



Real Estate Department

Work Order No.: A0003123
Circuit Name: Bloomfield-Wixom
Business Unit: ITC

Date: April 27, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate

Subject: Vegetation Management Easement
Parcel ID: 17-32-426-005
BW 728

Attached are documents related to the acquisition of a Vegetation Management Easement dated **January 30, 2012** to International Transmission Company (ITC) from **Thane Bhattarai and Huma Pandeya**, whose address is **2570 Wenona Dr, Wixom, MI 48393**.

The easement was acquired for additional rights needed and located in Part of the NE ¼ of Section **32, Commerce Township, Oakland County, MI (T2N R8E)**.

The consideration given for the aforementioned acquisition was \$674.55

The acquisition was negotiated by **NSI Consulting and Development**.

Please incorporate into Right of Way File No.: T71837 and cross reference ROW#: R4795

Attachment (s)

CC: M. Ely
N. Spencer
S. Gagnon
J. Gruca
K. Jenkins
C. Scott
J. Andree
Fixedassetsgroup@itctransco.com

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2012 SEP 27 AM 10:19

209369
LIBER 44728 PAGE 731
\$13.00 MISC RECORDING
\$4.00 REMONUMENTATION
09/27/2012 11:02:59 A.M. RECEIPT# 102530
PAID RECORDED - OAKLAND COUNTY
BILL BULLARD JR, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On JANUARY 30, 2012, (for good and valuable consideration) the receipt of which is hereby acknowledged, Grantor conveys and warrants to Grantee, its successors and assigns, a permanent easement ("Easement") over, under, across and through a part of Grantor's Land called the Easement Strip, as herein described.

Grantor is: Thane S. Bhattarai and Huma K. Pandeya, husband and wife, whose address is 2570 Wenona Drive, Wixom, Michigan 48393.

Grantee is: International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377.

Grantor's Land is in the City of Wixom, County of Oakland, and State of Michigan and is described as follows:

Lot(s) 69 of INDIAN WELLS SUBDIVISION NO. 2, according to the plat thereof recorded in Liber 207 of Plats, page(s) 31, 32, 33 AND 34 of Oakland County Records.

More commonly known as: 2570 Wenona, Wixom, Michigan

Parcel ID: 17-32-426-005

Grantor represents and warrants to Grantee that Grantor is the present owner in fee simple of Grantor's Land.

The Easement Strip is within Grantor's Land, and is described as:

A strip of land beginning at the **Northwesterly** line of Grantor's Land and continuing to a line lying **85 feet Southeasterly** of, and parallel to, the centerline of the electric transmission structures currently located on or adjacent to Grantor's Land.

- Purpose:** The purpose of this Easement is to allow Grantee the perpetual right to enter at all times upon Grantor's Land to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush now or hereafter standing or growing within the Easement Strip.
- Restoration:** Within a reasonable time after performing any work pursuant to this Easement, Grantee shall clean up the Easement Strip in accordance with best management practices for utility rights of way.

FILE
11837

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3. **Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.

4. **Original Grant of Easement:** Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges granted to Grantee or The Detroit Edison Company under any existing grant of easement ("Original Grant of Easement") relative to the Easement Strip. To the extent this Easement grants rights and privileges to either party not granted in the Original Grant of Easement, the Original Grant of Easement is hereby amended to include the additional rights and privileges granted by this Easement. If, in any other way, any term, condition or provision of this Easement is inconsistent with or conflicts with one or more provisions of the Original Grant of Easement, the term, condition or provision of this Easement shall control, and to that extent, the Original Grant of Easement is hereby amended. The Original Grant of Easement, insofar as it may cover and relate to land other than Grantor's Land, shall remain in full force and effect in accordance with all of its terms, conditions and provisions.

5. **Successors:** This Easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

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

T.S. Bhattarai
Thane S. Bhattarai

Huma K. Pandeya
Huma K. Pandeya

Acknowledged before me in OAKLAND County, Michigan, on this 30 day of JANUARY, 2012, by Thane S. Bhattarai and Huma K. Pandeya, husband and wife.

Michael D. Schira

_____, Notary Public

_____, County, Michigan

Acting in OAKLAND County, Michigan

My Commission Expires _____

MICHAEL D. SCHIRA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 17 2016
ACTING IN COUNTY OF

Prepared by:
Patricia T. Murphy (P61872)
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377

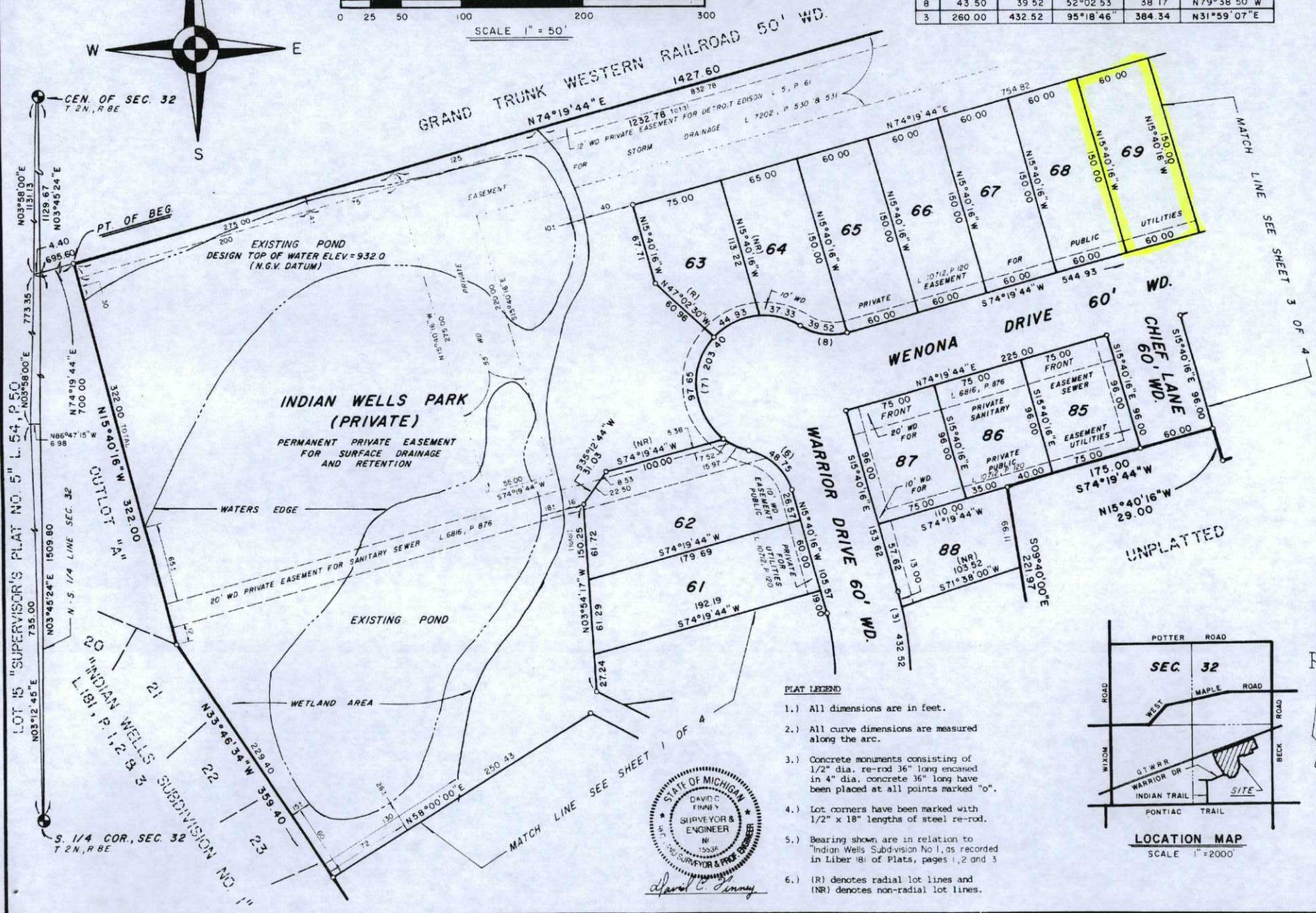
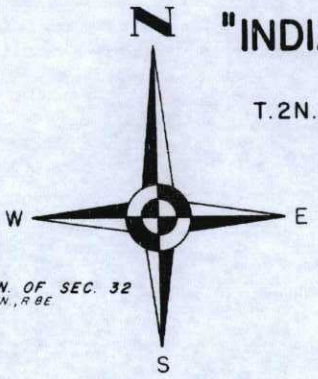
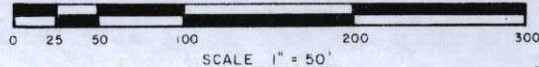
When recorded return to:
NSI Consulting & Development
24079 Research Drive
Farmington Hills, MI 48335

"INDIAN WELLS SUBDIVISION NO. 2"

PART OF THE S.E. 1/4 OF SECTION 32
T.2N.,R.8E., CITY OF WIXOM, OAKLAND COUNTY, MICHIGAN

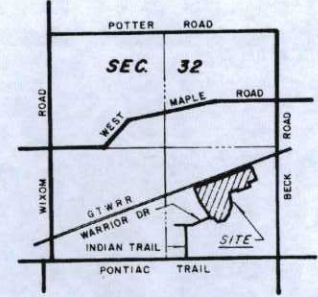
CURVE DATA

NO	RADIUS	ARC	DELTA	CHORD	CHORD-BEARING
6	43.50	48.75	64°12'53"	46.24	S47°46'43"E
7	56.50	203.40	206°15'46"	110.05	S23°14'44"W
8	43.50	39.52	52°02'53"	38.17	N79°38'50"W
3	260.00	432.52	95°18'46"	384.34	N31°59'07"E



PLAT LEGEND

1. All dimensions are in feet.
2. All curve dimensions are measured along the arc.
3. Concrete monuments consisting of 1/2" dia. re-rod 36" long encased in 4" dia. concrete 36" long have been placed at all points marked "o".
4. Lot corners have been marked with 1/2" x 18" lengths of steel re-rod.
5. Bearing shown are in relation to Indian Wells Subdivision No. 1, as recorded in Liber 181 of Plats, pages 1, 2 and 3
6. (R) denotes radial lot lines and (NR) denotes non-radial lot lines.



LOCATION MAP
SCALE 1" = 2000'