



Real Estate Department

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

Date: May 5, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate

Subject: Vegetation Management Easement
Parcel ID: 17-34-202-018
BW 1318

Attached are documents related to the acquisition of a Vegetation Management Easement dated **February 20, 2012** to International Transmission Company (ITC) from **Nancy Zgoda**, whose address is **274 Wellsboro St, Walled Lake, MI 48390**.

The easement was acquired for additional rights needed and located in Part of the NE ¼ of Section **34, Commerce Township, Oakland County, MI (T2N R8E)**.

The consideration given for the aforementioned acquisition was **\$6,375.00**

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

Please incorporate into Right of Way File No.: **T71840** and cross reference with ROW#: **R4803**

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

209366
LIBER 44728 PAGE 723
\$13.00 MISC RECORDING
\$4.00 RENOVATION
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 FEBRUARY 20, 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: **Nancy A. Zgoda**, whose address is 274 Wellsboro Street, Walled Lake, Michigan 48930

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

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

Lot 62 and Lot 63, of "O'Flaherty's Lake View Subdivision No. 1", as recorded in Liber 43, Page 35 of Plats, Oakland County Records.

More commonly known as: 274 Wellsboro Street, Walled Lake, MI 48390

Parcel ID: 17-34-202-013

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.

1. **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.

2. **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.

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FILE
191840

OK - AN

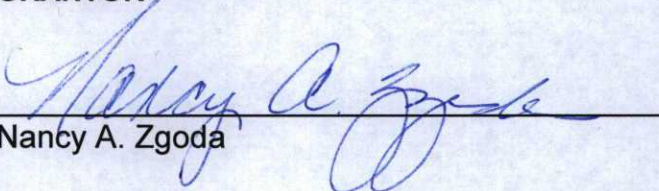
3. **Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.

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 Owner'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.

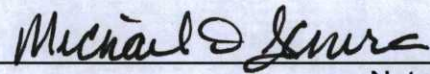
This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

GRANTOR


Nancy A. Zgoda

Acknowledged before me in OAKLAND County, Michigan, on this 20TH day of FEBRUARY, 2012, by Nancy A. Zgoda.

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


_____, Notary Public
OAKLAND County, MI
Acting in OAKLAND County, MI
My Commission Expires 5-17-2016

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

When recorded return to:
NSI Consulting & Development
26857 Woodward Avenue
24079 Research Drive
Farmington Hills, MI 48335 3070

PLAT OF 'O'FLAHERTY'S LAKE VIEW SUBDIVISION No 1

OF PART OF

THE N.E. 1/4 AND PART OF THE E. 1/2 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 34

T. 2 N., R. 8 E.

COMMERCE TWP., OAKLAND CO.,

MICHIGAN.

Examined and approved
May 26 1926
J. R. Hume
Deputy Auditor

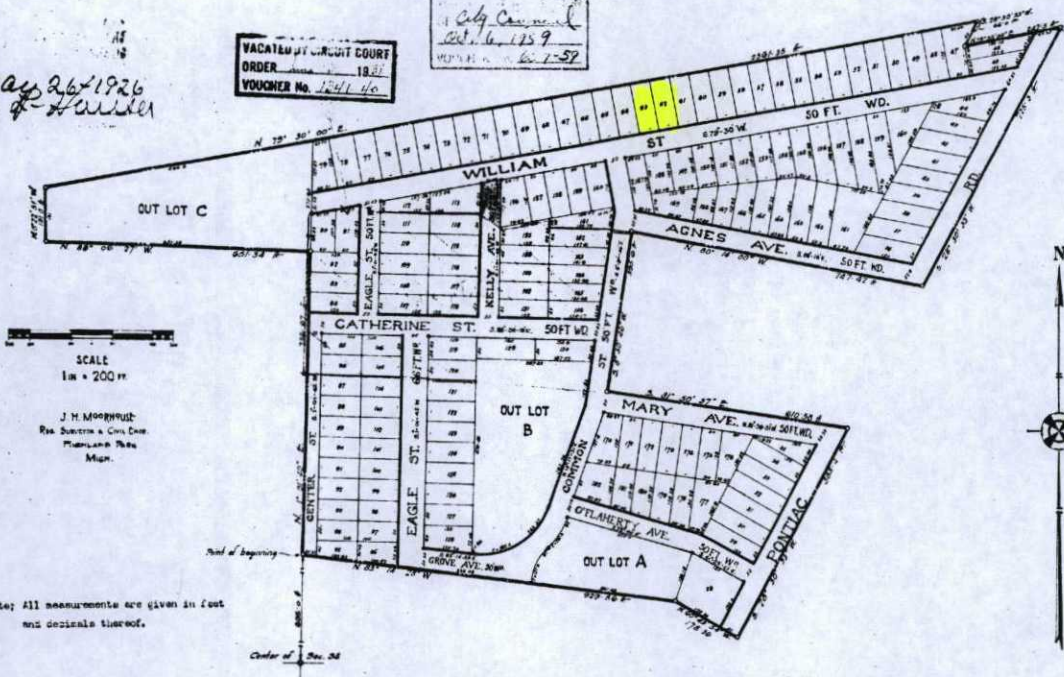
Recorder's Office
Oakland County, Mich.
Plat of O'Flaherty's
Lake View Sub. No 1
was recorded this 27th day of
May A.D. 1926 9:30
A.M. by 43
Plat
Filed by
Evelyn Avery Whitfield

FILED IN AUDITOR GENERAL'S DEPT.
May 28 1926
J. R. Hume

VACATED BY CIRCUIT COURT
ORDER
1937
VOUCHER No. 1241 40

City Council
Order
June 1929
No. 61-59

May 26 1926
J. R. Hume



Note: All measurements are given in feet and decimals thereof.

KNOW ALL MEN BY THESE PRESENTS that we William O'Flaherty and Margaret O'Flaherty his wife as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as the "O'FLAHERTY'S LAKE VIEW SUBDIVISION NO. 1" of part of the N.E. 1/4 and part of the E. 1/2 of the N.E. 1/4 of the N.W. 1/4 of section 34, T. 2 N., R. 8 E., Commerce Twp., Oakland Co., Michigan, and that the streets and alleys shown on said plat are hereby dedicated to the use of the public.

Witness my hand and seal in the presence of
C. F. Rose
William O. Flaherty
Margaret O. Flaherty

STATE OF MICHIGAN)
County of OAKLAND)
On this 13th day of April, 1926, before me, a Notary Public, personally came the above named William O'Flaherty and Margaret O'Flaherty known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.
My Commission expires August 14, 1927.
Charles F. Rose
Notary Public, in and for Oakland County, Michigan.

DESCRIPTION
The land embraced in the annexed plat of "O'FLAHERTY'S LAKE VIEW SUBDIVISION No. 1" is composed of part of the N.E. 1/4 and part of the E. 1/2 of the N.E. 1/4 of the N.W. 1/4 of section 34, T. 2 N., R. 8 E., Commerce Twp., Oakland Co., Michigan, being more particularly described as follows: Beginning at a point on the north and south 1/2 line N. 1°-21'-00" E. 402 feet from the center of said section 34, thence N. 7°-31'-45" E. along said 1/2 line 785.87 feet to a point, thence S. 89°-03'-27" E. 455.84 feet to a point, thence S. 40°-32'-31" E. 324.00 feet to a point, thence S. 73°-30'-00" E. 2821.25 feet to a point, thence S. 22°-30'-35" E. 99 feet to a point, thence N. 70°-30'-00" E. 247.8 feet to a point in the center of Pontiac Road, thence along the center of said Road S. 29°-24'-33" E. 725.3 feet to a point, thence N. 60°-14'-00" E. 747.42 feet to a point, thence S. 9°-20'-00" E. 395.8 feet to a point, thence S. 21°-20'-27" E. 811.12 feet to a point in the center of Pontiac Road, thence along the center of said Road S. 28°-20'-33" E. 255.4 feet to a point, thence N. 30°-45'-54" E. 172.32 feet to a point, thence N. 30°-14'-25" E. 228.57 feet to the place of beginning.

I hereby certify that this plat has been approved by the Township Board of the Township of Commerce at a session held April 17, 1926.
J. R. Hume
Clerk.

I hereby certify that the plat herein delineated is a correct one, and that permanent monuments consisting of 1" by 1 1/2" pipes, set in concrete bases 4" in diameter and 20" in depth, have been placed in the ground at all points marked thus (*) as shown thereon at all angles in the boundaries of the land platted, and at all intersections of streets, of alleys, or of streets and alleys, or of streets or alleys with the boundaries of the plat.

Approved by the Board of Supervisors of Oakland County, Michigan, this 26th day of May 1926.
Edmund ...
Chairman

Oakland County Treasurer's Certificate
This is to Certify that there are no Tax Liens or Titles held by the State or any individual against, and that all Taxes lands described in the annexed plat under bearing Treasurer's have been paid FIVE YEARS prior to the date thereof, according to the records of this office, except as stated.
James D. Gray
Pontiac, Mich. May 26 1926