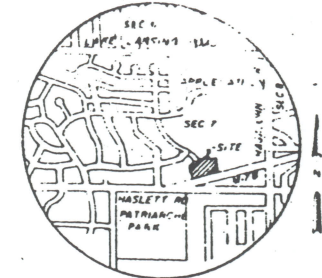
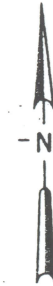


WHITEHILLS ESTATES NO. 11
A SUBDIVISION ON PART OF THE EAST 1/2 OF SECTION 7, T4N,
R1W, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN

(n=18)

SCALE 1"=100'



DEED CERTIFICATE

James E. Stephens, surveyor, certify:

That I have surveyed, divided and mapped the land shown on this plat described as follows:
WHITEHILLS ESTATES NO. 11, a subdivision on part of the East 1/2 of Section 7, T4N, R1W, City of East Lansing, Ingham County, Michigan, commencing at the East 1/4 corner of said Section 7, thence N00°01'30"W 495.00 feet along the East Section line; thence running parallel with the East-West 1/4 line of said Section 7 N89°48'37"W 703.00 feet to the point of beginning; thence S00°00'50"E 587.30 feet, parallel with said East Section line, to the Northerly right of way line of Highway M-78; thence running along said right of way line on a curve to the right 63700 feet, said curve having a radius of 11389.19 feet and a chord that bears S80°46'39"W 636.92 feet; thence N00°33'40"W 191.10 feet to the East-West 1/4 line; thence running along said East-West 1/4 line N89°48'37"W 15.00 feet; thence N01°51'56"E 279.39 feet to the Southwest corner of WHITEHILLS ESTATES NO. 10 as recorded in Liber 35 of Plats, Pages 44 and 45, Ingham County Records; thence along the SE line of said WHITEHILLS ESTATES NO. 10 the following three courses: N44°39'15"E 145.73 feet; thence N53°39'09"E 60.72 feet; thence N45°35'58"E 180.82 feet; thence S47°30'00"E 143.43 feet; thence on a curve to the right 171.92 feet, said curve having a radius of 312.56 feet and a chord that bears N74°26'26"E 169.67 feet; thence parallel with the East-West 1/4 line of said Section 7, S89°48'37"E 85.49 feet to the point of beginning, containing 18 Lots numbered 332 through 349 inclusive.

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.

AUG 28 1980

Date

James E. Stephens
James E. Stephens-Principal
R.L.S. 16053

Stephens-Kyes & Associates, Inc.
4675 Okemos Road
P.O. Box 278
Okemos, Michigan 48864

PROPRIETOR'S CERTIFICATE - CORPORATION

Whitehills Estates, Inc. a corporation duly organized and existing under the laws of the State of Michigan by Albert A. White, President and Frank S. Jury, Secretary, as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the Road and Drive are for the use of the public, that the public utility easements are private easements and that all other easements are for the uses shown on the plat, and that Lots 335, 336, 342 and 343 have No Direct Vehicular Access to Highway M-78.

Ronald W. Clark
Witness Ronald W. Clark

R. William Clark
Witness R. William Clark

Whitehills Estates, Inc.
3210 Lake Lansing Road
East Lansing, Michigan 48823

Albert A. White
Albert A. White, President

Frank S. Jury
Frank S. Jury, Secretary

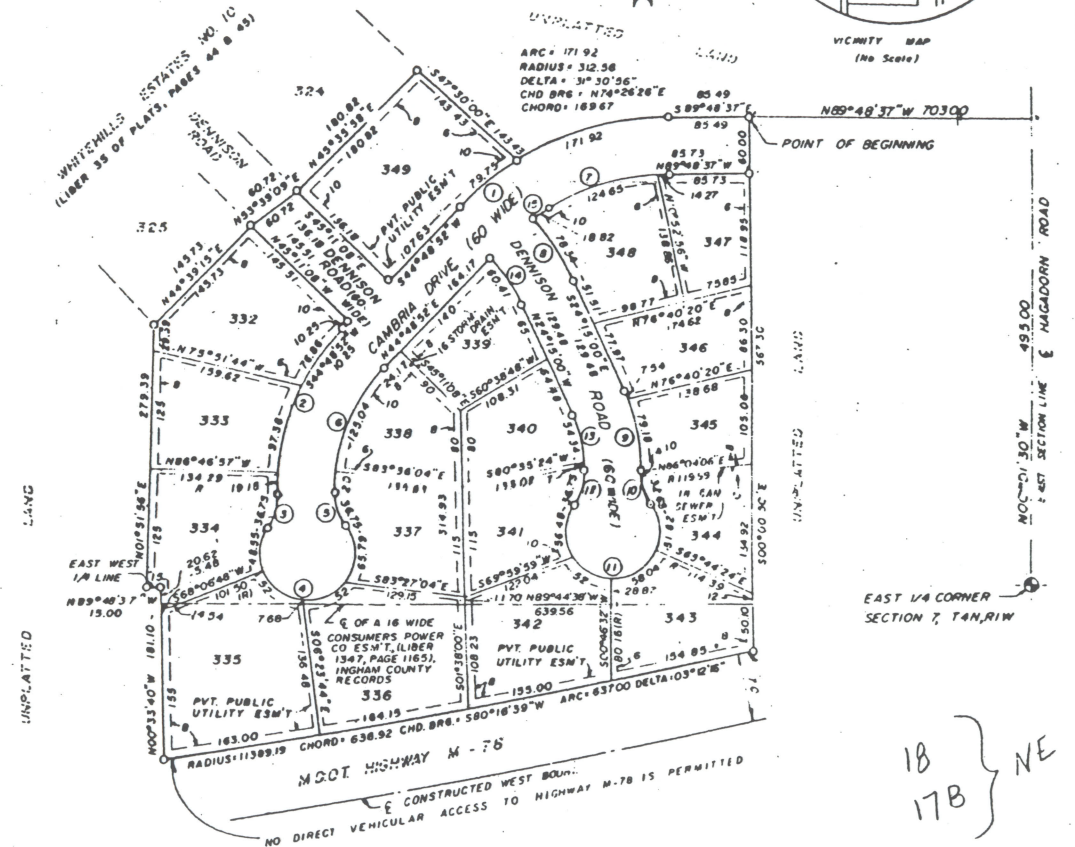
ACKNOWLEDGEMENT - CORPORATION

State of Michigan
Ingham County

Personally came before me this 28th day of August, 1980, Albert A. White, President and Frank S. Jury, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the free act and deed of said corporation, by its authority.

Notary Public Irene M. Chandler
Ingham County, Michigan

My commission expires May 30, 1982



CURVE NO	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
1.	322.23	13° 52' 41"	79.75	79.55	N 51° 45' 13" E
2.	240.00	46° 10' 04"	193.39	188.20	S 81° 43' 50" W
3.	60.00	35° 05' 48"	36.75	36.18	S 16° 11' 42" W
4.	80.00	28° 01' 37"	218.34	81.82	N 88° 38' 48" E
5.	60.00	35° 05' 48"	36.75	36.18	N 18° 54' 07" W
6.	180.00	46° 10' 04"	148.04	141.15	N 81° 43' 50" E
7.	88.88	31° 30' 36"	138.88	137.18	N 74° 26' 26" E
8.	258.00	17° 36' 11"	78.34	78.04	S 33° 05' 05" E
9.	203.00	24° 14' 10"	96.72	96.07	N 12° 07' 55" W
10.	60.00	35° 05' 48"	36.75	36.18	N 17° 35' 44" W
11.	80.00	28° 01' 37"	218.34	81.82	N 89° 38' 10" E
12.	80.00	35° 05' 48"	36.75	36.18	S 17° 38' 04" W
13.	145.00	24° 14' 10"	61.34	60.88	S 12° 07' 55" E
14.	189.00	17° 36' 11"	60.41	60.17	S 33° 07' 30" E
15.	289.23	04° 00' 18"	18.82	18.82	N 88° 4' 50" E

LEGEND

- ALL DIMENSIONS ARE IN FEET
- ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS
- BEARINGS FOR THIS PLAT WERE ESTABLISHED FROM THE RECORDED PLAT OF WHITEHILLS ESTATES NO. 10, LIBER 35 OF PLATS, PAGES 44 & 45, INGHAM COUNTY RECORDS.
- CONCRETE MONUMENTS HAVE BEEN PLACED AT ALL POINTS MARKED THUS "C"
- LOT CORNERS HAVE BEEN MARKED WITH IRON RODS 10 INCHES IN LENGTH BY 1/2 INCH IN DIAMETER.
- (R) INDICATES RADIAL LOT LINES.

WHITEHILLS ESTATES NO. 11

A SUBDIVISION ON PART OF THE EAST 1/2 OF SECTION 7, T4N,
RIW, CITY OF EAST LANSING, INGHAM COUNTY, MICHIGAN

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT REPRODUCTION OF THE PLAT
RECORDED IN THE OFFICE OF THE REGISTER
OF DEEDS

Paula Johnson
REGISTER OF DEEDS, INGHAM COUNTY,
MICHIGAN

DATE: *January 30, 1981*

COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years
preceding Oct 7, 1980 involving the lands included in this plat.

Donald R. Moore
Donald R. Moore
Ingham County Treasurer

COUNTY DRAIN COMMISSIONER'S CERTIFICATE

Approved on 10/8/80 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 Ingham.

Richard L. Sode
Richard L. Sode
County Drain Commissioner

PLANNING BOARD APPROVAL

This plat was approved by the Planning Board of the City of East Lansing at a meeting
held: NOV. 12, 1980

Daniel E. Chappelle
Daniel E. Chappelle, Chairperson

CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of East Lansing
at a meeting held November 18, 1980 and was reviewed and found to be in compliance
with Act 288, P.A. of 1967; that the public water and public sewer services have been
installed and are ready for connection; that the municipality has adopted a Subdivision
Control Ordinance and Zoning Ordinance and waives the minimum lot size specified; that
adequate surety has been deposited with the Clerk for the placing of monuments and lot
markers within a reasonable length of time, not to exceed one year from the above date.

Samuel J. Colizzi
Samuel J. Colizzi, Clerk

COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Ingham County Plat Board on
12-17-80 as being in compliance with all of the provisions of Act 288,
P.A. 1967 and the Plat Board's applicable rules and regulations.

Paula Johnson
Paula Johnson, Register of Deeds

Donald R. Moore
Donald R. Moore, County Treasurer

RECORDING CERTIFICATE

State of Michigan)
Ingham County) S.S.

This plat was received for recording on the 28th day of Jan, 1981 at
11:31 A.M. and recorded in Liber 37 of Plats on Page(s) 407-41

Paula Johnson
Paula Johnson, Register of Deeds

MICHIGAN DEPARTMENT OF TRANSPORTATION

Approved on January 9, 1981 as complying with Act 288, P.A. 1967 and the
applicable published rules and regulations of the Department of Transportation.

Michigan Department of Transportation

John P. Woodford
John P. Woodford, Director

EXAMINED AND APPROVED

Date Jan. 26, 1981

BY THE DEPARTMENT
OF COMMERCE

Richard E. Lomax
Richard E. Lomax, L.S.
Manager Plat Section



RECORDED

LIBER 1362 PAGE 1080

APR 16 2 53 PM '81

REGISTER OF DEEDS

Paula Johnson

INGHAM COUNTY, MICH.

QUIT-CLAIM DEED

THIS INDENTURE, made this 31st day of January, 1981, WITNESSETH, That WHITEHILLS ESTATES, INC., a Michigan corporation, whose address is P.O. Box 822, East Lansing, Michigan 48823, for the sum of One Dollar (\$1.00) Conveys and Quit-claims to JEAN W. WHITE of 1017 Lantern Hill, East Lansing, Michigan 48823, the following described lands and premises situated in the City of East Lansing, County of Ingham, and State of Michigan, viz:

Lots No'd 332 through 349 inclusive of Whitehills Estates No. 11, according to the recorded plat thereof.

This deed is executed for the sole purpose of impressing the following restrictions upon the title to the within described premises, and not to evidence a conveyance for money or money's worth.

Subject to the following restrictions of record which are placed upon Whitehills Estates No. 11 to ensure the use of the plat for attractive residential purposes, to maintain the desired tone of the community, and thereby to secure to each property owner the full benefits and enjoyments of his home with no greater restrictions upon the free and undisturbed use of his property than are necessary to ensure the same advantages to other owners.

I

FRONTAGE

The minimum frontage of any lot, portion of lot, or combination of portions of lots for building purposes, shall be 80 feet on a public street, except that Lots 335, 336, 342 and 343 shall have not less than their frontage as platted.

II

MINIMUM LOT AREA

The minimum square footage of any lot, portion of lot or combination of portions of lots for building purposes shall be 12,000 square feet, except that Lot 347 shall have not less than its square footage as platted.

III

BUILDING AREA AND TYPE OF USE

Other than as herein set forth, only single family residence buildings may be erected in Whitehills Estates No. 11. Homes constructed on Lots 332, 333, 338, 339, 340, 348 and 349 shall contain a minimum of 3,000 square feet of finished floor space above grade, exclusive of garages and unenclosed porches. Homes constructed on Lots 334, 337, 341, 344, 345, 346 and 347 shall contain a minimum of 2,500 square feet of finished floor space above grade, exclusive of garages and unenclosed porches. Single family homes constructed on Lots 335, 336, 342 and 343 shall contain a minimum of 2,000 square feet of finished floor space above grade, exclusive of garages and unenclosed porches.

Two- family homes may be constructed on Lots 335, 336, 342 and 343 only, with the written permission of the grantor. Two-family homes shall be owner-occupied with respect to one unit, shall have a one-family exterior appearance, and shall contain a minimum of 2,500 square feet of finished floor space above grade, exclusive of garages and unenclosed porches.

Single story homes only shall be permitted in Whitehills Estates No. 11 unless grantor's written permission is given to the contrary.

JOHN BRATTIN
ATTORNEY AT LAW
LANSING, MICH.

IV
SET-BACKS AND BUILDING HEIGHTS

The minimum set-backs from the front, side, and rear lot lines shall be determined by grantor at time of building. In the absence of written approval by grantor to the contrary, the following set-backs shall apply: The minimum set-back from the front lot line shall be 40 feet, and in the case of a corner lot, the minimum set-back from the side street line shall be 30 feet; any interior lot shall have at least a 40 foot rear yard. No portion of any house including eaves, bays, or chimney shall be built nearer than 12 feet to a side line, except by written permission of grantor. No house shall exceed two stories in height, and no portion of any building, other than chimney, shall exceed 35 feet in height.

V
GARAGES, CARPORTS, DRIVEWAYS AND PARKING AREA

No dwelling house shall be constructed on any lot in this plat without an attached or built-in garage, containing a minimum of 500 square feet of floor area, and with walls plastered or finished with material approved by grantor. No detached garage and no carport may be erected in this plat. Any house shall contain a minimum of 300 cubic feet of enclosed area on the ground floor of the garage or immediately adjacent thereto for storage of household tools, supplies and equipment. Automatic door openers shall be installed in any garage opening toward the street or a side lot line. Outside parking areas shall be landscaped and located at least 5 feet from side lot lines, 40 feet from front lot lines and 10 feet from rear lot lines. No playhouse, tool house or kennel shall be constructed upon any lot without the prior written approval of grantor as to materials, design and location on the lot. All outdoor parking areas and driveways, including circular drives, shall be approved by grantor. Plans shall be submitted prior to construction.

VI
APPROVAL OF PLANS-SURVEY

No building shall be erected, located, or altered upon these premises unless the exterior design, building plans, and specifications covering type and quality of materials and color of exterior walls, trim and roof, including roof pitch, plat plan, and location thereof shall have been first approved in writing by the grantor, and unless, further, a copy of such plans and specifications shall have been delivered to said grantor as aforesaid so as to be retained by it until the erection or alteration of such building shall have been completed, and unless the erection or alteration of said building shall actually follow the plans and specifications as approved, provided, however, that if said grantor shall fail to approve or disapprove such design, plans, specifications, and location within 60 days after the same shall have been submitted to it in writing, such approval will not be required. Grantor may establish grade lines for lots, height of retaining walls, and height of foundation walls, and determine exterior location of plumbing vent stacks. Uncovered metal chimneys and exterior television aerials are prohibited. Grantor shall be sole judge of the classification of house as to type and suitability. Also, grantor may require that at least 50 per cent of exterior sidewalls shall be of brick or approved masonry construction. If a house is of exceptional design and quality, grantor may lower size requirements not to exceed 15 per cent.

VII
EASEMENTS

Easements are reserved along and within 8 feet of the rear and 6 feet of the side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, telephone,

JOHN BRATTIN
ATTORNEY AT LAW
LANSING, MICH.

and other public and quasi-public utilities and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from said premises to employees of said utilities; said easement to also extend along any owner's side and rear property lines in case of fractional lots. It is understood and agreed that it shall not be considered a violation of the provision of this easement if underground wires or cables pass over some portion of said lots not within the 8 foot wide strip as long as such lines do not hinder building construction. In addition, utility and sewer easements are reserved as shown on the recorded plat map of Whitehills Estates No. 11.

VIII NUISANCES

No poultry, livestock, or nuisance of any sort, type, kind or description may be maintained within the plat of Whitehills Estates No. 11. No domestic pets or other animals shall be allowed to become a nuisance, and the erection or maintenance of kennels or runs for domestic pets, without the written consent of grantor, is prohibited. No willow trees shall be allowed to become a nuisance to an adjoining property owner. No billboard or advertising board exceeding 8 square feet in size shall be constructed or maintained in Whitehills Estates No. 11, except that signs advertising sale of lots in Whitehills Estates No. 11 may be maintained up to and including July 1, 1986. If a tank for the storage of fuel is maintained on any lot outside any building, it shall be below the surface of the ground. No outdoor receptacles for ashes, garbage, or refuse shall be allowed or maintained, and no unsightly or objectionable matter shall be permitted or allowed to accumulate on any lot in Whitehills Estates No. 11. No commercial vehicles, campers, trailers or boats shall be parked or stored on any lot in this subdivision for more than 24 hours unless placed wholly within an enclosed garage, and no mobile trailer or other recreational vehicle shall be stored in the front or side yard of any lot in this subdivision, or in any portion of the rear yard which does not have reasonable screening for the aesthetic protection of nearby property owners.

IX EXTERIOR USES, FENCES, SWIMMING POOLS AND TENNIS COURTS

No radio transmitting tower of any sort may be erected. No fence or hedge may be erected or permitted to grow unless it has received the written approval of grantor as to material, location, and height, and no fence or hedge shall be located so as to detract from the enjoyment of adjacent properties. No fence or wall which is within 10 feet of any lot line shall exceed 6 feet in height; tennis court backstops are excepted from this restriction. A wall or fence not to exceed 6 feet in height attached to a dwelling shall not be considered a part of said structure. All swimming pools and tennis courts shall be approved by grantor in writing as to size, location, enclosure, and lighting, and in no case shall any portion of any swimming pool or tennis court be located within 10 feet of any side or rear lot line, or within 25 feet of any house on an adjoining lot. No swimming pool or tennis court shall be used in such manner as to constitute a nuisance to adjoining property owners.

X GRADING

Any earth removed in grading or excavation shall be deposited at such location within 3,000 feet of the place of grading or excavation as the grantor herein may designate. Existing grade of any lot shall not be changed without written permission of grantor.

JOHN BRATTIN
ATTORNEY AT LAW
LANSING, MICH.

XI
DAMAGED OR DESTROYED BUILDING

Any dwelling on any lot in this subdivision which may be damaged or destroyed by fire, windstorm or from any other cause, shall be repaired, rebuilt, or torn down and all debris removed and the lot restored to a slightly condition with reasonable promptness. Grantor may enter on any premises where an excavation or foundation has been left without building progress for more than 90 days and cause such excavation or foundation to be filled or removed; the expense thereof shall become a lien against the property. Grantor may enter on any premises where an uncompleted house has been left without building progress for more than 6 months and cause such house to be demolished; the expense thereof shall become a lien against the property.

XII
APPEARANCE OF LOTS AND BUILDINGS

The owners of unoccupied lots within this subdivision shall at all times keep and maintain the same in an orderly manner, causing weeds and other growth to be seasonably cut, prevent accumulations of rubbish and debris and in general maintain such lots in a slightly condition consistent with the high standards of this subdivision. The owners of all buildings in this subdivision agree to keep their premises landscaped and to maintain their structures and grounds in good repair; failure to do so shall entitle any property owner in the subdivision to undertake legal action to compel compliance with this provision.

XIII
OCCUPANCY

Before a house constructed on any lot in Whitehills Estates No. 11 may be occupied, the owner thereof shall file with grantor an accurate survey and shall advise grantor that said house is ready for final inspection, so that grantor may ascertain whether or not said house has been built according to its plans and specifications and to make certain that it does not violate these restrictions in any way. Should grantor not inspect said premises within 10 days after the owner has advised it in writing that such premises are ready for final inspection, such inspection shall be deemed to have been waived. No house may be occupied until any significant variation between the plans as approved and the house as built shall have been corrected, or an agreement reached between grantor and the owner as to compliance. Regardless of whether or not any inspection is made, this paragraph shall not be construed to create any liability whatever on the part of grantor to any lot owner.

XIV
DURATION AND TERMINATION

These covenants and restrictions shall run with the land and shall be binding upon the grantor and grantees, their heirs, personal representatives, successors, and assigns, until the first day of January, 1991, and shall automatically be continued thereafter for periods of five years each, unless at least one year prior to the end of any such period the owners of a majority of the lots in Whitehills Estates No. 11 shall execute and acknowledge an agreement or agreements, in writing, releasing the land subject hereto, or any part of the area thereof, from any or all of the above restrictions, and record the same in the office of the Ingham County Register of Deeds. The termination of any of the above restrictions in manner provided shall in no wise alter restrictions not so terminated.

JOHN BRATTIN
ATTORNEY AT LAW
LANSING, MICH.

XV
AMENDMENT

These restrictions may be changed, amended, or eliminated, providing the owners of at least 60 per cent of the lots in Whitehills Estates No. 11 so agree in writing, such writing to be recorded in the office of the Ingham County Register of Deeds. In the event of a national emergency, grantor may waive any requirement hereof which conflicts with government regulations or with the national welfare.

XVI
PARTIAL INVALIDITY

Should any provision of these restrictions, or portion thereof, be deemed invalid, the validity of the remainder of these restrictions shall not be affected thereby.

XVII
DEFINITIONS

The term "grantor" as used herein shall be deemed to include any officer of Whitehills Estates, Inc., but no other person. The approval of any thing, matter, or procedure herein specified as being subject to approval by grantor shall be in writing; no approval shall be construed as a precedent binding grantor to approve any other similar or identical thing, matter, or procedure at another time.

XVIII
ENFORCEMENT

Violation of these restrictions may be enjoined upon the complaint of the owner of any lot in Whitehills Estates No. 11 and any lot owner injured by the violation of any restriction shall have an action for damage therefor.

This deed is exempt from state tax under Act 134 of Public Acts of 1966 as amended, Section 5 (a).

(Witnesses)

WHITEHILLS ESTATES, INC.

Virginia Hulbert
Virginia Hulbert

Albert A. White
By: Albert A. White
Its President

Marietta D. Hein
Marietta D. Hein

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this 31st day of January, 1981, by Albert A. White, President of Whitehills Estates, Inc., a Michigan corporation, on behalf of said corporation.

My commission expires:
July 28, 1981

Marietta D. Hein
Marietta D. Hein
Notary Public
Ingham County, Michigan

JOHN BRATTIN
ATTORNEY AT LAW
LANSING, MICH.

Prepared by:
John Brattin, Attorney
820 N. Washington Ave.
Lansing, MI 48906