



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**Andrea LaLonde**  
Commissioner

**Eric D. McPherson**  
Commissioner

**Nancy Quarles**  
Commissioner

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**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

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Engineering Department  
Right-of-Way Division

31001 Lahser Road  
Beverly Hills, MI 48025

248-645-2000

[www.rcocweb.org](http://www.rcocweb.org)

February 21, 2023

International Transmission Company  
Attn: Fernando Guevara  
PO Box 673963  
Detroit, MI 48267-3963

**Re: Oakwood at Hadley Intersection Improvement  
RCOC Project Number 56481  
Parcel: 37 – Vacant Oakwood Road, Brandon Twp., MI  
Tax Parcel No.: 03-04-400-026  
Highway Easement & Temporary Easement**

Dear Fernando,

Enclosed is a check in the amount of \$2,600.00 as payment for the easement over the property located at Vacant Oakwood Road, Brandon Twp., Michigan.

Tax Parcel No. 03-04-400-026

Copies of the signed Highway Easement, Temporary Easement, and ITC approval letter are also enclosed.

On behalf of the Road Commission for Oakland County, we wish to thank the International Transmission Company for their interest in the development of Oakland County and for the granting of the subject right of way.

Sincerely,

Linda Dembeck  
Right of Way and Contracts Manager

Enclosure

# HIGHWAY EASEMENT

## EASEMENT FOR PUBLIC ROAD

On January 11 202<sup>3</sup> for good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor grants to Grantee an easement ("Easement") for a public road on land called the Easement Area.

**"Grantor" is:** International Transmission Company, a Michigan corporation, located at 27175 Energy Way, Novi, Michigan 48377.

**"Grantee" is:** The Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, located at 31001 Lahser Rd, Beverly Hills, Michigan 48025.

**"Grantor's Land" is:**

Part of Sections 4, 9, 10 and 15, T.05N., R.09E., Charter Township of Brandon, described as: Part of the East 1/2 of said Section 4, Beginning at a point distant East 1,128.35 feet from the South 1/4 corner of said Section 4; thence Easterly 200.00 feet; thence N00°04'00"E 3,976.98 feet; thence North 25.45 feet; thence N28°20'00"W 860.37 feet; thence South 89°52'40"W 226.96 feet; thence S28°20'00"E 888.84 feet; thence N89°59'00"E 13.59 feet; thence South 3,978.44 feet to the Point of Beginning, Also part of the Northeast 1/4 of said Section 9, Beginning at a point distant East 1,128.35 feet from the North 1/4 corner of said Section 9; thence East 200.00 feet; thence S00°37'00"W 1,045.03 feet; thence S44°21'20"E 1,858.35 feet; thence S00°56'10"W 281.41 feet; thence N44°21'20"W 1,856.10 feet; thence S89°58'30"W 199.44 feet; thence N00°37'00"E 1,328.68 feet to the Point of Beginning, Also part of the West 1/2 of said Section 10, Beginning at the West 1/4 corner of said Section 10; thence N00°56'10"E 281.41 feet; thence S44°21'20"E 393.25 feet; thence S45°21'00"E 1,524.84 feet; thence S00°34'00"E 239.32 feet; thence S00°09'30"W 1,330.22 feet; thence West 339.83 feet; thence N00°24'40"E 1,330.00 feet; thence N89°56'10"E 133.94 feet; thence N00°34'00"W 157.68 feet; thence N45°21'00"W 1,640.13 feet to the Point of Beginning, Except Beginning at a point distant S89°45'40"E 993.42 feet from the Southwest corner of said Section 10; thence S89°45'40"E 165.00 feet; thence N00°41'37"W 695.09 feet; thence N89°45'40"W 148.77 feet; thence S00°38'40"E 695.02 feet to the Point of Beginning, Also, Except Beginning at a point distant S89°45'40"E 993.42 feet and S89°45'40"E 165.00 feet and N00°41'37"E 695.09 feet from the Southwest corner of said Section 10; thence N89°45'40"W 148.77 feet; thence N00°38'40"E 634.86 feet; thence S89°49'30"E 133.94 feet; thence S00°41'37"E 635.08 feet to the Point of Beginning, Also part of the Northwest 1/4 of the Northwest 1/4 of said Section 15, Beginning at a point distant East 1,133.90 feet from the Northwest corner of said Section 15; thence S00°01'50"E 1,328.73 feet; thence S89°54'20"E 200.00 feet; thence N00°01'50"W 1,329.06 feet; thence West 200.00 feet to the Point of Beginning.

**The "Easement Area" is described as follows:**

Part of Sections 4 and 9, T.05N., R.09E., Charter Township of Brandon, described as: Beginning at a point distant East 1,128.35 feet from the South 1/4 corner of said Section 4, thence N 00° 00' 00" E 33.00 feet; thence N 90° 00' 00" E 200.04 feet; thence S 00° 04' 00" W 33.00 feet to a point on the South line of said Section 4; thence entering said Section 9, S 00° 37' 00" W 48.00 feet; thence N 89° 45' 36" W 56.20 feet; thence N 89° 35' 44" W 120.55 feet; thence N 88° 59' 18" W 23.24 feet; thence N 00° 37' 00" E 46.50 feet to the Point of Beginning. Containing 16,083 square feet.

Part of Tax ID No. 03-04-400-026

Commonly Known as: Vacant Oakwood Road

Grantor's Land and the Easement Area are also described in Exhibit A, attached hereto

1. **Purpose.** Subject to the terms and conditions stated herein, Grantor grants a highway easement to Grantee for all purposes related to the construction, operation, control and maintenance of a means for the public to travel on a paved roadway ("Road") in the Easement Area, including the rights to construct, lay, install, improve, maintain, inspect, operate, repair, alter, remove, renew or replace the Road and related facilities in, over, under, upon, and through the Easement Area (the "Easement") Although Grantor takes no right, title and interest in the Road, to the extent any such rights, title or interest is inferred, Grantor hereby grants and conveys to Grantee all of Grantor's right, title and interest, if any, in the Road and related facilities incidental to the Road, which may now or subsequently be, located in the Easement Area.

2. Grantor specifically reserves the right to use the Easement Area for operation and maintenance of overhead electric transmission, and communication lines and associated structures and equipment ("Grantor's Facilities") over the Easement Area This Easement is granted without any warranties or covenants of title, and subject to all currently existing easements, restrictions and encumbrances affecting the Easement Area to which this easement would be subordinate under the recording acts or other applicable laws of the State of Michigan.

3. **Construction.**

- a. **Governmental Approvals.** Grantee shall procure and maintain at its own expense, prior to locating the Road within the Easement Area, all licenses, consents, permits, authorizations and other approvals required from any federal, state or local governmental authority in connection with the construction, use and operation of the Road and Easement Area, and Grantee shall strictly observe all laws, rules, statutes and regulations of any governmental authorities having jurisdiction over the Grantee or Grantee's operations in the Easement Area Grantor may from time to time request reasonable evidence that all such approvals have been obtained by Grantee and are in full force and effect In no event shall Grantee seek any governmental approvals that may materially and adversely affect in any way Grantor's Operations within the Easement Area, including without limitation any zoning approvals, without in each instance obtaining Grantor's prior written consent
- b. **Work Standards.** The design and construction regarding the Road and all activities conducted in the Easement Area by Grantee shall be in accordance with the customary standards in the industry and geographical area where the Easement Area is located

Additionally, Grantee, its agents, employees, contractors, subcontractors, invitees and licensees shall comply with the following requirements relating to the construction, maintenance, repair or removal of the Road.

- i. The Utility Communications System (MISS DIG), (800) 482-7171, must be contacted prior to performing any excavation in the Easement Area.
  - ii. Appropriate measures shall be taken to prevent erosion during and after work activities on the Easement Area. Any backfill or disturbed earth shall be compacted to prevent settlement of the soils following work activities. Following construction, Grantor's Land shall be returned as close to its original condition as possible.
  - iii. Construction personnel and equipment shall at all times maintain a minimum twenty-five (25) foot radial distance from all electrical conductors on Grantor's Land
  - iv. No dump truck may lift its bed under any electrical conductor on Grantor's Land
  - v. All construction activities, including trenching, must maintain a minimum distance of twenty-five (25) feet (edge to edge) from any electric transmission structure foundation
  - vi. No equipment may be placed within twenty-five (25) feet of any transmission structure foundation.
  - vii. No digging or trenching may occur within twenty-five (25) feet of any electric transmission structure without Grantor's prior written consent
  - viii. The grade of the Easement Area may not be permanently changed without Grantor's prior written consent, and in no event shall it be changed by more than six (6) inches, except on a temporary basis as needed to perform the maintenance, repair or reconstruction of the Road, with prior written consent of Grantor, which shall be given in Grantor's discretion.
  - ix. No stockpiling of soil, spoils or other material shall occur within the Easement Area or within Grantor's Land, except on a temporary basis as needed to perform the maintenance, repair or reconstruction of the Road, with prior written consent of Grantor, which shall be given in Grantor's discretion
  - x. Any cranes, derricks or other overhead equipment operated on the Easement Area shall operate in accordance with the National Electric Safety Code (NESC) and Occupational Safety and Health Administration (OSHA) rules respecting the operation of such equipment
  - xi. If not otherwise expressly stated herein and without limiting any and all other obligations stated herein, any and all work undertaken pursuant to the terms of this Easement must be conducted in compliance with OSHA and Michigan Occupational Safety and Health Administration (MIOSHA) regulations.
- c. **Fences and Drains.** Grantee shall construct and maintain appropriate temporary fencing and provisions for maintaining drainage during the period of construction so that Grantor's uses conducted on property adjoining the Easement Area can be maintained. Upon completion of construction or maintenance work, Grantee shall reinstall any fences and drains in a manner and condition equal to or better than that existing prior to construction
- d. **No Other Uses.** The Easement Area shall be used only for the purposes set forth in this Easement. Grantee shall not store any materials, equipment or other items or construct roads or driveways on the Easement Area, except as expressly described in this Easement, without Grantor's prior written consent. There shall be no hunting, fishing, littering, loitering, lodging, camping, or similar activities by Grantee or its contractors, permittees, invitees, or guests
- e. **As-Built Survey.** Upon completion of construction, Grantee shall provide Grantor with an

as-built survey which reflects the location of the Road in the Easement Area. Grantee shall provide Grantor with a supplemental survey that reflects any subsequent corrections or changes to the Road in the Easement Area.

4 No trees or shrubs may be planted on the Easement Area.

5 No above-ground structures may be located within the Easement Areas without Grantor's prior written consent, except road signs may be placed in accordance with the requirements of the Oakland County Road Commission and the Charter Township of Brandon

All work performed on the Easement Areas shall be performed in compliance with all applicable land use laws and regulations, including by way of illustration and not limitation, laws and regulations requiring wetland and soil erosion permits. No application for such permits, licenses, and authorizations shall name Grantor as the applicant or responsible party.

6 Grantee and any contractors performing work on behalf of Grantee on the Easement Areas must maintain an insurance policy providing coverage for bodily injury, personal injury, and/or property damage liability at a minimum of Two Million Dollars (\$2,000,000.00) per occurrence and in the aggregate. The insurance policy must be primary and not contributory. Prior to use of the Easement Areas, Grantee must provide to Grantor a certificate evidencing the above coverage, which certificate must provide that the insurer will give Grantor at least 10 days prior written notice of any cancellation of or material change in the insurance policy.

7 In the event that use of Grantor's Land pursuant to this Easement at any time results in the presence on or under Grantor's Land (which shall include but not be limited to the groundwater underlying the Easement Areas) of contaminants, hazardous waste, hazardous substances or constituents, or toxic substances, as currently or hereafter defined in applicable laws, Grantee shall, without cost to Grantor, promptly take 1) all actions that are required by any federal, state, or local governmental agency or political subdivision, and 2) all actions that are necessary to restore Grantor's Land to the condition existing prior to the introduction of such contaminants, hazardous waste, hazardous substances or constituents, or toxic substances, notwithstanding any lesser standard of remediation allowable under applicable law or governmental policies. The actions required by Grantee shall include, but not be limited to: a) the investigation of the environmental condition of Grantor's Land, b) the preparation of any feasibility studies, reports, or remedial plans required by law or governmental policy, and c) the performance of cleanup, remediation, containment, operation, maintenance, monitoring, or restoration work, whether on or off Grantor's Land. Grantee shall proceed continuously and diligently with such investigatory and remedial actions. Grantee shall promptly provide to Grantor, free of charge, copies of all test results and reports generated in connection with the above activities and copies of all reports submitted to any governmental entity. No cleanup, remediation, restoration, or other work required by this paragraph shall require or result in the imposition of any limitation or restriction on the use of Grantor's Land, without Grantor's prior written approval and permission.

8 This Easement is subject to any licenses, leases, easements, or other interests in the land heretofore granted by Grantor or its predecessors in title and to any such interests reserved to other parties in instruments granted to Grantor or its predecessors in title. Grantee is responsible for complying with any applicable requirements, including notice and consent requirements, of such licenses, leases, easements, and other interests

9. Grantee shall be responsible for the removal of snow and ice from the Road on the Easement Area. This is not intended to increase or decrease Grantee's liability for or immunity from tort claims

10. Grantee's acceptance of this Easement shall be deemed an acceptance of the terms and conditions of this grant

11. If Grantee fails to comply with any of the provisions of this Easement, to the extent permitted by law, Grantor shall have the right to revoke this Easement by giving Grantee 180 days written notice of such revocation; provided, however, that Grantor shall first advise Grantee in writing of such non-compliance and shall give Grantee a reasonable opportunity to cure such non-compliance to Grantor's reasonable satisfaction.

12 If the Road is not used for Road purposes for a continuous period of 5 years, then in such event, all right and interest hereby conveyed shall automatically terminate and revert in Grantor, its successors and assigns

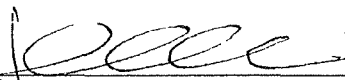
13 The benefits hereof shall accrue to and the obligations shall bind the respective successors and assigns of the parties

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

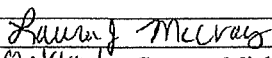
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its corporate name and by its duly authorized representative as of the day and year first above written

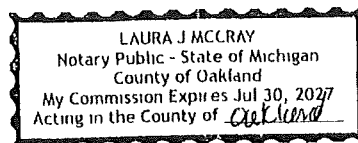
*[signatures on following pages]*

**GRANTOR:**  
INTERNATIONAL TRANSMISSION COMPANY, a  
Michigan corporation

By:   
Jean Kim D'Anna  
Its: Vice President

Acknowledged before me in Oakland County, Michigan, this 11<sup>th</sup> day of January, 2023, by Jean Kim D'Anna, Vice President of International Transmission Company, a Michigan corporation.

, Notary Public  
Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires. 7/30/27



**GRANTEE:**  
BOARD OF COUNTY ROAD COMMISSIONERS OF THE  
COUNTY OF OAKLAND, STATE OF MICHIGAN

By: Dennis G. Kolar  
[name]  
Its: Managing Director

Acknowledged before me in Oakland County, Michigan, on this 19th day of  
January, 2023 by Dennis G. Kolar, the Managing of \_\_\_\_\_, a public body corporate, for  
the Commission. Director Road Commission for Oakland County

Shannon J. Miller  
Shannon J. Miller, Notary Public  
Oakland County, Michigan  
Acting in Oakland County  
My Commission Expires: 09/01/2029

*Prepared by:*  
Matthew S. Hetzner (P73044)  
ITC Holdings Corp.  
27175 Energy Way  
Novi, Michigan 48377

*When recorded, return to:*  
Real Estate Manager  
ITC Holdings Corp.  
27175 Energy Way  
Novi, Michigan 48377



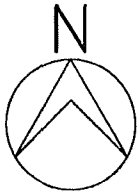
**EXHIBIT A**

# SKETCH OF EASEMENT

EXHIBIT "A"

VACANT OAKWOOD RD.  
PROP. ID 03-04-400-026

PARCEL  
NO. 37

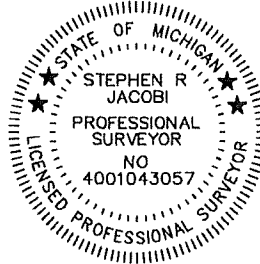


SCALE. 1" = 40'

LEGEND:

HIGHWAY EASEMENT =

HIGHWAY EASEMENT =   
(TOTAL ROW AREA)



PARCEL 37

VACANT OAKWOOD RD.  
03-04-400-026

HIGHWAY  
EASEMENT

SOUTH 1/4 CORNER OF SECTION 4,  
T.05N., R.09E., BRANDON TOWNSHIP,  
OAKLAND COUNTY, MICHIGAN

SOUTH 3978.44'

N00°04'00"E 3976.98'

EX. 33' WIDE ROW N90°00'00"E 200.04'

EAST  
1128.35

N00°00'00"E

33.00'

EAST 200.00'

33'

OAKWOOD ROAD

SOUTH LINE OF SECTION 4

NORTH LINE OF SECTION 9

33.00'

46.50'

N00°37'00"E 1328.68'

46.50'

EX 33' WIDE ROW

48.00'

N88° 59' 18"W 23.24'

N89° 35' 44"W 120.55'

N89° 45' 36"W 56.20'

PARCEL 37

HIGHWAY EASEMENT

VACANT OAKWOOD RD.  
03-04-400-026

S00°37'00"W 1045.03'

LAND AREAS (THIS IS FOR STATUTORY ROW PLUS ESMT.)	
PARCEL	= 2,529,965 SQ. FT. +/-
EXISTING ROW	= 13,201 SQ. FT. +/-
PROPOSED HIGHWAY EASEMENT	= 2,882 SQ. FT. +/-
HIGHWAY EASEMENT (TOTAL ROW)	= 16,083 SQ. FT. +/-

REV. 8/10/22

NOTE: ONLY PART OF PARCEL SHOWN

BEARINGS BASED DEED RECORDED IN L. 23842, P. 066, O.C.R.

R.C.O.C. 56481



555 HULET DRIVE  
BLOOMFIELD HILLS, MICH

P O BOX 824  
48303-0824

JOB NO  
20220388

DATE  
7/19/2022

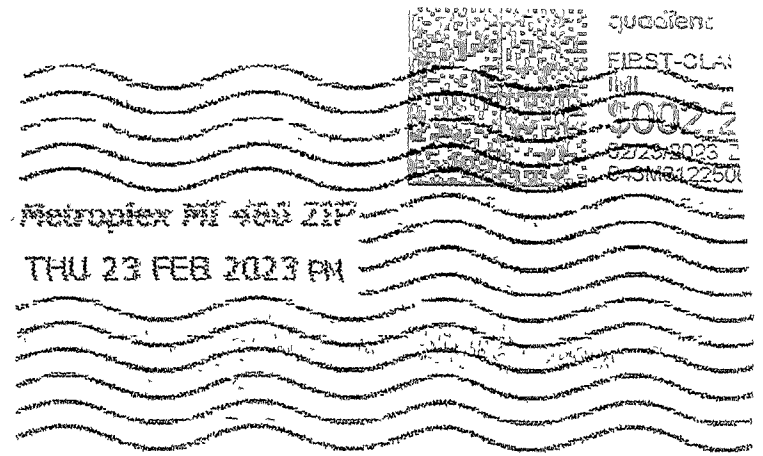
NORTH HADLEY ROAD - OAKWOOD ROAD  
TO SAWMILL LAKE ROAD  
PROJECT NO. 56481  
PARCEL NO. 36 A B

SHEET NO

1

OF 1

**Right of Way Division**  
**31001 Lahser Road**  
**Beverly Hills, MI 48025**



INTERNATIONAL  
TRANSMISSION COMPANY  
ATTN: FERNANDO GUEVARA  
PO BOX 673963  
DETROIT MI 48267-3963