



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](mailto:mwalker@itctransco.com)  
Real Estate

Subject: Vegetation Management Easement  
Parcel ID: 17-34-229-004  
BW 1332

Attached are documents related to the acquisition of a Vegetation Management Easement dated **February 21, 2012** to International Transmission Company (ITC) from **City of Walled Lake**, whose address is **1499 West Maple Rd, 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 **\$3,683.80**

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

Please incorporate into Right of Way File No.: **T71723**

Attachment (s)

CC: M. Ely  
N. Spencer  
S. Gagnon  
J. Gruca  
K. Jenkins  
C. Scott  
J. Andree  
[Fixedassetsgroup@itctransco.com](mailto:Fixedassetsgroup@itctransco.com)

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2012 SEP 27 AM 10:19

209376  
LIBER 44728 PAGE 757  
\$16.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
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 21, 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:** City of Walled Lake, a Michigan municipal corporation, whose address is 1499 E. West Maple Road, Walled Lake, Michigan 48390.

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

**Grantor's Land** is in the City of Walled Lake, County of Oakland and State of Michigan and is described as follows:

Supervisor's Plat Number 4

Part of Lot 43 beginning at Northeast lot corner, thence South 79° 02' 00"  
West along North lot line 427.38 feet, thence South 28° 01' 00" West 42.45  
feet, thence North 79° 02' 00" East 447.50 feet, thence North 00° 19' 00"  
East 33.70 feet to beginning 17-34-229-004

According to the plats thereof.

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3  
E

More commonly known as: Vacant Land in Walled Lake, Michigan 48390

Parcel ID: 17-34-229-004

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.

OK - AN

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  
171723

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 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**  
City of Walled Lake

L. Dennis Whitte

By L. Dennis Whitte

Its City Manager

*(Acknowledgment appears on the following page.)*

Acknowledged before me in Oakland County, Michigan, on this 6 day of March, 2012, on behalf of City of Walled Lake, by L. Dennis Whitt, its City Manager.

Jennifer Stuart  
Jennifer Stuart, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires April 30, 2013

JENNIFER STUART  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Apr 30, 2013  
ACTING IN COUNTY OF Oakland

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