

City Clerk

From: Johanna Wiltfong <jwiltfong@cloverland.com>
Sent: Friday, June 20, 2025 11:14 AM
To: City Clerk
Cc: Erin Evashevski; Mike Heise
Subject: Coal Dock easement
Attachments: 051-550-051-10.pdf; 864.521 tax 051-10.pdf; 883.320 tax 051-20.pdf; 051-550-051-20.pdf; 051-550-051-30.pdf; 051-440-019-00.pdf; 866.89 tax 019-00.pdf; 895.376 051-19 lease just dock.pdf; 051-550-054-10.pdf; 882.504 Lots 132 and 133 filled bottomlands deed - recorded.pdf; 882.506 Astor Street filled bottomlands deed - recorded.pdf; City - Board Resolution.6.20.25.doc; research work drawing.docx; Island Hardware (City) - Easement form.6.20.25.pdf

Hi Danielle,

Please resubmit the Cloverland easement for the upcoming June 25th meeting.

Attached you will find the easement form and the resolution. The easement contains the descriptions derived from the bottomlands easements, as well as descriptions from other deeds and the tax roll for these properties. The descriptions have some overlaps/gaps and discrepancies, hence the reason why I included all descriptions to ensure that I was obtaining easement over all affected lands. Since TAX# 051-550-054-10 was part of the bottomlands deed recorded in Liber 882, Page 504, I included that in this easement as well. These descriptions were messy and in order lessen confusion and wrap things up for any future potential work that may occur on that lot, I included it now for simplicity and to eliminate having to revisit these descriptions in the future. To show my work, I have included all the deeds and GIS tax maps, as well as what I drew out for these descriptions on the "research work drawing" document.

Please let me know if you have any questions. Thank you!



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City of Mackinac Island

City Hall, 7358 Market Street, P.O. Box 455, Mackinac Island, MI 49757-0455

Resolution No. 25-009

RESOLUTION OF THE CITY OF MACKINAC ISLAND

WHEREAS it is in the best interest of the City of Mackinac Island to grant an easement, on properties known as TAX# 051-550-051-10, 051-550-051-20, 051-550-051-30, 051-440-019-00, and 051-550-054-10 to Cloverland Electric Cooperative, Inc. for work to be completed on behalf of the Mackinac Island Transportation Authority, to provide electric service to 7325A Main Street and 7325B Main Street, located on the Coal Dock.

RESOLVED that the City of Mackinac Island has approved the grant of this easement.

RESOLVED that the City of Mackinac Island has authorized Margaret M. Doud, Mayor as well as Danielle Leach, City Clerk, to carry out the grant of this easement.

WHEREAS said easement was executed by the Mackinac Island City Council, Margaret M. Doud, Mayor, and Danielle Leach, City Clerk, on Wednesday, June 25, 2025.

By _____ Date _____
*Richard Chambers, Alderman

By _____ Date _____
*Tom Corrigan, Alderman

By _____ Date _____
*Steven Moskwa, Alderman

By _____ Date _____
*Anneke Myers, Alderman

By _____ Date _____
*Lindsey White, Alderman

By _____ Date _____
*Jason St. Onge, Alderman

By _____ Date _____
*Margaret M. Doud, Mayor

By _____ Date _____
*Danielle Leach, City Clerk

City Clerk: (906) 847-3702
City Treasurer/Assessor: (906) 847-6002

Mayor's Assistant: (906) 847-6556
Building & Zoning: (906) 847-4035
Fax: (906) 847-6430

Police Administration: (906) 847-3345
Fire Administration: (906) 847-8159

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that ***The City of Mackinac Island, a Michigan municipal corporation***

Whose address is: ***P.O. Box 455, Mackinac Island, Michigan 49757***

Grantors, for no monetary consideration, do hereby grant unto CLOVERLAND ELECTRIC COOPERATIVE, INC., a Michigan Corporation, 2916 West M-28, Dafter, Michigan 49724, Grantee, its successors, assigns, lessees, licenses, and agents, the perpetual right to enter upon the lands of the undersigned, situated in the City of ***Mackinac Island***, County of ***Mackinac***, State of Michigan, and more particularly described as follows:

In City Mackinac Island, Mackinac County, Michigan, beginning at a 5/8" iron rod at the Southwest corner of Lot 131 of Assessor's Plat No. 3, City of Mackinac Island, as recorded in Liber 2 of Plats, Page 47, Mackinac County Records; thence along the prolongation of the Southwesterly line of said Lot 131, South 61°00' East 13 feet, thence South 42°54' West 38.65 feet to the Northeasterly line of Lot 132 of said plat, thence along the Northeasterly line of said lot North 61° West 70 feet to a T-iron stake at the Northernmost corner of said lot; thence North 23°20'24" East (recorded as North 32° East) 37.70 feet to the Westernmost corner of Lot 131 of said plat; thence along the Southwesterly line of said lot (recorded as South 61°00' East) 70 feet to the point of beginning; being recorded as a part of Astor Street of Assessor's Plat No. 3, City of Mackinac Island. (TAX# 051-550-051-10) (description derived from Liber 864, Page 521)

Commencing at a 5/8 inch iron rod at the Southwest corner of Lot 131 of Assessor's Plat No. 3, according to the Plat thereof as recorded in Liber 2 of Plats, page 47, Mackinac County Records; thence along the prolongation of the Southwesterly line of said Lot 131 South 61°00' East 13.00 feet, being the Point of Beginning of this description; thence South 42°54' West 38.65 feet to the Southeasterly extension of the Northeasterly line of Lot 132 of said plat; thence along the Southeasterly extension of the Northeasterly line of said Lot 132 South 61° East 78.18 feet to a T-iron stake on the ordinary high water mark of Lake Huron; thence along said ordinary high water mark North 30°26'33" East 18.58 feet to a T-iron stake; thence continuing along said ordinary high water mark North 37°54'04" West 48.59 feet to a T-iron stake on the Southeasterly extension of the Southwesterly line of said Lot 131; thence along the Southeasterly extension of said Southwesterly line of Lot 131 North 61°00'00" West 24.95 feet to the Point of Beginning. (TAX# 051-550-051-20) (description derived from Liber 883, Page 320)

The Southeastern 1 foot of Lot 132, Assessor's Plat No. 3. (TAX# 051-550-051-30)

The Coal Dock, located on unpatented bottomland, adjacent to Assessor's Plat No. 3, according to the plat thereof as recorded in Liber 2 of Plats, Page 47, Mackinac County Records. (TAX# 051-440-019-00) (description derived from Liber 866, Page 89)

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Coal dock adjacent to part of Lot 133 all of Lot 132 & Astor Street extended, Assessors Plat No. 3, described as commencing at the North corner of Lot 132; thence S 61°00'00" E 70.00 feet along the Southerly row line of Astor Street to the East corner of Lot 132 & the Point of Beginning; thence N 42°53'57" East 38.65 feet along the Southeast row line of Astor Street; thence S 61°00'00" E 69.84 feet along Astor Street extended; thence N 30°26'33" E 15.50 feet; thence S 58°12'11" E 475 feet; thence S 32°55'19" W 125.50 feet; thence N 59°05'03" W 477.19 feet; thence N 30°09'48" E 29.28 feet; thence N 57°34'02" W 19.00 feet; thence N 66°39'32" W 45.00 feet; thence N 23°20'31" E 30.11 feet to the Southerly line of Lot 132; thence N 23°20'31" E 23.60 feet to the Point of Beginning. 1.56 a m/l (description derived from TAX# 051-440-019-00 in Mackinac County GIS Tax Records)

Commencing at the corner between said Lot 132 and said Astor Street on the East ROW of Huron Street, thence S 55°34'35" E 70.00 feet to the Southeastern corner said Lot 132; thence S 55°34'35" E 80.25 feet along an extension of the Southern line of Astor Street, to the Point of Beginning; thence N 38°17'17" E 23.00 feet along a concrete headwall; thence N 53°40'03" W 10.59 feet along a filled bottomlands line; thence N 11°58'05" W 20.61 feet along a filled bottomlands line; thence S 55°34'35" E 333.74 feet along an extension of the North line of Astor Street; thence S 53°40'03" E 154.93 feet parallel to the South line of existing coal dock; thence S 36°19'57" W 128.00 feet; thence N 53°40'03" W 400.00 feet parallel to the South line of the existing coal dock; thence N 36°19'57" E 30.00 feet; thence N 53°40'03" W 65.00 feet; thence N 38°17'17" E 50.21 feet along a concrete headwall, to the Point of Beginning, containing 1.288 acres of bottomlands, subject to and together with other easements, restrictions and reservations of record, if any. (TAX# 051-440-019-00) (description derived from Liber 895, Page 376)

Filled bottomlands adjacent to the Eastern 30.5' of Lot 133: A parcel of unpatented filled Lake Huron public trust bottomlands adjacent and contiguous to the Eastern 30.5' of Lot 133, Assessor's Plat #3, city of Mackinac Island, Mackinac County, Michigan, more particularly described as: Commencing at the Northeast corner of Lot 132, Assessor's Plat #3, thence S 55°34'35" E 70.00 feet, to the Southeastern corner said Lot; thence S 26°53'47" W 23.67 feet, along the lakeward plat line, to the Southwestern corner said lot, to the Point of Beginning; thence S 61°11'39" E 48.41 feet; thence S 53°40'03" E 27.66 feet; thence S 38°17'17" W 30.52 feet, along a concrete bulkhead; thence N 53°40'03" W 25.00 feet, along a filled bottomlands deed; thence N 61°16'13" W 45.00 feet, along a filled bottomlands deed; thence N 26°53'47" E 30.53 feet, along the lakeward plat line, to the Point of Beginning, containing 0.051-acre, more or less, subject to any and all easements of record, including any similarly filled bottomlands between this description and the said plat line. Filled bottomlands adjacent to Lot 132: A parcel of unpatented filled Lake Huron public trust bottomlands adjacent and contiguous to Lot 132, Assessor's Plat #3, city of Mackinac Island, Mackinac County, Michigan, more particularly described as: Commencing at the Northeast corner of said Lot 132, thence S 55°34'35" E 70.00 feet, to the Southeastern corner said Lot, and the Point of Beginning; thence S 55°34'35" E 80.25 feet, along an extension of the North line of Lot 132; thence S 38°17'17" W 19.69 feet, along a concrete bulkhead; thence N 53°40'03" W 27.66 feet; thence N 61°11'39" W 48.41 feet; thence N 26°53'47" E 23.67 feet, along the lakeward plat line, to the Point of Beginning, containing 0.037-acre, more or less, subject to any and all easements of record, including any similarly filled bottomlands between this description and the said plat line. (TAX# 051-550-051-30) (description derived from Liber 882, Page 504, DNR Parcel ID 2047409, labeled as Lots 132 & 133, Assessor's Plat #3 per Mackinac County Register of Deeds index) (this description also generally describes parcel labeled as TAX# 051-550-054-10 & 051-440-019-00 in Mackinac County GIS Tax Records)

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A parcel of unpatented filled Lake Huron public trust bottomlands adjacent and contiguous to Astor Street, Assessor's Plat #3, City of Mackinac Island, Mackinac County, Michigan, more particularly described as: Commencing at the Northeast corner of Lot 132, thence S 55°34'35" E 70.00 feet to the Southeastern corner said Lot and the Point of Beginning: thence N 28°46'19" E 37.70 feet along the lakeward plat line; thence S 55°34'35" E 60.00 feet along the Northern line of Astor Street extended; thence S 11°58'05" E 20.61 feet along the top of the bank; thence S 53°40'03" E 10.59 feet; thence S 38°17'17" W 23.00 feet along a concrete bulkhead; thence N 55°34'35" W 80.25 feet along the Southern line of Astor Street extended, to the Point of Beginning, containing 0.065-acre, more or less, subject to any and all easements of record, including any similarly filled bottomlands between this description and the said plat line. (TAX# 051-550-051-20) (description derived from Liber 882, Page 506, DNR Parcel ID 2047408, labeled as "part of" Assessor's Plat #3 per Mackinac County Register of Deeds index)

This easement is limited to eight feet each side of the center of the underground electric line and/or fifteen feet each side of the center of the overhead electric line to provide electric service, on the above-described parcel, including the right to extend electric facilities along roads, drives, property lines or other reasonable routes to adjacent parcels; AND ALSO:

It is the intent to provide easement for the proposed electric facilities located on the above-described parcel, said line route will be as staked and agreed upon.

And with the right to lay, remove, patrol, locate, relocate, construct, reconstruct, repair, replace, extend, enlarge, improve, operate and maintain on the above-described land and/or in or upon all streets, roads or highways abutting said lands, an electric distribution line or system, and/or Cooperative communications system, including all related equipment above or below ground, other fixtures and appurtenances for the purpose of transmitting and distributing electricity on, in, under, through or across and to license, permit, or otherwise agree to the joint use or occupancy of the line or system by any person, association or corporation. Said equipment, other fixtures and appurtenances shall be constructed at such locations along said route as may be necessary.

Also conveying the right to cut, trim, remove, destroy, treat, or otherwise control trees, roots, brush, shrubbery or other vegetation located within eight (8) feet for underground / fifteen (15) feet for overhead of the center line of said line or system, or that may interfere with, hazardous to, or threaten to endanger the construction, operation and maintenance of said line or system. If it is necessary to treat the vegetation, said treatment is limited to the use of herbicide for stump treatment and/or basal application to trees less than three inches in diameter.

The undersigned agree that all poles, wires and other facilities, installed on the above-described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative.

Grantor hereby agrees that no buildings or other structures will be placed over or under said facilities and that no buildings or other structures will be placed within such close proximity to any of said facilities as to interfere with or in the opinion of Grantee, threaten to interfere with, the construction, operation or maintenance of said electrical and/or Cooperative communication facilities.

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Grantor covenants and agrees that the average ground elevation within eight (8) feet for underground/ fifteen (15) feet for overhead, of any such electrical and/or Cooperative communications facility may be maintained by the Grantee at a level not to exceed twelve (12) inches above or six (6) inches below that level established at the time of installation of said facilities, fixtures and appurtenances.

Grantor further covenants and agrees for itself and its assigns that no changes or alterations will be made by it or its assigns beyond the limits above stated in the ground surface elevations in the areas of such underground facilities, transformer pads, and/or poles as above specified without the written consent of the Grantee. These covenants shall run with the land.

It is further agreed that non-use or a limited use of the easement herein granted shall not prevent Grantee from later making use of this easement to the full extent herein authorized.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____, 20_____.

***The City of Mackinac Island,
a Michigan municipal corporation:***

By:

x _____ (L.S.)
Margaret M. Doud, Mayor

x _____ (L.S.)
Danielle Leach, City Clerk

STATE OF _____)
COUNTY OF _____)

On this _____ day of _____, 20_____, before me, a Notary Public in and for said County, personally appeared ***Mayor Margaret M. Doud and City Clerk Danielle Leach, on behalf of the City of Mackinac Island***, to me known to be the person(s) described in and who executed the within instrument and who duly acknowledged the same to be ***his/her/their*** free act and deed.

Notary Public _____
*

in and for _____ County, _____.

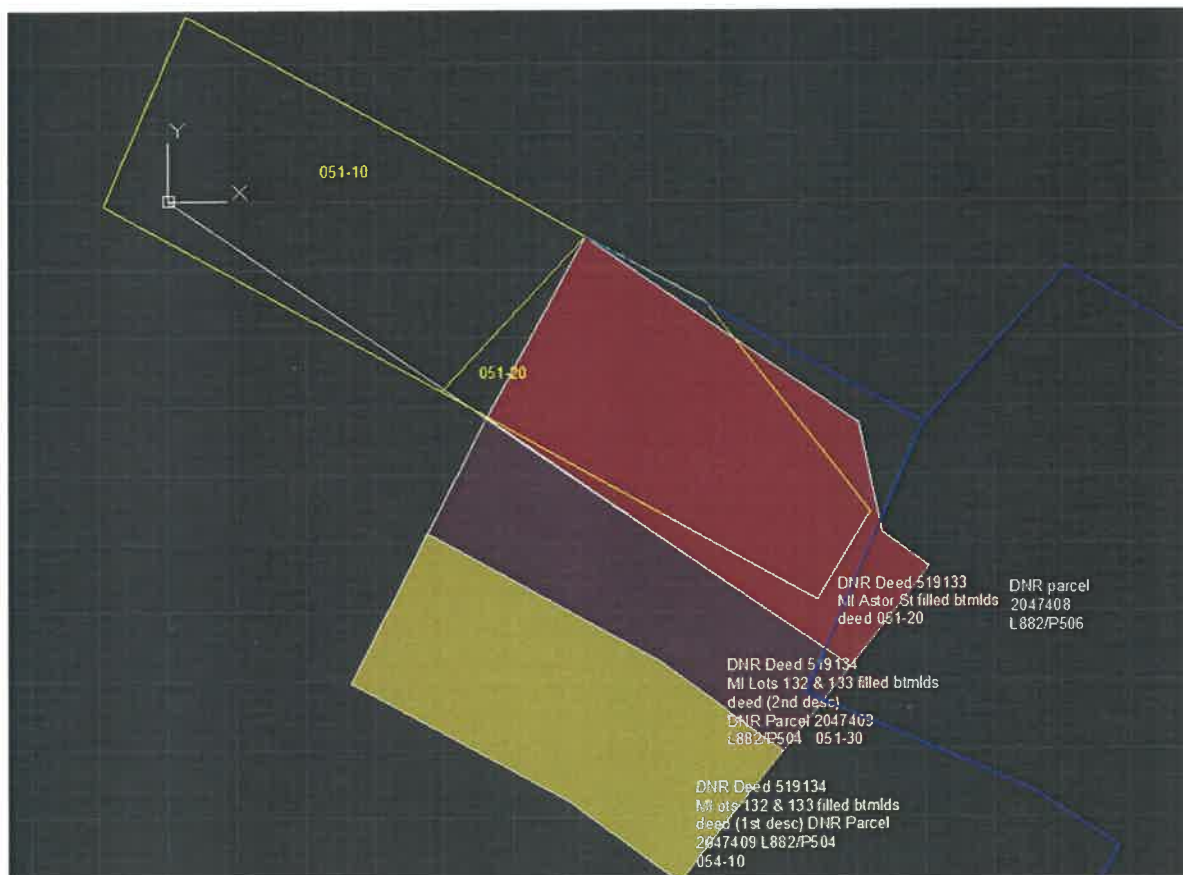
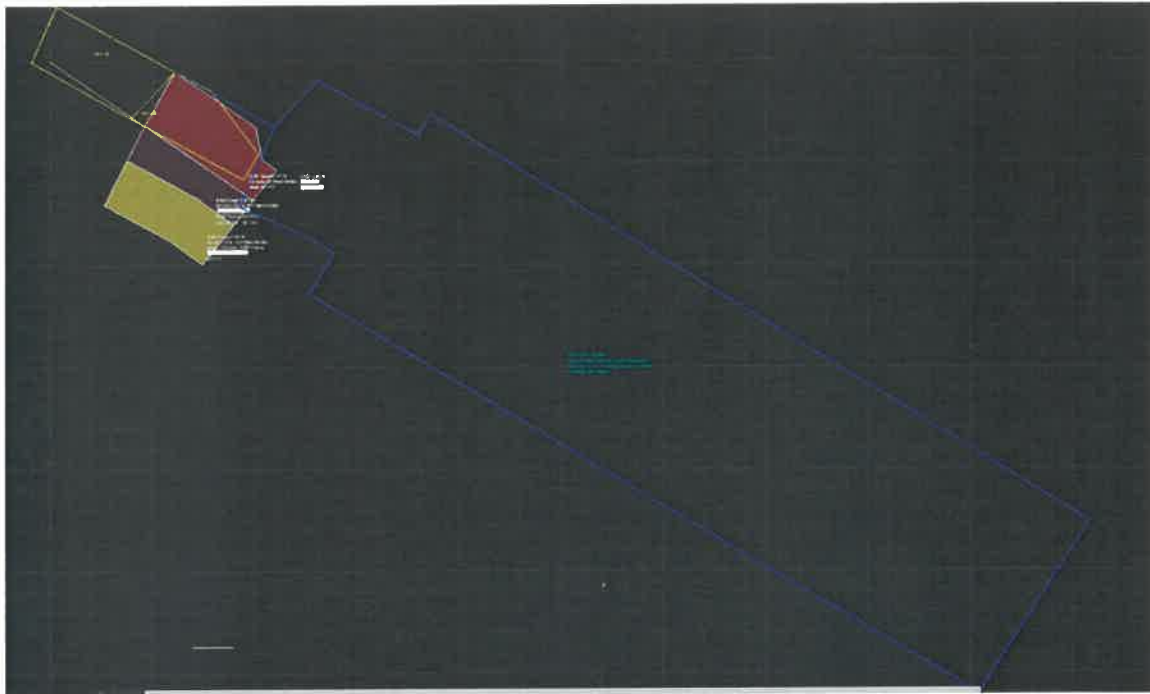
My Commission Expires: _____

Drafted By: Johanna Wiltfong
Cloverland Electric Cooperative
2916 West M-28
Dafer, Michigan 49724
v.2019

**Type or print names under signatures*

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Overview



Coal dock as outlined in blue on the overview map:

