



LANDMARK TITLE CORP.
TITLE INSURANCE AGENCY

109 S. State Street
Oscoda, MI 48750

Phone (989) 739-1471
Fax (989) 739-0606

March 24, 2022

Eric O. Ridings
1725 Oakmoor Heights
Colorado Springs, CO 80906

Re: Part of the E 1/2 of the NW 1/4, Sec. 15, T23N, R9E

Dear Mr. Ridings:

It recently came to light that the easement that was granted, when your parcel was originally split off and sold, ended South of Johnson Road. Mr. Howard Burdett has since acquired the property that lies between the Northerly terminus of the originally granted easement and Johnson Road. It was his desire that all property owners that had easement rights across the East 1/2 of the Northwest 1/4 of Section 15, Township 23 North, Range 9 East, would have those rights extended across his recently acquired parcel to Johnson Road. Enclosed please find a copy of the recorded Grant of Easement in which your property is a benefitting parcel.

Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Christopher L. Ropp

Enc.



COPY

GRANT OF EASEMENT

Howard W. Burdett and Mary Jane Burdett, Trustees of the Burdett Family Trust dated August 17, 1976, as amended, whose address is 3831 N US-23, Oscoda, Michigan 48750, the Grantor, and **Michael B. Poland as Trustee (including successor of trust) of the Michael B. Poland Trust dated August 12, 2009,** whose address is 3672 Forest Road, P.O. Box 544, Oscoda, Michigan 48750, hereafter referred to as Grantee Poland; **Eric Oscar Ridings,** whose address is 1725 Oakmoor Heights, Colorado Springs, Colorado 80906, hereinafter referred to as Grantee Ridings; **Raymond Koss and Nancy A. Koss, as Trustees (including successor of trust) of The Raymond Koss and Nancy A. Koss Trust,** whose address is 3767 N. US-23, Oscoda, Michigan 48750, hereinafter referred to as Grantee Koss; **Harry Scott Samotis and Janet Anne Samotis, husband and wife,** whose address is 4632 Johnson Road, Oscoda, Michigan 48750, hereinafter referred to as Grantee H. Samotis; **Kenneth J. Samotis and Mary Jo Samotis, husband and wife,** whose address is 4630 Johnson Road, Oscoda, Michigan 48750, hereinafter referred to as Grantee K. Samotis; and **Paul J. Merdzinski and Jamie L. Merdzinski, husband and wife,** whose address is 4638 Johnson Road, Oscoda, Michigan 48750, hereinafter referred to as Grantee Merdzinski; collectively referred to as the Grantees, enter into this conveyance on March 10, 2022, subject to the following conditions:

1. **Purpose:** The Grantor has recently acquired a parcel of property that lies between Johnson Road and the beginning of previously granted easements over and across Grantor's lands for ingress and egress to and from Grantees lands. The Grantor wishes confirm the previously granted easements and to afford access to Johnson Road for Grantees lands. Grantor agrees to grant Grantees an easement across Grantor's land, which will burden the Grantor's land for the benefit of the Grantee's lands.

2. **Burdened Premises:** The Grantor owns land situated in the Township of AuSable, County of Iosco and State of Michigan, described as:
Lot 24, Assessor's Plat of Caldwell Acres, as per plat thereof recorded in Liber 15 of Plats, Pages 47-48, of Iosco County Records.

AND
The North 400.04 feet of the East 1/2 of the Northwest 1/4 of Section 15, Township 23 North, Range 9 East, except the East 363.22 feet thereof.

AND
Part of the Northeast 1/4 of the Northwest 1/4 and part of Government Lot 1 of Section 15, Township 23 North, Range 9 East, described as follows: Commencing at the North 1/4 corner of said Section 15; thence North 89°00'08" West, along the North section line 1266.37 feet; thence South 0°10'26" West, along the West line of said Northeast 1/4 of the Northwest 1/4, 400.0 feet to the Point of Beginning; thence continuing South 0°10'26" West 890.60 feet; thence North 89°09'43" East 1217.09 feet to the West line of the recorded plat of Lake Huron Pines; thence along said plat boundary North 10°25'62" East (recorded as North 10°19' East) 350.37 feet; thence South 79°34'08" East, along the North plat boundary, 200.00 feet (recorded as South 79°41' East); thence along the arc of a curve to the right with radius of 59,195.79 feet, along the Westerly right of way line of Highway US-23, the long chord bearing North 10°42'35" East 546.50 feet; thence North 89°00'08" West 1576.19 feet to the Point of Beginning

AND
Part of the East 1/2 of the Northwest 1/4 of Section 15, Township 23 North, Range 9 East, described as follows: Commencing at the North 1/4 corner of said Section 15; thence North 89°00'08" West, along the North section line, 1266.37 feet; thence South 00°10'26" West, along the West line of said East 1/2 of the Northwest 1/4, 1290.60 feet to the Point of Beginning; thence South 17°01'11" East 107.31 feet; thence South 10°11'43" West 182.46 feet; thence South 00°10'26" West 147.85 feet; thence North 89°44'06" East 1136.81 feet to a point on the West plat boundary of the recorded plat of Lake Huron Pines; thence North 10°25'52" East, along said plat boundary (recorded as North 10°19' East) 450.00 feet; thence South 89°09'43" West 1217.09



feet to the Point of Beginning.

3. Benefitted Premises: The Grantees owns land situated in the Township of AuSable, County of Iosco and State of Michigan, described as:

As to Grantee Poland:

Parcel B - Commencing at the 1/4 corner common with Section 15 and Section 16, Township 23 North, Range 9 East; thence South 89°01'58" East along the East-West 1/4 line of said Section 15, 1226.30 feet to the Point of Beginning; thence North 00°47'12" East, 968.05 feet; thence South 88°27'33" East, 40.00 feet; thence South 00°47'12" West, along the West 1/16 line of said Section 15, 967.52 feet; thence North 89°01'58" West, along said East-West 1/4 line, 40.00 feet to the Point of Beginning. Being part of the Southwest 1/4 of the Northwest 1/4 of said Section 15.

AND

Parcel A: Beginning at the 1/4 corner common to Sections 15 and 16, Township 23 North, Range 9 East; thence South 89°01'58" East, along East-West 1/4 line of said Section 15, 1266.30 feet; thence South 00°23'43" East along West 1/16 line, 2575.93 feet; thence South 89°41'48" West along South line of Section 15, 1320.00 feet to the common corner of Section 15, 16, 21 and 22; thence South 89°40'55" West along South line of said Section 16, 101.05 feet to the center thread of the Dead AuSable River; thence along the center tread of said Dead AuSable in the following twelve (12) courses; North 65°17'15" East, 171.04 feet; thence North 61°43'34" East, 357.93 feet; thence South 53°16'05" West, 154.91 feet; thence North 36°42'31" East, 503.84 feet; thence North 17°45'51" East, 290.72 feet; thence North 04°36'50" West, 309.42 feet; thence North 37°18'13" West, 387.35 feet; thence North 84°51'19" West, 353.84 feet; thence South 67°29'15" West, 439.11 feet; thence North 88°40'19" West, 254.27 feet; thence North 51°00'37" West, 598.48 feet; thence North 17°21'48" West, 766.89 feet to the East-West 1/4 line of Section 16; thence leaving said center thread, South 89°47'30" East along said East-West 1/4 line, 1119.57 feet to the Point of Beginning. Being part of the West 1/2 of the Southwest 1/4 of said Section 15 and part of the Southeast 1/4 of said Section 16. EXCEPTING THEREFROM Beginning at the 1/4 corner common with Section 15 and Section 16, Township 23 North, Range 9 East; thence South 89°01'58" East along the East-West 1/4 line of said Section 15, 680.00 feet; thence South 61°03'28" West, 139.17 feet; thence South 66°05'01" West, 114.04 feet; thence South 76°12'05" West, 142.39 feet; thence North 75°51'36" West, 222.02 feet; thence North 57°39'02" West, 196.23 feet; thence South 89°48'38" East along the East-West 1/4 line of said Section 16, 65.47 feet to the Point of Beginning. Being part of the Northwest 1/4 of the Southwest 1/4 of said Section 15 and part of the Northeast 1/4 of the Southeast 1/4 of said Section 16.

As to Grantee Ridings:

Part of the East 1/2 of the Northwest 1/4, Section 15, Township 23 North, Range 9 East described as follows: Commencing at the North 1/4 corner of said Section 15, thence North 89°00'08" West along the North section line 1266.37 feet; thence South 0°10'26" West along the West line of said East 1/2 of Northwest 1/4, 2150.60 feet to the Point of Beginning; thence continuing South 0°10'26" West 430.60 feet; thence South 89°41'39" East along the East/West 1/4 line 979.07 feet to a point on the West plat boundary of the recorded Plat of Lake Huron Pines; thence North 10°25'52" East along said Plat Boundary (recorded as North 10°19' East) 435.70 feet; thence North 89°36'11" West 1056.67 feet to the Point of Beginning.

As to Grantee Koss:

Part of the East 1/2 of the Northwest 1/4, Section 15, Township 23 North, Range 9 East described as follows: Commencing at the North 1/4 corner of said Section 15, thence North 89°00'08" West along the North section line 1266.37 feet; thence South 0°10'26" West along the West line of said East 1/2 of Northwest 1/4, 1720.60 feet to the Point of Beginning; thence continuing South 0°10'26" West 430.0 feet; thence South 89°36'11" East 1056.67 feet to the Southwest corner of Lot 20 of the recorded plat of Lake Huron Pines; thence North 10°25'52" East along the West plat boundary (recorded as North 10°19' East) 450.0 feet; thence South 89°44'06" West 1136.81 feet to the Point of Beginning.

As to Grantee H. Samotis:

The Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 North Range 9 East EXCEPTING therefrom the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 North Range 9 East and further EXCEPTING that part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 North Range 9 East, described as commencing at the Northwest corner of said Section 15; thence South 89°00'08" East along the North section line 633.19 feet; thence South 0°28'26" West 1043.79 feet to the Point of Beginning; thence continuing South 0°28'26" West 250.61 feet to the South line of said 40 acres; thence South 89°20'58" East along said South line 153.19 feet; thence North 11°32'26" East 255.20 feet; thence North 89°20'58" West 202.18 feet to the Point of Beginning.

As to Grantee K. Samotis:

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 North Range 9 East
AND

That part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 23 North Range 9 East, described as commencing at the Northwest corner of said Section 15; thence South 89°00'08" East along the North section line 633.19 feet; thence South 0°28'26" West 1043.79 feet to the Point of Beginning; thence continuing South 0°28'26" West 250.61 feet to the South line of said 40 acres; thence South 89°20'58" East along said South line 153.19 feet; thence North 11°32'26" East 255.20 feet; thence North 89°20'58" West 202.18 feet to the Point of Beginning.

As to Grantee Merdzinski:

Parcel 1: The Southwest 1/4 of the Northwest 1/4 of Section 15, Township 23 North, Range 9 East, EXCEPT the following described parcel: Commencing at the 1/4 corner common with Section 15 and Section 16, Township 23 North, Range 9 East; thence South 89°01'58" East along the East-West 1/4 line of said Section 15, 1226.30 feet to the Point of Beginning; thence North 00°47'12" East, 968.05 feet; thence South 88°27'33" East, 40.00 feet; thence South 00°47'12" West, along the West 1/16 line of said Section 15, 967.52 feet; thence North 89°01'58" West, along said East-West 1/4 line, 40.00 feet to the Point of Beginning. Being part of the Southwest 1/4 of the Northwest 1/4 of said Section 15.

AND

Parcel 2: Part of the East 1/2 of the Northwest 1/4 of Section 15, Township 23 North, Range 9 East, described as follows: Commencing at the North 1/4 corner of said Section 15; thence North 89°00'08" West, along the North section line, 1266.37 feet; thence South 00°10'26" West, along the West line of said East 1/2 of the Northwest 1/4, 1290.60 feet to the Point of Beginning; thence South 17°01'11" East, 107.31 feet; thence South 10°11'43" West 182.46 feet; thence North 00°10'26" East 282.15 feet to the Point of Beginning.

AND

Parcel 3: Beginning at the 1/4 corner common with Section 15 and Section 16, Township 23 North, Range 9 East; thence South 89°01'58" East along the East-West 1/4 line of said Section 15, 680.00 feet; thence South 61°03'28" West, 139.17 feet; thence South 66°05'01" West, 114.04 feet; thence South 76°12'05" West, 142.39 feet; thence North 75°51'36" West, 222.02 feet; thence North 57°39'02" West, 196.23 feet; thence South 89°48'38" East along the East-West 1/4 line of said Section 16, 65.47 feet to the Point of Beginning. Being part of the Northwest 1/4 of the Southwest 1/4 of said Section 15 and part of the Northeast 1/4 of the Southeast 1/4 of said Section 16.

AND

Parcel 4: Part of Government Lot 2, Section 16, Township 23 North, Range 9 East, beginning at the East 1/4 post, thence West to the Dead AuSable River, thence Northerly along river to the East section line, thence South to the Point of Beginning.

4. Description of Easement: The Grantor grants to the Grantees an easement for ingress and egress across and over the Westerly 66 feet of the aforescribed burdened premises.

5. Condition and Maintenance: Grantees shall be solely responsible for all costs of developing, constructing, surveying, and maintaining the easement. Grantees shall not allow the easement to become unsightly or a nuisance and shall maintain the easement in a good state of repair. Any ruts shall be promptly filled.

6. Interest in Realty: This Easement is to be an easement over the burdened premises for the use and benefit of the benefitted premises and is to be an appurtenance to the benefitted properties and run with the land.

7. Warranty: Grantor warrants that it has good and marketable title to the burdened premises.

** *u*

Dated: March 10, 2022

Howard W. Burdett

**Howard W. Burdett, Trustee of the Burdett Family
Trust dated August 17, 1976, as amended**

Mary Jane Burdett

**Mary Jane Burdett, Trustee of the Burdett Family
Trust dated August 17, 1976, as amended**

STATE OF MICHIGAN)
COUNTY OF IOSCO) ss:

Subscribed and acknowledged before me, a Notary Public in and for said County, by **Howard W. Burdett and Mary Jane Burdett, Trustees of the Burdett Family Trust dated August 17, 1976, as amended**, on this 10th day of March, 2022.

(Affix Notary Stamp / Seal)

x *Christopher L. Ropp*
Christopher L. Ropp, Notary Public
For the State of Michigan, County of Iosco
My commission expires: July 21, 2025
Acting in the County of Iosco

**^{or} The consideration for this easement is \$1.00.

This instrument is exempt from the state real estate transfer tax pursuant to M.C.L. 207.526(a)
This instrument is exempt from the county real estate transfer tax pursuant to M.C.L. 207.505(A)

Drafted By:
Robert K. Myles, PC
By: Robert K. Myles
109 S. Lake St., Oscoda, MI 48750
(989) 739-2871

WIP.51135.Easement