

EASEMENT DEED

LIBER 636 PAGE 189

This indenture, made the 1st day of July, 1970,
between Edward Keit and Irene Keit, Husband and Wife

/805 S. Euclid Ave., Bay City, Michigan
Parties of the first part, and the City of Bay City, a Michigan Municipal Corporation, City Hall, Bay City, Michigan, Party of the Second Part.

Witnesseth, that the said Parties of the first part, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration does hereby convey and warrants to the Party of the second part a permanent full public utility easement and right-of-way across, under and through a certain parcel of land situated in the City of Bay City, Bay County, State of Michigan, known and described as follows:

The easterly 10 feet of lots 41-42-43-44-45 Golfside Subdivision

And

The westerly 7.5 feet of lots 13-14-15-16-17-18-19-20-21-22 Blk 14
Frank D. Pierson's Addition to west Bay City, Michigan

And

The westerly 7.5 feet of lots 39-40 Golfside Subdivision

Said easement and right-of-way to be for the purpose of installation and maintenance of electrical equipment with right of ingress and egress.

Said agreement shall be binding upon the heirs, assigns and representatives of the Parties hereto.

In witness whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed & Delivered
In the Presence of

Larry Miller
Larry Miller

Edward Keit (LS)
Edward Keit

Hugh A. Kuhn
Hugh A. Kuhn

Irene Keit (LS)
Irene Keit

State of Michigan) On this 1 day of July, 19 70 before
County of Bay) : ss. me, the subscriber, a notary public in and
for said County, personally appeared

Edward Keit and Irene Keit, Husband and Wife
to me known to be the same person described in and who executed the within instrument, and have acknowledged the same to be their free act and deed.

RECORDED

1970 OCT -5 PM 12:16

Ernest M. Haring
REGISTER OF DEEDS
BAY COUNTY, MICHIGAN

Hugh L. G.
Hugh A. Kuhn
Notary Public, Bay County, Michigan
My commission expires 4/9/74

HUGH A. KUHN
Notary Public, Bay County, Michigan
My Commission expires April 9, 1974

APPROVED AS TO FORM

Joseph J. Zavaglia
CITY ATTORNEY

This indenture, made the 1st day of July, 1970,
between Edward J. Keit, and Irene R. Keit, Husband and Wife

1805 S. Euclid Ave., Bay City, Michigan
Parties of the first part, and the City of Bay City, a Michigan Municipal Corporation, City Hall, Bay City, Michigan, Party of the Second Part.

Witnesseth, that the said Parties of the first part, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration does hereby convey and warrants to the Party of the second part a permanent full public utility easement and right-of-way across, under and through a certain parcel of land situated in the City of Bay City, Bay County, State of Michigan, known and described as follows:

66 feet of the westerly 7.5 feet of lot 39 Golf side Subdivision

And

of the westerly 7.5 feet of lot 40 Golfside Subdivision

And

95 feet of the northerly 5 feet of lot 36 Golfside Subdivision

And

95 feet of the southerly 5 feet of lot 37 Golfside Subdivision

Said easement and right-of-way to be for the purpose of installation and maintenance of electrical equipment with right of ingress and egress.

Said agreement shall be binding upon the heirs, assigns and representatives of the Parties hereto.

In witness whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed & Delivered
In the Presence of

Larry Miller
Larry Miller

Edward J. Keit (LS)
Edward J. Keit

Hugh A. Kuhn
Hugh A. Kuhn

Irene R. Keit (LS)
Irene R. Keit

State of Michigan) On this 1 day of July, 1970 before
: ss. me, the subscriber, a notary public in and
County of Bay) for said County, personally appeared
Edward J. Keit and Irene R. Keit Husband and Wife

to me known to be the same person described in and who executed the within instrument, and have acknowledged the same to be their free act and deed.

RECORDED

1970 OCT -5 PM 12:16

Ernest G. Murray
REGISTERED
BAY COUNTY

Hugh A. Kuhn
Hugh A. Kuhn
Notary Public, Bay County,
Michigan
My commission expires April 9, 1974

HUGH A. KUHN
Notary Public, Bay County, Michigan
My Commission expires April 9, 1974

APPROVED AS TO FORM

Joseph J. Zavaglia
CITY ATTORNEY

NOTICE AND ORDER OF BUILDING OFFICIALLIBER **1075** PAGE **62**

To: Mr. Edward Keit
1805 S. Euclid
Bay City, MI 48706

Re: 1300 S. Alp Assessed Valuation \$1,447.00
Street Address

Lots 36,37,38 Ex H 5 ft thrf ent lots 39 & 40 Golfside Sub.
Property Description

PLEASE TAKE NOTICE that upon an inspection of the building located on the above captioned premises, I have found the building to be dangerous under the provisions of Seciton 302 of the Uniform Code for the Abatement of Dangerous Buildings, and Chapter 30 of the Bay City Code of Ordinances. The description of the conditions found to render the building dangerous under the provisions of Section 302 of the Uniform Code for the Abatement of Dangerous Buildings are as follows:

ABATEMENT OF DANGEROUS BUILDINGS (1982 edition)

- DANGEROUS BUILDINGS is any building or structure deemed to be dangerous under the provisions of Section 302 of this code.
- CHAPTER 3 DEFINITIONS, SECTION 302:
 - #5 - Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collaspe and thereby injure persons or damage property.
 - #6 - Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings. (Continued on next page)

The action required to be taken is as is set forth in Paragraph (a), (b), and/or (c), which is checked below:

- ☐ (a) Said building must be repaired. All required permits shall be secured therefore and the work physically commenced on or before _____, and completed on or before _____, which is reasonable under all of the circumstances.
- ☐ (b) The building or structure must be vacated on or before _____, which time I believe to be reasonable.
- ☒ (c) The building or structure must be demolished. The building must be vacated on or before _____. All required permits must be secured therefor on or before February 4, 1988, and demolition shall be completed on or before March 4, 1988, which I determine is reasonable.

- #8 - Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- #9 - Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- #12- Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
- #15- Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- #17- Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

If any required repair or demolition work not requiring vacation of said premises is not commenced within the time set forth above, I will order the building vacated and posted to prevent further occupancy until the work is completed and may proceed to cause the work to be done and charge the costs thereof against the property and/or its owner.

You may appeal from this Notice and Order or any action of this Department to the Board of Appeals, provided the appeal is made in writing as provided in accordance with Section 501 of the Uniform Code for the Abatement of Dangerous Buildings (a copy of which is located in the office of the Code Enforcement Director, City Hall, Bay City, Michigan) and filed with me within thirty (30) days of the date of service of this Notice and Order. Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

No person, firm, or corporation, whether as owner, lessee, sub-lessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any provisions of the Uniform Code for the Abatement of Dangerous Buildings, 1976 Edition, or any order issued by me thereunder. Anyone violating these provisions shall be guilty of a misdemeanor for each day such violation continues.

Dated in Bay City, Michigan

January 4, 1988

A. H. McFadyen
Code Enforcement Director, City of Bay City

Drafted By: Jerry Dinsmore

Subscribed and sworn to before me on the 4th day of January 19 88.

Sherry Warren
Notary Public, Bay County, Michigan
My Commission Expires 9-9-91

CC: City Attorney
City Assessor
Fire Department
Register of Deeds
Commissioner Hutter
File

1200 S. Aln (cond)

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery.

3. Article Addressed to: Mr. Edward Keit
Bay City, MI

4. Article Number: 529-527-292

Type of Service:
☒ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Addressee: X

6. Signature - Agent: X [Signature]

7. Date of Delivery: 1/5/88

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

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- 1) Because the structure is still on temporary supports from being moved, is not on a foundation and is uneven on the house moving planks, it is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property. (Sec. 302.5.)
- 2) Because the structure is still on temporary supports from being moved, is not on a foundation and is uneven on the house moving planks, it is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings. (Sec. 302.6.)
- 3) Because the building or structure, or a portion thereof, is not on a foundation, it is likely to partially or completely collapse. (Sec. 302.8.)
- 4) The building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used because it remains on temporary planking from being moved, is not on a foundation, is tilted unevenly on the planking, is accessible from underneath to entry and is not accessible for fire protection services. (Sec. 302.9.)
- 5) The building or structure has become an attractive nuisance to children and may harbor vagrants, criminals or immoral persons; or enable persons to resort thereto for the purpose of committing unlawful or immoral acts. (Sec. 302.12.)
- 6) The building or structure has inadequate light, air and sanitation facilities and is unsanitary and unfit for human habitation and/or is in such a condition that is likely to cause sickness or disease. (Sec. 302.15.)
- 7) The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence because it remains on temporary planking which is uneven causing the structure to tilt, the interior is accessible from underneath causing a danger to those who may be near or in the structure, is inviting to rats and other vermin, is not secured, is not on a foundation, is not on an improved lot, is not readily accessible to fire and police protection, and the owner has taken no measures to correct the numerous defects. (Sec. 302.17.)

- 8) The building or structure exists and is maintained in violation of the City of Bay City's Building, Housing and Zoning Code by being placed upon a location and maintained in a condition upon temporary mover's planking without obtaining a moving or building permit and was moved upon an unimproved site in the City of Bay City without the approval or compliance of the zoning ordinance or a granted variance thereto, and the owner's failure, refusal and neglect to submit a site plan as directed by the Zoning Board of Appeals. (Sec. 302.13.)

RECORDED

JAN 28 11 02 AM '88

Robert Price
REGISTER OF DEEDS
BAY COUNTY, MICHIGAN