

+

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RIGHT OF WAY FILE #

R 4 6 1 9 9

GRANTOR NAME

[Empty grid for Grantor Name]

[Empty grid for Grantor Name]

STREET ADDRESS

[Empty grid for Street Address]

[Empty grid for City/Town]

CITY/TOWN

ZIP CODE

[Empty grid for ZIP Code]

EASEMENT DESCRIPTION

[Empty grid for Easement Description]

AGREEMENT DATE

[Empty grid for Agreement Date]

AGREEMENT TYPE

[Empty grid for Agreement Type with R, P, C options]

LIBER #

[Empty grid for Liber #]

PAGE #

[Empty grid for Page #]

DRAWING R/W #

[Empty grid for Drawing R/W #]

PVT CL#

[Empty grid for PVT CL#]

SECTION

[Empty grid for Section]

QUARTER SECTION 3

[Empty grid for Quarter Section 3 with 1/4 and 1/2 options]

QUARTER SECTION 2

[Empty grid for Quarter Section 2 with 1/4 and 1/2 options]

QUARTER SECTION 1

[Empty grid for Quarter Section 1 with 1/4 and 1/2 options]

TOWNSHIP

[Empty grid for Township]

COUNTY

[Empty grid for County]

RTE OF LINE

[Empty grid for RTE of Line]

TOWNSHIP RANGE

[Empty grid for Township Range]

DIVISION CODE

[Empty grid for Division Code with A, D, M, O, T, W options]

SUBDIVISION NAME

WOODLANDS OF TROY I

EAST OF

[Empty grid for East of]

WEST OF

[Empty grid for West of]

NORTH OF

[Empty grid for North of]

SOUTH OF

[Empty grid for South of]

OUT LOT

[Empty grid for Out Lot]

BLOCK #1

[Empty grid for Block #1]

LOT #1

[Empty grid for Lot #1]

BLOCK #2

[Empty grid for Block #2]

LOT #2

[Empty grid for Lot #2]

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RIGHT OF WAY APPLICATION

DATE ISSUED	5-23-94	R/W NO.	R-9403833-01
DATE WANTED	A.S.A.P (8-94)	PHONE	167-4122
SERVICE PLANNER	TASSON		

PROJECT NAME	SOMERSET PLACE EAST Sub		
TOWNSHIP/CITY	Troy		
ADDRESS	WATKES & NORTHFIELD PARKWAY		
CROSS STREET		SECTION	17
SIDWELL NO.		QUARTER	SE 1/4

TYPE OF PROJECT

OVERHEAD

UNDERGROUND

ACREAGE	
COMMERCIAL BLDG	
*SITE CONDO	
*MOBILE HOME PK	

LOTS	
*SUB	X
*APT COMPLEX	
*CONDO	

JOINT USE REQUIRED	YES	X	NO	
MBT	JOINT USE NO.	09403833-01		
GTE	JOINT USE NO.			
CONS. PWR.	JOINT USE NO.			
CABLE TV CO. NAME	T.C.F.			
CABLE TV	JOINT USE NO.	09403833-02		

NAME OF OWNER/CUSTOMER	BENEWICK & KEVE PROPERTIES		
CONTACT PERSON	John BENEWICK		
ADDRESS	1600 N. Woodward Birmingham 48011		
HOME PHONE		BUSINESS PHONE	642-8686
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 *[Signature]*

R/W SECURED *[Signature]*

[Signature]
10-27-94

RECORDED RIGHT OF WAY NO.

46199

UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R-9403833-01

PROJECT NAME - Proposed Somerset Place East Subdivision

On June 27, 1994, 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"

\$ 15.00 MISCELLANEOUS RECORDING
\$ 2.00 REINFORCEMENT
27 AUG 94 1:39 P.M. RECEIPT# 1508
LYNN D. ALLEN, CLERK/REGISTRAR OF DEEDS

"Grantor" is:

Beneicke & Krue Properties, a Michigan Co-Partnership,

~~1600 N Woodward, Birmingham, Michigan 48011~~ 200 East Long Lake Road, Suite 185, Bloomfield Hills, MI 48304

"Grantee" is:

The Detroit Edison Company, a Michigan Corporation, 2000 Second Avenue, Detroit, Michigan 48226
T.C.I. Cablevision of West Oakland County, Inc., a Michigan corporation, 3166 Martin Road, Walled Lake, Michigan 48088

RB RB

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

See attached Appendix "A" for description. Sidwell No. 20-17-400-026.

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

See attached Appendix "B" for description.
The Right-of-Way is Ten (10) feet 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.

*13.00 Paid
2.00 Paid*

Witnesses:(type or print name below signature)

Jean A. Follweiler
Jean A. Follweiler
Candie L. Rhodes
Candie L. Rhodes

Grantor:(type or print name below signature)

Beneicke & Krue Properties, a Michigan Co-Partnership

Richard P. Beneicke
By: Richard P. Beneicke, Sr., Trustee under the Richard P. Beneicke Trust Agreement dated July 16, 1984

Its: Co-Partner
John R. Beneicke
By: John R. Beneicke or his Successors as Trustee of the John R. Beneicke Trust under Agreement dated February 18, 1994

Its: Co-Partner

RECORDED RIGHT OF WAY NO.

46199

DETROIT EDISON COMPANY
Oakland Division Headquarters
30400 Telegraph Road, Suite 240
Birmingham, MI 48010

R-9403833-01

LIBER 14927 PG. 296

Renee A. McLaughlin
Renee A. McLaughlin

Barbara J. Dawson
By: Barbara J. Dawson or her Successors as Trustee of
the Barbara J. Dawson Trust under Agreement dated
May 5, 1994
Its: Co-Partner

STATE OF Michigan
COUNTY OF Oakland

-ss-

Personally came before me this 27th day of June, 1994, Richard P. Beneicke, Sr., Trustee, under the Richard P. Beneicke Trust Agreement dated July 16, 1984, John R. Beneicke or his Successors as Trustee of the John R. Beneicke Trust under Agreement dated February 18, 1994, and Barbara J. Dawson or her Successors as Trustee of the Barbara J. Dawson Trust under agreement dated May 5, 1994, Co-Partners of the above-named Co-Partnership, to me known to be the persons who executed the foregoing instrument, and to me known to be Co-Partners of said Co-Partnership and acknowledged that they executed the foregoing instrument as such Co-Partners as the free act and deed of said Co-Partnership.

JEAN A. FOLLWEILER
Notary Public, Oakland County, MI
My Commission Expires Sept. 12, 1995

Notary's Stamp

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

Notary's Signature

Jean A. Follweiler

RECORDED RIGHT OF WAY NO. 46199

DETROIT EDISON COMPANY
Oakland Division Headquarters
30400 Telegraph Road, Suite 240
Birmingham, MI 48010

R-9403833-01

LIBER 14927 PG 297

APPENDIX "A"

Proposed "Somerset Place East Subdivision", part of the Southeast one-quarter (1/4) of Section 17, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan (including part of Lots 15 and 16 of "Supervisor's Plat of Troy Farmsites", Liber 56, Page 59, Oakland County Records). Beginning at a point which is North 02°40'28" West 376.45 feet and North 87°34'53" East 37.08 feet from the South one-quarter (1/4) corner of Section 17, Town 2 North, Range 11 East; thence along the East Right-of-Way line of Northfield Parkway (86 feet wide) Northerly 76.51 feet along the arc of a curve to the left (Radius of 493.00 feet, central angle of 08°53'31", long chord bears North 01°46'17" East 76.43 feet) and North 02°40'28" West 803.78 feet; thence North 87°34'53" East 304.65 feet along the Southerly boundary of Merihill Acres Subdivision. (Liber 169, Pages 3, 4, 5, 6 & 7, Oakland County Records); thence South 02°42'04" East 880.01 feet along the Westerly boundaries of "Woodlands of Troy No. 1" (Liber 194, Pages 24, 25, 26 and 27, Oakland County Records) and "Woodlands of Troy No. 2" (Liber 203, Pages 23, 24 & 25, Oakland County Records); thence South 87°34'53" West 310.98 feet to the point of beginning. Containing 6.162 acres and comprising 12 Lots numbered 1 through 12, both inclusive. Sidwell No. 20-17-400-026.

RECORDED RIGHT OF WAY NO.

46199

1981

1981

DETROIT EDISON COMPANY
Oakland Division Headquarters
30400 Telegraph Road, Suite 240
Birmingham, MI 48010

"SOMERSET PLACE EAST SUBDIVISION"

PART OF THE SOUTHEAST 1/4 OF SECTION 17, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

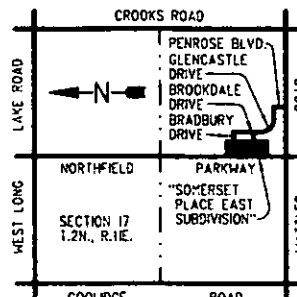


PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
 ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
 (N.R.) DENOTES NOT RADIAL.
 THE SYMBOL "O" INDICATES A MONUMENT WHICH IS A 1/2" DIAMETER STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
 ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG. "NO I.D. CAPS"
 ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE SOUTH LINE OF "MERHILL ACRES SUB." SECTION 17, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 169, PAGES 3 THRU 7, O.C.R..
 THE SYMBOL "•" INDICATES A MONUMENT FOUND.

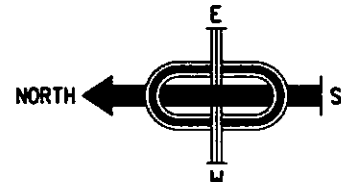
CURVE DATA

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	493.00	76.51	08°53'31"	76.43	N 01°46'17" E
2	60.00	62.83	60°00'00"	60.00	N 50°20'40" E
3	60.00	251.33	246°00'00"	103.92	N 39°39'20" W
4	60.00	56.05	53°31'25"	54.03	N 54°51'44" E
5	60.00	270.84	258°37'55"	92.84	N 22°35'01" W
6	60.00	26.29	25°06'30"	26.08	N 85°49'19" W



LOCATION MAP
NOT TO SCALE

APPENDIX "B"



RECORDED RIGHT OF WAY NO. 46199

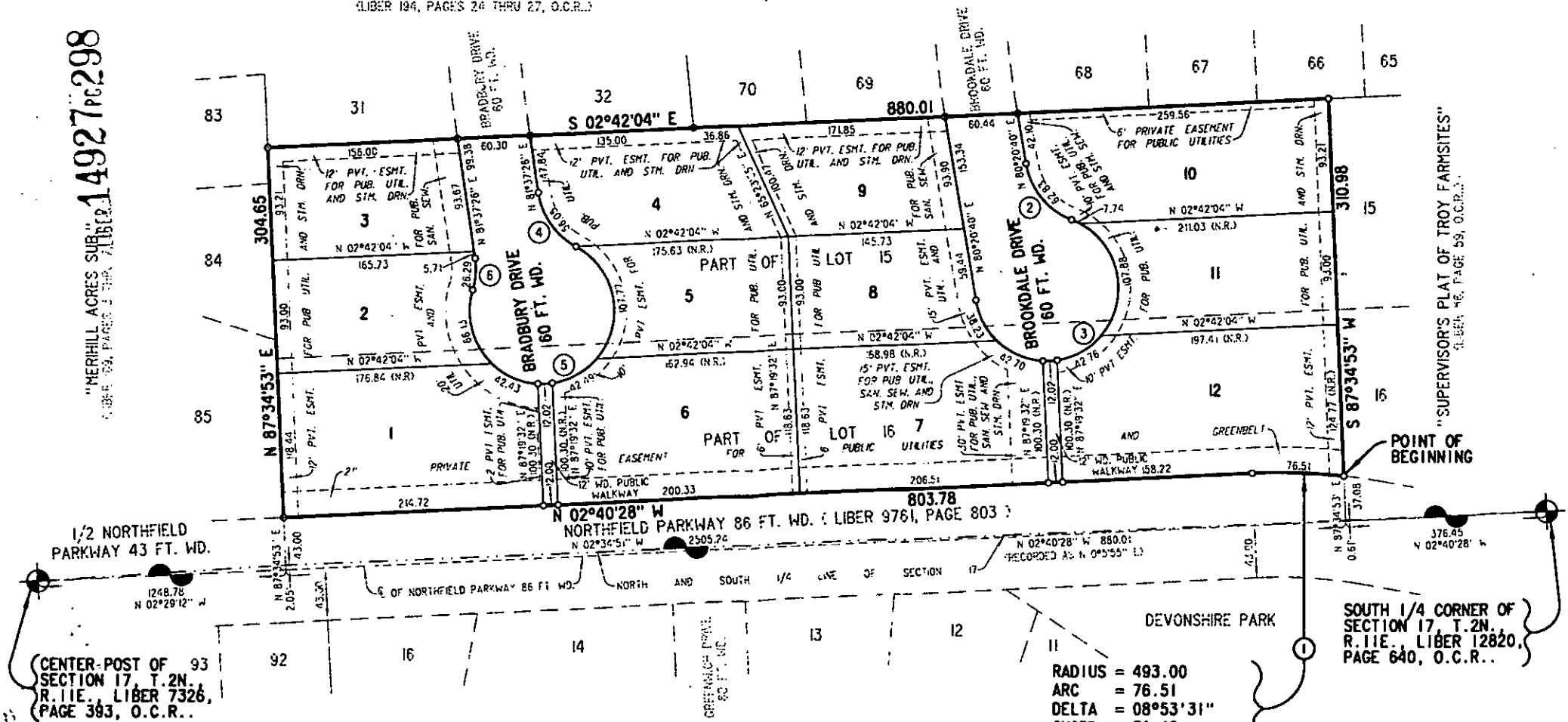
NOTE
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO NORTHFIELD PARKWAY FROM LOTS 1, 6, 7 AND 12.

"WOODLANDS OF TROY NO. 2"
(LIBER 203, PAGES 23 THRU 25, O.C.R.)

"WOODLANDS OF TROY NO. 1"
(LIBER 194, PAGES 24 THRU 27, O.C.R.)

"MERHILL ACRES SUB." LIBER 14927 PG 298

"SUPERVISOR'S PLAT OF TROY FARM SITES"
(LIBER 46, PAGE 59, O.C.R.)



RADIUS = 493.00
 ARC = 76.51
 DELTA = 08°53'31"
 CHORD = 76.43
 CH BRC = N 01°46'17" E

"SOMERSET PLACE SUB. NO. 3"
(LIBER 215, PAGES 3 THRU 6, O.C.R.)

"SOMERSET PLACE SUB. NO. 1"
(LIBER 191, PAGES 1 THRU 5, O.C.R.)

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