

204 E. White St.
Hancock, MI 49930
(906) 487-6538

August 15, 2000

Mr. Glenn Anderson
Manager - City of Hancock
399 Quincy St.
Hancock, MI 49930

Dear Mr. Anderson:

I am writing to you in regards to our phone conversation on August 15, 2000. Pertaining to the proposal of a new access road along the Portage Canal on the Hancock side.

This road would mean; myself and various other property owners giving the City of Hancock a 14 foot easement for a single lane access road to be constructed along the north side of the already existing 2 - track road. The new road would be joining this 2 - track road on account of avoiding future traffic problems in case traffic were to come from both directions. The proposed road would start from the east side of the Lake Superior Fisheries and run easterly along the Portage Canal to the first piece of property owned by the City of Hancock which is on the east side of the Kero property. If the remaining property owners come to terms in the future, then the road could continue on at that time, easterly to the already existing road directly behind the new water front condominiums.

As I have already explained to you on the phone. I contacted the following property owners, Eunice Wagner, Robert Linn, and David Doll. They each verbally agreed to have an access road through there property as long as it remained a single lane road and was near the already existing 2 - track road.

Thank you in advance to making this six plus year proposal into a reality.

Sincerely,

Dale J. Kero

Dale J. Kero
City of Hancock - Resident

MEMORANDUM

To: Robert Linn, 100 S. Elevation St., Hancock
Dave & Kathleen Doll, 728 Hancock St., Hancock
Mrs. Eunice Wagner, 810 Lake Ave., Hancock
Dale Kero, 204 E. White St., Hancock
Ramon Simonson, 920 Fir St., Hancock
Charles & Sharon Rocchi, 641 Second St., Ripley, Hancock
Ron Mikkola, Tervo Agency Inc., P.O. Box 128, Hancock
PHS, Jim Bogan, CEO, 500 Campus Dr., Hancock
Finlandia University, Robert Ubbelohde, 601 Quincy St., Hancock
Carmody/Lahti Real Estate, Bruce Lahti, 930 Elm St., Hancock

From: Glenn Anderson, City Manager

Date: October 2, 2000

RE: MEM135 Hancock Waterfront Road, from Mattila Condo's to Forest Street.

Dear Waterfront Property Owners:

In August, the City was contacted by four waterfront property owners asking if the City would construct a City street if the owners would provide easements and the road was one lane and followed the existing two-track road which follows the existing sewer interceptor easement.

In September, the City Council in consultation with the Planning Commission and the Downtown Development Authority, voted to ask all waterfront owners if they support this proposal from the four property owners.

The City would need a 20' wide easement, which would allow a single 12' wide paved lane, 2' gravel shoulders, a 4' wide pedestrian walkway, running one way from East to West, along the existing two-track route that follows adjacent to the City sewer interceptor.

The City Council has asked that you reply in writing if you are in support of this proposal or not. If you are in favor then would you be willing to grant the City a free easement for this project? If all the easements were granted, the City would agree to construct the road.

Please respond to this request by **November 1, 2000**.

Thank you for your cooperation.

City of Hancock

399 Quincy St. Hancock, MI 49930 (906) 482-1121 Fax: 482-7910

January 2, 2001

Mr. Steve Roblee
712 Lake Ave.
Hancock, MI 49930



RE: Waterfront Road Easement, 20' wide.

Dear Steve:

I have enclosed for your review and consideration an easement for a public waterfront road. Since my memo to you in early October, the City received a favorable verbal or written response from all property owners.

If the City receives all the needed easements in a timely period, the City would start the construction of the road this summer. Paving of the road would not be done this year.

When signing the easement, please make sure you print or type the name of the two witnesses under their signature. The City Clerk is available to notarize your deed if needed, provided it is signed in her presence in the office. Please deliver the completed easement to me for recording.

If you have any questions, please let me know. Thank you for your cooperation on this request.

Sincerely,

CITY OF HANCOCK

Glenn Anderson
City Manager

enc.

CONVEYANCE OF EASEMENT

Now comes RONALD STEPHEN ROBLEE, a single man, 712 Lake Ave., Hancock, MI 49930, (Grantor), the owner of the following described real property:

E 118.85 feet of W 534.70 feet of following described property: from an iron pin set in traprock marking the corner of Sections 26, 27, & 34 thence S 994 feet along section line between Sections 34 and 35 to POB, thence S 382 feet along the section line to the shore of Portage Lake, thence Easterly along said shore to W line of "Ashery Lot" so called, thence N 206 feet, thence W 714.70 feet, more or less, along a line parallel to the section line between Sections 26 and 35 to POB (surface only). Osceola Consolidated Mining Company's Addition to City of Hancock.

This Conveyance of Easement is a gift, executed without consideration and is exempt from transfer tax pursuant to MCL 207.505 (a) and MCL 207.526 (a).

and conveys to the CITY OF HANCOCK, a Michigan municipal corporation, 399 Quincy Street, Hancock, MI 49930 (Grantee) a permanent twenty (20) foot wide easement for roadway and utility purposes across the above described property, the centerline of which generally follows an existing "2-track road" along the Hancock waterfront as shown on a certificate of survey dated October 26, 1999, by Ronald S. Haataja, PS 39478, which is recorded in the Surveyor's Map index Vol. 3, page 16-19, Houghton County Register of Deeds. The Grantee is hereby granted the right to construct, maintain, improve, control, reconstruct and modify an existing roadway (including but not limited to the right to conduct on the easement parcel necessary excavation, fill, grade alteration, stabilizing, paving, drainage activity, and vegetation removal, placement and control as deemed necessary in the good faith discretion of Grantee) over the easement parcel. Utilities include water, sewer, electric, gas, cable, phone and any other utilities approved by the City.

In witness whereof, the Grantor has executed this easement

on the 16th day of February, 2001.

Signed in the Presence of:

Beth Harry
Beth Harry

Ronald Stephen Roblee
RONALD STEPHEN ROBLEE

Tina Posega
Tina Posega

STATE OF MICHIGAN)
County of Houghton) SS.
)

On this 16 day of February, 2001, before me, a
Notary Public, in and for said County, personally appeared
Ronald Stephen Roblee.

Prepared by:
Don R. Hiltunen
Attorney at Law
701 Hancock Street
Hancock, MI 49930

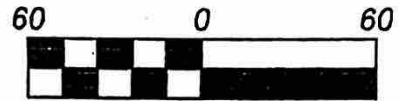
Karen S. Haischer
Karen S. Haischer

Notary Public
Houghton County, Michigan
My commission expires: 7-1-01

CERTIFICATE OF SURVEY

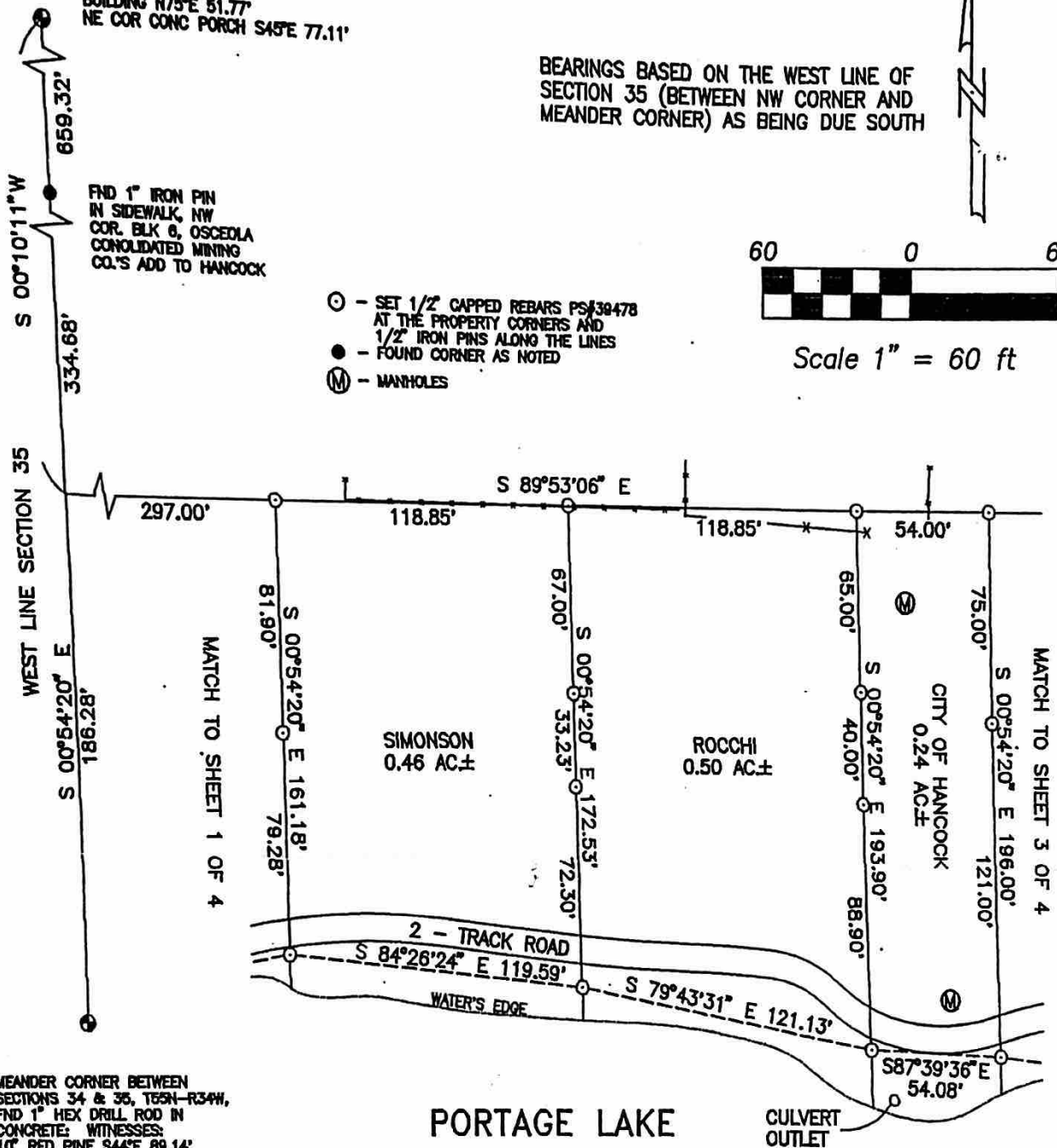
NW CORNER SEC. 35,
T65N-R34W, FND ROD
IN MONUMENT BOX.
WITNESSES:
P. POLE S05°E 41.82'
STEEL FENCE CORNER N80°W 71.55'
COR OF CONC BLOCK
BUILDING N75°E 51.77'
NE COR CONC PORCH S45°E 77.11'

BEARINGS BASED ON THE WEST LINE OF
SECTION 35 (BETWEEN NW CORNER AND
MEANDER CORNER) AS BEING DUE SOUTH



Scale 1" = 60 ft

- - SET 1/2" CAPPED REBARS PS/39478
AT THE PROPERTY CORNERS AND
1/2" IRON PINS ALONG THE LINES
- - FOUND CORNER AS NOTED
- (M) - MANHOLES



MEANDER CORNER BETWEEN
SECTIONS 34 & 35, T65N-R34W,
FND 1" HEX DRILL ROD IN
CONCRETE. WITNESSES:
10" RED PINE S44°E 89.14'
10" RED PINE N68°E 89.98'
10" RED PINE N05°E 53.80'
CENTER OF MANHOLE N56°W 57.3'
SOUTH 12' TO WATER'S EDGE

Surveyor's Certificate:

Certified to: RAMON SIMONSON, SHARON ROCCHI, & CITY OF HANCOCK
I hereby certify that I have surveyed the above described and platted
land, that I have found or set the corners as shown, that the error
of closure of this survey was not greater than 1/5,000 and that all
of the requirements of PA 132 of 1970 have been complied with.

Ronald S. Haataja

Ronald S. Haataja P.S. No. 39478 OCTOBER 26 1999



QUIT CLAIM DEED

THIS INDENTURE, made by JOHN A. MIKKOLA, a married man, DON R. HILTUNEN, a married man, and RONALD D. MIKKOLA, a married man, all of 701 Hancock Street, Hancock, Michigan 49930, "Grantors", and CHARLES J. ROCCHI and SHARON A. ROCCHI, husband and wife, as tenants by the entirety, 641 Second Street, Ripley, Hancock, Michigan 49930, "Grantees".

WITNESSETH, that Grantors for and in consideration of the sum of Five Thousand Nine Hundred Forty-two and 50/100ths (\$5,942.50) Dollars to them in hand paid by the Grantees, the receipt whereof is hereby confessed and acknowledged, does by these presents, alien, release, remise, convey, and quit-claim unto Grantees all that certain piece or parcel of land situated in the City of Hancock in the County of Houghton and State of Michigan, known and described as follows, to-wit:

Land in the City of Hancock, County of Houghton, being in Section 35, Township 55 North of Range 34 West, described as follows: The East 118.85 feet of the West 534.70 feet of the following described property: From an iron pin set in traprock marking the corner of Sections 26, 27, and 34, Township 55 North - Range 34 West, run South 994.00 feet along the section line between Sections 34 & 35 to the POB; thence continue South 382.00 feet along the section line to the shore of Portage Lake; thence Easterly along the shore of Portage Lake to the West line of the "Ashery Lot" so-called; thence North 206.00 feet; thence due West 714.70 feet more or less along a line parallel to the section line between Sections 26 & 35 to the POB (surface only).

Subject to all exceptions, reservations, restrictions and conditions contained in prior conveyances of record.

The Grantors, their heirs, executors, administrators

and assigns hereby reserve a twenty (20) foot easement for driveway,

highway and/or roadway purposes along with the right to use,

maintain, repair and improve the existing East to West driveway,

highway or road running on or over this twenty (20) foot easement

hereby reserved located on the South Half (S½) of said property

herein described.

