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Electric Easement (IL Corporation)

**REMS INFORMATION**

Agreement ID: AIC-201701-3556

Project ID: 7405

**EASEMENT**

(Electric Line)

Collinsville Rd, Collinsville IL 62234

KNOW ALL MEN BY THESE PRESENTS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that CITY OF COLLINSVILLE, a municipality, its successors and assigns, whether one or more and whether an individual, individuals, a corporation or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of One and No/100<sup>ths</sup> Dollars (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto AMEREN ILLINOIS COMPANY d/b/a AMEREN ILLINOIS, an Illinois corporation, its successors, assigns, licensees, agents, lessees, contractors, sub-contractors and tenants (hereinafter "Grantee"), the non-exclusive perpetual right and easement to construct, reconstruct, use, operate, maintain, inspect, add to the number of and patrol an electric and communication line or lines consisting of poles, guys, anchors, wires, cables, conduits, fixtures, and other appurtenances thereto, including transformers, upon, over, across, and under the following described land, in Section 31, Township 3 North, Range 8 West, 3rd P.M., Madison County, Illinois, to-wit:

An easement strip over across and through the following described real estate:

Beginning at the intersection of the East line of Arnold Street as shown on the plat of Valley View Park Subdivision (Plat Book 14 Page 29) and the North right of way line of U.S. Route 40; thence North along the East line of Arnold Street, a distance of 845 feet to the point of beginning of the tract herein described; thence continuing North along said East line a distance of 68.75 feet to a point for corner; thence leaving said East line of Arnold Street North 88 Degrees 23 Minutes East a distance of 1295.48 feet to a point for corner; thence Southwesterly along the West line of U.S. Survey 514 Claim 572 and 573, distance of 943.04 feet to the North right of way line of U.S. Route 40 and a point for corner; thence along said North right of way line South 88 Degrees 23 Minutes West, a distance of 338.07 feet to a point for corner; thence leaving said North right of way line of U.S. Route 40 North, a distance of 845 feet to a point for corner; thence South 88 Degrees 23 Minutes West, a distance of 750 feet to the point of beginning.

Except that part taken by IDOT of the Southeast Quarter of Section 31, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the Southwest corner of the tract of land described in the Special Warranty

Deed to Gramex Retail Stores, Inc., a Delaware Corporation recorded November 24, 1999 in Deed Book 4356 Page 2907 being on the North right of way line of Collinsville Road described in the Deed for Dedication of Right of Way to the State of Illinois Division of Highways, recorded June 11, 1932 in Deed Book 674 Page 614; thence on an assumed bearing of North 01 Degree 02 Minutes 38 Seconds West on the West line of said Gramex Retail Stores, Inc., tract of land 3.50 feet; thence North 87 Degrees 22 Minutes 02 Seconds East 338.71 feet to the West line of U.S. Survey 514, Claims 572 and 573; thence South 11 Degrees 41 Minutes 06 Seconds West on said West line 3.61 feet to said North right of way line of Collinsville Road; thence South 87 Degrees 22 Minutes 02 Seconds West on said right of way line 337.91 feet to the point of beginning, said exception herein described contains 0.0272 acre or 1,184 square feet, more or less.

FURTHER EXCEPTING THEREFROM that portion of real estate described as follows:

Beginning at an iron pipe found at the northwest corner of a tract of land deeded to Meieer, LLC as described in a deed recorded as Document No. 2009R54865 in the Madison County Recorder's Office, said Point recorded as being 845 feet north of the intersection of the east line of Arnold Street as shown on the plat of Valley View Park Subdivision (Plat Book 14, Page 29) and the (former) north right of way line of U.S. Route 40 (Collinsville Road); thence on the east line of said Arnold Street, North 1 degree 01 minute 17 seconds West, 20.01 feet to an iron pin set; thence North 87 degrees 21 minutes 02 seconds East, 749.88 feet to an iron pin set; thence North 1 degree 00 minute 58 seconds West, 32.49 feet to an iron pin set on the north line of an AT&T Wireless PCS, Inc. lease site as established by a memorandum of lease recorded In Book 4214, Pages 188 through 192 in the Madison County Recorder's Office; thence on the north line of the said lease site, North 87 degrees 23 minutes 06 seconds East, 117.55 feet to an iron pin found; thence on the east line of the said lease site, South 2 degrees 37 minutes 51 seconds East, 89.87 feet to an iron pin found; thence on the South line of the said lease site, South 87 degrees 23 minutes 06 seconds West, 120.08 feet to an iron pin found on the east line of the aforementioned Meieer, LLC tract; thence on the east line of the said Meieer, LLC tract, North 1 degree 00 minute 58 seconds West, 37.41 feet to an iron pin found at the northeast corner thereof; thence on the north line of the said Meieer, LLC tract, South 87 degrees 21 minutes 02 seconds West, 749.88 feet to the point at beginning.

Said easement strip being illustrated in Exhibit "A"

PIN 13-1-21-31-00-000-008.002

together with all rights reasonably implied by and incidental to the exercise and enjoyment of said easement rights, including without limitation the right of ingress and egress to and over the above described easement area and premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim, control, cut and remove, or cause to be removed, at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, over-hanging branches and other obstructions upon, over and under the surface of said easement area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder, or endanger the safety of, said facilities; and the right to license, permit or otherwise agree to the use or occupancy of said easement or any portion thereof of said facilities by any other person, association or corporation for the purposes hereinabove set out; and with the further right to remove at any time and from time to time any or all of the said line or lines, and appurtenances thereto, located upon, over, across or under said land by virtue hereof.

Grantee shall be responsible for actual damages occurring on the herein described property as a result of the construction, operation, maintenance or repair of Grantee's facilities and shall reimburse the owner thereof for such loss or damages. Grantee shall not be responsible for any indirect, consequential or punitive damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the above-described land and has full right and authority validly to grant

this easement, (2) that Grantee may quietly enjoy the premises for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the easement rights hereinabove conveyed.

IN WITNESS WHEREOF, CITY OF COLLINSVILLE has caused these presents to be signed by its Mayor.

CITY OF COLLINSVILLE

By: \_\_\_\_\_  
Name: John Miller  
Title: Mayor

STATE OF ILLINOIS

COUNTY OF \_\_\_\_\_ } SS

I, the undersigned, a Notary Public, in and for said County and State aforementioned, do hereby certify that John Miller, personally known to me to be the Mayor of CITY OF COLLINSVILLE, a municipal corporation, and Kim Wasser, personally known to me to be the City Clerk of said municipal corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged under oath that as such Mayor and City Clerk of said municipal corporation, they signed and delivered the said instrument as Mayor and City Clerk and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the City Council of said municipal corporation as their free and voluntary act and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016.

\_\_\_\_\_  
Notary Public

Prepared by: Ameren Real Estate

Return to: Daniel McCarthy  
2600 N. Center Street  
Maryville, IL 62062-0378

djm  
WR# IPMN108377  
Lat: 38.66266  
Lng: -90.02506  
01/19/17

