

13

TITLE DATA

CONSUMERS POWER COMPANY

Don F. Dean and Cordie Dean

TRACT 532-D114-11

Easement 1-20-66 5-13-66 269 601 284000

ACCOUNT NO. U. 540104

MAP 2

WEXFORD - BOARDMAN

File # 3104

Parcel #58

RIGHT OF WAY

Recorded ... day of ... A.D. 19... at ... o'clock ... M. Liber... Page...

Register of Deeds

MICHIGAN STATE

Grand Traverse COUNTY

Paradise TOWNSHIP

22 SECTION

T 25 N TOWN

R 10 W RANGE

PLAT OR AREA

Don F. Dean, also known as Don Dean and Cordie Dean, his wife, 1393 S. Airport Rd., Traverse City, Mich. In consideration of One and no/100 Dollars (\$1.00) to them paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, at 212 W. Michigan Ave., Jackson, Michigan, second party, receipt of which is hereby acknowledged, Convey and Warrant to the second party, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of poles, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the following described parcel of land, including all public highways upon or adjacent to said parcel of land, which parcel is situate in the Township of Paradise, County of Grand Traverse, and State of Michigan, to-wit:

All that part of the West 1/2 of the Southeast 1/4 of Section 22, Township 25 North, Range 10 West, lying Southerly of the Pennsylvania Railroad right of way.

The route to be taken by said lines of poles, wires, cables and conduits across, over and under said land being more specifically described as follows:

Along or adjoining as near as practicable a line, which said line is described as beginning at a point not more than 100 ft. North of the South line of Section 22, T25N, R10W, at a point not more than 120 ft. West of the North and South 1/4 line of said Section, running thence Northeasterly to a point not more than 120 ft. East of the North and South 1/4 line of said Section 22, at a point not more than 100 ft. North of the East and West 1/4 line of said Section, running thence Northerly along and not more than 120 ft. distant East of the North and South 1/4 line of said Section 22, to the North line of said Section.

With full right and authority to the second party, 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 cables, conduits and poles and other supports, with all necessary braces, guys, anchors, manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and/or communication, and to trim, remove, destroy or otherwise control any trees and brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

Second party to pay first party for any damage to crops in erecting and maintaining said line of poles and wires.

WITNESS the hand and seal of the parties of the first part, this 20th day of January, 1966.

Signed, Sealed and Delivered in Presence of

James F. Miller, Don F. Dean, Donald A. Sny, Cordie Dean (Signatures and names)

STATE OF MICHIGAN On this 20th day of January 1966 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared

Don F. Dean and Cordie Dean

to me known to be the same person named in and who executed the foregoing instrument, and severally acknowledged the execution of the same to be their free act and deed.

James F. Miller, Notary Public, Jackson Co., Mich. My commission expires September 15, 1967

PREPARED BY F. J. CUMMINGS CONSUMERS POWER CO. 212 W. MICHIGAN

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes entries for Original Cost - LR-4, Exhibit 114a-4.

MAPPED AND CHECKED

W.M.A.

GENERAL ENGINEERING MAP REFERENCES

Map No. E-16748 Sheet 4 of 6 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 _____
4. Mortgage Release _____

TITLE DATA

CONSUMERS POWER COMPANY

Don F. Dean and Cordie Dean

TRACT 532-D114-11 Cont'd.

Tree Voucher
Plantation

NAME OF GRANTOR

5-5-66 | 6-2-66 | 270 | 481 |

ACCOUNT NO.

11. 552307

MAP 2

WEXFORD - BOARDMAN

Parcel #58

File #3104
W.O. #8020-350.210-1

Don F. Dean and Cordie Dean, his wife, 1393 S. Airport Road, Traverse City,

Michigan

as First Party, for and in consideration of the sum of One hundred and fifty
and no/100 (\$ 150.00) to them in hand paid by
CONSUMERS POWER COMPANY, a corporation duly authorized to do business in Michigan,
with its principal office therein, at 212 West Michigan Avenue, Jackson, Michigan,
as Second Party, receipt of which is hereby acknowledged, does hereby CONVEY AND
QUITCLAIM unto the said Second Party all of First Party's right, title and interest
in and to:

All trees and brush now standing or growing on a strip of land 200
feet wide, being 100 feet on each side of the center line of
Consumers Power Company's proposed electric transmission line as now or
hereafter located across the premises described below, including the right
to keep said strip of land clear of trees and brush except Conifer
trees less than 15 feet in height. Also all Conifer trees on a
strip of land 125 feet wide on each side of the center line of Consumers
Power Company's proposed electric transmission line and all Conifer
trees within 50 feet of angle poles and/or pole structures as now or here-
after located on the premises described below. There is expressly reserved
to First Party herein the right to grow trees and harvest same to a height
of not more than 15 feet on the area 200 feet in width, being 100
feet on each side of the center line of Second Party's electric trans-
mission line. It is understood and agreed that, in the event any trees
located on said strip of land 200 feet in width are not cut or removed
before exceeding 15 feet in height, Consumers Power Company, its successors
and assigns, shall have the right to enter upon said land and cut and remove
all trees without any additional compensation being paid to First Party, their
successors or assigns, all of said land being in the Township of
Paradise, County of Grand Traverse and State of Michigan,
known and described as follows:

All that part of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 25
North, Range 10 West, lying Southerly of the Pennsylvania Railroad right
of way.

Any act or failure to act on the part of Second Party in the exercising of the
rights herein conveyed shall not be a waiver of Second Party's rights or establish
any precedent as to its actions in the future.

IN WITNESS WHEREOF, said First Party has caused this instrument to be executed
this 5 day of MAY, 19 66.

Signed, Sealed and Delivered
in the Presence of:

Donald A. Sny
Donald A. Sny

James F. Miller
James F. Miller

Don F. Dean
Don F. Dean

Cordie Dean
Cordie Dean

STATE OF MICHIGAN }
COUNTY OF Grand Traverse } SS.

On this 5th day of May, 19 66, before me, a Notary Public
of Jackson County, Michigan, acting in Grand Traverse County, personally
appeared Don F. Dean and Cordie Dean

, to me known to be the same persons
named in and who executed the foregoing instrument, and severally acknowledged the
execution of the same to be their free act and deed.

My Commission Expires:

September 15, 1967

James F. Miller
James F. Miller
Notary Public Jackson County, Mich.

		MICHIGAN	Grand Traverse	Paradise
		STATE	COUNTY	TOWNSHIP
			22	T 25 N R 10 W
		MUNICIPALITY	SECTION	TOWN RANGE
		PLAT. OR AREA		
BALANCE				
TRANSFERS				
AMOUNT				
ITEMS OF COST				
JOURNAL ENTRY				
DATE				

GENERAL ENGINEERING MAP REFERENCES

Survey Map No. F-16748 Sheet 4 of 6 Sheets
Sheet of Sheets
Sheet of Sheets

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