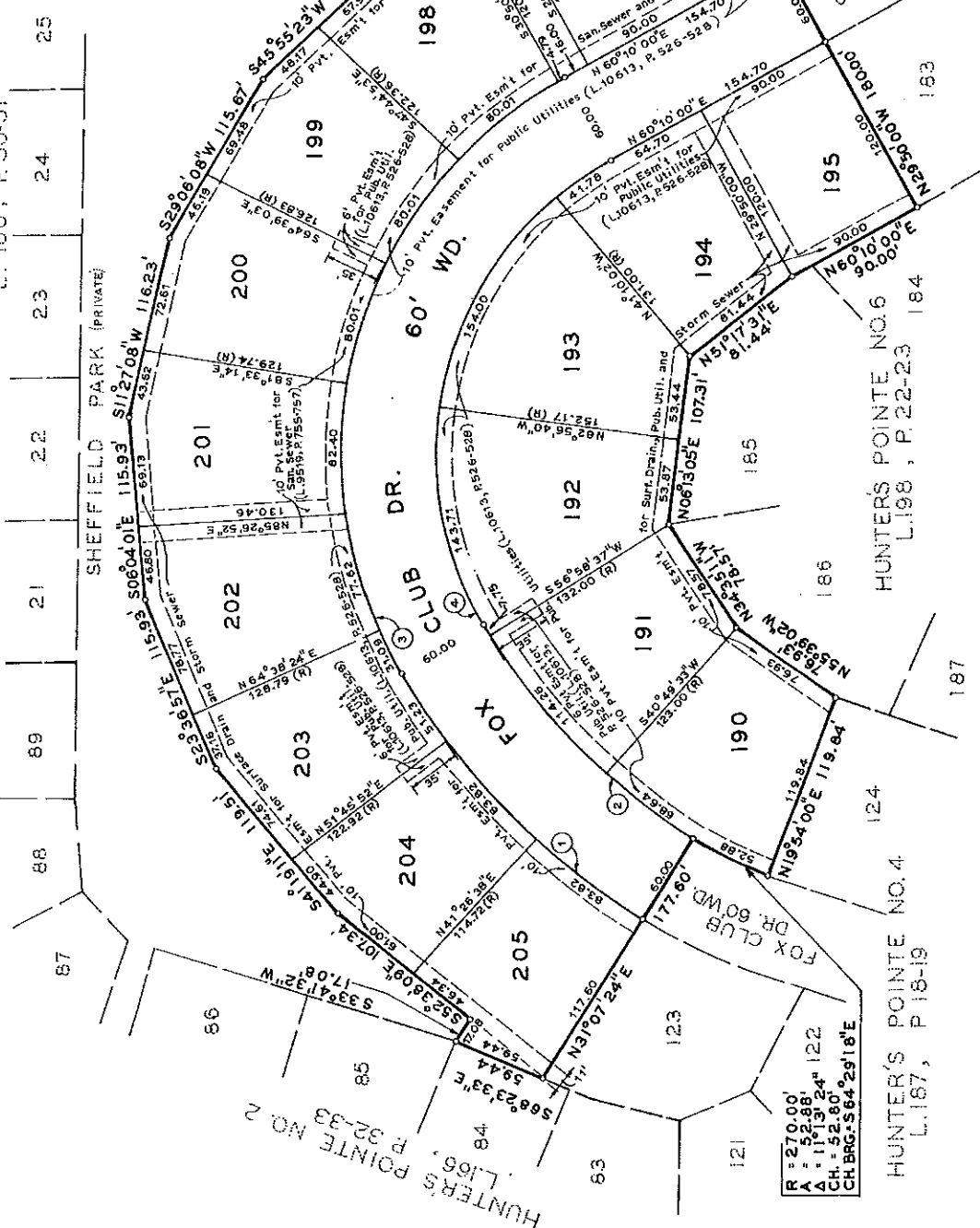
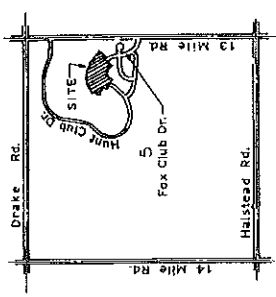


HUNTER'S POINTE NO. 7

PART OF THE S.E. 1/4 OF SECTION 5, T.1N., R.9E.,
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

HUNTER'S POINTE NO.1
L.166, P.30-31

LIBER PAGE



CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
1	216.87	465.34	20°56'15"	216.86	N 45°24'09" W
2	190.65	405.34	26°56'15"	188.89	N 45°24'09" W
3	435.93	271.21	92°05'42"	390.50	N 14°20'09" E
4	335.45	211.21	92°05'42"	304.11	N 14°20'09" E

PLAT LEGEND
ALL DIMENSIONS ARE IN FEET. ALL DIMENSIONS ON THE CURVE ARE MEASURED ALONG THE ARC.
(R) DENOTES RADIAL LOT LINES.
ALL LOT MARKERS ARE 1/2" IRON BARS AND ARE 18" LONG. THE SYMBOL (S) INDICATES A CONCRETE MONUMENT. ALL MONUMENTS USED ARE MADE OF SOLID STEEL BARS 1/2" IN DIAMETER AND 36" LONG AND COMPLETELY ENCASED IN CONCRETE 4" IN DIAMETER.

ALL BEARINGS ARE IN RELATION TO HUNTER'S POINTE NO. 4 AS RECORDED IN LIBER 187 OF PLATS, PAGES 18 & 19, OAKLAND COUNTY RECORDS.



EUGENE F. ZEIMET
ENGINEER

S. 1/4 CORNER OF SECTION 5, T.1N., R.9E.

HUNTER'S POINTE NO. 7

PART OF THE S.E. 1/4 OF SECTION 5, T.1N., R.9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, Eugene F. Zeiselt, surveyor, certify: That I have surveyed, divided and mapped the land shown on this plat, described as follows: Hunter's Pointe No. 7, part of the S.E. 1/4 of Section 5, T. 1 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan, beginning at a point said point being distant S. 89°01'24" E. 711.76 feet along the south line of said Section 5 and the following 7 courses along Hunter's Pointe No. 6 as recorded in Liber 198 of Plats, Pages 22 along S. 21' Oakland County Records said line also being Hunter's Pointe part of County Records, Pages 10 & 11, 154.23 feet and N. 5°52'18" W. 93.01 feet and One North 110.00 feet and N. 07°57'42" E. 144.39 feet and N. 37°02'04" E. 48.92 feet and N. 60°10'00" E. 32.83 feet from the South 1/4 Corner of said section 5; thence along said point of beginning, the following 8 courses along said Hunter's Pointe No. 6 N. 39°50'00" W. 120.00 feet and N. 60°10'00" E. 41.30 feet and N. 29°50'00" W. 180.00 feet and N. 60°10'00" E. 90.00 feet and N. 51°07'31" E. 81.44 feet and N. 55°29'02" W. 70.93 feet and the following 9 courses along Hunter's Pointe No. 4 as recorded in Liber 187 of Plats, Pages 18 & 19 Oakland County Records N. 19°54'10" E. 119.84 feet and 52.68 feet along an arc of a curve to the right, radius 270.00 feet, central angle 11°13'24", chord length 52.80 feet and a chord bearing of S. 64°29'18" E. and N. 31°07'14" E. 177.60 feet; thence S. 68°21'33" E. 59.44 feet along Hunter's Pointe No. 2 as recorded in Liber 166 of Plats, Pages 32 & 33, Oakland County Records; thence the following 9 courses along said Hunter's Pointe No. 2 S. 39°50'00" W. 110.00 feet and N. 107'53 feet and S. 05°04'01" E. 115.33 feet and S. 11°27'08" W. 115.23 feet and S. 29°06'08" W. 115.67 feet and S. 45°05'23" W. 116.15 feet and S. 60°10'00" W. 251.17 feet to the point of beginning, consisting of 16 lots, numbered 190 thru 205 both inclusive, one private park and containing 5.60 acres.

That I have made such survey, land-division and plat by the direction of the owners of such land.
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.
That the required monuments and lot markers have been located in the ground or that survey has been deposited with the municipality, as required by section 125 of the act.

That the accuracy of survey is within the limits required by section 126 of the act.
That the bearings shown on the plat are expressed as required by section 126 (3) of the act and as explained in the legend.

Date: June 14, 1968 Zeiselt-Mozniak & Associates, Inc.



Eugene F. Zeiselt
Eugene F. Zeiselt, President
R.L.S. #9209
28450 Franklin Road
Southfield, MI 48034

PROPRIETOR'S CERTIFICATE

Charter Land Corporation, a Corporation duly organized and existing under the laws of the State of Michigan by Marvin R. Rollins, President as proprietor, has caused the land embraced in this plat to be surveyed, divided, mapped and dedicated as represented on this plat and, that the streets are for the use of the public; that all other utility easements are private easements and that all other easements are of the uses shown on the plat and that each hill parcel is dedicated to the use of the uses shown on the plat. Hunter's Pointe No. 6, both inclusive and this Hunter's Pointe No. 7.

WITNESSES:
Michael A. Bilyk
James M. Bammel
Marvin R. Rollins, President
Charter Land Corporation
5600 W. Maple Road
West Bloomfield, Michigan 48033

Acknowledgement
State of Michigan) SS
County of Oakland)

Personally came before me this 14th day of JUNE 1968, Marvin R. Rollins, President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the free act and deed of said Corporation, by its authority.

My Commission Expires: March 31, 1991

Notary Public *Anthony A. Pulich*
Anthony A. Pulich
Macomb County
Acting in Oakland

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding July 3, 1968, involving lands included in this plat.

James H. Van Loosen, Jr.
James H. Van Loosen, Jr., Deputy
Cliff-Bobbery, County Treasurer,
Oakland County

DRAIN COMMISSIONER'S CERTIFICATE

Approved on JULY 13, 1968 as complying with Section 192 of Act 288, P.A. 1967 and the applicable rules and regulations published by my office in the County of Oakland.

George W. Kun
George W. Kun
County Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council, of the City of Farmington Hills at a meeting held August 8, 1967 and was reviewed and found to be in compliance with Act 288, P.A. 1967 as amended and that the public sewer and public water services have been installed and are ready for connection, that the plat conforms with the zoning and subdivision ordinances of the City of Farmington Hills and that survey has been posted for the placement of monuments and lot markers within a period of one year of the above date.

Kathy A. Dornan
Kathy A. Dornan, Clerk
Eugene F. Zeiselt
Eugene F. Zeiselt, Register of Deeds,
County Clerk
James E. Began
James E. Began, R.L.S.
County Plat Engineer

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Oakland County Plat Board on DECEMBER 11, 1968 as being in compliance with all the provisions of Act 288, P.A. 1967 and the Plat Board's applicable rules and regulations.

Henry E. Allen
Henry E. Allen, Register of Deeds,
County Clerk
James E. Began
James E. Began, R.L.S.
County Plat Engineer

RECORDING CERTIFICATE

This plat was received for record on the 8th day of JULY 1968 at 2:23 P. M. and recorded in Liber 205 of Plats on Pages 17-26.

Henry E. Allen
Henry E. Allen, Register of Deeds,
County Clerk

Richard E. Demay
Aug 4, 1968

DECLARATION OF RESTRICTIONS

89 54100

HUNTER'S POINTE SEVEN

This Declaration of Restrictions shall apply to each of the 16 lots constituting Hunter's Pointe Seven, being a Subdivision described as:

A part of the Southeast One-Quarter of Section 5, Town 1 North, Range 19 East, City of Farmington Hills, County of Oakland, State of Michigan, according to the plat thereof as recorded in Liber 205 of Plats, Pages 19 & 20, Oakland County Records.

3092 REG. FEES PAID

NOV 23 09:30AM

11.00

EHV 23.05.104.000

These restrictions are designed to constitute a general plan for the improvement and development of this subdivision as a fine residential community.

It is declared that the following restrictions shall run with the land described and shall be binding upon the grantor and any and all subsequent purchases from the grantor and their respective heirs, successors, administrators and assigns.

PLANNED UNIT DEVELOPMENT AGREEMENT. This subdivision has been developed and platted and is subject to the provisions of a Planned Unit Development Agreement with the City of Farmington Hills (recorded L 7527, P 120, O.C.R.; amendment thereto recorded L 7879, P 360, O.C.R.) and no provision in this declaration is intended to or shall be construed as being contrary to any provision of said Planned Unit Development Agreement or the amendment thereto.

LAND USE. All numbered lots in the subdivision shall be known, described and used as residential lots. No permanent structure shall be erected, placed or maintained or permitted to remain on any lot other than one single-family dwelling, a private garage for not less than two (2) nor more than three (3) cars (which shall conform to the architectural design of the dwelling and shall be attached thereto) and such other auxiliary structures as may be consistent with or incidental to the use of the property as herein established. No structure of a temporary character, no trailer, basement, tent, shack, garage, barn or similar building shall be used as a residence either temporarily or permanently. No temporary building shall be permitted to remain on any lot except as may be necessary or incidental to the promotion and sale of the several lots or incidental to the construction of a permitted structure.

LOT SIZE. No lot shall be reduced in size. Lots may be enlarged by the consolidation of adjoining lots providing consolidated lots are under single ownership. In the event lots are consolidated, the consolidated lot shall be used for a single dwelling and all of the restrictions herein continued shall apply to the consolidated lots as if a single lot.

FRONT AND SIDE BUILDING SET-BACK RESTRICTIONS. No portion of any residential building shall be located less than 35 feet from the lot line nor less than 35 feet from the rear lot line (unless the rear lot line shall abut a private park). The total of the two side yard set-backs shall be at least 20 feet and no one side shall be less than 8 feet from the lot line. Set-back restrictions

11.50
3

Dem

other than as herein provided shall be governed by the Zoning Ordinance of the City of Farmington Hills in force at the time a building permit for the structure is used. The grantor or its successor in interest may change or modify any restriction in this paragraph appearing as to any given lot provided such change or modification is also approved by the appropriate city agency for such purpose.

MINIMUM TOTAL FLOOR AREA. No single-story home shall have a total floor area of less than 2,000 square feet. No home with more than one floor of living area shall have a total floor area of less than 2,600 square feet, and must have a minimum of 1,600 square feet on the first or main floor. Square foot floor area may be modified by written consent of the grantor. The term "floor area" shall mean that area that is furnished for full-year use and shall not include open or screened porches, patios, breezeways or garages. The interpretation of the term "floor area" as herein used shall be, in the event of dispute, vested solely in the grantor or its duly authorized representative.

GRADE AND DRAINAGE PLAN. The grade and drainage plan established by the grantor and approved by the City of Farmington Hills for each individual lot in the subdivision may not be altered, changed or modified without the written approval of the grantor and the City of Farmington Hills. This provision is established to prevent the improper discharge of surface water from one lot or area to another lot or area, and any modifications made in the grade and drainage plan as approved by the City of Farmington Hills constitutes a violation of law and of these restrictions.

FENCES. No fence or wall of any kind may be erected on any lot or any lot line without the written consent of the grantor, except such as may be required by City of Farmington Hills ordinance. Any fence or wall so constructed shall be built or erected strictly in conformity with the requirements of such ordinances, and the written approval of the grantor, provided, however, the grantor reserves the right to approve the erection or construction of a fence or wall when the grantor believes such erection or construction will be in the best interests of the general community. The grantor reserves the exclusive and unrestricted right to refuse permission for the construction of any fence or wall, not otherwise required by the city ordinance.

EASEMENTS. Private easements for public utilities have been granted to Detroit Edison Company, Consumers Power Company and Michigan Bell Telephone Company. The owner of any lot in this subdivision is hereby put on notice that title to said lot will be taken subject to the aforementioned easements and to any Declaration of Restrictions entered into between the grantor and the aforesaid utility companies which may have as of the date hereof been duly recorded with the Office of the Register of Deeds, Oakland County, Michigan.

PLAN APPROVAL. No lot may be graded or cleared, nor may any structure or building of any kind whatsoever be commenced or erected on any land within this subdivision, nor shall any addition, alteration or change be made in any existing structure or building within this subdivision unless and until such shall be approved, in writing, by the grantor or its duly authorized agent. Such approval may be obtained only by prior submission of all plans, specifications and elevations for such construction, addition, alteration or change.

Within 14 calendar days from and after receipt of the foregoing information, the grantor will approve or disapprove of same. Grantors' failure to act within said 14 day period shall constitute approval as submitted. In determining the decision to approve or reject any submitted plans, specifications or elevations, the decision of the grantor shall be absolute and final.

NUISANCES. No noxious or offensive activity shall be carried on or permitted within the subdivision which is or may be an annoyance or a nuisance to adjacent or other owners, and all owners within the subdivision shall strictly conform to any and all regulations of each and every governmental agency having jurisdiction thereover.

SIGNS. Other than signs used for promotional purposes during development and construction, no sign shall be displayed to the public view on any lot except one sign not more than six square feet used to advertise property for sale or rent and such signs shall be maintained in good condition and shall be promptly removed upon termination of use.

LIVESTOCK AND POULTRY. Other than dogs or cats kept as household pets, no animals, livestock or poultry of any kind whatsoever shall be raised, bred or kept on any lot.

REFUSE. No lot shall be used or maintained as a collection area or dumping ground for rubbish or debris of any kind. Trash and other forms of waste shall be kept in sanitary containers and concealed from public view. No outside incinerator shall be maintained or used for any purpose other than the burning of leaves and dry paper.

TRAILERS AND COMMERCIAL VEHICLES. No commercial vehicle, trailer, camper or similar vehicle shall remain parked on any street, side drive or on any lot or other area within the subdivision except when present on business and then for a limited period of time only.

HOMEOWNERS ASSOCIATION. An association of home owners has been formed and is now in existence. Such association has been created to serve all of the Hunter's Pointe Subdivision.

The owner of each lot platted of record as part of Hunter's Pointe Seven shall automatically become a member of the association in accordance with and subject to the provisions of Paragraph 18 and 19 appearing in the Declaration of Restrictions recorded in L 7527, P 132 and 133, O.R.C.

COMMONS AREA. The ownership (as herein defined) of any lot in any of the Hunter's Pointe Subdivisions, including Hunter's Pointe Seven, will entitle the owner and their guests, to use any park or commons area which has been platted within any Hunter's Pointe Subdivision. Such parks or commons area have been dedicated to, and are reserved for, the exclusive use of the members of the Hunter's Pointe Home Owners Association.

GENERAL CONDITIONS.

(1) Anything herein to the contrary notwithstanding or otherwise not herein provided for, any and all provisions of any local zoning ordinances or other ordinance, or public health requirements established by law and relating to the use of the premises shall be complied with.

(2) In the event any court of competent jurisdiction shall declare void any covenant or any part thereof herein contained, such determination shall not affect the validity of the remaining covenants and provisions hereof, and the same shall remain in full force and effect.

(3) Any person protected by the provisions hereof may seek enforcement of such provisions in any court of competent jurisdiction against any person who shall violate or attempt to violate any provision thereof.

TERM. The covenants and restrictions herein contained shall run with the land and shall be binding upon and shall inure to the benefit of all parties hereto and all parties hereafter claiming under them for a period of 25 years from and after date upon which these restrictions are recorded. At the end of said period these covenants or restrictions, or any part of them, may be changed by the recording of an appropriate written instrument executed by at least two-thirds (2/3) of the then owners of all of the lots of all the Hunter's Pointe Subdivisions.

LIMITATIONS. All rights and obligations resting with or pertaining to the "grantor" in the declaration appearing shall pertain only to Charter Land Corporation unless otherwise expressly provided.

IN WITNESS WHEREOF, CHARTER LAND CORPORATION, a Michigan Corporation, has the 3/57 day of October, 1988 caused this Declaration of Restriction to be executed.

In the Presence of:

CHARTER LAND CORPORATION

Nancy C. Schleicher
Nancy C. Schleicher

By: Marvin R. Rollins

Patricia Cadena
PATRICIA CADENA

Marvin R. Rollins, President
5600 West Maple Road
W. Bloomfield, MI 48322

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On the 3/57 day of October, 1988, before me personally appeared Marvin R. Rollins, President of CHARTER LAND CORPORATION, who being first duly sworn, did depose and say that the foregoing is the free act and deed of CHARTER LAND CORPORATION, a Michigan Corporation.

Nancy C. Schleicher
NANCY C. SCHLEICHER
Notary Public, Oakland County, Michigan
My Commission Expires August 11, 1992

RETURN TO:

PREPARED BY:

MARVIN R. ROLLINS
SUITE D415
5600 W MAPLE ROAD
W. BLOOMFIELD, MICH. 48322

MARVIN R. ROLLINS
SUITE D415
5600 W MAPLE ROAD
W. BLOOMFIELD, MICH. 48322