

John M. McBain & wf.

TITLE DATA

Easement

NAME OF GRANTOR

10-31-73 3-20-74 254 291

ACCOUNT NO.

MAP

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

BARD ROAD TO WIRTZ ROAD

Form 314 7-70

LIBER 254 PAGE 291



John M. McBain and Jean M. McBain, his wife, 4227 Hubbard, Wayne, Michigan Grantor, in consideration of One and no/100 Dollars (\$ 1.00 ) to him paid by CONSUMERS POWER COMPANY, a Michigan corporation, 212 W. Michigan Avenue, Jackson, Michigan, Grantee, receipt of which is hereby acknowledged, Conveys and Warrants to Grantee, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of towers, pole structures, poles, or any combination of same, wires, cables, conduits, crossarms and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and electric control circuits and devices on, over, under and across the following described land, including all public highways upon or adjacent to said land, which land is situate in the Township of Sage County of Gladwin and State of Michigan, to-wit:

The North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 North, Range 2 West.

The center line of said line of towers, pole structures, poles, wires, cables and conduits, on, over, under and across said land being described as:

Beginning at a point not more than 45 feet East of the West line of Section 16, Township 19 North, Range 2 West, at a point not more than 1250 feet nor less than 1200 feet North of the South line of said Section, running thence Easterly to a point not more than 45 feet East of the North and South 1/2 line of said Section, at a point not more than 1125 feet nor less than 1075 feet North of the South line of said Section, thence Easterly to a point not more than 45 feet East of the West line of Section 15 of said Township, at a point not more than 1250 feet nor less than 1200 feet North of the South line of said Section 15.

Also conveying the full right and authority to Grantee, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such towers, pole structures, poles and other supports or any combination of same, with all necessary crossarms, braces, guys, anchors, and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and electric control circuits and devices.

Also conveying the right to cut, trim, remove, destroy or otherwise control (1) all trees and brush on the land of the Grantor described in this easement within 50 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line, and (2) all trees in excess of 40 feet in height on the land of the Grantor described in this easement within 85 feet on either side of the center line of the towers, pole structures or poles. It is expressly agreed that the complete exercise of the rights herein granted to cut, trim, remove, destroy or otherwise control trees and brush may be gradual and not fully completed for some time in the future. Grantee may enter upon said land, from time to time, to cut, trim, remove or otherwise control trees and brush as aforesaid.

It is expressly agreed that, for the protection of said electric line, no buildings or other structures will be placed within 36 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line. Grantee shall pay for all damage to crops arising out of the construction, operation and maintenance of the electric line.

It is expressly understood that nonuse or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein conveyed.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 1973.

WITNESSES:

Susan J. McBain, Edward R. Bradley, Jr.

John M. McBain, Jean M. McBain

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes sub-headers for MICHIGAN STATE, Gladwin COUNTY, Sage TOWNSHIP, 16 SECTION, T 19 N R 2 W TOWN RANGE, and PLAT OR AREA.

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. _____	Sheet	of	Sheets
Plan & Profile No. _____	Sheet	of	Sheets
Survey Map No. _____	Sheet	of	Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

NAME OF GRANTOR \_\_\_\_\_  
 KIND OF INSTRUMENT | DATE OF INST. | DATE OF RECORD | LIBER | PAGE

ACCOUNT NO. \_\_\_\_\_

MAP \_\_\_\_\_

LIBER 254 PAGE 292  
 (INDIVIDUAL ACKNOWLEDGMENT)

STATE OF MICHIGAN )  
 ) ss.  
 County of Wayne )

The foregoing instrument was acknowledged before me this 31st day of October, 1973,  
 by John M. McBain and Jean M. McBain

*Edward R. Bradley, Sr.*  
 Edward R. Bradley, Sr.  
 Notary Public, Kalamazoo County, Michigan  
 My commission expires November 29, 1976

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF MICHIGAN )  
 ) ss.  
 County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Michigan  
 My commission expires \_\_\_\_\_

(CORPORATE ACKNOWLEDGMENT)

STATE OF MICHIGAN )  
 ) ss.  
 County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_  
 President of \_\_\_\_\_  
 corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Michigan  
 My commission expires \_\_\_\_\_

RECORDED  
 STATE OF MICHIGAN  
 COUNTY OF GLADWIN

MAR 20 1 05 PM '74

*Joyce White*  
 REGISTER OF DEEDS

RETURN TO LAND & ELECT. R/W DEPT.  
 CONSUMERS POWER COMPANY  
 1945 W. PARNALL ROAD  
 JACKSON, MICHIGAN 48201

Alfred A. Piper & wf.

ACCOUNT NO. \_\_\_\_\_

MAP 14

Easement	NAME OF GRANTOR			
	1-25-74	3-20-74	254	289
KIND OF INSTRUMENT		DATE OF INST.	DATE OF RECORD	LIBER PAGE

BARD ROAD TO WIRTZ ROAD

Form 314 7-70

LIBER 254 PAGE 289  
File #3725  
EASEMENT



1872  
Pcl 11

Alfred A. Piper and Katherine F. Piper, also known as Katherine Piper, his wife, 461 N.E. Augusta, Port Charlotte, Florida

Grantor, in consideration of One and no/100 Dollars (\$ 1.00 ) to him paid by CONSUMERS POWER COMPANY, a Michigan corporation, 212 W. Michigan Avenue, Jackson, Michigan, Grantee, receipt of which is hereby acknowledged, Conveys and Warrants to Grantee, its successors and assigns. Forever, the easement and right to erect, lay and maintain lines consisting of towers, pole structures, poles, or any combination of same, wires, cables, conduits, crossarms and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and electric control circuits and devices on, over, under and across the following described land, including all public highways upon or adjacent to said land, which land is situate in the SAGE Township of SAGE County of Gladwin and State of Michigan, to-wit:

The North 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 19 North, Range 2 West.

The center line of said line of towers, pole structures, poles, wires, cables and conduits, on, over, under and across said land being described as:

Beginning at a point not more than 45 feet East of the West line of Section 16, Township 19 North, Range 2 West, at a point not more than 1250 feet nor less than 1200 feet North of the South line of said Section, running thence Easterly to a point not more than 45 feet East of the North and South 1/2 line of said Section, at a point not more than 1125 feet nor less than 1075 feet North of the South line of said Section, thence Easterly to a point not more than 45 feet East of the West line of Section 15 of said Township, at a point not more than 1250 feet nor less than 1200 feet North of the South line of said Section 15.

Also conveying the full right and authority to Grantee, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such towers, pole structures, poles and other supports or any combination of same, with all necessary crossarms, braces, guys, anchors, and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and electric control circuits and devices.

Also conveying the right to cut, trim, remove, destroy or otherwise control (1) all trees and brush on the land of the Grantor described in this easement within 50 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line, and (2) all trees in excess of 40 feet in height on the land of the Grantor described in this easement within 85 feet on either side of the center line of the towers, pole structures or poles. It is expressly agreed that the complete exercise of the rights herein granted to cut, trim, remove, destroy or otherwise control trees and brush may be gradual and not fully completed for some time in the future. Grantee may enter upon said land, from time to time, to cut, trim, remove or otherwise control trees and brush as aforesaid.

It is expressly agreed that, for the protection of said electric line, no buildings or other structures will be placed within 36 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line. Grantee shall pay for all damage to crops arising out of the construction, operation and maintenance of the electric line.

It is expressly understood that nonuse or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein conveyed.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has executed this instrument ~~at the County of Gladwin, Michigan, on this 25th day of January, 1974.~~  
XXXXXXXXXXXXXXXXXXXX on this 25th day of January, 1974.

WITNESSES:

Roy C. Stephen  
Roy C. Stephen  
Sheila K. Talbot  
Sheila K. Talbot

Alfred A. Piper  
Alfred A. Piper  
Katherine F. Piper  
Katherine F. Piper

MAPPED AND CHECKED

		MICHIGAN STATE	Gladwin COUNTY	Sage TOWNSHIP
		MUNICIPALITY		SECTION TOWN RANGE
		16 T 19 N R 2 W		
		PLAT OR AREA		
BALANCE				
TRANSFERS				
AMOUNT				
ITEMS OF COST				
JOURNAL ENTRY				
DATE				

GENERAL ENGINEERING MAP REFERENCES

Lease Map No. \_\_\_\_\_ Sheet of Sheets  
Plan & Profile No. \_\_\_\_\_ Sheet of Sheets  
Survey Map No. \_\_\_\_\_ Sheet of Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

- 1. Abstract \_\_\_\_\_
- 2. Quincens of Title \_\_\_\_\_
- 3. Title Search YES \_\_\_\_\_
- 4. Mortgage Release \_\_\_\_\_
- 5. Tree Vouchers \_\_\_\_\_
- 6. Other Documents \_\_\_\_\_

