

TITLE DATA

CONSUMERS POWER COMPANY 03

225-D103-1

Kelley Island Company, a Corporation

TRACT 225-D103-1

NAME OF GRANTOR

Perpetual Easement | 8-2-54 | 5-16-55 | 131 | 414 | 715607

ACCOUNT NO. 100.110-340.000

MAP 7 . 1

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

Recorded May 16-1955
at 10 o'clock of the 131st page 414

Paul S. Bank

Parcel #236

KELLEY ISLAND COMPANY (successor to The Kelley Island Lime and Transport Company), a corporation, and PRESQUE ISLE CORPORATION, a corporation, first parties, in consideration of One Dollar (\$1.00) to them paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, at 212 W. Michigan Ave., Jackson, Michigan, second party, receipt of which is hereby acknowledged, CONVEY to the second party, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of poles, 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 situate in the Township of Presque Isle, County of Presque Isle and State of Michigan, to-wit:

Government Lots numbered one (1), two (2), three (3), four (4) and five (5) of Section one (1); the Northwest one-quarter (1/4) of the Southeast one-quarter (1/4) of Section one (1); the South one-half (1/2) of the Southwest one-quarter (1/4) of Section one (1); the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of section two (2); the south one-half (1/2) of the Southeast one-quarter (1/4) of Section two (2); the East one-half (1/2) of Section eleven (11); the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section eleven (11); Government Lots numbered seven (7) and eight (8) of Section twelve (12); all that part of the East one-half (1/2) of Section fourteen (14) lying Westerly of the Easterly line of the old Rockport Railroad right of way, being all in Township thirty-three (33) North, Range eight (8) East.

The route to be taken by said lines of poles, wires, cables and conduits across, over and under said land being more specifically described as follows:

Second party may locate one route on, over and across said above described land along or adjoining as near as practicable a line, which said line is described as beginning at a point approximately 287 feet South and 19 feet West of the North quarter post of Section 11, Township 33 North, Range 8 East, running thence North 49° 27' East approximately 1589 feet to a point, thence South 80° 50' East approximately 880 feet to a point, thence South 59° 20' East approximately 2110 feet to a point, thence North 64° 45' East approximately 2405 feet to a point, thence North 35° 44' East approximately 1380 feet to a point, thence North 10° 39' East approximately 501 feet to a point, thence North 23° 11' West approximately 488 feet to a point, thence North 44° 57' West approximately 950 feet to a point, thence North 71° 58' West approximately 4040 feet to a point, thence North 89° 20' West approximately 622 feet to a point, in the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 2 of said Township; and may locate one route on, over and across said above described land along or adjoining as near as practicable a line, which said line is described as beginning at a point approximately 287 feet South and 19 feet West of the North quarter post of Section 11 of said Township, said point being Southwesterly of and not more than 75 feet nor less than 25 feet Southwesterly of the center line between the Easterly and Westerly track beds of the old Rockport Railroad, running thence Southeasterly along and not more than 75 feet nor less than 25 feet Southwesterly of the center line between the Easterly and Westerly track beds of said Railroad to a point of curve in said Railroad right of way located in the Southeast one-quarter (1/4) of Section fourteen (14) of said Township, thence continuing Southeasterly in a straight line to the Southerly line of said Section fourteen (14) at a point approximately 35 feet Northwesterly of the Southeasterly corner of said Section Number 14.

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HYA

MAPPED AND CHECKED

		Michigan	Presque Isle	Presque Isle
		STATE	COUNTY	TOWNSHIP
			1, 2, 11	133N
		MUNICIPALITY	SECTION	TOWN
			12 & 14	R8E
		PLAT OR AREA		
BALANCE		\$333	05	
TRANSFERS				
AMOUNT		\$333	05	
ITEMS OF COST	Original Cost (See Volume 1R4, Exhibit 103a, Working Papers)			
JOURNAL ENTRY	200			
DATE	Dec 1954			
	Nov 1955			

GENERAL ENGINEERING MAP REFERENCES

Old Map No. 15405 Sheet 14 of 50 Sheets
Plan & Profile No. 14650 Sheet 59 of 59 Sheets
Survey Map No. _____ Sheet _____ of _____ Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract _____
2. Opinions of Title _____
3. Title Search Yes _____
4. Mortgage Release to 4.5. 1954 _____

TITLE HISTORY

1. Kelley Island Company, a Corporation
8-2-54 5-16-55 131-414 Esmt
2. Consumers Power Company

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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 premises for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such cables, conduits and poles and 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, remove, destroy or otherwise control any trees and brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

Second party to pay at the rate of Eighty Dollars (\$80.00) per mile of length of the line of poles and wires across said above described premises, the same to be paid before any work is done on the land, and also to pay for any damage to crops in erecting and maintaining said line of poles and wires.

Kelley Island Company hereby agrees to Warrant and Defend the title to the easement herein conveyed, and Presque Isle Corporation here joins in said easement and Quit-claims all its interest in and to said easement in so far as its interest may appear.

IN WITNESS WHEREOF, the said parties of the first part have caused these presents to be signed by their respective President or Vice President and their corporate seals to be hereunto affixed and attested by their respective Secretary or Assistant Secretary this 2nd day of August, 1954.

Signed, Sealed and Delivered
in Presence of

Frank R. Dittus

Evans Evans

F. E. Douglas

M. M. Fleming

KELLEY ISLAND COMPANY

By Joseph R. Dickey
President

Attest K. H. Allen
Secretary

PRESQUE ISLE CORPORATION

By W. W. Hancock
President

Attest W. B. Belden
Secretary

STATE OF OHIO)
) SS.
CUYAHOGA COUNTY)

Before me, a Notary Public in and for said County, personally appeared R. L. Dickey, President, and W. T. Bell, Secretary, of Kelley Island Company, the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such President and Secretary on behalf of said corporation and by authority of its Board of Directors; and that said instrument is their free act and deed individually and as such President and Secretary and the free and corporate act and deed of said Kelley Island Company.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal at Cleveland, Ohio, this 2nd day of August, 1954.



EVANS J. EVANS, Notary Public
My Commission expires Sept. 30, 1956

Evans J. Evans
Notary Public

STATE OF OHIO)
) SS.
CUYAHOGA COUNTY)

Before me, a Notary Public in and for said County, personally appeared W. W. Hancock, President, and W. B. Belden, Secretary of Presque Isle Corporation, the corporation which executed the foregoing instrument, who acknowledged that the seal affixed to said instrument is the corporate seal of said corporation; that they did sign and seal said instrument as such President and Secretary on behalf of said corporation and by authority of its Board of Directors; and that said instrument is their free act and deed individually and as such President and Secretary and the free and corporate act and deed of said Presque Isle Corporation.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal at Cleveland, Ohio, this 22nd day of Sept., 1954.

My Commission Expires: 9-12-55

Dorothy M. Case
Notary Public
DOROTHY M. CASE, Notary Public
Cuyahoga County, Ohio
My Commission Expires Sept. 12, 1955

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