig, a general partner of Twin Lakes Oxford Venture, a Michigan limited partnership, for the limited partnership.

ROSALIE STEIN
Notary Public, Oakland County, Michigan
My Commission Expires December 21, 1994

Notary's Stamp

Notary's Signature

(Notary's name, county, and date commission expires)

This easement is re-recorded for purposes of showing the planned "as installed" centerlines of easements granted as shown on drawing attached hereto.

RECORDED RIGHT OF WAY NO. 45-027

DEC 14 1992

Return over

O.K. - TS
O.K. - TS

Return to

Terry Benedict
The Detroit Edison Co.
1970 Orchard Lake Rd
Sylvan Lake, MI 48320

RETURN TO
TERRY L. BENEDICT
THE DETROIT EDISON COMPANY
1970 ORCHARD LAKE RD.
SYLVAN LAKE, MI 48320

R/W NO. R-9205517-03

TWIN LAKES ESTATES SITE CONDOMINIUM

APPENDIX "A"

Twin Lakes Estates Site Condominium, described as a parcel of land being the East 1/2 of the Southwest 1/4, the East 1/2 of the Northwest 1/4 and the West 1/2 of the Northeast 1/4 of Section 31, T5N, R10E, Oxford Township, Oakland County, Michigan. Being more particularly described as follows: Beginning at the South 1/4 post of said Section 31, T5N, R10E, thence proceeding along the South line of said Section 31, North 89°27'17" West 1505.52 feet to the West line of the East 1/2 of the Southwest 1/4 of Section 31, as occupied, thence along said West line, North 06°32'08" West 2436.86 feet to a point, said point being the intersection of said West line with the East and West 1/4 line, thence along the West line of the East 1/2 of the Northwest 1/4 North 06°14'48" West 2378.45 feet to the North line of said section, thence along said North line South 89°33'04" East 991.91 feet to the North 1/4 post of said Section 31, thence continuing along said North line, North 88°58'18" East 1319.07 feet, thence along the East line of the West 1/2 of the Northeast 1/4 of said Section 31 South 06°22'43" East 2359.75 feet to a point on the East and West 1/4 line, thence along said East and West 1/4 line, South 89°15'00" West 1062.86 feet to the center post of said Section 31, thence along the North and South 1/4 line South 12°12'29" East 2513.38 feet to the point of beginning, of the parcel herein described, containing 201.91 acres of land more or less and being subject to the rights of the public or any governmental unit in any part thereof taken used or deeded for street, road or highway purposes, also subject to the correlative rights of other riparian owners and to the public trust in the waters of Pine Lake and Fish Lake and also subject to easements and restrictions of record, if any.) - Sidwell No. (04-31-300-003, 04-31-200-001)

N.K.A. TWIN LAKES ESTATES
 UNITS 1-75 D.C.C.P. # 805
 EST 04-31-377-000

Prepared by and Return to: Terry L. Benedict, 1970 Orchard Lake Road, Sylvan Lake, Michigan 48320/avm.

RECORDED RIGHT OF WAY NO. 45244

RECEIVED BY

RETURN TO
TERRY L. BENEDICT
THE DETROIT EDISON COMPANY
1970 ORCHARD LAKE RD.
SYLVAN LAKE, MI 48320