



Real Estate Department

Project No. NOS0133465  
Business Unit: METC

Date: June 11, 2014  
To: Records Center  
From: Trina Richardson  
Real Estate  
Subject: Easement-Section 5, Bagley Township, Otsego County, Michigan.

Attached are papers related to a non-interference request from Amanda Poynter which was submitted on behalf of the City of Gaylord and the Ostego County Road Commission wherein they were granted permission to encroach within ITC's easement to extend Mankowski Road between the Home Depot parking lot and Edelweiss Village Parkway. This roadway will provide a service drive for the customers looking to access the commercial businesses off of M-32.

Please incorporate into Right of Way File No. 148-D85-4.

Attachment (s)



April 30, 2013

Ms. Amanda Poynter  
C2AE  
123 West Main Street, Suite 200  
Gaylord, Michigan 49735

RE: Proposed Mankowski Road Extension within Electric Transmission Easement Strip in Section 5, T30N, R3W, Bagley Township, Otsego County, Michigan

Dear Ms. Poynter:

I am writing in response to your recent inquiry for the proposed extension of Mankowski Road within Michigan Electric Transmission Company's ("METC's") electric transmission easement strip in Section 5, Bagley Township, Otsego County, Michigan. METC's easement in this location is not an exclusive easement. Landowners may use or allow others to use METC's easement strip in any manner that does not unreasonably interfere with the exercise of METC's easement rights.

It is our understanding that the City of Gaylord and the Otsego County Road Commission have proposed some improvements (the "Project") within METC's easement strip for the proposed extension of Mankowski Road between the Home Depot Parking Lot and Edelweiss Village Parkway. Based on our review of your construction plan from your C2AE Set of Drawings-Project #120126 and Job #117459A (Sheets 1-4) which is Exhibit B, METC would not consider the Project to unreasonably interfere with the exercise of its easement rights, provided that the Project is located so that it does not now or hereafter 1) violate any provision of the National Electric Safety Code ("NESC"), including without limitation, the NESC clearance requirements; 2) block access to METC's electric transmission structures by METC's vehicles and equipment for purposes of exercising METC's easement rights; and 3) preclude the construction of such additional electric transmission lines within the easement strip as METC may, in its discretion, deem necessary or desirable, and further provided that the work necessary to complete the Project is completed in accordance with the requirements of the attached Exhibit A and Exhibit B Drawings as submitted.

METC's sole purpose in reviewing the Project has been to determine whether it unreasonably interferes with METC's easement. METC has not and will not make any review of the Project to identify actual or potential safety hazards to persons or property. During the planning, design and construction of the Project, it is the sole responsibility of you and/or your contractor to identify and

manage ALL safety issues, and to observe ALL applicable workplace and other relevant safety regulations. METC makes no representation as to safety, and expressly disclaims all liability in any way related to the location of the proposed Project in its easement strip.

This letter should not be interpreted to limit or modify METC's easement in any way, nor should it be interpreted to limit or modify such rights or interests as METC or that you may have by virtue of the easement. METC expressly reserves the right to use its easement strip for all purposes indicated in its easement, including but not limited to the construction, operation, and maintenance of utility facilities and the trimming and removal of trees. Without limiting the foregoing, METC's use of the easement strip shall not be unreasonably restricted, limited, conditioned, or interfered with as a result of the Project. Should you have additional questions regarding METC's easement or the information in this letter, please contact me at (248) 946-3517.

Sincerely,

A handwritten signature in blue ink that reads "Trina Richardson". The signature is fluid and cursive, with the first name "Trina" written in a larger, more prominent script than the last name "Richardson".

Trina Richardson  
Real Estate Specialist  
ITC Holdings Corp.

## **EXHIBIT A**

- 1. ITC will not be responsible for any damage to the service extension, pathway, or storm sewer caused by ITC personnel or contractors accessing, maintaining or replacing the transmission structures or conductors.**
- 2. For unimpeded access to its facilities within the corridor, ITC requires that a gate be installed on the fence crossing the new service drive near station 4+50 on drawing 120126, sheet 4 of 4. Furthermore, if a lock is placed on the gate, ITC requires access to the lock, preferably by the "double-lock" method where an ITC lock is placed in series with the non-ITC lock.**
- 3. ITC would prefer a minimum separation of 10 feet between its existing pole and the proposed curbing near station 2+70 on drawing 120126, sheet 4 of 4. Please advise if modification to the road's placement can be made to accommodate this separation.**
- 4. The guy wire mentioned in your cover letter is attached to a Consumers Energy distribution pole and not a METC (Michigan Electric Transmission Company) structure. You will need to contact Consumers Energy regarding the guy wire and they will address that concern for you.**



**OTSEGO COUNTY ROAD COMMISSION & CITY OF GAYLORD**  
 IN COOPERATION WITH  
**MICHIGAN DEPARTMENT OF TRANSPORTATION &  
 FEDERAL HIGHWAY ADMINISTRATION**

**PLAN AND PROFILE OF PROPOSED  
 MANKOWSKI ROAD CONSTRUCTION PROJECT**  
 FROM HOME DEPOT PARKING LOT TO EDELWEISS VILLAGE PARKWAY  
 CONTROL SECTION NO.  
 JOB NO. 117459A  
 FEDERAL PROJECT NO. STP  
 FEDERAL ITEM NO.

PLAN SHEET INDEX

- 1 THE SHEET
- 2 TYPICAL CROSS SECTIONS
- 3 PLAN & PROFILE - PALE TO PALE
- 4

STANDARD PLAN LIST

WHERE THE FOLLOWING CODES ARE CALLED FOR ON THE PLANS, THEY ARE TO BE CONSIDERED ACCORDING TO THE STANDARD CODE BELOW THAT IS OPPOSITE FROM EACH ITEM, UNLESS OTHERWISE INDICATED BY THE CONTRACT.

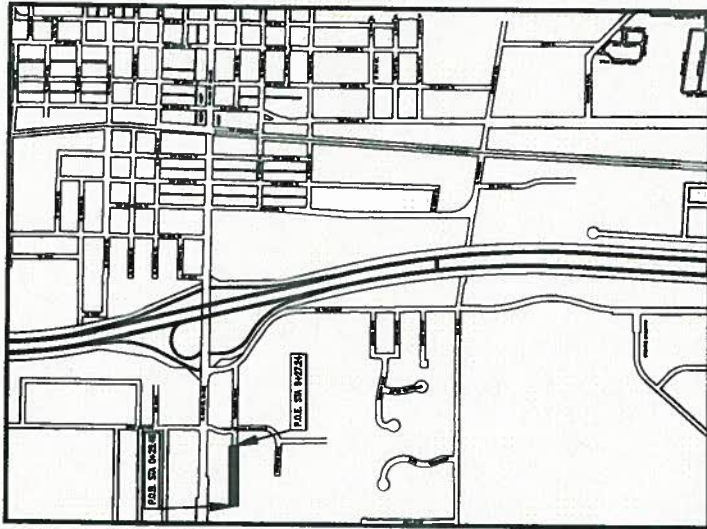
- CONCRETE STRUCTURES
  - R-1-E
  - R-1-E
  - R-2-C
  - R-3-C
  - R-15-E
- STREETWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS
  - R-20-H \*
  - R-20-E
- UTILITY TRENCHES
  - R-45-A
  - R-45-E
- SOIL EROSION & SEDIMENTATION CONTROL MEASURES
  - R-100-1 \*
  - R-100-2 \*

TRAFFIC STANDARD PLAN LIST

WHERE THE FOLLOWING CODES ARE CALLED FOR ON THE PLANS, THEY ARE TO BE CONSIDERED ACCORDING TO THE STANDARD CODE BELOW THAT IS OPPOSITE FROM EACH ITEM, UNLESS OTHERWISE INDICATED BY THE CONTRACT.

- GRASSY DROPPED SIDE SUPPORTS FOR TRAMP SIGNS
  - 100-10-A \*
  - 100-10-B \*
- TEMPORARY TRAFFIC CONTROL DEVICES
  - 100-10-A \*
  - 100-10-B \*
- \* SPECIAL CODES INCLUDED IN THE MANUAL.

<p>THE INFORMATION CONTAINED ON THESE PLANS WAS PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2012 EDITION, FOR THE COUNTY SUPERINTENDENT OF HIGHWAYS AND STREETS, OHIO COUNTY.</p> <p>ALL STRUCTURES, MATERIALS AND METHODS SHOWN SHALL BE IN ACCORDANCE WITH THE 2011 MICHIGAN MANUAL OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS AMENDED.</p> <p>TRAFFIC CONTROL DEVICES SHALL BE MANUFACTURED IN ACCORDANCE WITH SECTION 605 OF THE 2011 MICHIGAN MANUAL OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, THE 2011 MICHIGAN MANUAL OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AS AMENDED, AND AS REFERRED TO THEREIN.</p> <p>IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL FURNISH ALL WORK UNDER THIS CONTRACT IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION, MICHIGAN ACT 24 OF 1993, AND AS AMENDED.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY SUPERINTENDENT OF HIGHWAYS AND STREETS, OHIO COUNTY, FOR THE CONSTRUCTION OF THIS PROJECT.</p>
--

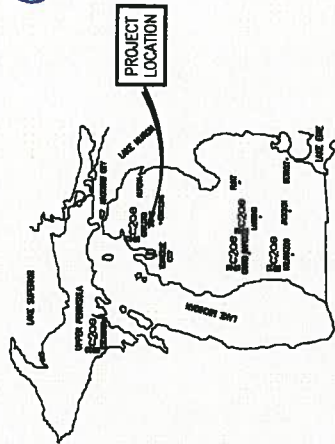


PROJECT MAP  
 SCALE: NONE



2013	2014	2015	2016
1.0000	1.0000	1.0000	1.0000
1.0000	1.0000	1.0000	1.0000
1.0000	1.0000	1.0000	1.0000

Exhibit B



LOCATION MAP  
 NO SCALE

PROJECT LENGTH: 0.17 MILE

CONTRACT FOR: 0.17 MILE OF IMPROVING SIXTH STREET, ADDRESSING IN-LANE CONCRETE CURB & GUTTER, SHIMMED USE PAVER, PAVER PAVEMENT & SLOPE RESTORATION.

OTSEGO COUNTY ROAD COMMISSION APPROVAL

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE

PREPARED UNDER SUPERVISION OF (SEA)



120 West State Street, Suite 200  
 Gaylord, Michigan 49735  
 Phone: (616) 732-7171  
 Fax: (616) 732-7171  
 211 E. Water Street  
 Gaylord, Michigan 49735  
 Phone: (616) 732-7171  
 Fax: (616) 732-7171











---

**Date:** April 24, 2013

**To:** Trina Richardson  
Real Estate and Rights of Way  
ITC

**From:** Ashley DuPree  
Engineering  
ITC

**Subject:** **NOS0133465**  
Otsego Road Extension Request  
Request by City of Gaylord and the Otsego County Road Commission to extend Mankowski Road within an existing METC easement.

This request is hereby approved under the following conditions:

1. ITC will not be responsible for any damage to the service extension, pathway, or storm sewer caused by ITC personnel or contractors accessing, maintaining or replacing the transmission structures or conductors.
2. For unimpeded access to its facilities within the corridor, ITC requires a gate be installed on the fence crossing the new service drive near station 4+50 on drawing 120126, sheet 4 of 4. Furthermore, if a lock is placed on the gate, ITC requires access to the lock, preferably by the "double-lock" method where an ITC lock is placed in series with the non-ITC lock.
3. ITC would prefer a minimum separation of 10 feet between its existing pole and the proposed curbing near station 2+70 on drawing 120126, sheet 4 of 4. Please advise if modification to the road's placement can be made to accommodate this separation.

Approved By:

A handwritten signature in black ink, appearing to read 'Ashley DuPree', is written over a horizontal line.

Ashley DuPree  
Senior Engineer



Real Estate Department

---

Project No: NOS0133465  
Property: Mio-Gaylord Corridor

Date: April 8, 2013

To: \_\_\_\_\_ Rod Lewis, Underground  
 Jeff Wyman, Planning  
\_\_\_\_\_ Erin Keeler, Design Engineer (ITC)  
 Ashley Dupree, Design Engineer (METC)  
\_\_\_\_\_ Jessica Krzeminski, Station  
\_\_\_\_\_ Bruce Whitney, EMF

From: Trina Richardson – Real Estate/Legal  
Ext. 3517

Subject: Permission to Encroach within an Easement

Amanda Poynter on behalf of the City of Gaylord and the Otsego County Road Commission is requesting ITC's review of the proposed improvements within the easement for the proposed extension of Mankowski Road between the Home Depot Parking Lot and Edelweiss Village Parkway. The proposed roadway will serve as a service drive and will provide access to all commercial businesses along the south side of M-32 between Murner and Dickerson Roads in order to alleviate traffic congestion and improve safety along the M-32 corridor.

The ITC easement is located in the NE ¼ of Section 5, Bagley Township, Otsego County, Michigan.

Please review and send your recommendation to me by email at [trichardson@itctransco.com](mailto:trichardson@itctransco.com) or interoffice mail by **April 22, 2013**.

Attachment (s)



March 5, 2013

RECEIVED  
MAR 06 2013

BY: \_\_\_\_\_

ITC Holdings Corp.  
Attn: Fernando Guevara  
27175 Energy Way  
Novi, MI 48377

Re: **Easement/Encroachment Request**  
**Mankowski Road Project, MDOT JN 117459A**  
Otsego County Road Commission & City of Gaylord

Dear Fernando:

Enclosed for your review, please find a set of preliminary design plans for the proposed Mankowski Road Extension Construction Project, in the City of Gaylord in Otsego County, Michigan. This project is a road extension project located along Mankowski Road, between the Home Depot Parking Lot and Edelweiss Village Parkway. This project was first introduced to you in January 2011; I have attached copies of email correspondence for your reference. Please note C2AE did not ever receive a copy of specifications from METC, as you suggested in your January 14, 2011 email.

The City of Gaylord and the Otsego County Road Commission, with the help of the Otsego County Economic Alliance, have obtained federal funding through the Michigan Department of Transportation to construct an extension of Mankowski Road, as shown on the attached plans. This proposed roadway will serve as a service drive and will provide access to all commercial businesses along the south side of M-32 between Murner Road and Dickerson Road, thus helping to alleviate traffic congestion and **improve safety along the M-32 corridor**.

The proposed project specifically includes the following improvements, which are detailed on the attached drawings:

- New road construction (900 ft) to match the existing Mankowski Rd. standard cross section of 31' back to back with concrete curb & gutter, 6 inch aggregate base and 3½ inch HMA pavement.
  - Removal of existing Mankowski Rd. cul-de-sac and connection of new roadway to existing roadway.
  - Curb removal at Home Depot parking lot and connection of new roadway into existing parking lot.
- New 12 inch diameter storm sewer to accommodate the new roadway; connection to existing MDOT storm sewer.
- New 8 ft wide HMA pathway along the north side of the road.
- New HMA drive approaches.
- Slope restoration

On the attached drawing, we have highlighted existing power poles and overhead facilities in Red. The existing 200' wide Consumer's Energy Easement is shown with a "—E—" line in Blue. The drawing is to a scale of 1"=40'.



Fernando Guevara  
March 5, 2013  
Page 2 of 2

Based on our preliminary design, we only foresee one minor conflict with a utility pole, and we are working to confirm that this pole is a Consumers Energy distribution pole. At Sta 6+20 Left, the two existing guy anchors must be relocated to accommodate the proposed roadway and shared use pathway. We have included a photo of the guy anchors in conflict. It appears that perhaps a guy pole could be added on the south side of the proposed roadway to help support the removal of the guy anchors. No other conflicts are anticipated.

There are no light poles, trees or other items of height proposed for the project. Parking will not be permitted on the proposed street.

Proposed 12 inch diameter storm sewer is the only underground utility proposed, and it is detailed in the attached plan and profile drawing.

Grade changes are minimal and are shown on the attached plan and profile drawing, which includes contours from a topographic survey.

The Otsego County Economic Alliance is working to secure Right of Way Easements, on behalf of the City, from the property owners along the proposed route. Copies of these easements will be provided to you, once they have been secured.

Your expedient review of this submittal is appreciated. If you have any questions or comments or require any additional information, please let us know. Thank you for your assistance.  
Sincerely,

C2AE



Amanda Poynter  
Project Manager

ALP/kb

Cc: Mr. Tom Deans, Engineer-Manager  
Mr. Joe Duff, Manager  
Mr. Jeff Ratcliffe, Executive Director  
Mr. Daryl Poprave, Area Manager

Otsego County Road Commission  
City of Gaylord  
Otsego County Economic Alliance  
ITC

O:\2012\120126\_GaylordMankowskiRoad\Correspondence\120126\_Ltr\_130305\_ITCHoldingsCorp\_GI plans.docx

Enclosures



Edelweiss Village Pkwy

MILWAUKEE COUNTY

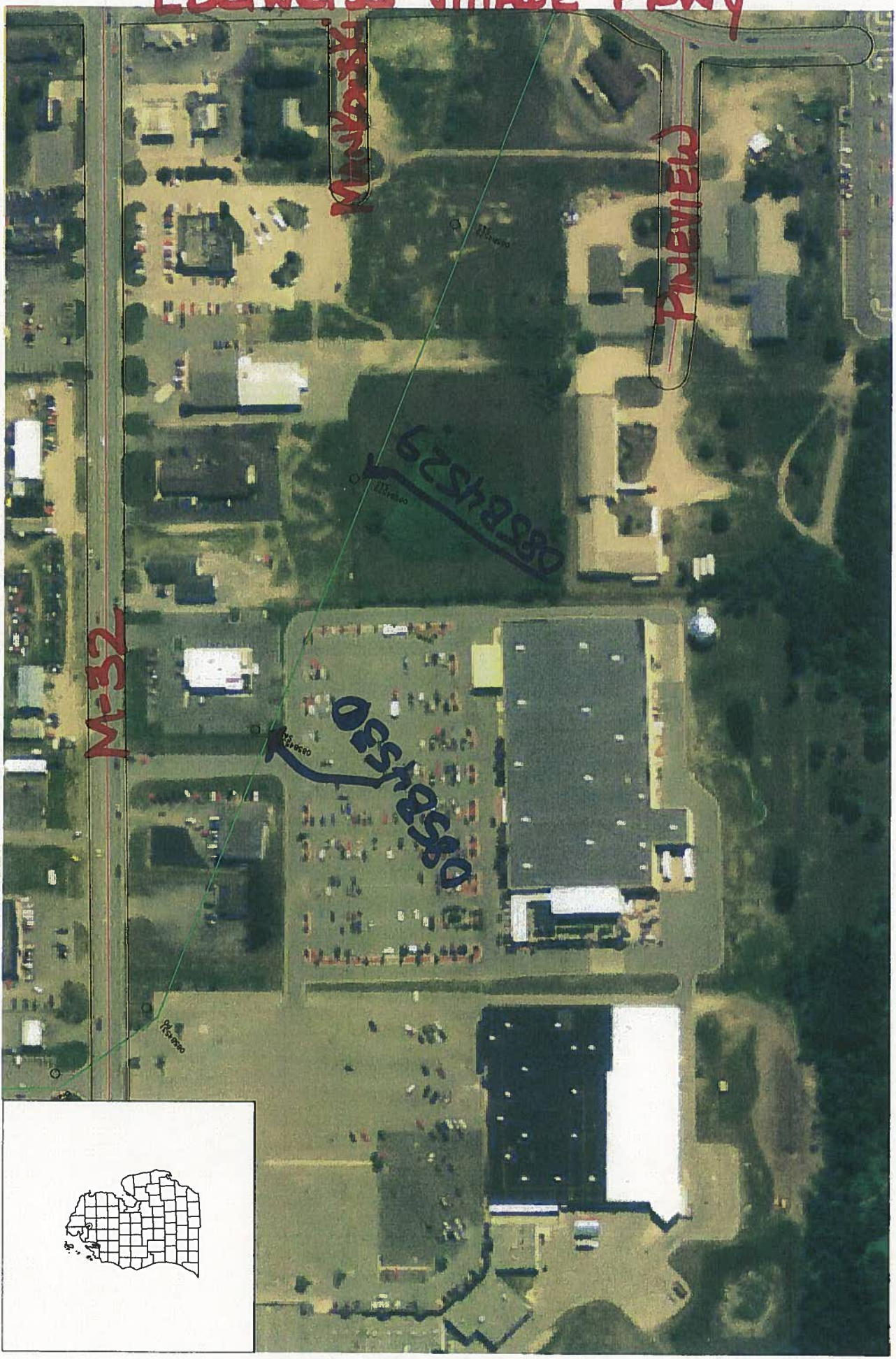
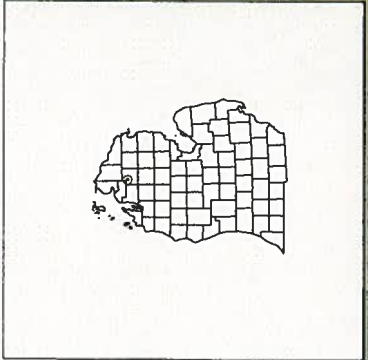
M-32

MUSKOGEE

PINEVIEW

6251250

0851250



ITC Holdings Corp. Viewer

Time: 03/26/13 15:55:06











