

Detroit Edison

LIBER 13857 PG 637
LIBER 14339 PG 177

93 220591

94 011116

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R-9304224-10
PROJECT NAME STONY POINTE VILLAGE WEST CONDOMINIUMS**

On June 14, 1993, 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:

Stony Pointe Development Corporation, a Michigan corporation, 26400 Sherwood, Warren, Michigan 48091

"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 Artist of Oakland County, Inc., a Michigan corporation, 4500 Delemere, Royal Oak, Michigan 48073

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

SEE ATTACHED APPENDIX "A" SIDWELL NO: 15-11-401-005 PART OF

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

The exact location of said easements 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 buldings 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 1-800-482-7171 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)

Grantor:(type or print name below signature)

Stony Pointe Development Corporation
A Michigan corporation

BY: Dominic Iafrate
Dominic Iafrate

ITS: President
8971 NISC 13:00

Marine Schlegel
MARINE SCHLAGEL
Christopher Alan Hamrock
CHRISTOPHER ALAN HAMROCK

Acknowledged before me in MACOMB County, Michigan, on JUNE 15th, 1993 by Dominic Iafrate, the President of Stony Pointe Development Corporation, a Michigan corporation, for the corporation.

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

Notary's Signature Christopher Alan Hamrock

Return-over

O.K. - TS

OK - G.K.

RECORDED RIGHT OF WAY NO. 45546

9:00
2:00 PM
B#92 REG/DEEDS PAID
0001 JAN 12 94 12:15 PM
8971 NISC 13:00

011110

DE

STATIONERY



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

STONY POINTE VILLAGE WEST CONDOMINIUMS
SIDWELL NO: 15-11-401-005 PART OF

LIBER 13857PG638

LIBER 14339PG178

APPENDIX "A"

Stony Pointe Village West Condominium, according to the Master Deed recorded in Liber 13398, page 755, Oakland County Records and designated as Oakland County Condominium Subdivision Plan No. 813 together with rights in general common elements and limited common elements, as set forth in the above master deed and being further described as: a part of the Southeast ¼ of Section 11, T3N, R11E, City of Rochester, Oakland County, Michigan, being described as commencing at the East ¼ corner of Section 11; thence South 86°10'55" W 230.53 feet along the East-West ¼ line of said Section 11 and following the South line of "Stony Pointe Subdivision" as recorded in Liber 193, pages 9 through 18 of Plats, Oakland County Records to a point on the Westerly line of Stony Pointe Boulevard (Public) (Width Varies); thence South 03°49'04" E 152.00 feet along said Westerly line and in part along the line common to said Stony Pointe Boulevard and "Stony Point Village East", Oakland County Condominium Plan No. 590 as recorded in Liber 10743, page 865 and amended to the Northeast corner of Pointe Place Boulevard (60 foot wide Right of Way) as recorded in Liber 13269, page 237, Oakland County Records; thence the following 5 courses along the Northerly line of said Pointe Place Boulevard: (1) South 86°10'55" W 33.00 feet, and (2) along a curve to the left 198.14 feet, said curve having a radius of 380.00 feet, central angle of 29°52'29" and a long chord bearing of South 71°14'41" W 195.90 feet, and (3) South 56°18'26" W 272.74 feet, and (4) along a curve to the right 193.17 feet, said curve having a radius of 470.00 feet, central angle of 23°32'54" and a long chord bearing of South 68°04'53" W 191.81 feet, and (5) South 79°51'20" W 85.55 feet to the point of beginning; thence South 11°03'13" E 60.00 feet; thence North 79°51'20" E 40.73 feet to a point on the Westerly line of said "Stony Pointe Village East"; thence South 14°56'28" E 155.29 feet along said Westerly line to a point on the proposed Northerly line of Parkdale Road (60 foot-½ Right of Way); thence the following two courses along said Northerly line: (1) along a non-tangent curve to the left 77.21 feet, said curve having a radius of 564.06 feet, center angle of 07°50'34" and a long chord of South 76°22'29" W 77.15 feet and (2) South 72°27'12" W 907.59 feet; thence along a non-tangent curve to the right 342.33 feet, said curve having a radius of 1,447.00 feet, central angle of 13°33'18" and long chord of North 07°16'39" W 341.53 feet; thence North 00°30'00" W 60.23 feet to a point on the Southerly line of "Stony Pointe Subdivision No. 3" as recorded in Liber 220, pages 1 through 5 of Plats, Oakland County Records; thence the following six courses along said Southerly line: (1) South 44°56'11" E 92.65 feet and (2) South 63°30'00" E 128.38 feet and (3) North 62°00'00" E 207.60 feet and (4) North 53°15'00" E 370.00 feet and (5) North 76°00'00" E 90.00 feet and (6) North 81°00'00" E 118.83 feet to the Northwest corner of said "Stony Pointe Village East"; thence South 11°03'13" E 144.47 feet along the Westerly line of said condominium to the point of beginning and containing 6.81 acres. Together with all easements and restrictions of record and all governmental limitations. (Sidwell No: 15-11-401-005 Part of)

RECORDED RIGHT OF WAY NO. 458746

Ent 15-11-427-000
Units 1-24

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

9000813

TO: ...
YMA ...
OF ...
358

03
MAY 1970

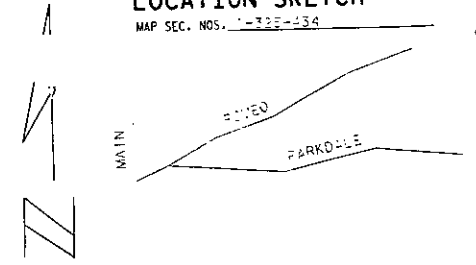
**RETURN TO:
TERRY L. BENEDICT
THE DETROIT EDISON COMPANY
1970 ORCHARD LAKE ROAD
SYLVAN LAKE, MI 48320**

LIBER 14339PG179

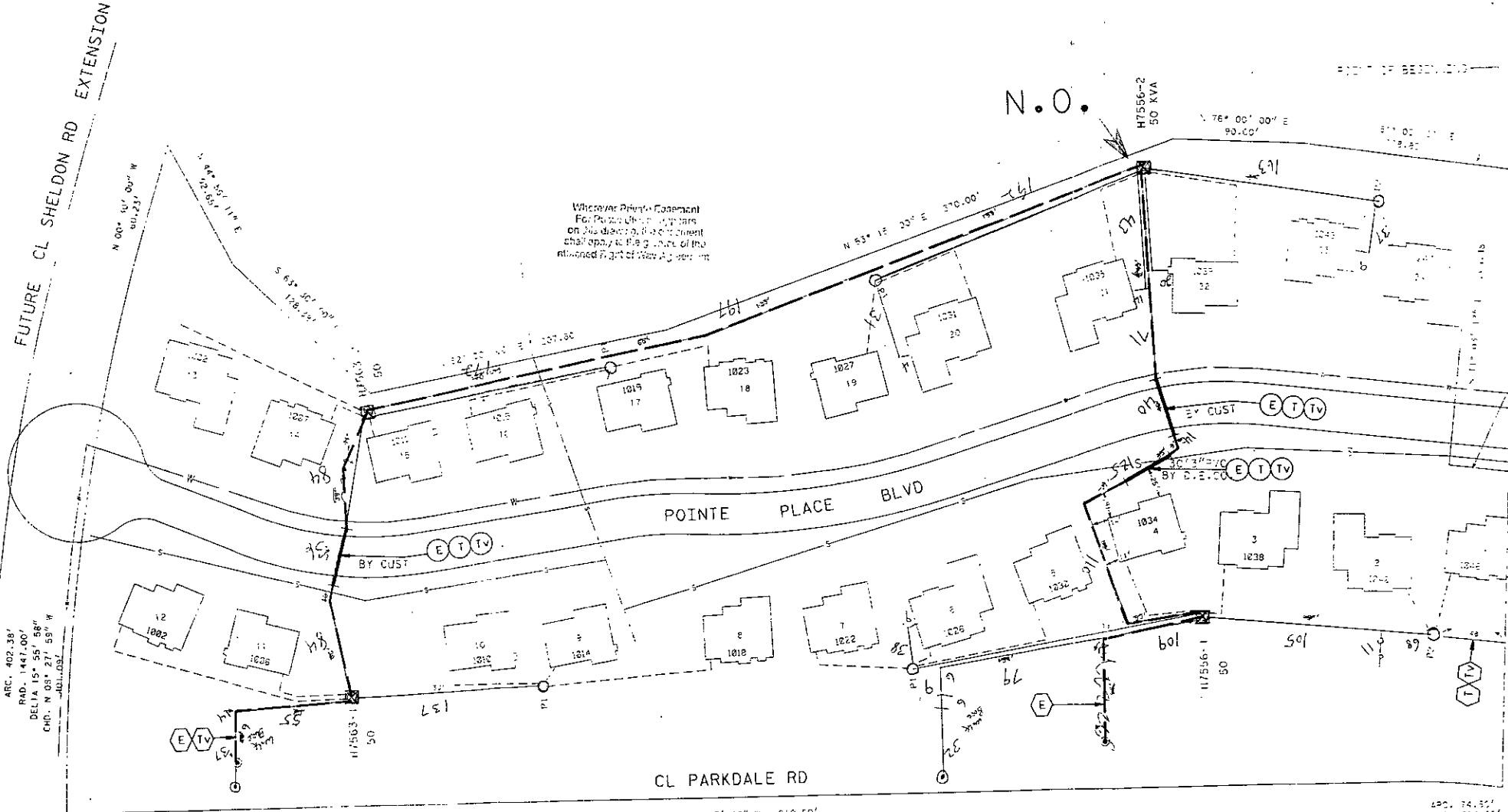


LIBER 14339PG180

LOCATION SKETCH
MAP SEC. NOS. 1-32E-134



FUTURE CL SHELDON RD EXTENSION



Wherever Private Easement For Public Utilities appears on this drawing, the easement shall apply to the grantee of the attached Right of Way Agreement.

N.O.

EAST 1/4 CORNER OF SECTION 11, 3N., R. 11E.

TRANSFORMER SPECS.
PEDESTAL AMOUNT _____ SPEC. _____
TEMPORARY CABLE MARKER AMOUNT _____ SPEC. _____
SECONDARY CONNECTION BOX AMOUNT _____ SPEC. _____

Table with columns for transformer size, ED. STK. NO., and other specifications.

- CODE
TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE MARKER
DFT (DEAD FRONT TYPE)
UDT (NON-SWITCHING - LIVE FRONT TYPE)
UDT (SWITCHING - LIVE FRONT TYPE)
DIRECTION OF TRANSFORMER DOOR OPENING
SECONDARY PEDESTAL
SECONDARY CONNECTION BOX
CABLE POLE
PRIMARY SWITCH CABINET
BURIED PRIMARY CABLE - ALL VOLTAGES
BURIED SECONDARY CABLE
BURIED SECONDARY SERVICE CABLE
DETROIT EDISON TRENCH ONLY
TELEPHONE TRENCH ONLY
SEWER
WATER
GAS
CABLE TV
PROPOSED CONDUIT
SEP CONN CABINET

TRANSFORMER DATA

Table with columns: U.D.F. NO., SIZE, ED. STK. NO.

Union Excavating Co.
9-23-93
9-28-93
J. Delorme

RECORDED RIGHT OF WAY NO. 45326

NOTE: METER SHALL BE LOCATED IN SHADED AREA CLOSEST TO D.E.CO. SOURCE

CABLE SUMMARY

Table with columns: ITEM #, ESTIMATED, INSTALLED

TRENCH SUMMARY

Table with columns: ITEM #, ESTIMATED, INSTALLED

NOTICE

Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES...

Wherever Private Easement For Public Utilities appears on this drawing, the easement shall apply to the grantee of the attached Right of Way Agreement.

Table with columns: PERMITS REQUIRED, SOIL EROSION, COUNTY ROAD, COUNTY DRAIN, CITY WATERWORKS, SEWER, GAS, CATV

START DATE: 07-26-93

GENERAL NOTES

TRENCHING TO BE DONE BY:
TRENCH AND CABLE LENGTHS ARE APPROXIMATE
SEE SECTION 56 UG LINE CONSTRUCTION STANDARDS FOR TRANS. MAT. DETAILS
SEE PAGE 3-2-11 S.I.M. DETAIL " " FOR ENTRANCE POINT DETAILS (APTS. ONLY)
SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUB'OS ONLY)
D.E. SERVICE PLANNER: LARRY MURRAY 857-8685
TEL. CO.: JOANNE RUPERS 456-0855
GAS CO.:
CATV CO.: JAMES KREMER 549-1236
OTHERS:

Large table at the bottom of the page containing revision history, drawing details, and project information.