

Detroit Edison

LIBER 14404P-10

LIBER 13310

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0327702

034440

ORIGINAL

UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R 9106336-01
PROJECT NAME - STONEGATE CONDO PHASE 1

On OCT. 30, 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:

Andrew F. Nadol and Helen D. Nadol, husband and wife, 1183 Southwest Walnut Terrace, Boca Raton, Florida and Phoenix Development Group, Inc., a Washington Corporation, 356 Wheatland Ave., Remus, Michigan 49340

"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
Greater Media Cablevision, Inc., a Michigan corporation, 3166 Martin Road, Walled Lake, Michigan 48088

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

Sidwell No. 17-23-200-000

See Appendix "A"

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 will be recorded 90 days after construction. The right of way is 10 ft. 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.
- 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)

[Signature]
Janett Codling-Greer
[Signature]
Edward Que

Grantor:(type or print name below signature)

[Signature]
ANDREW F. NADOL
[Signature]
HELEN D. NADOL

Acknowledged before me in Palm Beach County, Florida on Oct 30 1992, 1992 by ANDREW F. NADOL and HELEN D. NADOL, husband and wife.

Notary's Stamp



Notary's Signature

[Signature]
Diane Crook

Prepared by and Return to: Omer V. Racine, 30400 Telegraph Road, Room 277, Bingham Farms, Michigan 48025/PEW

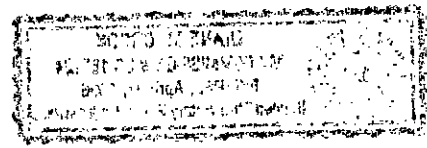
This easement is re-recorded for purposes of showing the planned "as installed" centerlines of easements granted as shown on drawing attached hereto.

0601 FEB 01 1993
3833 MISC
B#92 REG/DEEDS PAID
0001 FEB 02 1993 02:04PM
1039 MISC 9.00

RECORDED RIGHT OF WAY NO. 452672

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2025

Return to:
O.V. Racine
The Detroit Edison Company
30400 Telegraph Road, Rm. 277
Bingham Farms, MI 48025



Witnesses:(type or print name below signature)

Grantor:(type or print name below signature)

PHOENIX DEVELOPMENT GROUP, INC., a Washington Corporation

Elizabeth A. Pander
ELIZABETH A. PANDER

D. Floyd Russell
D. FLOYD RUSSELL, President

Hazel M. Barr
HAZEL M. BARR

Acknowledged before me in Fairfield County, Connecticut, on November 10, 1992, 1992 by D. FLOYD RUSSELL, the President of PHOENIX DEVELOPMENT GROUP, INC., a Washington corporation, for the corporation.

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

Notary's Signature Elizabeth A. Pander
My Commission Expires 3/3/95
ELIZABETH A. PANDER.

Appendix "A"

Stonegate Condominium, according to the Master Deed recorded in Liber 12725, Page 701, Oakland County Record and designated as Oakland County Condominium Subdivision Plan No. 766, 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 23, T2N, R8E, Commerce Township, Oakland County, Michigan described as commencing at the NE corner at said Section 23; th N 87°58'51" W along the North line of said Section 23 and the center line of Oakley Park Road 567.07 ft. to the point of beginning; th continuing N 87°58'51" W. along said line 425.54 ft.; th S 00°53'50" W. 667.71 ft.; th N 88°27'33" W. 333.83 ft.; th S 01°09'05" W. 432.37 ft.; th S 88°50'55" E. 171.00 ft.; th S 75°03'51" E. 61.78 ft.; th along a curve to the left, radius of 25.00 ft., through a central angle of 90°04'51", chord bearing S 43°53'20" E. 35.38 ft., an arc distance of 39.31 ft.; th S 88°55'46" E. 73.29 ft.; th N 01°04'14" E. 136.00 ft.; th S 88°55'46" E. 540.00 ft.; th N 00°06'51" E. 420.00 ft.; th N 09°13'35" W. 583.83 ft. to the point of beginning containing 14.83 acres.

Above legal N.K.A. Ent
stone gate condo units
1-36 except 766. 9000766
17-23-226-000

RECORDED COPY
TTS MR [unclear]
[unclear]

RECORDED RIGHT OF WAY NO. 457670

DE

NOV 19 1954

RECEIVED
NOV 19 1954

Return to:
O.V. Racine
The Detroit Edison Company
30400 Telegraph Road, Rm. 277
Bingham Farms, MI 48025

RIGHT OF WAY APPLICATION

DATE ISSUED			RW NO.	R.9106336-1
DATE WANTED			PHONE	645-4117
SERVICE PLANNER	JOE MARTIN			

PROJECT NAME	STONE GATE SUB #1			
TOWNSHIP/CITY	COMMERCE TWP.			
ADDRESS				
CROSS STREET	OAKLEY PARK & WELCH RD.	SECTION	23	
SIDWELL NO.	17-23-200-016	QUARTER	N.E.	

TYPE OF PROJECT

<input type="checkbox"/> OVERHEAD	<input checked="" type="checkbox"/> UNDERGROUND
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ACREAGE	LOTS
COMMERCIAL BLDG	*SUB <input checked="" type="checkbox"/>
*SITE CONDO	*APT. COMPLEX
*MOBILE HOME.PK	*CONDO

JOINT USE REQUIRED	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
MBT	JOINT USE NO. J-9106336-1	
GTE	JOINT USE NO.	
CONS. PWR.	JOINT USE NO.	
CABLE TV CO. NAME	GREATER MEDIA CABLE	
CABLE TV	JOINT USE NO. J-9106336-2	

NAME OF OWNER/CUSTOMER	PHOENIX U.S. DEVELOPMENT GROUP, INC.		
CONTACT PERSON	JOHN RUGGLES		
ADDRESS	356 WHEATLAND REMUS, MICH. 49340 Box 207		
HOME PHONE		BUSINESS PHONE	517-967-3683
ADJACENT PROPERTY OWNER			
ADDRESS			
HOME PHONE		BUSINESS PHONE	

MATERIAL TO BE PROVIDED

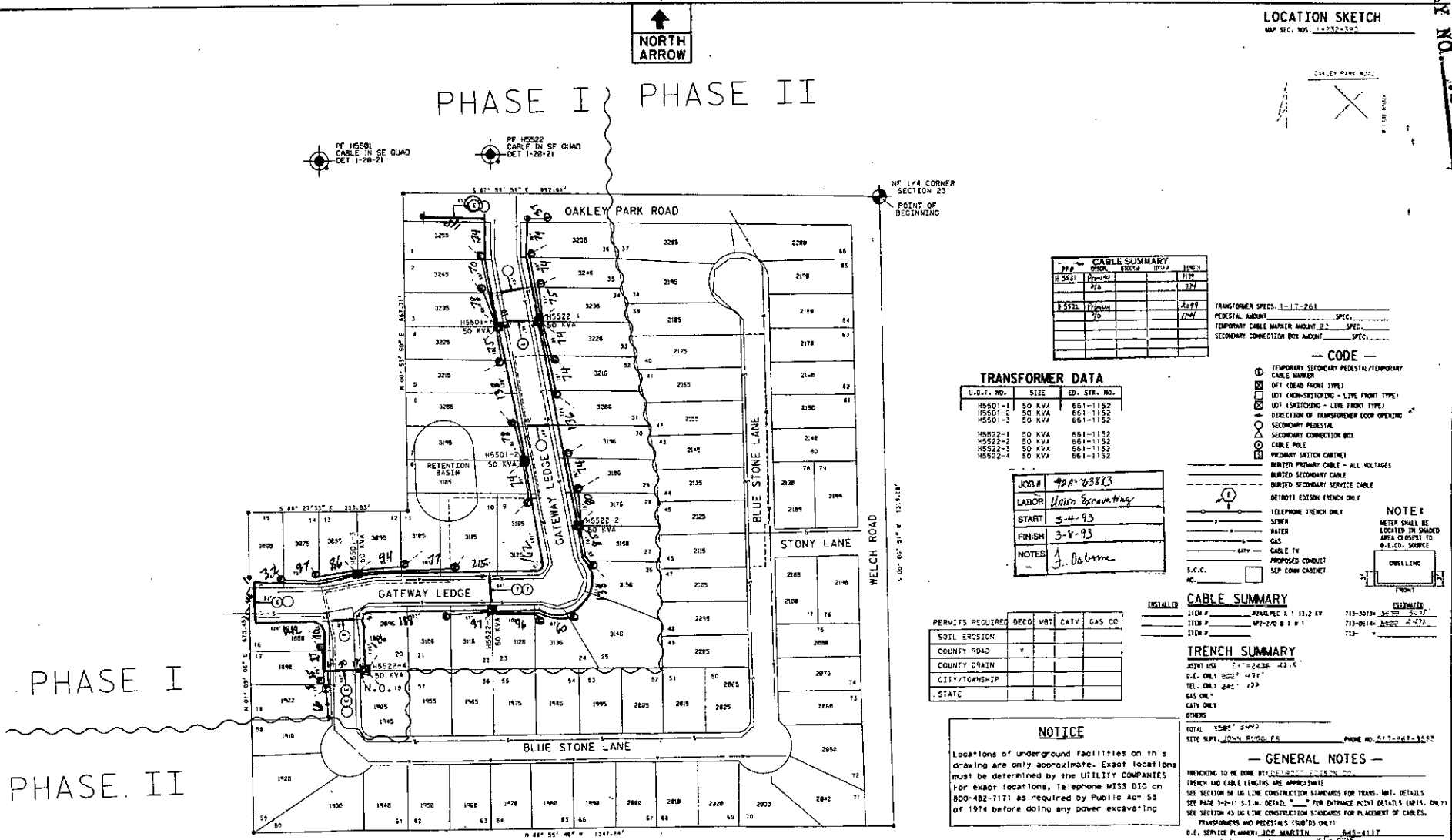
1. SITE PLAN/SKETCH/FINAL PROPOSED PLAT*
2. PROPERTY DESCRIPTION (SIDWELL NO.) (*ACTUAL DESCRIPTION)
3. PROOF OF OWNERSHIP OF REQUESTING CUSTOMER: WARRANTY DEED, LC, TITLE SEARCH, COMMITMENT
4. SIDWELL PAGE (COPY)
5. SIDWELL NO.
6. COPY OF FUTURE JU MEMO

SUPERVISOR	<i>[Signature]</i>	R/W SECURED	
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RECORDED RIGHT OF WAY NO. 457667a

LIBER 144048712

RECORDED
PLAT OF MAP NO. 456670



LOCATION SKETCH
MAP SEC. NOS. 1-232-232

PP #	TYPE	AMOUNT	UNIT
H 5501	Primary	70	174
H 5522	Primary	70	174

TRANSFORMER DATA

U.D.T. NO.	SIZE	ED. STR. NO.
H5501-1	50 KVA	661-1152
H5501-2	50 KVA	661-1152
H5501-3	50 KVA	661-1152
H5522-1	50 KVA	661-1152
H5522-2	50 KVA	661-1152
H5522-3	50 KVA	661-1152
H5522-4	50 KVA	661-1152

JOB #	92A-63883
LABOR	Utility Excavating
START	3-4-93
FINISH	3-8-93
NOTES	J. DeLorme

DECD	WBT	CATV	GAS	CO
SOIL EROSION				
COUNTY ROAD	Y			
COUNTY DRAIN				
CITY/TOWNSHIP				
STATE				

TRANSFORMER SPEC. 1-17-261
PEDESTAL AMOUNT _____ SPEC. _____
TEMPORARY CABLE HANGER AMOUNT 22 _____ SPEC. _____
SECONDARY CONNECTION BOX AMOUNT _____ SPEC. _____

CODE

- TEMPORARY SECONDARY PEDESTAL/TEMPORARY CABLE HANGER
- OFF (ROAD FRONT TYPE)
- LOT (SHOW-SWITCHING - LIVE FRONT TYPE)
- LOT (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 FRENCH ONLY
- TELEPHONE FRENCH ONLY
- SEWER
- WATER
- GAS
- CABLE TV
- PROPOSED CONDUIT
- SEP CONV CABINET

NOTE #
METER SHALL BE LOCATED IN UNPAVED AREA CLOSEST TO R.E. CO. SOURCE

CABLE SUMMARY

ITEM #	DESCRIPTION	QUANTITY	ESTIMATED
ITEM #	424ALPCE 2 1/2 13.2 KV		715-3079
ITEM #	MP-700 2 1/2 # 1		715-0614-3660 4-772
ITEM #			715-1

TRENCH SUMMARY

DEPTH	LENGTH	ESTIMATED
18" ONLY	2438' 431'	
6" ONLY	505' 473'	
TEL. ONLY	245' 173'	
GAS ONLY		
CATV ONLY		
OTHERS		

NOTICE
Locations of underground facilities on this drawing are only approximate. Exact locations must be determined by the UTILITY COMPANIES for exact locations, telephone MISS DIG on 800-482-7171 as required by Public Act 53 of 1974 before doing any power excavating.

GENERAL NOTES
TRENCHING TO BE DONE BY ELECTRICAL CONTRACTOR.
FRENCH AND CABLE LENGTHS ARE APPROXIMATE.
SEE SECTION 56 US LINE CONSTRUCTION STANDARDS FOR TRANS. UNIT DETAILS.
SEE PAGE 3-2-11 S.I.M. DETAIL " " FOR ENTRANCE POINT DETAILS (L.P.S. ONE 11).
SEE SECTION 43 US LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES.
TRANSFORMERS AND PEDESTALS 150/75 ON 11.
R.E. SERVICE PLANNER: JOE MARTIN 845-4117
TEL. CO. 1-BARRARA CARMY 452-0515
GAS CO. 1-
CATV CO. 1-
OTHERS: _____
FASMENTS INDICATED BY OUR CENTERLINE ARE IN FORTH UNLESS OTHERWISE NOTED.

NOTE: ALL CONDUIT IS 3" PVC BY CUSTOMER
START DATE: 01-15-93

D	REVISION	C	REVISION	B	REVISION	A	REVISION	REFERENCE	DATE	BY	DATE	BY
						AS EXISTING		O.H.D.O. A-50	11/14/92	RALPH M. WINCEL	11/14/92	
						REVISED			1/15/93	JOE MARTIN	1/15/93	
						REVISED			1/16/93	JOE MARTIN	1/16/93	
						REVISED			1/16/93	JOE MARTIN	1/16/93	

DESIGNED BY	APPROVED BY	DATE	BY
JOE MARTIN	JOE MARTIN	1/15/93	JOE MARTIN

PROJECT	NO. 1	DATE	BY
STONE GATE CONDO'S #1	1	01-15-93	JOE MARTIN

SCALE	1" = 100'	PROJECT NO.	36 367B54J069
CITY	COMMERCIAL	PROJECT NAME	8937 COMMERCE LAKE
PLAT NO.	92A-63883	DATE	01-15-93