



Real Estate Department

Work Order No.: A0004391
Circuit: Adams-Spokane
Business Unit: ITCT

Date: November 22, 2017
To: Records Center
From: Margaret Wessel Walker
mwalker@itctransco.com
Real Estate

Subject: Vegetation Management Easement
Tax ID: 15-23-276-009
Parcel ID: 2790

Attached are the documents related to the acquisition of a vegetation management easement dated June 18, 2013 to International Transmission Company (ITC) from Kathleen Reichart and Margaret Mary Bowen, whose address is 1330 John R Rd, Rochester Hills, MI.

The easement is located in Section 23, City of Rochester Hills, Oakland County, MI.

The easement consideration was: \$1,555.32

The acquisition was negotiated by NSI Consulting and Development.

Please incorporate into Right of Way File No.: T72844

Attachments

CC: J. Andree
M. Ely
R. Everett
S. Gagnon
J. Gruca
C. Scott
A. Snow
N. Spencer
M. Yoders
Fixedassetsgroup@itctransco.com

2013 JUL 26 PM 2: 29

194274
LIBER 46119 PAGE 817
\$16.00 HISC RECORDING
\$4.00 REMONUMENTATION
07/26/2013 02:33:37 P.M. RECEIPT# 105617
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

VEGETATION MANAGEMENT EASEMENT

On 6-18, 2013, 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: Kathleen Reichart, a woman, and Margaret Mary Bowen, a woman, as joint tenants with rights of survivorship and not as tenants in common.

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

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

Part of East one-half of East one-half of Section 23, Town 3 North, Range 11 East, Beginning at a point distant North 176.07 feet from East one-quarter corner; thence North 88 degrees 11 minutes 00 seconds West 317 feet; thence North 01 degrees 49 minutes 00 seconds East 7 feet; thence north 88 degrees 11 minutes 00 seconds West 348.70 feet; thence North 00 degrees 03 minutes 30 seconds East 115.53 feet; thence South 88 degrees 01 minutes 00 seconds East 665.25 feet to East section line; thence South 120.48 feet to beginning.

More commonly known as: 1330 John R Road, Rochester Hills, Michigan

Parcel ID: 15-23-276-009

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 **Southeasterly** corner of Grantor's Land and continuing to a line lying **85 feet Northwesterly** 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.

FILE

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K
E

OK - LG

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.


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



Kathleen Reichart



Margaret Mary Bowen

(Acknowledgement appears on the following page.)

Acknowledged before me in Oakland County, Michigan, on this 18th day of JUNE, 2013, by Kathleen Reichart, a woman, and Margaret Mary Bown, a woman.

JUDY BOPP
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 2, 2019
ACTING IN COUNTY OF Oakland

Judy Bopp

Judy Bopp, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 5/2/2019

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

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

Kathleen Reichert
Margaret M. Bowen ^{are} ("Owner") is the owner(s) of the property located at
1330 JOHN R. - Rochester Hills, 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: Remove Everything -

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 18 day of June, 2013.

OWNER:

Kate Vincent
Margaret M Bowen

6/24/2013

Margaret M. Bowen & Kathleen Reichart

**1,555.32

One Thousand Five Hundred Fifty-Five and 32/100*****

Margaret M. Bowen
1330 John R Road
Rochester Hills, MI 48307

easement 2790 2914 281-284

Margaret M. Bowen & Kathleen Reichart
2028 · Easement Acquisition

easement 2790 2914 281-284

6/24/2013

1,555.32

ITC Chase Escrow easement 2790 2914 281-284

1,555.32

Margaret M. Bowen & Kathleen Reichart
2028 · Easement Acquisition

easement 2790 2914 281-284

6/24/2013

1,555.32

ITC Chase Escrow easement 2790 2914 281-284

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