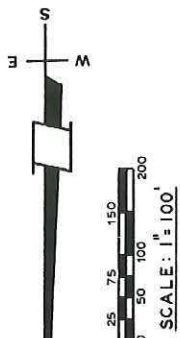
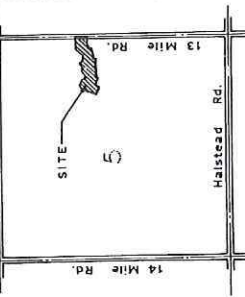


HUNTER'S POINTE NO. 6

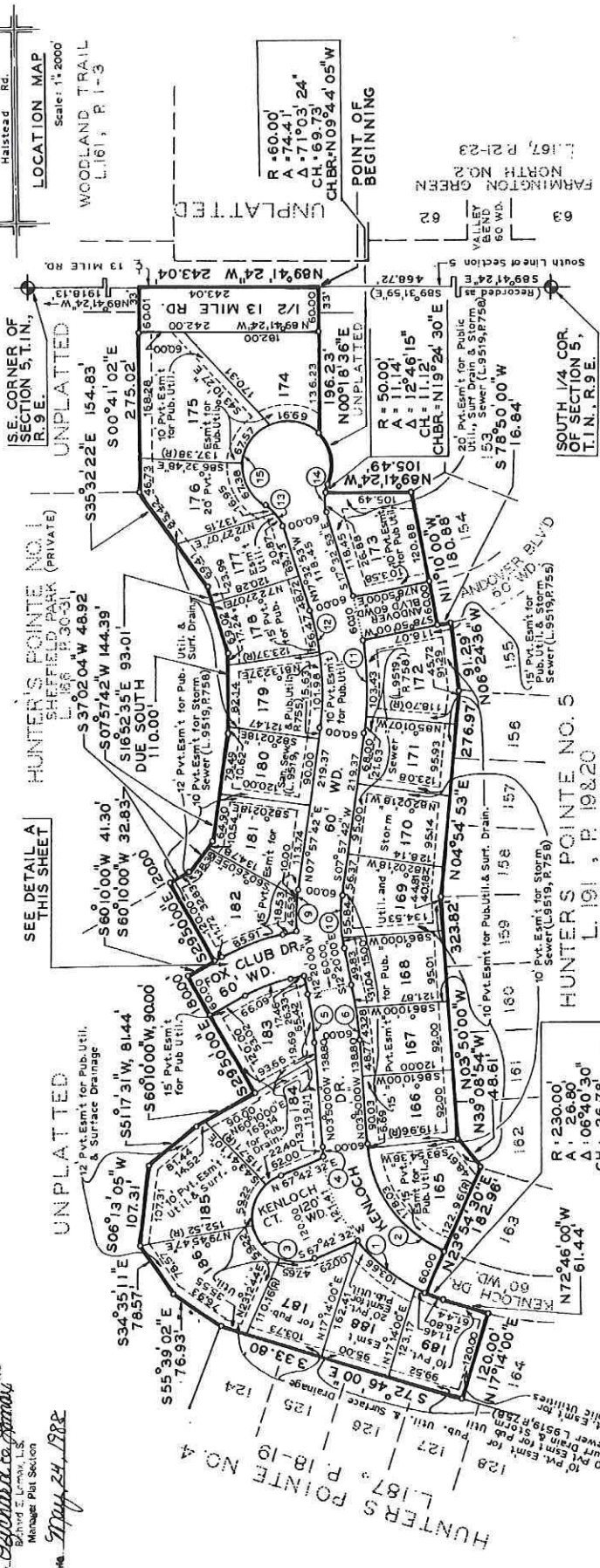
PART OF THE S.E. 1/4 OF SECTION 5, T.1N., R.9.E.,
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



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RECORDED PLAT
BY DEPARTMENT OF CC

By: *Edward E. Smart*
Edward E. Smart, L.L.C.
Manager Plat Section

Date: *May 24, 1988*



CURVE DATA

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD	CHORD BEARING
1	230.00	115.12	28°40'40"	113.93	S 51°45'00" E.
2	170.00	184.72	65°05'30"	175.77	S. 34°57'45" W.
3	60.00	188.49	180°00'00"	120.00	N. 22°17'28" W.
4	230.00	13.39	0°30'10"	13.39	N. 05°30'05" W.
5	400.98	65.42	08°30'00"	65.36	N. 08°05'00" W.
6	500.00	74.32	08°55'57"	74.23	N. 08°05'00" W.
7	200.00	85.93	18°55'57"	85.52	S. 69°37'59" W.
8	260.00	55.53	12°01'42"	55.42	N. 01°50'36" E.
9	200.00	70.84	20°17'42"	70.47	S. 02°11'09" E.
10	415.88	125.06	17°13'48"	124.59	S. 00°29'12" E.
11	355.88	158.45	25°30'35"	157.14	N. 04°47'35" W.
12	50.00	37.82	43°20'30"	36.93	N. 39°13'08" W.
13	50.00	37.82	43°20'30"	36.93	S. 04°07'22" E.
14	50.00	279.27	268°41'00"	87.27	N. 72°27'07" E.
15	60.00				

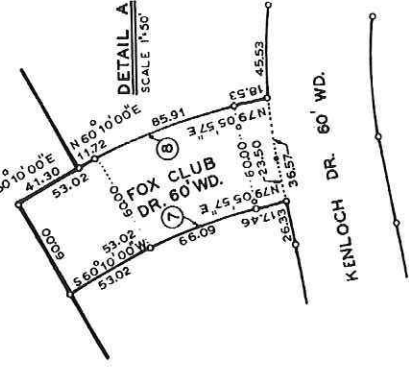
PLAT LEGEND

ALL DIMENSIONS ARE IN FEET. ALL DIMENSIONS ON THE CURVE ARE MEASURED ALONG THE ARC.
(R) DENOTES RADIAL LOT LINE.
ALL LOT MARKERS ARE 1/2" IRON BARS AND ARE 18" LONG. THE SYMBOL ALL LOT MARKERS ARE 1/2" IRON BARS AND ARE 18" LONG. THE SYMBOL (C) INDICATES CURVE POINTS. ALL MONUMENTS USED ARE (C) 1/2" IRON 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.
* INDICATES NO POINT SET.



Eugene F. Zemet
EUGENE F. ZEMET

NO VEHICULAR ACCESS TO 13 MILE RD. FROM LOTS 174 AND 175.



KENLOCH DR. 60' WD.

6032S

HUNTER'S POINTE NO. 6

PART OF THE S.E. 1/4 OF SECTION 5, T.11N., R.9 E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

SURVEYOR'S CERTIFICATE

I, Eugene F. Zelmet, surveyor, certify: That I have surveyed, divided and mapped the land shown on this plat, described as follows: "Hunter's Pointe No. 6"; part of the S.E. 1/4 of Section 5, T. 11 N., R. 9 E., City of Farmington Hills, Oakland County, Michigan, beginning at a point, said point being distant S. 89°41'14" E. 468.72 feet along the South line of said Section 5, said line being identified section 5 on plat 174 & 175, from the South 1/4 corner being identified section 5 on plat 174 & 175, beginning N. 00°18'46" E. 196.23 feet; thence 74.41 feet along the arc of a curve to the right, said curve having a radius of 60.00 feet, a central angle of 71°03'24", a chord length of 69.73 feet and a chord bearing of N. 09°44'05" W.; thence 11.14 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 12°46'15", a chord length of 11.12 feet and a chord bearing of N. 19°24'30" E.; thence N. 89°41'14" W. 105.49 feet; thence the following ten courses as shown on plat 174 & 175, as recorded in Liber 187, of Oakland County, Michigan, to the beginning of said plat: Pages 19 and 20, 0.00 feet; thence S. 110°10'00" W. 180.88 feet and S. 78°09'00" W. 61.44 feet and N. 17°41'00" W. 91.29 feet and N. 04°54'53" E. 276.97 feet and N. 03°50'00" W. 323.82 feet and N. 39°08'54" W. 48.61 feet and N. 23°05'43" W. 182.96 feet and 26.80 feet along the arc of a curve to the left, said curve having a radius of 230.00 feet, a central angle of 06°40'30", a chord length of 26.78 feet and a chord bearing of N. 69°25'45" W. and N. 72°46'00" W. 61.44 feet and N. 17°41'00" W. 91.29 feet; thence S. 72°46'00" W. 333.80 feet along the arc of a curve to the right, said curve having a radius of 230.00 feet, a central angle of 06°40'30", a chord length of 26.78 feet and a chord bearing of N. 02°24'36" E. 76.33 feet and N. 03°50'00" W. 323.82 feet; thence S. 34°05'11" E. 78.57 feet; thence S. 06°13'05" W. 107.31 feet; thence S. 51°17'31" W. 81.44 feet; thence S. 60°10'00" W. 90.00 feet; thence S. 29°50'00" E. 180.00 feet; thence S. 60°10'00" W. 41.30 feet; thence S. 29°50'00" E. 120.00 feet; thence S. 60°10'00" W. 32.83 feet and S. 37°02'04" W. 48.92 feet and S. 07°57'42" W. 144.39 feet and Due South 110.00 feet and S. 16°52'35" E. 93.01 feet and S. 25°32'22" E. 69.01 feet; thence S. 00°41'02" E. 275.02 feet to the beginning of the South line of said Section 5, said line being identified section 5 on plat 174 & 175, from the beginning, and consisting of 25 lots numbered 165 - 189, both inclusive, and containing 10.43 acres.

The following six courses along Hunter's Pointe No. 6, as recorded in Liber 166 of Plat's, Pages 30 and 31, Oakland County records:

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 surety 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: Sept 14, 1987

Eugene F. Zelmet, R.C.S. #2939 President
26450 Franklin Road
Southfield, Michigan 48034

Zelmet-Mozniak & Associates, Inc.



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 the public utility easements are private easements and that all other easements are of the uses shown on the plat and that there is no direct vehicular access to 13 Mile Road from lots 174 & 175.

WITNESSES:
Charter Land Corporation
5600 W. Maple Road
West Bloomfield, Michigan 48033

Marvin R. Rollins
Marvin R. Rollins, President

Michael A. Bilyk
Michael A. Bilyk

James M. Bammel
James M. Bammel

Acknowledgement
State of Michigan) SS
Oakland County

Personally came before me this 15th day of September, 1987, Marvin R. Rollins, President of the above named Corporation, 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 R. Pulich
Macomb County
Acting in Oakland

PROPRIETOR'S CERTIFICATE

Manufacturers National Bank of Detroit, a National Banking Association, organized under laws of the United States of America by Daniel E. MacDougall, Vice President and Diane M. Reinhart, Account Officer as proprietors, 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 the public utility easements are private easements and that all other easements are of the uses shown on the plat and that there is no direct vehicular access to 13 Mile Road from lots 174 & 175.

WITNESSES:
Manufacturers National Bank of Detroit
29201 Telegraph Road
Southfield, Michigan 48034

Daniel E. MacDougall
Daniel E. MacDougall, Vice President

Diane M. Reinhart
Diane M. Reinhart, Account Officer

Acknowledgement
State of Michigan) SS
Oakland County

Personally came before me this 15th day of September, 1987, Daniel E. MacDougall, Vice President and Diane M. Reinhart, Account Officer of the above named Association, and to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President and Account Officer of said Association and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said Association, by its authority.

My commission Expires: June 17, 1991

Notary Public Brenda Ann Tait
Wayne County Acting in Oakland County

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding September 15, 1987, involving the lands included in this plat.

C. Hugh Johnson
C. Hugh Johnson, County Treasurer,
Oakland County

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on September 18, 1987 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.

Robert B. Fredericks
Robert B. Fredericks, Oakland County Drain Commissioner

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council, of the City of Farmington Hills, Michigan, on September 15, 1987, 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 minimum lot width and area required by Section 186, (d), Act 288 of P.A. 1967 has been waived and conforms with the zoning and subdivision control ordinances of the City of Farmington Hills and that surety has been posted for the placement of monuments and lot markers within a period of one year of the above date.

John R. Reynolds
John R. Reynolds, Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Oakland County Plat Board on December 15, 1987 as being in compliance with all of the provisions of Act 288, P.A. 1967, and the plat board's applicable rules and regulations.

Diane M. Reinhart
Diane M. Reinhart, County Clerk

Harry E. Boyd
Harry E. Boyd, R.L.S.,
County Plat Engineer

Recording Certificate

State of Michigan) SS
Oakland County

This plat was received for record on the 15th day of January, 1988 at 9:36 A.M. and recorded in Liber 187 of Plat's on pages 22-23 & 23.

Wanda Allen
Wanda Allen, Register of Deeds,
County Clerk

UNI 10288 W 717

103-219131

DECLARATION OF RESTRICTIONS

HUNTER'S POINTE SIX

BB 1439c

This Declaration of Restriction shall apply to each of the 25 Lots constituting Hunter's Pointe Six being a subdivision described as:

A part of the South East one-quarter of Section 5, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan according to the plat thereof as recorded in Liber 197, Pages 210-23, Oakland County Records, 199022

Ent 23.15.1.5.2 - 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 purchasers from the grantor and their respective heirs, successors, administrators and assigns.

ENT

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 (agreement recorded L7527, P120, O.C.R.; amendment thereto recorded L7879, P360, O.C.R.) and no provision in this declaration is intended to or shall be construed as being contrary to any provision in said Planned Unit Development Agreement or 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 contained 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 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 modifications 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.

Chw

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 in any way whatsoever. 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 previously approved by the City of Farmington Hills constitutes a violation of law and of these restriction.

FENCES. No fence or wall of any kind may be erected on any lot or any lot line 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, provided, however, the grantor herein 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 Subdivisions, including such as may be hereafter platted.

The owner of each lot platted of record as part of Hunter's Pointe Six 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 L7527, P132 and 133, O.R.C.

COMMONS AREA. The ownership (as herein defined) of any lot in any of the Hunter's Pointe Subdivision, including Hunter's Pointe Six will entitle the owner and their guests, to use each and any park or commons area which has been platted within any Hunter's Pointe Subdivision. Such parks or commons areas 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 hereof.

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 the 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 and MANUFACTURERS NATIONAL BANK OF DETROIT, a National Banking Association, have this 22nd day of September, 1967 caused this Declaration of Restriction to be executed.

In the Presence of:

Lorraine Jean Schmidt
 LORRAINE JEAN SCHMIDT

Alice R. Witek
 ALICE R. WITEK
 STATE OF MICHIGAN
) ss
 COUNTY OF OAKLAND

CHARTER LAND CORPORATION

By: *Marvin R. Rollins*

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

On this 22nd day of September, 1967, 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.

LORRAINE JEAN SCHMIDT
 Notary Public, Oakland County, Michigan
 My Commission Expires April 14, 1968

AN S. SMIDT
 Notary Public, Oakland County, Michigan
 My Commission Expires April 14, 1968

Lorraine Jean Schmidt

10288-11730

In the Presence of:

MANUFACTURERS NATIONAL BANK OF DETROIT

Miss A. Sundquist
MISSA A. SUNDGUIST
Brenda Ann Tait
BRENDA ANN TAIT

By: David E. MacDoogall
DAVID E. MAC DOOGALL
By: Diann M. Rowman
DIANN M. ROWMAN

STATE OF MICHIGAN)
)ss
County of Oakland)

On this 22nd day of September, 1987, before me personally appeared
David E. MacDoogall and Diann M. Rowman known
to me as being the VICE-PRESIDENT and ACCOUNT MANAGER
of MANUFACTURERS NATIONAL BANK OF DETROIT, a national banking association,
and acknowledged that they executed the foregoing as the free act and deed
of said association.

My commission expires _____

Brenda Ann Tait
BRENDA ANN TAIT
Notary Public, Wayne County, MI
My Commission Expires June 17 1991

B#92 REG/DEEDS PHIL
0001 JAN.29.83 09:13AM
0106 MISC 11.00

When Recorded Return to:
Marvin R. Rollins
Suite 0-415
5600 W. Maple
W. Bloomfield, MI. 48322

Prepared By: Marvin R. Rollins
Suite 0-415
5600 W. Maple
W. Bloomfield, MI. 48322