



Real Estate Department

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

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

Subject: Vegetation Management Easement
Parcel ID: 17-32-427-020
BW 735

Attached are documents related to the acquisition of a Vegetation Management Easement dated **September 6, 2016** to International Transmission Company (ITC) from **Lois C. and Graeme W. Griffin**, whose address is **2486 Wenona Dr. Wixom, MI 48393**.

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

The consideration given for the aforementioned acquisition was **\$21,800.00**

The acquisition was negotiated by **Zausmer, Kaufman, August & Caldwell**.

Please incorporate into Right of Way File No.: **T73294** 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

2016 SEP 16 PM 12:42

175879
LIBER 49823 PAGE 746
\$19.00 MISC RECORDING
\$4.00 REMONUMENTATION
09/16/2016 12:46:16 P.M. RECEIPT# 107738
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On Sept. 6, 2016, for good and valuable consideration, the receipt of which is hereby acknowledged, Graeme W. Griffin, a married man, and Lois C. Griffin, his wife ("Grantor"), whose address is 2486 Wenona Drive, Wixom, Michigan 48393, conveys and warrants to International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377 ("Grantee"), its successors and assigns, a permanent easement ("Easement") over, under, across and through a part of "Grantor's Land" referred to as the "Easement Area" and/or the "Easement Description," all of which are described on Exhibit "A" attached hereto.

- Purpose:** The purpose of this Easement is to provide Grantee with 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 Area.
- Restoration:** Within a reasonable time after performing any work pursuant to this Easement, Grantee shall clean up the Easement Area in accordance with best management practices for utility rights of way.
- Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.
- Existing Rights:** Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges which may have been granted to, acquired by, or which already exist in favor of, Grantee or The Detroit Edison Company relative to the Easement Area or the Grantor's Land as described on the attached Exhibit "A."
- Damage Repair:** Grantee shall pay for any actual damage to Grantor's Land or Grantor's personal property resulting from Grantee's exercise of any of Grantee's rights under this Easement. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damage to the extent that such damage results in whole, or in part, from Grantor's negligence. The term actual damage as used in this section is not intended to, nor does it, include damage to vegetation within the Easement Area as contemplated in paragraph 1.
- Successors:** This Easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

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P
B
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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).

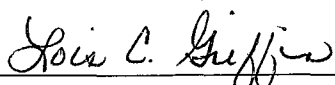
(Grantor's signature and acknowledgement appear on the following page.)

OK - AN

GRANTOR



Graeme W. Griffin



Printed: Lois C. Griffin

Acknowledged before me in Oakland County, Michigan, on this 6th day of September, 2016 by Graeme W. Griffin, a married man, and LOIS C. GRIFFIN, his wife.



DEAN F. WHITEHEAD, Notary Public

Oakland County, Michigan

Acting in Oakland County, Michigan

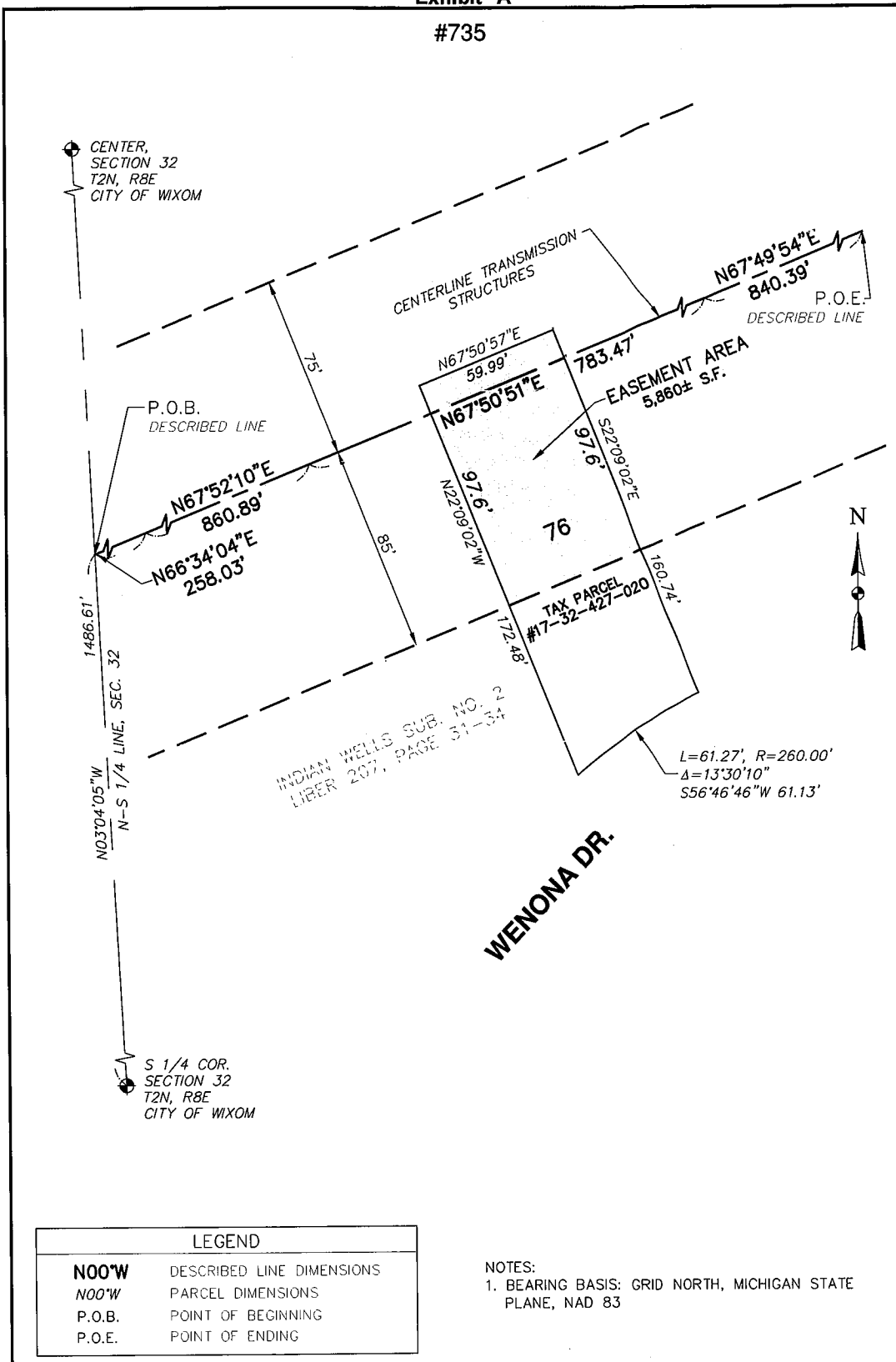
My Commission Expires 09/14/2017

Drafted by:
Patricia 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

Exhibit "A"

#735



LEGEND	
N00°W	DESCRIBED LINE DIMENSIONS
N00'W	PARCEL DIMENSIONS
P.O.B.	POINT OF BEGINNING
P.O.E.	POINT OF ENDING

NOTES:
1. BEARING BASIS: GRID NORTH, MICHIGAN STATE PLANE, NAD 83

PROJECT: WIXOM - BLOOMFIELD TRANSMISSION LINE		CLIENT: ITC	
		METRO CONSULTING ASSOCIATES 45345 FIVE MILE ROAD PLYMOUTH, MICHIGAN 48170 PHONE: 734.483.1427 FAX: 734.483.3431 www.metroca.net	
		JOB: 1037-11-5482 DWG: 735 17-32-427-020 ISSUE DATE: 3-13-12 REV.: 2-1-16 REV.: 8-2-16 DRAWN BY: NPA CHECK BY: MT SHEET: 1 OF 2	
SCALE: 1" = 50' 			

GRANTOR'S LAND

Lot 76, Indian Wells Subdivision No. 2, according to the plat thereof as recorded in Liber 207 of Plats, Pages 31, 32, 33 and 34, Oakland County Records.


17-32-427-020

EASEMENT DESCRIPTION:

All that part of the above described Grantor's Parcel which lies within Eighty-Five (85) feet South of and Seventy-Five (75) feet North of the following described line:

Commencing at the South 1/4 corner of Section 32, Town 2 North, Range 8 East, City of Wixom, Oakland County, Michigan; thence N03°04'05"W 1486.61 feet along the North-South 1/4 line of said Section 32 to the POINT OF BEGINNING of said line; thence N66°34'04"E 258.03 feet; thence N67°52'10"E 860.89 feet; thence N67°50'51"E 783.47 feet; thence N67°49'54"E 840.39 feet to the POINT OF ENDING of said line.

17-32-427-020

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		DRAWN BY: NPA
		CHECK BY: MT
		SHEET: 2 OF 2

**DIRECTION REGARDING DISPOSITION OF VEGETATION
UPON INITIAL CLEARING**

Lois & Graeme Griffin ("Owner") is the owner(s) of the property located at 2486 Wenona Dr. Wixom, Mi 48393, Oakland County, Michigan. (the "Property");

INTERNATIONAL TRANSMISSION COMPANY, a Michigan corporation, with an address of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("ITC") has an easement on the Property;

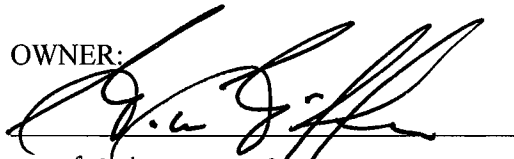
ITC or its agents have the right at any time to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush in accordance with the terms of the Easement; and

To the extent ITC cuts, trims, removes or destroys trees, bushes or brush ("Vegetation") in accordance with the terms of the Easement, Owner has requested that all such Vegetation be handled by ITC in the following manner:

- Stack all Vegetation (greater than 6 inches d.b.h.) off the Easement Area and leave on Property as noted below.
- Chip Vegetation (under 6 inches d.b.h.) and broadcast on Easement Area.
- Remove all Vegetation from the Property except small debris, as such small debris is defined in ITC's sole discretion.
- Other: _____

Nothing in this document shall be deemed to modify, alter or amend the easement in any way. This document shall not be assigned by Owner, shall not be recorded, and does not run with the land. As is consistent with standard utility practice, it is understood that ITC does not grind or remove stumps. I understand that trees that are removed will be cut as close to the ground as possible given the surrounding terrain, fences, rocks, etc. The cambial layer of stumps shall be treated with an herbicide to limit sprouting. Further, I acknowledge that ITC or its agents may need to make ingress/egress onto my property with vehicles and/or equipment necessary to effectuate the option that I have chosen above.

Signed this 6 day of Sep., 2016.

OWNER:

Lois C. Griffin