

REC'D CASS CO ROB
2014 SEP 12 AM 9:57

101990 Pages: 4 L: 1080 P: 1115
RECORDED Cass County, Michigan
Monica Kennedy, Register of Deeds
09/12/2014 10:32 AM
Receipt #91938 Fee: \$23.00 ERJ



RIGHT-OF-WAY GRANT

(GRANTOR), MILLIANIGAN, INC., A MICHIGAN CORPORATION, 68716 TWILIGHT STREET, EDWARDSBURG, MICHIGAN 49112

hereby grant(s) onto SEMCO ENERGY, Inc., a Michigan Corporation whose principle address is 1411 Third Street, Port Huron, MI 48060 its successors and assigns (GRANTEE), the easement of right of way to lay, construct, test, maintain, inspect, alter, repair, replace, operate, and remove pipe lines for the transportation of natural gas, and the GRANTEE is granted the right of ingress and egress to and from said pipe lines for such purpose from, on, over, and through the following described premises, for which GRANTOR warrants that it has good and marketable title, in the Township of Ontwa, County of Cass and State of Michigan, to wit:

Property Description: Parcel 14-090-001-039-00 That part of the Southeast Fractional Quarter of Fractional Section 1, Township 8 South, Range 15 West, Ontwa Township, Cass County, Michigan, described as: Beginning at the Southwest corner of Lot 1, Wagon Wheel Estates No.1 as recorded in Liber 1-K of Plats, Page 516, Cass County Records, which is N.77°46'30"W., 772.59 feet from a point on the East line of said Section which is S. 0°15'06"W., 1551.21 feet from the East Quarter Corner of said Section; thence N.77°46'30"W., 206.93 feet; thence S.53°36'24"W., 89.94 feet to the Northeast corner of LOT 1, Christiana Lodge as recorded in Liber 1-E of Plats, Page 238, Cass County Records; thence N.59°03'06"W. on the Northerly line of said Lot 1 also being the Northerly line of the plat of said Christiana Lodge, 182.33 feet to a concrete monument; thence continuing on the same bearing of N.59°03'06"W. on the Northerly line of said Lot 1 a distance of 9.18 feet for a total distance of 191.51 feet along said bearing of N.59°03'06"W.; thence N.56°59'06"W. on the Northerly line of a communal park in the plat of said Christiana Lodge also being the Northerly line of the plat of Christiana Lodge, 287.66 feet to a meander point near the shore of Christiana Lake; thence N.52°00'40"E., along a meander line 551.54 feet to a meander point; thence S.72°38'42"E. 464.67 feet; thence S.23°55'31"W., 325.26 feet to the northwest corner of Lot 1 of said Wagon Wheel Estates NO. 1; thence continuing along the same bearing of S.23°55'31"W. on the Westerly line of said Lot 1 a distance of 163.26 feet for a total distance of 488.52 feet along said bearing of S.23°55'31"W. to the Point of Beginning. Also on the land between the meander line and the water's edge of Christiana Lake from the Northerly property line extended to the water's edge and the Southerly property line Extended to the water's edge.

ALSO: Parcel 14-090-375-001-00 Situated in the Township of Ontwa, County of Cass and State of Michigan and is described as follows: Lot Number One (1), Wagon Wheel Estates No. 1, according to the Plat thereof as recorded in Liber 1-K of Plats, Page 516, Cass County Records.

Easement Description: A 10.00 wide easement for the installation, operation and maintenance of a natural gas pipeline and related equipment over, under and across a part of the Southeast Fractional Quarter of Fractional Section 1, Township 8 South, Range 15 West, Ontwa Township, Cass County, Michigan, described as: From the East ¼ corner of said Section 1 continue S.0°15'01"W. 1551.13 feet; thence N.77°46'30"W. 772.56 feet to the Southeast corner of the above described parcel; thence continue N.77°46'30"W. 186.40 feet to the Point of Beginning of said 10 foot wide easement; thence continue N.77°46'30"W. 13.24 feet; thence N.53°59'33"E. 6.05 feet; thence N.51°04'41"E. 45.52 feet; thence N.55°13'26"E. 29.91 feet; thence N.50°16'39"E. 52.23 feet; thence N.50°28'27"E. 48.53 feet; thence N.41°55'37"E. 55.91 feet; thence N.40°56'54"E. 14.78 feet; thence N.35°13'42"E. 17.32 feet; thence N.23°42'55"E. 22.53 feet; thence N.21°02'51"E. 107.53 feet; thence N.21°10'02"E. 78.28 feet; thence N.20°02'49"E. 63.75 feet to the Northerly property line of the above described parcel; thence S.72°38'42"E. 10.01 feet along said property line; thence S.20°02'49"W. 64.31 feet; thence S.21°10'02"W. 78.37 feet; thence S.21°02'51"W. 107.75 feet; thence S.23°42'55"W. 23.77 feet; thence S.35°13'42"W. 18.82 feet; thence S. 40°56'54"W. 15.37 feet; thence S.41°55'37"W. 56.74 feet; thence S.50°28'27"W. 49.26 feet; thence

S.50°16'39"W. 52.64 feet; thence S.55°13'26"W. 29.98 feet; thence S.51°04'41"W. 42.89 feet to the Point of Beginning. Area = 5410.75 sq. ft. See attached Exhibit.

NOTE: THE ABOVE DESCRIBED EASEMENT REPLACES AND SUPERSEDES THAT PORTION OF AN EASEMENT WITHIN THE ABOVE DESCRIBED PARCEL RECORDED JUNE. 30. 1966. LIBER 309, PAGE 471 IN CASS COUNTY RECORDS.

GRANTOR covenants and agrees that no permanent structures, except fences, shall be maintained within 5 feet of the pipe lines installed hereunder without written consent of GRANTEE. All pipe lines laid under this grant shall be buried to a proper depth so as not to interfere with the ordinary cultivation of said lands or the therefore established drainage systems thereon. The GRANTEE hereby further agrees to pay all damage which may arise to lawns, crops and fences of GRANTOR caused by the laying, maintaining, replacing or removing of said pipe lines. This agreement is binding upon the heirs, executors, administrators, successors and assigns of the parties hereto, and it is understood that this agreement cannot be changed in any way except in writing, signed by the GRANTORS and a duly authorized agent of the GRANTEE.

This conveyance is in consideration of the sum of one dollar (\$1.00) in hand paid, and is exempt from transfer tax pursuant to MCLA 207.505(a) and MCLA 207.526(a), the consideration being less than one hundred (\$100.00) dollars.

This conveyance is held by a natural gas company and is exempt from the transfer taxes under the provisions of 1966 PA 134, § 5(f) (county tax) MCL 207.505(f), and 1993 PA 330, § 6(f) (state tax) MCL 207.526(f); General Property Tax Act, 1893 PA 206, § 8, MCL 211.8. Authorized representatives of GRANTOR and GRANTEE have signed this agreement on the date set forth below. This Right-of-Way Grant shall be effective as of the date last signed.

GRANTOR

By: William Francis
Name: William Francis (Millianigan, Inc.)
Date: 9/8/14

GRANTEE

By: Ryan J. Cameron
Name: Ryan J. Cameron (SEMCO Energy)
Date: 9/9/14

ACKNOWLEDGEMENT

STATE OF IN] ss.

COUNTY OF ELKHART

on this 8TH day of September, 2014 before me, a Notary Public of ELKHART County, INDIANA, and acting in ELKHART County, personally appeared WILLIAM FRANCIS

known to be the same person who executed the foregoing instrument and acknowledged the execution of the same to be HIS free act and deed.

Kristen M. Wargo
Notary Signature



My commission expires April 17, 2022 Notary Public of Elkhart County, State of INDIANA

(Acknowledgement continued on the following page.)

STATE OF MICHIGAN] ss.

COUNTY OF ST. CLAIR]

on this 9TH day of SEPTEMBER, 2014 before me, a Notary Public of
ST. CLAIR County, Michigan, and acting in ST. CLAIR County, personally

appeared RYAN J. CAMERON to me

known to be the same person who executed the foregoing instrument and acknowledged the

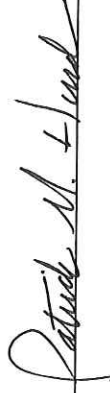
execution of the same to be HIS free act and deed.

PATRICK M. HURD, Notary Public

State of Michigan, County of St. Clair

My commission expires Feb. 21, 2019

Acting in the County of St. Clair



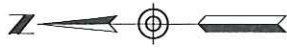
Notary Signature

My commission expires 2/21/2019 Notary Public of ST. CLAIR County,
Michigan

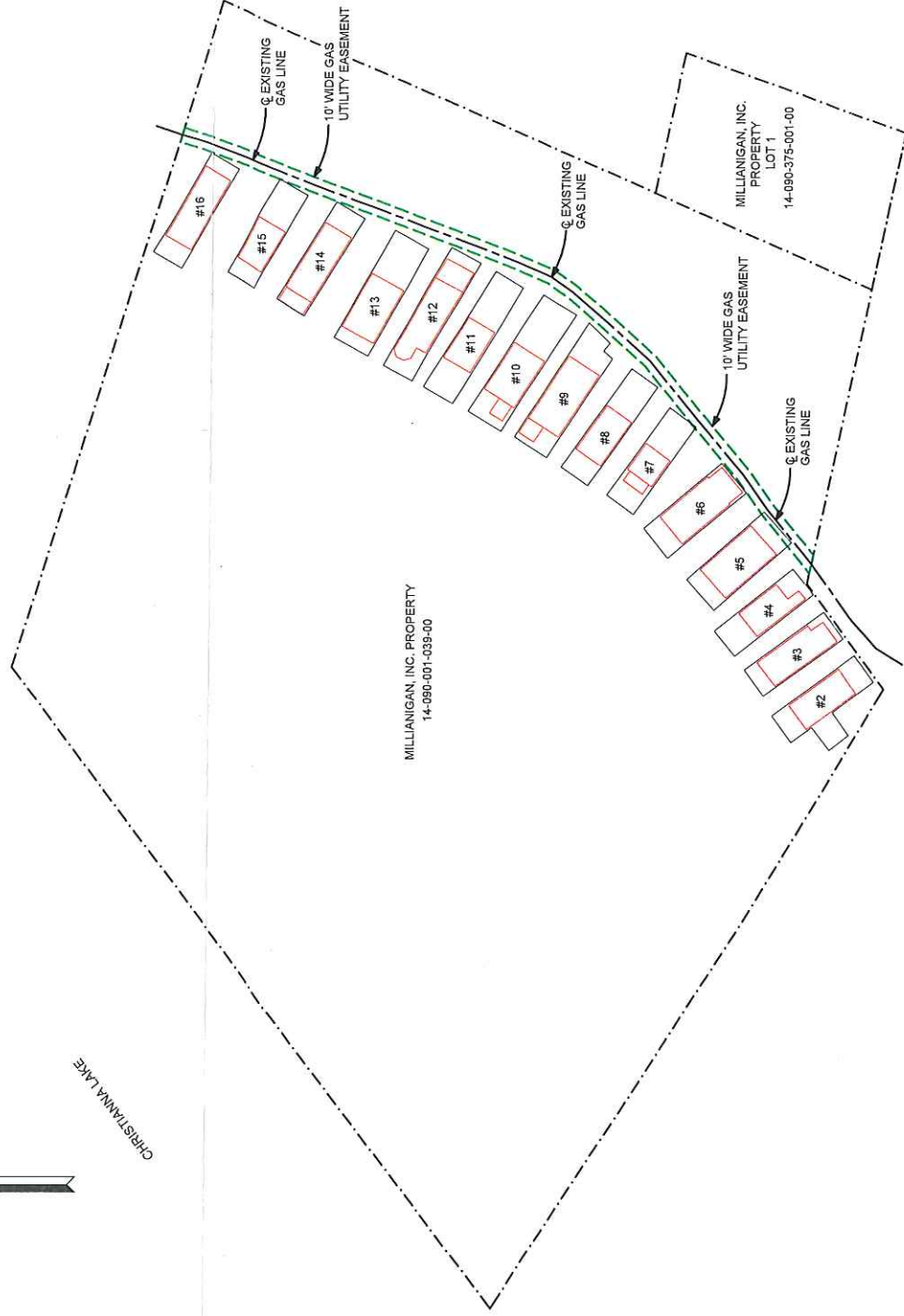


PREPARED BY & RETURN TO
PATRICK M. HURD
SEMCO ENERGY, INC.
1411 THIRD STREET
PORT HURON, MI. 48060

LDC-0051



CHRISTIAN LAKE



EASEMENT DESCRIPTION: A 10.00 WIDE EASEMENT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A NATURAL GAS PIPELINE AND RELATED EQUIPMENT OVER, UNDER AND ACROSS A PART OF THE SOUTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 8 SOUTH, RANGE 15 WEST, ONTWA TOWNSHIP, CASS COUNTY, MICHIGAN, DESCRIBED AS: FROM THE EAST 1/4 CORNER OF SAID SECTION 1 CONTINUE S.0°15'01"W. 1551.13 FEET; THENCE N.77°46'30"W. 772.56 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE CONTINUE N.77°46'30"W. 186.40 FEET TO THE POINT OF BEGINNING OF SAID 10 FEET WIDE EASEMENT; THENCE CONTINUE N.77°46'30"W. 13.24 FEET; THENCE N.53°59'33"E. 6.05 FEET; THENCE N.51°04'41"E. 45.52 FEET; THENCE N.55°13'26"E. 29.91 FEET; THENCE N.50°16'39"E. 52.23 FEET; THENCE N.50°28'27"E. 48.53 FEET; THENCE N.41°55'37"E. 55.91 FEET; THENCE N.40°56'54"E. 14.78 FEET; THENCE N.35°13'42"E. 17.32 FEET; THENCE N.23°42'55"E. 22.53 FEET; THENCE N.21°02'51"E. 107.53 FEET; THENCE N.21°10'02"E. 78.28 FEET; THENCE N.20°02'49"E. 63.75 FEET TO THE NORTHERLY PROPERTY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE S.72°38'42"E. 10.01 FEET ALONG SAID PROPERTY LINE; THENCE S.20°02'49"W. 64.31 FEET; THENCE S.21°10'02"W. 78.37 FEET; THENCE S.21°02'51"W. 107.75 FEET; THENCE S.23°42'55"W. 23.77 FEET; THENCE S.35°13'42"W. 18.82 FEET; THENCE S.40°56'54"W. 15.37 FEET; THENCE S.41°55'37"W. 56.74 FEET; THENCE S.50°28'27"W. 49.26 FEET; THENCE S.50°16'39"W. 52.64 FEET; THENCE S.55°13'26"W. 29.98 FEET; THENCE S.51°04'41"W. 42.89 FEET TO THE POINT OF BEGINNING. AREA = 5410.75 SQ

NOTE: THE ABOVE DESCRIBED EASEMENT REPLACES AND SUPERSEDES THAT PORTION OF AN EASEMENT WITHIN THE ABOVE PARCEL #14-090-001-039-00 RECORDED JUNE, 30, 1966, LIBER 309, PAGE 471 IN CASS COUNTY RECORDS.

Scale - "NOT TO SCALE"

DESIGN BY:	DATE
DRAWN BY: PATRICK HURD	9/8/2014
SOURCE: KESLER LAND SURVEYING, LLC	
APPROVED BY:	
LEGEND:	
---	EXISTING PROPERTY LINE
---	NATURAL GAS PIPE
---	GAS UTILITY EASEMENT
 SEMCO ENERGY GAS COMPANY 1411 3RD STREET, PORT HURON, MI 48060 TELEPHONE# (800) 860-4277 FAX# (810) 887-4254	
PROJECT TITLE: "Exhibit" MILLIANIGAN, INC. 68716 TWILIGHT STREET, EDWARDSBURG, MICHIGAN 49112	
DRAWING TITLE: Millianigan, Inc. Gas Utility Easement - Ontwa Twp., Cass Co., Michigan	
SCALE:	DRAWING NUMBER:
"NOT TO SCALE"	1