

**UNDERGROUND DISTRIBUTION EASEMENT (RIGHT OF WAY) NO. R-9309926-01
PROJECT NAME - Covington Ridge Subdivision**

On April 4, 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".

"Grantor" is:

Covington Ridge Venture, a Michigan Co-Partnership, *BY ITS CO-PARTNER, CHOICE DEVELOPMENT CORPORATION,*
755 W. Big Beaver, Suite 2106, Troy, Michigan 48084, *A \$13.00 MISCELLANEOUS RECORDING FEE*

"Grantee" is:

The Detroit Edison Company, a Michigan Corporation, 2000 Second Avenue, Detroit, Michigan 48226, *\$ 2.00 REMONUMENTATION*
T.C.I. Cablevision of West Oakland County, Inc., a Michigan corporation, 3166 Martin Road, Walled Lake, Michigan 48098, *MAY 24 8:50 A.M. RECEIPT# 25A*

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

See attached Appendix "A" for description. Sidwell No. 20-15-201-005 & 20-15-201-006. *RECORDED - LAW AND COUNTY CLERK/REGISTER OF DEEDS*

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

See attached Appendix "B". 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.

RECORDED RIGHT OF WAY NO. 46194

Witnesses:(type or print name below signature)

Lorraine C. Hood
Lorraine C. Hood
Judith Connell
Judith Connell

Grantor:(type or print name below signature)

Covington Ridge Venture, a Michigan Co-Partnership
By: Kamal H. Shouhayib, President
Choice Development Corporation, A MICHIGAN CORPORATION
Its: Co-Partner *[Signature]*

By: _____
Its: _____

Acknowledged before me in Oakland County, Michigan, on April 4, 1994 by Kamal H. Shouhayib, Choice Development Co-Partner of Covington Ridge Venture, a Michigan Co-Partnership, for the Co-Partnership.

Notary's Stamp PATRICIA J. RUSTOM Notary's Signature *Patricia J. Rustom*
Notary Public, Macomb County, Michigan, Acting in Oakland Co., MI

Prepared by and Return to: Omer V. Rosta, 30400 Telegraph Road, Suite 210, Birmingham, Michigan 48025/kad
My Commission Expires 01-28-97

OK - G.K.

R-9309926-01

APPENDIX "A"

Proposed "Covington Ridge Subdivision", land in the City of Troy, Oakland County, Michigan; described as follows: Commencing at the North one-quarter (1/4) corner of Section 15, Town 2 North, Range 11 East, thence due East, 330.48 feet, along the center line of Long Lake Road (120 feet wide) to a point of beginning; thence continuing due East, 329.32 feet; thence South 00°23'00" West, 1320.00 feet; thence South 89°51'25" West, 319.85 feet; thence North 00°01'41" West, 1320.77 feet to the point of beginning. Containing 9.84 acres. Subject to the rights of the public over Long Lake Road (120.00 feet wide), and any other easements, restrictions, and right-of-ways of record, if any. This plat contains 25 lots, numbered 1 to 25, both inclusive, and Covington Ridge Park, a private park for the use of the residents of "Covington Ridge". Sidwell No. 20-15-201-005 & 20-15-201-006

004 NEY4

RECORDED RIGHT OF WAY NO.

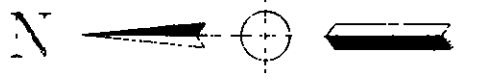
46194

PROPOSED

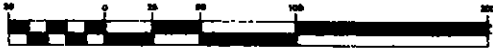
COVINGTON RIDGE SUBDIVISION

PART OF THE N.E. 1/4 OF SECTION 15, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

APPENDIX "B"



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

whereby Private Easements for Public Utilities appear on this drawing, the easement shall apply to the grantee of the recorded Right of Way Agreement

whereby Private Easements for Public Utilities appear on this drawing, the easement shall apply to the grantee of the recorded Right of Way Agreement

UNPLATTED

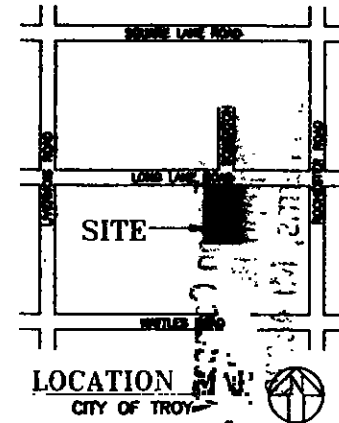
PLAT LEGEND
All dimensions are in feet.

All curve dimensions are measured along the arc.

Concrete monuments have been placed at all points marked "o" and consist of 1/2" iron bars, 36" long encased in 4" diameter concrete.

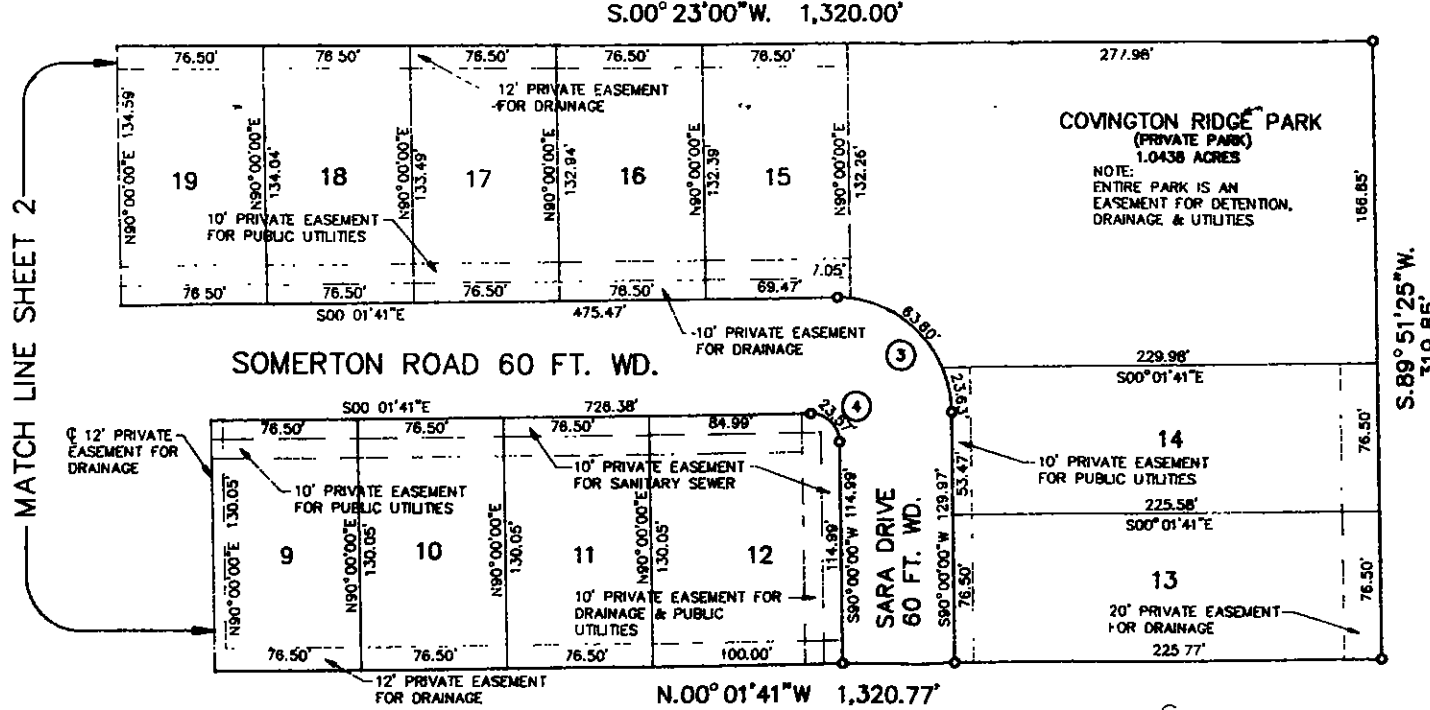
Lot markers have been placed and consist of 1/2" iron bars, 18" long.

All bearings are in relation to "Crystal Springs Sub." as recorded in Liber 28, on Page 23, O.C.R.



RECORDED RIGHT OF WAY NO. 116194

LIBER 14668 pg 874



UNPLATTED

Curve Table

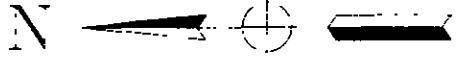
CURVE	RADIUS	ARC	CHORD	CH. BEARING	DELTA
3	60.00'	94.28'	84.87'	S44°59'08" W	90°01'41"
4	15.00'	23.57'	21.22'	S44°59'08" W	90°01'41"

UNPLATTED

PROPOSED

COVINGTON RIDGE SUBDIVISION

PART OF THE N.E. 1/4 OF SECTION 15, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

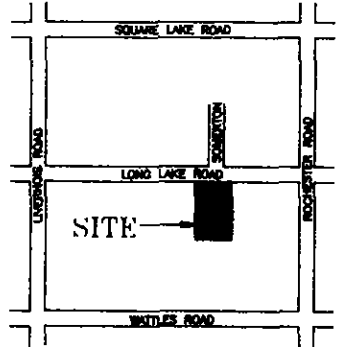
APPENDIX "B"

Wherever Private Easements
for Public Utilities appear
on this drawing, the easements
shall apply to the grantee of the
Master Right of Way Agreement

RECORDED RIGHT OF WAY NO. 46194

UNPLATTED

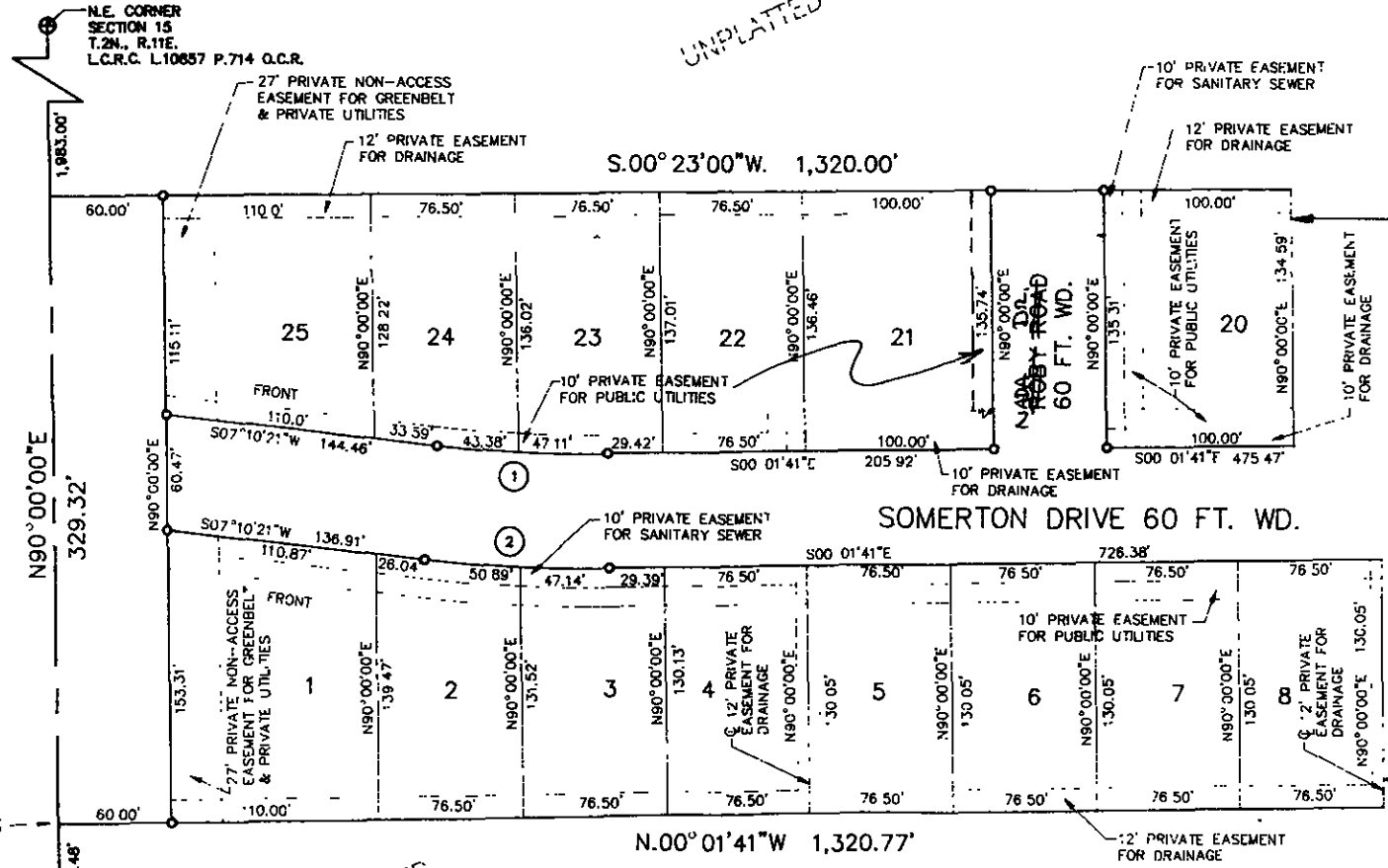
PLAT LEGEND
All dimensions are in feet
All curve dimensions are measured
along the arc.
Concrete monuments have been
placed at all points marked "●" and
consist of 1/2" iron bars, 36" long
encased in 4" diameter concrete.
Lot markers have been placed and
consist of 1/2" iron bars, 18" long.
All bearings are in relation to "Crystal
Springs Sub." as recorded in Liber 28,
on Page 23, O.C.R.



LOCATION MAP
CITY OF TROY

LIBER 14668 pc 673
CRYSTAL SPRINGS SUB.

LONG LAKE ROAD



MATCH LINE SHEET 2

UNPLATTED

There shall be no direct vehicular access
to Long Lake Road from Lots 1 and 25.

Curve Table

CURVE	RADIUS	ARC	CHORD	CH. BEARING	DELTA
1	720.00'	90.49'	90.43'	S03°34'20" W	07°12'03"
2	780.00'	98.03'	97.96'	S03°34'20" W	07°12'03"

N. 1/4 CORNER
SECTION 15
T.2N., R.11E.
L.C.R.C. L10857 P.714 O.C.R.