

TITLE DATA

Parcel Nos. 23, 33, 40, 42, CONSUMERS POWER COMPANY 16
44, 45, 46 1/2 and 47.

238-D103-1

NAME OF GRANTOR
Condemnation | 6-26-1958 | 6-26-1958 | 140 | 321 |
KIND OF INSTRUMENT | DATE OF INST. | DATE OF RECORD | LIBER | PAGE

ACCOUNT NO. 100.110-340.000

TRACT
MAP 12 & 13

711,001

11.340104

140 PAGE 321

Recorded June 26, 1958
at 11 O'clock P.M. Lib. Page
Paul S. Zank Reg. of Deeds

STATE OF MICHIGAN

In the Probate Court for the County of Presque Isle

In the Matter of the Petition of Consumers Power Company, a corporation, for the Condemnation of Certain Interests in Lands in Presque Isle County, Michigan for the Purpose of Transmitting, Distributing, Selling and Supplying Electric Energy for Public Use

No. 3287

ORDER CONFIRMING REPORT OF COMMISSIONERS *Transfer of Possession*

At a session of said Court held in the Probate Office in the City of Rogers City in said County on the 26th day of June, 1958.

Present: Honorable Joseph P. Buza, Judge of Probate

This matter came on to be heard on the motion of the petitioner to confirm the report of the commissioners, Edward M. Schultz, Arthur A. Nagel and E. L. Porter, appointed by this Court to determine the necessity of acquiring and using the easements and interests in the parcels of land described in said petition for the purposes named therein, and to ascertain and determine the just compensation to be paid therefor by petitioner to the owners thereof or persons otherwise interested in said premises, which report of commissioners dated June 10, 1958 is on file herein, and

It appearing to the Court that notice of the time and place of hearing on said Motion to Confirm Report of Commissioners was duly given to each of the owners of the parcels described in said petition, as shown by proof of service of Order Setting Date for Hearing on Motion to Confirm Report of Commissioners, on file herein, and

It appearing that said commissioners have met together as provided for by order of this Court and that said commissioners have in every respect proceeded in accordance with the order heretofore made by this Court and the laws of this state in such case made and provided and have honestly and impartially executed the trust imposed on them, and no valid objections or exceptions having been made to said report or to any of the matters therein

60 YR. APR. 1958
#3

MAPPED AND CHECKED

MICHIGAN		Presque Isle	Pulawski
STATE	COUNTY	TOWNSHIP	RANGE
MUNICIPALITY		SECTION	TOWN
PLAT OR AREA			
BALANCE	\$ 12,410 36		
TRANSFERS			
AMOUNT	\$ 12,410 36		
ITEMS OF COST	Original Cost (See Vol. 1184, Exhibit 103a-1 Working Papers)		
JOURNAL ENTRY	581		
DATE	Dec 1958		

GENERAL INFORMATION AND DISPOSITION

Case No. 10-10270 Filed 10/10/10 at NY
Per. B. 10/10/10 Kind of deeds
Survey Map No. Sheet of three

COPIES FILED WITH ORIGINAL INSTRUMENTS

1.
2.
3.
4.
5.
6.

*In the file is a copy of
the petition and a certified
copy of the report of
the witnesses.*

CONSUMERS POWER COMPANY

TRACT 238-D103-1 (CONTINUED)

ACCOUNT NO. 100.110-340.000

MAP

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or herein, and

The Court being fully advised in the premises, on motion of William F. Knapp, attorney for petitioner,

It is Ordered, Adjudged and Decreed, that said report of commissioners and all proceedings and acts of said commissioners as shown by their said report be and the same are hereby approved and in all respects confirmed.

It further appearing that petitioner has on this day deposited in the Probate Court the amounts found by said report of commissioners as just compensation and damages to be paid by petitioner to the owners of the various parcels of land described in said petition, for the taking, acquiring and using of the easements and interests in land hereinafter described,

It is Ordered, Adjudged and Decreed that the title and right to possession and use of the easements and interests in land hereinafter described are hereby vested in petitioner.

The interests in the parcels of land hereinafter described acquired by petitioner are as follows:

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 parcels of land hereinafter described, including all public highways upon or adjacent to said parcels of land; the route to be taken by said lines of poles, wires, cables and conduits across, over and under said land being more specifically described with reference to each described parcel.

With full right and authority to Consumers Power Company, 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, patrolling, 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 all trees and brush on a strip of land ninety (90) feet in width, being forty-five (45) feet on each side of (and measured at right angles to) the center line of said electric transmission line, also the right to remove all trees greater than forty-five (45) feet in height standing or growing on a strip of land one hundred forty (140) feet in width, being seventy (70) feet on each side of (and measured at right angles to) the center line of said transmission line. 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 Consumers Power Company. It is expressly understood that nonuse or a limited use of this

easement by Consumers Power Company shall not prevent Consumers Power Company from later making use of the easement to the full extent herein authorized. Consumers Power Company, its successors and assigns, shall pay all damage to crops and trees in erecting and maintaining said lines of poles and wires, which damage shall be paid to the owner, or persons entitled to damages, at the time of such erection or maintenance.

X PARCEL ONE

Description

The South one-half ($S\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section seven (7), Township thirty-four (34) North, Range six (6) East, Pulawski Township, Presque Isle County, Michigan.

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: (Beginning on the East line of said Section 7 at a point 160 feet Northerly (measured at right angles) from the center line of Highway US-23, running thence Northwesterly 2,404 feet to a point 315 feet East (measured at right angles) from the North and South quarter line of said section and 150 feet Northerly (measured at right angles) from the center line of said highway, thence Northwesterly to a point on said North and South quarter line 173.5 feet South of the South eighth line of said section.)

\$1,200.00

Owned by: Anthony Reisner and
Ruth Reisner, his wife
R.F.D.
Hawks, Michigan

PARCEL TWO

Description

The Northwest one-quarter ($NW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section seven (7), Township thirty-four (34) North, Range six (6) East, Pulawski Township, Presque Isle County, Michigan.

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: (Beginning on the South eighth line of said Section 7 at a point 207.5 feet West of the North and South quarter line of said section, running thence Northwesterly 2,251 feet to a point 330 feet Northerly (measured at right angles) from the center line of Highway US-23, thence Northwesterly 1,097 feet to the West line of said section at a point 514 feet North (measured along said section line) from the center line of said highway. Also the right to construct and maintain a patrol road not to exceed 20 feet in width lying adjacent to said electric transmission line where necessary to the construction, patrolling and maintenance of said line.)

Owned by: Paulina Schaudt
Rogers City, Michigan

Parties in Possession as Contract Buyers: Elvin Schaudt and
Ella Schaudt, his wife
R.F.D.
Rogers City, Michigan

\$150.00

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860 ¹⁰/₇

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PARCEL THREEDescription

The Northeast one-quarter (NE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) and the Southwest one-quarter (SW $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section seven (7), Township thirty-four (34) North, Range six (6) East, Pulawski Township, Presque Isle County, Michigan.

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: Beginning on the South eighth line of said Section 7 at a point 207.5 feet West of the North and South quarter line of said section, running thence Northwesterly 2,251 feet to a point 330 feet Northerly (measured at right angles) from the center line of Highway US-23, thence Northwesterly 1,097 feet to the West line of said section at a point 514 feet North (measured along said section line) from the center line of said highway. Also the right to construct and maintain a patrol road not to exceed 20 feet in width lying adjacent to said electric transmission line where necessary to the construction, patrolling and maintenance of said line.

\$1,243.48

Owned by: Paulina Schaudt
Rogers City, Michigan

Parties in Possession Elvin Schaudt and
as Contract Buyers: Ella Schaudt, his wife
R.F.D.
Rogers City, Michigan

PARCEL FOURDescription

The South one-half (S $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) and the Southeast one-quarter (SE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section thirteen (13), Township thirty-four (34) North, Range six (6) East, Pulawski Township, Presque Isle County, Michigan.

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: Beginning on the East line of said land at a point 332 feet North (measured at right angles) from the center line of Highway US-23, running thence West to the West line of said land at a point 335 feet North (measured at right angles) from the center line of said highway. Also the right to construct and maintain a patrol road not to exceed 20 feet in width lying adjacent to said electric transmission line where necessary to the construction, patrolling and maintenance of said line.

\$728.89

Owned by: August Eble and Bertha
Marie Eble, his wife
3552 West 61st Street
Cleveland 2, Ohio

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PARCEL FIVEDescription

The West one-half (W $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section sixteen (16), Township thirty-four (34) North, Range six (6) East, Pulawski Township, Presque Isle County, Michigan.

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: Beginning on the East line of said land at a point 330 feet Northerly (measured at right angles) from the center line of US-23, running thence Westerly parallel with the center line of said highway and 330 feet distant therefrom to the West line of said land. Also the right to construct and maintain a patrol road not to exceed 20 feet in width lying adjacent to said electric transmission line where necessary to the construction, patrolling and maintenance of said line.

\$471.52

Owned by: Leon S. Liske and
Helen Liske, his wife
15618 Lexington Road
Detroit, Michigan

PARCEL SIXDescription

The South one-half (S $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section one (1), Township thirty-four (34) North, Range five (5) East, excepting therefrom a parcel of land twelve (12) rods North and South by fifty-three and one-third (53-1/3) rods East and West out of the Southwest corner thereof, Belknap Township, Presque Isle County, Michigan.

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: Beginning on the South line of said Section 1 at a point 1091.5 feet West (measured along said section line) from the center line of Highway US-23, running thence Northwesterly to the West line of said section at a point 15.4 feet South of the South eighth line of said section.

\$1,625.00

Owned by: John Lamb and
Herbert H. Lamb
R.F.D.
Rogers City
Michigan

PARCEL SEVENDescription

The Northwest one-quarter (NW $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section two (2), Township thirty-four (34) North, Range five (5) East, Belknap Township, Presque Isle County, Michigan.

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: Beginning on the East eighth line of said Section 2 at a point

8001E

260E

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572.45 feet South from the East and West quarter line of said section, running thence Northwesterly to said East and West quarter line at a point 392.9 feet East of the North and South quarter line of said section.

\$475.00

Owned by: John Erke
R.F.D.
Rogers City, Michigan

PARCEL EIGHT

Description

44

The Northwest one-quarter (NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) and the Northeast one-quarter (NE $\frac{1}{4}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section twelve (12), Township thirty-four (34) North, Range five (5) East, Belknap Township, Presque Isle County, Michigan.

238.5-D103-1

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: Beginning on the North line of said Section 12 at a point 1091.5 feet West (measured along said section line) from the center line of Highway US-23, running thence Southeasterly 285 feet to a point 147 feet South (measured at right angles) from the North line of said section, thence on a deflection of 12° 11' to the left from the line last above described 1,264 feet to the Southerly line of Highway US-23.

\$916.95

Owned by: Sarah M. Prell
R.F.D.
Rogers City, Michigan

Howard Viegelahn and
Kathleen Viegelahn, his wife
R.F.D.
Rogers City, Michigan

PARCEL NINE

Description

46 1/2

The East one-half (E $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section two (2), Township thirty-four (34) North, Range five (5) East, Belknap Township, Presque Isle County, Michigan.

238.4-D103-1

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: Beginning on the East line of said Section 2 at a point 15.4 feet South from the South eighth line of Section 1, Township 34 North, Range 5 East, running thence Northwesterly to a point on the East eighth line of said Section 2 at a point 572.45 feet South from the East and West quarter line of said Section 2.

Owned by: Louis F. Hilla and
Veronica Hilla, his wife
R.F.D.
Rogers City, Michigan

It is further Ordered, Adjudged and Decreed that the above-described easement rights shall be subject to the limitations agreed upon the record by the parties, which limitations as set forth in the Report of Commissioners and hereby adopted and confirmed are as follows:

"4. It was stipulated and agreed by petitioner that its electric transmission line facilities across the parcels hereinafter described would be constructed and thereafter maintained with wood poles and appurtenances, and that steel or metal structures and structures of a different type would not thereafter be substituted for such wood poles, without the landowners' written consent.

"5. By stipulation on the record it has been agreed with respect to Parcels Two and Three owned by Paulina Schaudt and Elvin Schaudt and Ella Schaudt, his wife, that if the transmission line as constructed shall interfere with the future removal of gravel from said land, petitioner will, at its expense, raise, or otherwise adjust said transmission line on the same center line as constructed, in order to accommodate said gravel removal operations.

"6. It has also been agreed by stipulation on the record with respect to Parcel Six owned by John Lamb and Herbert H. Lamb, that if it shall be necessary, in the construction of said transmission line, to remove certain fruit trees located on said land, said trees shall be paid for specially at the fair market value of said trees.

"7. It was further stipulated on the record with respect to Parcel Eight owned by Sarah M. Prell and Howard Viegelahn and Kathleen Viegelahn, his wife, that a certain outgrowth of trees located in the Northeast corner of the Northeast one-quarter of the Northwest one-quarter of Section 12, Township 34 North, Range 5 East, has been maintained at that location in order to remedy an erosion problem on said land, and petitioner has stipulated and agreed that upon the removal of said trees it will plant on said area such grasses, bushes or small trees as may be required to prevent further erosion of said land."

It is further Ordered, Adjudged and Decreed that in conformance with the Report of Commissioners, the compensation to be paid by petitioner to Paulina Schaudt and Elvin Schaudt and Ella Schaudt, his wife, on account of their ownership of Parcels Two and Three, as described above; to August Eble and Bertha Marie Eble, his wife, on account of their ownership of Parcel Four as described above; to Leon S. Liske and Helen Liske, his wife, on account of their ownership of Parcel Five, as described above; to Sarah M. Prell and Howard Viegelahn and Kathleen Viegelahn, his wife, on account of their ownership of Parcel Eight, as described above; and to Louis F. Hilla and Veronica Hilla, his wife, on account of their ownership of Parcel Nine, as described above, shall include full payment for all damages resulting from the cutting of trees on said parcels.

26019

It is further Ordered, Adjudged and Decreed that petitioner shall cause a certified copy of this order to be recorded in the office of the Register of Deeds for Presque Isle County, Michigan, the recording thereof to be indexed under the names of Anthony Reisner and Ruth Reisner, his wife, as grantors of the interests in the parcel described above as Parcel One; under the names of Paulina Schaudt and Elvin Schaudt and Ella Schaudt, his wife, as grantors of the interests in the parcels described above as Parcels Two and Three; under the names of August Eble and Bertha Marie Eble, his wife, as grantors of the interests in the parcel described above as Parcel Four; under the names of Leon S. Liske and Helen Liske, his wife, as grantors of the interests in the parcel described above as Parcel Five; under the names of John Lamb and Herbert H. Lamb as grantors of the interests in the parcel described above as Parcel Six; under the name of John Erke as grantor of the interests in the parcel described above as Parcel Seven; under the names of Sarah M. Prell and Howard Viegelahn and Kathleen Viegelahn, his wife, as grantors of the interests in the parcel described above as Parcel Eight; and under the names of Louis F. Hilla and Veronica Hilla, his wife, as grantors of the interests in the parcel described above as Parcel Nine; and that such recording be further indexed under the name of Consumers Power Company, 212 West Michigan Avenue, Jackson, Michigan, as grantee of the interests in all of said parcels of land, as notice that title to the interests in said parcels of land has vested in petitioner, Consumers Power Company.

Joseph P. Buza

 Judge of Probate
 Presque Isle County, Michigan

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26019

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EXEMPLIFICATION OF RECORD.

4012



State of Michigan,

The Probate Court for the County of Presque Isle

In the Matter of ~~the Estate of~~ CONSUMERS POWER COMPANY (CONDEMNATION)

I, Joseph P. Buza, Judge of said Court, having the legal custody of the files and records thereof, do hereby certify that I have compared the attached copy of

ORDER CONFIRMING REPORT OF COMMISSIONERS

with the original thereof on file in said Court, and have found the same to be a correct transcript therefrom, and of the whole of such original Order.

In Testimony Whereof, I have hereunto set my hand and affixed the seal
 of said Court, at the City of Rogers City
 in said County, this 26th day of
 June A. D. 19 58.

Filed 19
 Recorded in Liber Page

Joseph P. Buza

 Joseph P. Buza
 Judge of Probate.

Register of Probate.

File No.