

Detroit Edison

CORPORATE ESTATE SE

LIBER 19380PG879  
LIBER 18163 171

MR - 3 98 063631

**Underground Residential Distribution Easement (Right of Way) No.80619/2  
GOLF POINTE CONDOMINIUM**

On 11-22, 1996, for the consideration of system betterment, Grantor grants to Grantee a permanent underground easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area."

"Grantor" is: CUSTOM HOMES BY J. R. & SONS, INC., A MICHIGAN CORPORATION  
4707 CHAREST AVENUE, WATERFORD, MICHIGAN 48327

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226  
Michigan Bell Telephone, a Michigan corporation, 444 Michigan Ave., Detroit, Michigan 48226  
Consumers Power Company, a Michigan corporation, 212 Michigan Ave. Jackson, Michigan 48201  
Continental Cablevision, a Michigan corporation, 10160 W. Nine Mile Road, Oak Park, Michigan 48237

\$ 9.00 MISCELLANEOUS RECORDING  
\$ 2.00 REMONUMENTATION  
MAR 98 10:22 A.M. RECEIPT# 91A  
PAID RECORDED - OAKLAND COUNTY  
LORIN D. ALLEN, CLERK/REGISTER OF DEEDS

"Grantor's Land" is in THE CITY OF SOUTHFIELD, OAKLAND County, described as:

AS DESCRIBED ON THE ATTACHED APPENDIX " A "

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

THE EXACT LOCATION OF SAID EASEMENTS TO BE SHOWN ON A DRAWING 90 DAYS AFTER CONSTRUCTION. THE RIGHT OF WAY IS TEN (10) FEET IN WIDTH. SIDWELL NUMBER (24-23-401-000) or 24-23-401-000

- Purpose:** The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain underground 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 are allowed in the Right of Way Area without Grantee's prior written consent.
- Excavation:** Under 1974 Public Act 53, you must call MISS DIG (1-800-482-7171) before excavating 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 can 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 will 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's employees or contractors damage grantee's facilities, Grantee will 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 and assigns.

DOCUMENT BEING RE-RECORDED FOR 'AS INSTALLED DRAWINGS'  
RECORDED R/W FILE NO. 142469

Witnesses: (Type or print name below signature)

James D. McDonald  
JAMES D. McDONALD  
Donald Reed  
DONALD REED

OCT 31 1999  
CORPORATE REAL ESTATE SERVICES

Grantor: (Type or print name below signature)  
CUSTOM HOMES BY J. R. & SONS, INC.

BY: Roy Gonzales  
ROY GONZALES  
142469

ITS: PRESIDENT

LIBER 19880 PAGE 879  
\$11.00 MISC RECORDING  
\$2.00 REMONUMENTATION  
04/23/1999 02:07:23 P.M. RECEIPT# 23299  
PAID RECORDED - OAKLAND COUNTY  
G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

Acknowledged before me in OAKLAND County, Michigan, on 11-22, 1996

by ROY GONZALES THE PRESIDENT OF CUSTOM HOMES BY J. R. & SONS, INC., A MICHIGAN CORPORATION FOR THE CORPORATION.

JAMES D. McDONALD  
Notary Public, Oakland County, Michigan  
My Commission Expires May 30, 2000

Notary's Stamp \_\_\_\_\_ Notary's Signature James D. McDonald  
(Notary's name, county, and date commission expires)

O.K. - ML

O.K. - KB

100-100000-100000  
100-100000-100000  
100-100000-100000

*Return To:*  
*James D. McDonald*  
*The Detroit Edison Company*  
*3425 Starr Road*  
*Royal Oak, Mich. 48073-2100*

LIBER 18163 ASG 172

LIBER 16620 PGC054

LIBER 19880 PGC880

APPENDIX A

The Condominium Project shall be know as Golf Pointe, Oakland County Condominium Subdivision Plan No. 997. The Condominium Project is established in accordance with the Act.

The Units contained in the Condominium, including the number, boundaries, dimensions and area of each, are set forth completely in the Condominium Subdivision Plan attached as Exhibit B hereto. Each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element of the Condominium Project. Each Co-owner in the Condominium Project shall have an exclusive right to his Unit and shall have undivided and inseparable rights to share with other Co-owners the General Common Elements of the Condominium Project.

RECORDED R/W FILE NO. *16620*

*9000997*

ARTICLE II

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is described as follows:

Lots 266 thru 273, both inclusive and lots 597 thru 602, both inclusive and that portion of vacated Santa Barbara Drive and vacated Grand Avenue\* and vacated Catalina Avenue of "Southfield Gardens" a subdivision of part of the SE 1/4 of Section 23, T.1N, R.10E, City of Southfield, Oakland County, Michigan, as recorded in Liber 36 of plats, pages 8A, 8B and 8C Oakland County Records, being more particularly described as beginning at the SE corner of said lot 266; thence N.89 degrees, 36 feet, 00 inches W., 123.00 feet; thence N. 01 degree, 00 feet, 00 inches E., 459.15 feet; thence S. 89 degrees 30 feet, 00 inches E., 333.00 feet; thence S. 01 degree, 00 feet, 00 inches W., 236.27 feet; thence 82.03 feet along the arc of a curve to the left (radius 220.00 feet, delto 21 degrees, 21 feet, 46 inches, long chord bears S. 45 degrees, 46 feet, 03 inches W., 81.55 feet); thence N. 89 degrees, 36 feet, 00 inches W., 152.57 feet; thence S. 01 degree, 00 feet, 00 inches W., 165 feet to the point of beginning. Containing 116,292 square feet or 2.67 acres.

\* Drive (p. 8c.)

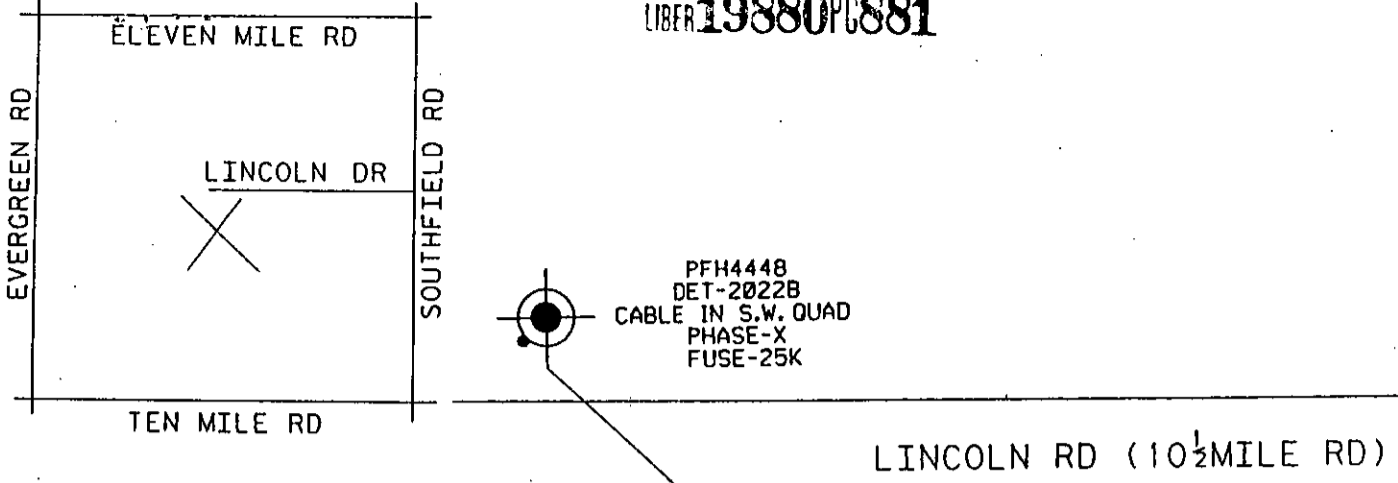
*24-23-401-001*  
*9,000,997*  
*above legal N/A*  
*Golf Pointe Condominiums*  
*24-23-401-000 ENT*

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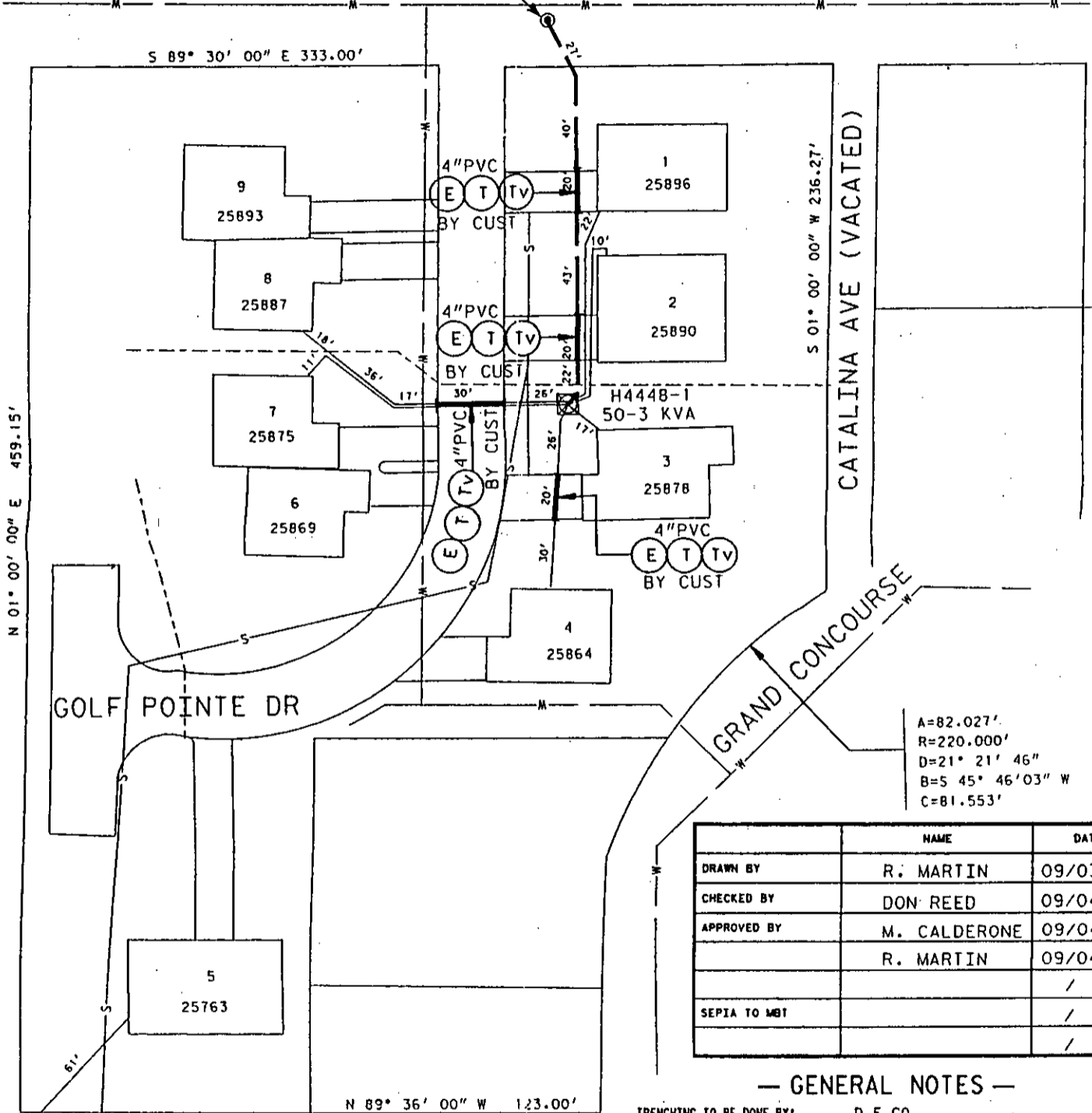
**LOCATION SKETCH**

MAP SEC. NOS. 1-295-358

LIBER 19880PC881



RECORDED R/W FILE NO. 1602071



A=82.027'  
R=220.000'  
D=21° 21' 46"  
B=5 45° 46'03" W  
C=81.553'

	NAME	DATE
DRAWN BY	R. MARTIN	09/03/96
CHECKED BY	DON REED	09/04/96
APPROVED BY	M. CALDERONE	09/04/96
	R. MARTIN	09/04/96
SEPIA TO MBT		/ /
		/ /

**— GENERAL NOTES —**

TRENCHING TO BE DONE BY: D.E.CO.  
 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 (APIS. ONLY)  
 SEE SECTION 43 UG LINE CONSTRUCTION STANDARDS FOR PLACEMENT OF CABLES, TRANSFORMERS AND PEDESTALS (SUB'DS ONLY)  
 D.E. SERVICE PLANNER: DONALD REED 208-2408  
 TEL. CO.: PAULETTE REGULA 456-9167  
 GAS CO.: STEPHEN LUKA 313-513-6268  
 CATV CO.: STEVE RUDZINSKI 541-4052  
 OTHERS: \_\_\_\_\_  
 EASEMENTS INDICATED BY OUR CENTERLINE ARE IN WIDTH UNLESS OTHERWISE NOTED.

**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.

DET. 984

REFERENCE  
 O.H.D.O.#A-59512

JOB TITLE <b>GOLF POINTE CONDOS</b>		THE DETROIT EDISON COMPANY SERVICE PLANNING	
SCALE 1" = 50'	NUMBER OF UNITS 9	R.F.W.# 41563/51	
LATEST REVISION 15		DISTRIBUTION CIRCUIT 1528 OHIO 4.8 KV	
DEPT. ORDER NUMBER 96A64804		SHEET _____ OF _____ SHEETS	
CITY OF SOUTHFIELD COUNTY OF OAKLAND			

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