

Detroit Edison

LIBER 13397 PG 693 066664 94 059370

LIBER 14472 PG 686

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R 9204410-01
PROJECT NAME - CRYSTAL SHORES ESTATES CONDO**

On 1-28-93, 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".

0001 MAR.12.93 01:29PM
0170 MISS 9.00

"Grantor" is:

Commerce Lake Development, Inc., a Michigan corporation, 31500 W. 13 Mile Road, Suite 100, Farmington Hills, Michigan

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226

Michigan Bell Telephone, a Michigan corporation, 444 Michigan Avenue, Detroit, Michigan 48226

"Grantor's Land" is in Township of Commerce, Oakland County, described as:

Sidwell No. (17-16-226-015-000) units 1-20. See Appendix "A"

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 10 ft. 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 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.

11.00
2.00
RME
9.00
2.00
RME

Witnesses:(type or print name below signature)

Timothy T. Probysecki
Terry Michaels

Grantor:(type or print name below signature)
COMMERCE LAKE DEVELOPMENT, INC., a Michigan corporation

Louis F. Ronayne, Jr.
LOUIS F. RONAYNE, JR., President

B#92 REG/DEEDS PAID
0001 FEB.24.94 01:59PM
1291 MISS

B#92 REG/DEEDS OK LM
0001 FEB.24.94 01:59PM
1291 RMT FEE 2.00

Acknowledged before me in Wayne County, Michigan, on Jan 28, 1993 by LOUIS F. RONAYNE, JR., the President of COMMERCE LAKE DEVELOPMENT, INC., a Michigan corporation, for the corporation.

Notary's Stamp TERRY J. MICHAELS
NOTARY PUBLIC STATE OF MICHIGAN
WAYNE COUNTY
My Commission Expires 20, 1993

Notary's Signature Terry Michaels

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

RECORDED RIGHT OF WAY NO. 45666a

RIGHT OF WAY APPLICATION

DATE ISSUED	1-6-93		
DATE WANTED	2-8-93	R/W NO.	R-9204410-1
SERVICE PLANNER	JOE MARTIN	PHONE	645-4117

PROJECT NAME	CRYSTAL SHORES ESTATES		
TOWNSHIP/CITY	COMMERCE TWP.		
ADDRESS			
CROSS STREET	BENSTEIN & SLEETH	SECTION	16
SIDWELL NO.	17-16D-226-015 & -016	QUARTER	N.E.

TYPE OF PROJECT

OVERHEAD	
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UNDERGROUND	X
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ACREAGE	
COMMERCIAL BLDG	
*SITE CONDO	
*MOBILE HOME/PK	

LOTS	
*SUB	X
*APT. COMPLEX	
*CONDO	

JOINT USE REQUIRED	YES	X		NO	
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MBT	JOINT USE NO. J-9204410-1
GTE	JOINT USE NO.
CONS. PWR.	JOINT USE NO.
CABLE TV CO. NAME	
CABLE TV	JOINT USE NO.

NAME OF OWNER/CUSTOMER	COMMERCE LAKE DEVELOPMENT, INC.		
CONTACT PERSON	LOUIS F. RONAYNE		
ADDRESS	28947 GLENBROOKE FARMINGTON HILLS, MICH. 48331		
HOME PHONE	523-9997/458-3755	BUSINESS PHONE	458-2399
ADJACENT PROPERTY OWNER			
ADDRESS			
HOME PHONE		BUSINESS PHONE	

MATERIAL TO BE PROVIDED

1. SITE PLAN/SKETCH/FINAL PROPOSED PLAT*
2. PROPERTY DESCRIPTION (SIDWELL NO.) (*ACTUAL DESCRIPTION)
3. PROOF OF OWNERSHIP OF REQUESTING CUSTOMER: WARRANTY DEED, L/C, TITLE SEARCH, COMMITMENT
4. SIDWELL PAGE (COPY)
5. SIDWELL NO.
6. COPY OF FUTURE J/U MEMO

SUPERVISOR	JMB 1/19/93	R/W SECURED	
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RECORDED RIGHT OF WAY NO. 457666a

Appendix "A"

Crystal Shores Estates Condominium, according to the Master Deed recorded in Liber 12816, Page 57 Oakland County Record and designated as Oakland County Condominium Subdivision Plat No. 776 together with rights in general common elements and limited common elements, as set forth in the above master deed and being further described as:

Part of the NE ¼ of Section 16, and part of the NW ¼ of Section 15, T2N, R8E, Commerce Township, Oakland County, Michigan, more particularly described as beginning at a point distant N 01°25'30" E. 8.80 ft. from the SW corner of the NE ¼ of the NE ¼ of Section 16, proceeding thence N 00°21'25" W. 60.04; th N 87°26'15" E. 242.69 ft.; th N 02°33'45" W. 245.00 ft.; th N 87°26'15" E. 60.00 ft.; th along a curve to the left, radius 361.49 ft., central angle 24°30'00", an arc distance 154.58 ft., chord bearing N 75°11'15" E. 153.40 ft.; th N 62°56'15" E. 290.00 ft.; th along a curve to the right radius 471.94 ft., central angle 04°44'05" an arc distance of 39.00 ft., chord bearing N 65°18'18"E. 38.99 ft.; th N 22°19'40" W. 127.04 ft.; th N 62°56'15" E. 109.86 ft.; th N00°41'45" E. 143.64 ft.; th S 89°18'15" E. 360.09 ft.; th S 61°51'15" E. along the southerly bank of a canal 112.42 ft.; th S 78°30'15" E. along the south bank of said canal, 231.92 ft.; th S 10°32'45" W. along the westerly bank of Commerce Lake, 324.40 ft.; th S 53°57'45" W. along the northerly bank of a canal, 161.30 ft.; th N 84°02'15" W. along the north bank of said canal 425.00 ft.; th S 63°41'45" W. along the north bank of said canal, 128.00 ft.; th S 53°41'15" W. along the north bank of said canal, 86.80 ft.; th S 77°32'15" W. along the north bank of said canal, 216.80 ft.; th S 28°08'45" E. along the westerly bank of said canal, 186.10 ft.; th S 87°26'15" W. 550.25 ft. to the point of beginning. Containing 10.91 acres. Subject to easements records and that part taken, used, or deeded for roadway purposes.

Units 1-20 & General Common element

9000776

- 17-16-226-046 unit 1
- 047 unit 2
- 048 unit 3
- 049 unit 4
- 050 unit 5
- 051 unit 6
- 052 unit 7
- 053 unit 8
- 054 unit 9
- 055 unit 10

- 17-16-226-056 unit 11
- 057 unit 12
- 058 unit 13
- 059 unit 14
- 060 unit 15
- 061 unit 16
- 062 unit 17
- 063 unit 18
- 064 unit 19
- 065 unit 20

RECORDED RIGHT OF WAY NO.

437666a