



201200615

ROSE SMITH  
Register of Deeds  
ARENAC COUNTY, MI

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RS

DOC#: 201200615

February 28, 2012 10:19 AM

Fee: \$26.00

## EASEMENT

On FEBRUARY 7, 2012, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantors convey and warrant to Grantee, its successors and assigns, a permanent, perpetual easement over, under, across and through a part of Grantors' Land called the Easement Area, as herein described.

**Grantors are:** Gerald D. Trombley, a married man, of 3817 150<sup>th</sup> Street, Bluegrass, IA 52726, and Sharon K. Treichel, a married woman, of 4341 Duprie Road, Standish, MI 48658, as tenants in common.

**Grantee is:** Michigan Electric Transmission Company, LLC, a Michigan limited liability company, of 27175 Energy Way, Novi, Michigan 48377.

**Grantors' Land** is in Section 17, Town 18 North, Range 5 East, Township of Standish, County of Arenac and State of Michigan, and is more completely described in Exhibit A attached hereto.

**The Easement Area** is within Grantors' Land, and is more completely described under the heading "Easement Description" in Exhibit A attached hereto.

**1. Purpose:** The purpose of this Easement is to allow Grantee the right to enter at any time upon the Easement Area to (1) construct, operate, maintain, repair, inspect, replace, improve, enlarge or remove overhead electric lines consisting of poles, towers, structures, wires, cables (including fiber optic cable) and other equipment for transmitting electrical energy and communications signals, (2) cross the Easement Area to construct, operate, maintain, repair, inspect, replace, improve, enlarge or remove overhead electric equipment located on other land, and (3) temporarily improve the surface of the Easement Area, as reasonably necessary, in Grantee's discretion, to place and operate Grantee's construction vehicles and equipment; provided Grantee shall remove such temporary surface improvements, and repair pavement and reseed lawn areas it disturbs.

**2. Buildings or other Permanent Structures:** No buildings or other above-ground structures shall be installed, constructed or permitted in the Easement Area, with the exception of any such structures existing at the time of execution of this Easement. Grantee may remove prohibited structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal.

**3. Vegetation Management:** Grantee shall have the right at any time to cut, trim remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing within the Easement Area. The complete exercise of this right may be gradual and not fully completed for some time in the future.

[Trombley]

4. **Access:** Grantors also grant to Grantee the right of access, ingress and egress to the Easement Area on, over and across lands now owned by the Grantors.
5. **Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.
6. **Successors:** This easement runs with the land and binds and benefits Grantors' and Grantee's successors and assigns.
7. **Crop Damage:** Grantee shall pay for actual damage to crops located within the Easement Area, arising out of Grantee's maintenance of the transmission line within the Easement Area.

This easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

GRANTOR:

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Gerald D. Trombley  
GERALD D. TROMBLEY

Acknowledged before me in Scott County, State of Iowa, on this 8th day of February, 2012 by Gerald D. Trombley.

Robin L. Cravens  
\_\_\_\_\_, Notary Public  
Scott County, IA  
Acting in Scott County, IA  
My Commission Expires 6-13-2012

ROBIN L. CRAVENS  
NOTARIAL SEAL - STATE OF IOWA  
COMMISSION NUMBER 710676  
MY COMMISSION EXPIRES 6-13-2012

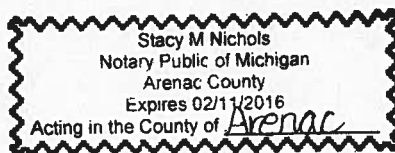
[SHARON K. TREICHEL SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

GRANTOR:

Sharon K Treichel  
SHARON K. TREICHEL

Acknowledged before me in Arenac County, State of Michigan, on this 7<sup>th</sup> day of February, 2012 by Sharon K. Treichel.

Stacy M. Nichols  
Stacy M. Nichols, Notary Public  
Arenac County, Michigan  
Acting in Arenac County, Michigan  
My Commission Expires 2-11-2016



Prepared by:  
William L. Logan (P54771)  
313 Droste Circle  
East Lansing, MI 48823

When recorded return to:  
Elaine Clifford  
ITC Holdings Corp.  
27175 Energy Way  
Novi, MI 48377

(TROMBLEY)

WEST 1/4 CORNER  
SECTION 17  
T.18N., R.5E., STANDISH TWP.

EAST-WEST 1/4 LINE SECTION 17  
& IRWIN ROAD  
S 89°29'17" E

IRWIN ROAD

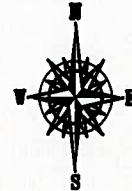
2576.59'

POB  
DESCRIBED LINE  
ROAD

CENTER  
SECTION 17  
T.18N., R.5E.,  
STANDISH TWP.

LEGEND

- N 88° E = DESCRIBED LINE DIMENSIONS (BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83(CORS96))
- N 88° E = PARCEL DIMENSIONS (BEARINGS BASED ON DESCRIPTION OF GRANTOR'S LAND)
- POB = POINT OF BEGINNING
- POE = POINT OF ENDING



100' DETROIT-MACKINAC  
RAILROAD R/W

SOUTH 1/2 OF THE WEST 1/2  
OF THE EAST 1/2 OF THE  
SOUTHWEST 1/4 SECTION 17

EASEMENT AREA  
83,460 SQ.FT.±

EAST 1/2 OF EAST 1/2 OF  
SOUTHWEST 1/4 SECTION 17

TAX PARCEL

#06-010-1-017-300-035-00

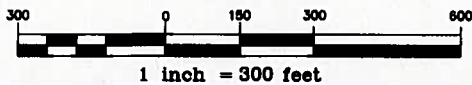
N 89°41'55" E  
1552.56'

SAGATOO ROAD

SOUTHWEST CORNER  
SECTION 17  
T.18N., R.5E., STANDISH TWP.

POE  
DESCRIBED LINE

SOUTH 1/4 CORNER  
SECTION 17  
T.18N., R.5E., STANDISH TWP.



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8042.229 2011 Exhibits.dwg

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**MCNEELY & LINCOLN**  
Associates, Inc.

CIVIL ENGINEERING & LAND SURVEYING  
PH. (734) 432-9777 FAX (734) 432-9786  
37741 PEMBROKE, LIVONIA, MICHIGAN, 48152  
WWW.MNLINC.COM

For \_\_\_\_\_ I.T.C. \_\_\_\_\_ Date 11/23/11

Scale 1"=300' \_\_\_\_\_ Drawn By DP

Job No. 8042.229 \_\_\_\_\_ Checked By DW

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(TROMBLEY)

**GRANTOR'S LAND**

Land situated in the Township of Standish, County of Arenac, State of Michigan, described as follows:

**Parcel 1:**

All that part of the South 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 lying East of the D&M Railroad in Section 17, Town 18 North, Range 5 East.

**Parcel 2:**

All that part of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 17, Town 18 North, Range 5 East, lying East of the Detroit & Mackinac Railroad right of way, except property conveyed to the Detroit & Mackinac Railroad Company.

(per First American Title Insurance Company Property Profile Report File No. 559318 dated October 17, 2011)

Tax Parcel Nos.      06-010-1-017-300-035-00, as to Parcel 1  
                                 06-010-1-017-300-005-00, as to Parcel 2

**EASEMENT DESCRIPTION**

Part of Section 17, Town 18 North, Range 5 East, Standish Township, Arenac County, Michigan, described as:

All that part of the above described Grantor's Land which lies within 85.00 feet each side of the following described line:

Commencing at the West 1/4 corner of Section 17, Town 18 North, Range 5 East, Township of Standish, Arenac County, Michigan;  
thence South 89 degrees 29 minutes 17 seconds East, along the East-West 1/4 line of Section 17, 2576.59 feet to the **Point of Beginning** of said described line; thence South 20 degrees 01 minute 40 seconds West 2776.34 feet to the **Point of Ending** of said described line, said point of ending lying distant North 89 degrees 41 minutes 55 seconds East, along the South line of Section 17, 1552.56 feet from the Southwest corner of Section 17. The sidelines of herein described easement are to be extended or shortened so as to terminate at the boundaries of the above described Grantor's Land.