

TITLE DATA

CONSUMERS POWER COMPANY

88-Rd1-1

Fred J. Beckman and wife, Helen M

TRACT

88-Rd1-1

Easement

NAME OF GRANTOR

4-15-42 16-9-42 17408 615

ACCOUNT NO.

MAP

23

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

11-240104

18

13
13A

179#82
LIBER 1408
615

Fred J. Beckman and Helen M. Beckman, also known as Helen Beckman, his wife, and in her own right:

first parties, in consideration of One Dollar (\$1.00), to them paid by the CONSUMERS POWER COMPANY, a corporation authorized to do business in Michigan, located at 212 W. Michigan Avenue, Jackson, Michigan, second party, receipt of which is hereby acknowledged, Convey and Warrant to the second party, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of steel or wood structures, poles and/or other supports and/or wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the following described parcels of land, including all public highways upon or adjacent to said parcels of land, which parcels are situated in the Townships of Brandon and Independence, County of Oakland and State of Michigan, to-wit:

The Northwest fractional one-quarter (1/4) of Section thirty-one (31); and the East one-half (1/2) of the southeast one-quarter (1/4) of Section thirty-one (31), except a parcel of land containing one and one-half (1 1/2) acres out of the Northeast corner thereof and also except a parcel of land thirty (30) feet East and West by forty (40) feet North and South out of the Southeast corner thereof, being all in Township five (5) North, Range nine (9) East; also a parcel of land containing seventy-one and seventy-six hundredths (71.76) acres off the North side of the Northeast fractional one-quarter (1/4) of Section six (6), Township four (4) North, Range nine (9) East.

The route to be taken by said lines of steel or wood structures, poles and/or other supports, and/or wires, cables and conduits, on, across, over and under said land being more specifically described as follows:

Second party may locate said route in a Northwesterly and Southeasterly direction on, over and across said above described land on a line as heretofore located and staked.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said land for the purpose of patrolling and constructing, repairing, removing, replacing, improving, enlarging and maintaining such wires, cables, conduits and steel or wood structures, poles and/or other supports, with all necessary braces, guys, anchors, manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and/or communication, and to trim or remove any trees and brush which at any time may interfere or threaten to interfere with the maintenance of such lines. It is understood that the exercise of the rights hereby granted may be gradual and not fully completed for some time in the future, and that none of the rights herein granted shall be lost by non-user for any length of time. It is further understood that no buildings or other structures will be placed under such wires and/or over such cables and conduits without the written consent of said second party. Second party to pay first party the sum of Fifty Dollars (\$50.00) for each steel structure; Twenty-five Dollars (\$25.00) for each wood structure; Five Dollars (\$5.00) for each pole set on said land and at the rate of Forty Dollars (\$40.00) per mile of length for underground conduits or cables, the same to be paid from time to time as said structures and poles are set and underground work laid, and also to pay for any damage to crops in erecting and maintaining said line of structures, poles, wires, cables or conduits. If the amount of such damage is not mutually agreed upon, the same shall be ascertained and determined by three (3) disinterested persons, one to be appointed by the grantor, one to be appointed by the grantee, and the third to be chosen by the two so appointed. The written award of such three persons shall be final and conclusive.

SEE NOTE #1 FOR PARTIAL RELEASES OF THE ABOVE EASEMENT.

SEE NOTE #2 FOR PARTIAL RELEASE OF ABOVE ESMT.

SEE NOTE #3 FOR PARTIAL RELEASE OF ABOVE ESMT.

SEE NOTE #4 FOR PARTIAL RELEASE OF ABOVE ESMT.

40 YR. APPT.
RECORDED 1980
#24

MAPRED
AND
CHECKED

MICHIGAN		Oakland		Brandon Independence		
STATE		COUNTY		T5N TOWNSHIP 09E		
MUNICIPALITY		SECTION		T4N R9E		
PLAT OR AREA						
BALANCE	\$	173 65	-01	173 65		
TRANSFERS	\$	(173 65)				
AMOUNT	\$	173 65		173 65		
ITEMS OF COST		Original Cost (See Volume LR 21, Exhibit 1a, Working Papers)		Flint-Pontiac Tract 88-Rd1		Monutility Property - Account 121,000
JOURNAL ENTRY		159)	234)	716	716	
DATE		Dec 1943	Dec 1943	Nov 1962	Nov 1962	

NOTE #1

(By Sales No. T75-88, T75-89, T75-90, T75-91, & T75-92) Consumers Power Company granted Partial Releases of the easement shown on the caption of this tract as follows:

(T75-88)

1. Consumers Power Company
3/13/75 Quitclaim Deed X-1
2. Carl W. Brooks & wife, Rosemarie

Forever, all the easements, rights and privileges on, over, under and across land in the Twp. of Brandon, Co. of Oakland, Michigan, desc. as:

A pcl. of land loc. in the NW frl. $\frac{1}{4}$ of Sec. 31, T5N, R9E, desc. as beg. at a point on the N line of sd. Sec. 31, being S 89° 49' 50" W, 1474.10 ft. from the N $\frac{1}{4}$ cor. of sec. 31, th. S 0° 00' 45" W, 637.67 ft; th. S 89° 49' 50" W, 690.00 ft. alg. the ctr. line of a 60 ft. easement; th. N 0° 00' 45" E, 637.67 ft. alg. the W sec. line to the NW sec. cor; th. N 89° 49' 50" E, 690.00 ft. to the point of beg., EXCEPTING THEREFROM and from the operation of this release the W 72 ft. of sd. above desc. pcl. of land.

(T75-89)

1. Consumers Power Company
3/13/75 Quitclaim Deed X-1
2. Carl W. Brooks & wife, Rosemarie;
Vern E. Brooks & wife, Nancy A.

Forever, all the easements, rights and privileges on, over, under and across land in the Twp. of Brandon, Co. of Oakland, Michigan, desc. as:

A pcl. of land loc. in the NW frl. $\frac{1}{4}$ of Sec. 31, T5N, R9E, desc. as comm. at the N $\frac{1}{4}$ cor. of sd. Sec. 31, being in Reese Road (so-called) and extending due S 1275.33 ft. alg. the N&S $\frac{1}{4}$ line lying in sd. rd; th. S 89° 49' 50" W, 1474.30 ft. to the point of beg; th. S 89° 49' 50" W, 690.00 ft. to the W line of Sec. 31; th. N 0° 00' 45" E, 637.66 ft. alg. sd. W sec. line; th. N 89° 49' 50" E, 690.00 ft. alg. the ctr. of a 60 ft. easement; th. S 0° 00' 45" W, 637.66 ft. to the point of beg., EXCEPTING THEREFROM and from the operation of this release the W 72 ft. and the S 72 ft. of sd. above desc. pcl. of land.

(T75-90)

1. Consumers Power Company
3/13/75 Quitclaim Deed X-1
2. William Simpson & wife, Virginia

Forever, all the easements, rights and privileges on, over, under and across land in the Twp. of Brandon, Co. of Oakland, Michigan, desc. as:

A pcl. of land loc. in the NW frl. $\frac{1}{4}$ of Sec. 31, T5N, R9E, desc. as comm. at the N $\frac{1}{4}$ cor. of sd. Sec. 31, being in Reese Road (so-called) and extending due S 1275.33 ft. alg. the N&S $\frac{1}{4}$ line lying in sd. rd; th. S 89° 49' 50" W, 604.30 ft. to the point of beg; th. S 89° 49' 50" W, 870.00 ft; th. N 0° 00' 45" E, 637.66 ft; th. S 73° 46' 39" E, 905.93 ft. alg. the ctr. of a 60 ft. easement; th. due S 382.00 ft. to the point of beg. and containing 10.18 acres, EXCEPTING THEREFROM and from the operation of this release the S 72 ft. of sd. above desc. pcl. of land.

OTHER NOTES AND DATA

NOTE #1 CONT'D

(T75-91)

1. Consumers Power Company
3/13/75 Quitclaim Deed X-1
2. Carl W. Brooks & wife, Rosemarie;
William Simpson & wife, Virginia;
Vern E. Brooks & wife, Nancy A.

Forever, all the easements, rights and privileges on, over, under and across land in the Twp. of Brandon, Co. of Oakland, Michigan, desc. as:

A pcl. of land loc. in the NW frl. $\frac{1}{4}$ of Sec. 31, T5N, R9E, desc. as beg. at the N $\frac{1}{4}$ cor. of sd. Sec. 31, being in Reese Rd (so-called) and extending due S 1275.33 ft. alg. the N&S $\frac{1}{4}$ line lying in sd. rd; th. S 89° 49' 50" W, 604.30 ft; th. due N 382 ft; th. N 73° 46' 39" W, 254.87 ft. alg. the ctr. line of a 60 ft. easement; th. due N 821.40 ft. to the N line of sd. Sec. 31; th. N 89° 49' 50" E 849.10 ft. to the point of beg.

(T75-92)

1. Consumers Power Company
3/13/75 Quitclaim Deed X-1
2. Vern E. Brooks & wife, Nancy A.

Forever, all the easements, rights and privileges on, over, under and across land in the Twp. of Brandon, Co. of Oakland, Michigan, desc. as:

A pcl. of land loc. in the NW frl. $\frac{1}{4}$ of Sec. 31, T5N, R9E, desc. as beg. at a point on the N line of sd. Sec. 31, being S 89° 49' 50" W, 849.10 ft. from the N $\frac{1}{4}$ cor. of sec 31, th. due S 821.40 ft; th. N 73° 46' 39" W, 651.06 ft. alg. the ctr. line of a 60 ft. easement; th. N 0° 00' 45" E, 637.67 ft. to the N line of sd. Sec. 31; th. N 89° 49' 50" E 625.0 ft. to the point of beg.

NOTE #2

(By W. O. 6001; R79-36) Consumers Power Company granted a Partial Release of the Easement shown on the caption of this tract as follows:

1. Consumers Power Company
5-15-79 QCD
2. Elizabeth R. Olson

SEE ORIGINAL IN FILE OR SEE R NUMBER MICROFILM CARD.

NOTE #3: (By Sale No. Oakland Co. #90; File #1468) CPCo granted a partial release of the esmt as shown on the caption of this tract as follows:

1. Consumers Power Company
5-1-89 Partial Release of Esmt - QCR
2. George A Cesiel & wf

Forever, all the esmts, rights and privileges on, over, under and across ld in the Twp of Brandon, Co of Oakland and State of Michigan, desc as:

Part of the SE $\frac{1}{4}$ of Sec 31, T5N, R9E, desc as: Beg at a pt that is N from the SE cor 1830.39 ft (recorded as 1831.45 ft); th N 66 ft; th N 89 deg 51' 00" W, 780.20 ft; th N 00 deg 03' 23" E, 319.07 ft; th N 89 deg 51' 28" W, 550 ft; th S 00 deg 03' 23" W, 385 ft; th S 89 deg 51' 00" E, 1330.26 ft to the POB.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

NOTE #4: (By Sale No. Oakland Co. #90A; File #4168) CPCo granted a partial release of the esmt as shown on the caption of this tract as follows:

1. Consumers Power Company
5-8-89
2. George A Cisiel & wf

L10435, P762

Partial Rel of Esmt - QCR

Forever, all the esmts, rights and privileges on, over, under and across ld in the Twp of Brandon, Co of Oakland, Mich., desc as:

Part of the SE $\frac{1}{4}$ of Sec 31, T5N, R9E, desc as: Beg at a pt on the E ln of sd Sec 31, that is N 1896.39 ft (recorded as N 1897.45 ft) from the SE cor of sd sec 31; th N 13 deg 50' 18" W, 328.92 ft; th N 89 deg 51' 28" W 701.21 ft; th S 00 deg 03' 23" W 319.07 ft; th S 89 deg 51' 00" E 780.20 ft to the POB, exc the E'ly 33 ft thereof as rd r/w.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.