

**STATE OF MICHIGAN**  
**COURT OF APPEALS**

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LOIS HARRIMAN,

Plaintiff/Counter-  
Defendant-Appellee,

v

STEVEN MICIC and HERMAINE J. MICIC,

Defendants/Counter-  
Plaintiffs-Appellants.

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UNPUBLISHED

July 23, 1996

No. 180422

LC No. 93-018697-CH

Before: Hoekstra, P.J., and Michael J. Kelly and J.M. Graves, Jr.,\* JJ.

MEMORANDUM.

Defendants appeal as of right an order of the Lapeer Circuit Court granting summary disposition in favor of plaintiff pursuant to MCR 2.116(A). We affirm.

In this case the parties disputed whether an easement for ingress and egress included the right to run utility lines to the dominant estate over the easement. *Keller v Paulos Land Co*, 381 Mich 355; 161 NW2d 569 (1968) recognizes that under certain circumstances an easement for ingress and egress can be ambiguous and subject to interpretation by a court. We agree with the well-reasoned opinion of the trial court that under the circumstances presented here the easement was ambiguous and was actually intended to provide for placement of utility lines, as well as access to the property.

Affirmed.

/s/ Joel P. Hoekstra

/s/ Michael J. Kelly

/s/ James M. Graves, Jr.

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\* Circuit judge, sitting on the Court of Appeals by assignment.