

13

TITLE DATA

CONSUMERS POWER COMPANY

03

174.1-D103-2

TRACT 174.1-D103-1

Department of Conservation, State of Michigan

Easement NAME OF GRANTOR 3-2-59 DATE OF INST. 3-25-59 DATE OF RECORD 144 LIBER 381 PAGE

ACCOUNT NO. 100.110-340.000

MAP 13

0434107

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OK  
2010

L-2416 Parcel Nos. 171, 172, 173, 174, 175 & 176

STATE OF MICHIGAN DEPARTMENT OF CONSERVATION

Recorded March 25 1959 at 12:00 o'clock P.M. Liber 144 Page 381 Robert E. Wallace Reg. of Deeds

EASEMENT TO CONSTRUCT AND MAINTAIN ELECTRIC TRANSMISSION LINE

FOR AND IN CONSIDERATION OF Two hundred thirty eight and 50/100 Dollars (\$238.50) in hand paid, the receipt of which is hereby acknowledged, the STATE OF MICHIGAN by the DEPARTMENT OF CONSERVATION acting under and pursuant to a resolution adopted by the CONSERVATION COMMISSION at its meeting held on January 15 1954, and by virtue of the authority conferred by Act No. 10, P.A. 1953, does hereby Convey and Quit-Claim to Consumers Power Company a corporation, whose post office address is 212 W. Michigan Avenue, Jackson, Michigan and to its successors and assigns, the easement and right to erect and maintain an electric transmission line consisting of poles, towers, structures, wires, cables and conduits, together with anchors, guy wires and other appurtenances and fixtures necessary for the purpose of transmitting and distributing electricity and/or conducting a communication business, together with the right to go upon the land herein described and maintain same on, over and across the following State-owned land:

Land in the Township of Wilson County of Alpena State of Michigan, as follows, to-wit:

Township 31 North, Range 7 East

- Sec. 26: NW 1/4 of NE 1/4
Sec. 26: S 1/2 of NE 1/4
Sec. 26: NW 1/4 of SW 1/4
Sec. 27: NE 1/4 of SW 1/4
Sec. 27: S 1/2 of SW 1/4
Sec. 27: N 1/2 of SE 1/4
Sec. 27: SW 1/4 of SE 1/4
Sec. 34: NW 1/4 of NW 1/4

This easement is granted subject to the following regulations and conditions:

(1) The route to be taken by said line of poles, towers, structures, wires, cables and conduits across, over and under said land being more specifically described as follows:

A strip of land 100 feet wide the centerline of which is the southerly line of abandoned Boyne City, Gaylord and Alpena Railroad Right of Way as shown on the attached sketch which is hereby made a part of this easement.

Table with columns: DATE, JOURNAL ENTRY, ITEMS OF COST, AMOUNT, TRANSFERS, BALANCE. Includes entries for May 1959 and Dec 1960 regarding original and esmt received in exchange costs.

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MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. 15695 Sheet 10 of 14 Sheets  
 Plan & Profile No. 15695 Sheet 40-41 of 59 Sheets  
 Survey Map No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract \_\_\_\_\_
2. Opinions of Title \_\_\_\_\_
3. Title Search Yes
4. Mortgage Release \_\_\_\_\_
5. Tree Vouchers \_\_\_\_\_
6. Other Documents \_\_\_\_\_

OTHER DATA AND NOTES

Note #1: The Consumers Power Company acquired the following Transmission Line Easements (electric).

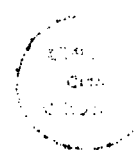
Tract 174-D103-1 and Tract 174-D103-2 \$224.30

<u>Title History</u>	<u>Description</u>
Department of Conservation 3-26-54 Not Recorded Consumers Power Company	T31N, R7E, Wilson Twp., Alpena Co. Sec. 26, NW $\frac{1}{4}$ of NE $\frac{1}{4}$ , S $\frac{1}{2}$ of NE $\frac{1}{4}$ , and NW $\frac{1}{4}$ of SW $\frac{1}{4}$
Original Cost, (See Vol. LR4, Exh. 103a, Working Papers)	Sec. 27, NE $\frac{1}{4}$ of SW $\frac{1}{4}$ , S $\frac{1}{2}$ of SW $\frac{1}{4}$ , N $\frac{1}{2}$ of SE $\frac{1}{4}$ , and SW $\frac{1}{4}$ of SE $\frac{1}{4}$
	Sec. 34, NW $\frac{1}{4}$ of NW $\frac{1}{4}$

Tract 175-D103-3 and Tract 175-D103-2 \$105.05

<u>Title History</u>	<u>Description</u>
Alpena Power Company 4-21-54 Not Recorded Consumers Power Company	T31N, R7E, Wilson Twp. Alpena Co. Sec. 26, NW $\frac{1}{4}$ of NE $\frac{1}{4}$ ; S $\frac{1}{2}$ of NE $\frac{1}{4}$ , and NW $\frac{1}{4}$ of SW $\frac{1}{4}$
Original Cost, (See Vol. LR4, Exh. 103a, Working Papers)	Sec. 27, N $\frac{1}{2}$ of SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ of SE $\frac{1}{4}$ , NE $\frac{1}{4}$ of SW $\frac{1}{4}$ , and S $\frac{1}{2}$ of SW $\frac{1}{4}$
	Total <span style="float: right;">\$329.35</span>

The above unrecorded instruments were given to the State of Michigan in exchange for a new easement abstracted as Tract 174.1-D103-2. As the original papers were removed from the Company file, tract sheets, 174-D103 and 175-D103, have been destroyed. The above cost is transferred from Tract 174-D103 and 175-D103 to Tract 174.1-D103.



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EXHIBIT 144 PAGE 382

(2) Grantee, its successors or assigns by the acceptance of this instrument, agrees to notify the authorized representative of the Department of Conservation prior to commencing operations under this easement, so that the Department shall be properly notified as to the time and place that such operations shall begin on the State-owned land herein described. Said Department representative is Robert A. Borak, District Forester, Department of Conservation, Alpena, Michigan or his successor.

(3) Grantee, its successors or assigns by the acceptance of this instrument, agrees that any relocation of the line constructed under this easement will be made only upon approval of the Department of Conservation before such relocation takes place.

(4) Grantee, its successors or assigns, accepts this easement subject to all prior and valid easements, permits, licenses, leases and other rights existing or pending at the time of the issuance of this easement, which may have been granted on said land.

(5) Grantee, its successors or assigns, and its or their agents and employees may cut, trim and remove all brush and trees which may interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said line on a strip of land 100 feet wide, being 50 feet on each side of the center line of the TRANSMISSION line as herein described.

(6) Grantee, its successors or assigns, agrees that no herbicides to control tree, shrub, or other plant growth on the land herein described shall be used without first securing written permission from the Grantor or its authorized field representative.

(7) Grantee, its successors or assigns, agrees that all commercial forest products cut by the grantee hereunder in the construction and maintenance of said line shall be the property of the Department of Conservation and shall be cut and piled or decked as directed by the Department's authorized representative.

(8) Grantee, its successors or assigns, for themselves and their agents and employees agree to take all reasonable precautions to prevent and suppress forest fires and shall cause no unnecessary damage to natural tree growth or to any plantation, and shall pay all damage other than ordinary to state property arising out of its negligent acts or failure to act.

(9) Grantee, its successors or assigns, shall obtain the required permit from the Department of Conservation or its authorized representative before burning any refuse or setting any fires whatsoever.

(10) It is understood that all slash and forest growth cut, resulting from operations under this easement, shall be handled in accordance with the provisions of Act 35, P.A. 1955, and the rules and regulations pertaining thereto.

(11) In case the said easement herein conveyed shall not be used by Grantee, its successors and assigns, for a period of 10 years, from and after the date of issuance, then and in that event said easement shall terminate. The grantee herein, for itself, its successors and assigns, agrees upon abandonment of its line and upon request of the owner of said land showing a prima facie title to same, to release and Quit-claim all rights secured hereby on said land to the then owner.

(12) In the event of abandonment of the rights herein conveyed, grantee agrees to remove its property from the premises in a good and workmanlike manner and in a condition satisfactory to the Department's authorized field representative.

(13) It is expressly understood that the grantee shall not assign this easement or any portion thereof to any person other than the owner of said land, as provided in paragraph 11 hereof, without first securing the written approval of the Department of Conservation for the State of Michigan. No application to assign will be considered unless the assignee is organized for the purpose of operating a public utility business.

(14) The Grantee, its successors or assigns, shall hold harmless the State of Michigan for all damages or losses caused to third persons or property outside of the right-of-way conveyed by this easement arising out of the negligence of the grantee in its operations on the right-of-way hereby conveyed.

IN WITNESS WHEREOF, the Conservation Commission has caused this instrument to be executed for the State of Michigan by the Department of Conservation by its Deputy Director, this 2nd day of March, 1959.

Signed, Sealed and Delivered  
in the Presence of:

[Signature]  
R. G. Wood  
[Signature]  
Bernice Botke

DEPARTMENT OF CONSERVATION  
FOR THE STATE OF MICHIGAN

[Signature]  
Gaylord A. Walker, Deputy Director

STATE OF MICHIGAN }  
COUNTY OF INGHAM } ss

On this 2nd day of March, A.D. 1959, before me, a Notary Public in and for said County, personally appeared Gaylord A. Walker, Deputy Director of the Department of Conservation for the State of Michigan, to me known to be the same person who executed the within instrument, and who acknowledged the same to be his free act and deed and the free act and deed of the Department of Conservation pursuant to authority granted by the Conservation Commission for the State of Michigan, in whose behalf he acts.

My commission expires November 24, 1962 Robert G. Wood, Notary Public, Ingham County, Michigan

