

**TRACT:** RI-0011  
**TITLE HOLDER:** Curtis W. & Denise R. Coyne Trust  
**MAILING ADDRESS:** 916 127<sup>th</sup> Ave W  
Milan, IL 61264  
**MORTGAGE LIENS:** Wayne & Cheryl Coyne  
**TENANT:** None  
**OTHERS:** None

**PROPERTY LEGAL DESCRIPTION**

Tract II:

Part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Eleven (11), Township Sixteen (16) North, Range Two (2) West of the Fourth Principal Meridian, County of Rock Island, State of Illinois, more particularly described as follows:

Commencing at a five-eighths inch rebar with cap number 2279 found at the intersection of the South Right-of-Way of F.A.S. Route 1205 (formerly known as S.B.I. Route 3) (Illinois Route 94-192) and the East line of the West Half of said Southwest Quarter; thence North 89 degrees 59 minutes 56 seconds West along said South Right-of-Way line, a distance of 239.67 feet to the Point of Beginning; thence South 00 degree 08 minutes 06 seconds East, a distance of 138.78 feet; thence North 89 degrees 57 minutes 24 seconds West, a distance of 375.00 feet to the Southerly extension of the West line of that parcel conveyed and recorded as Document Number 97-11703 in the Rock Island County Recorder's Office; thence North 00 degree 08 minutes 06 seconds West along the Southerly extension of said West line, a distance of 7.56 feet to the South line of said parcel; thence South 89 degrees 59 minutes 56 seconds East along said South line, a distance of 295.00 feet to the East line of said parcel; thence North 00 degree 08 minutes 06 seconds West along said East line, a distance of 130.94 feet to said South Right-of-Way line; thence South 89 degrees 59 minutes 56 seconds East along said South Right-of-Way line, a distance of 80.00 feet to the Point of Beginning.

The above-described real estate contains 13,361 square feet, more or less. For the purpose of this description, the South Right-of-Way line of F.A.S. Route 1205 has an assigned bearing of North 89 degrees 59 minutes 56 seconds West.

EXCEPTING FROM the above Tract, that part Deeded to Department of Transportation, State of Illinois, shown in Order recorded December 23, 1997 as document number 97-29998 and rerecorded January 9, 1998 as document number 98-00638.

### **ELECTRIC TRANSMISSION EASEMENT LEGAL DESCRIPTION**

An Electric Line Easement, through, over and across that part of the above described "Premises", lying northeasterly of the following described line:

Commencing at the northwest corner of said West Half of the Southwest Quarter; thence South 88 degrees 28 minutes 13 seconds East, assuming bearing along the north line of said West Half of the Southwest Quarter a distance of 1030.66 feet; thence South 25 degrees 48 minutes 32 Seconds East, a distance of 58.09 feet to the north line of the above described "Premises" and the point of beginning of the line to be described; thence continuing South 25 degrees 48 minutes 32 seconds East, a distance of 44.15 feet more or less to the east line of said "Premises" and said line there terminating.

### **THE EASEMENT RIGHTS BEING SOUGHT ARE AS FOLLOWS:**

1. A perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, towers, wires, including other necessary equipment incident thereto (collectively "facilities") upon, over, along, and across certain property described below, together with the right to survey the property and the right to trim, cut down, and remove such trees, brush, saplings, and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines upon, over, along, across, adjacent to and overhanging the premises as described on the attached Attachment "A" ("easement area"), and by this reference made a part hereof, together with the right to extend to any other party the use, jointly with the Grantee, of any structure(s) placed pursuant to the terms hereof, such lines to form a part of an electric distribution and transmission system and including the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement.
2. Grantee shall have the irrevocable right to survey the property, to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees or other vegetation growing in or adjacent to said easement area which, in the judgment of Grantee, may interfere with or endanger said facilities; and to install access gates to said easement area in the fences on the property of Grantor.
3. Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the facilities, (except for damage to property placed subsequent to the granting of this easement), that Grantee determines interferes with the operation and maintenance of the facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the easement area is expected and not considered damage to the Grantor.

4. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other inflammable materials shall be deposited, or accumulated or burned within the easement area.
  
5. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to fences, trees, plants, wells or other objects on the easement area described herein, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Illinois Commerce Commission.

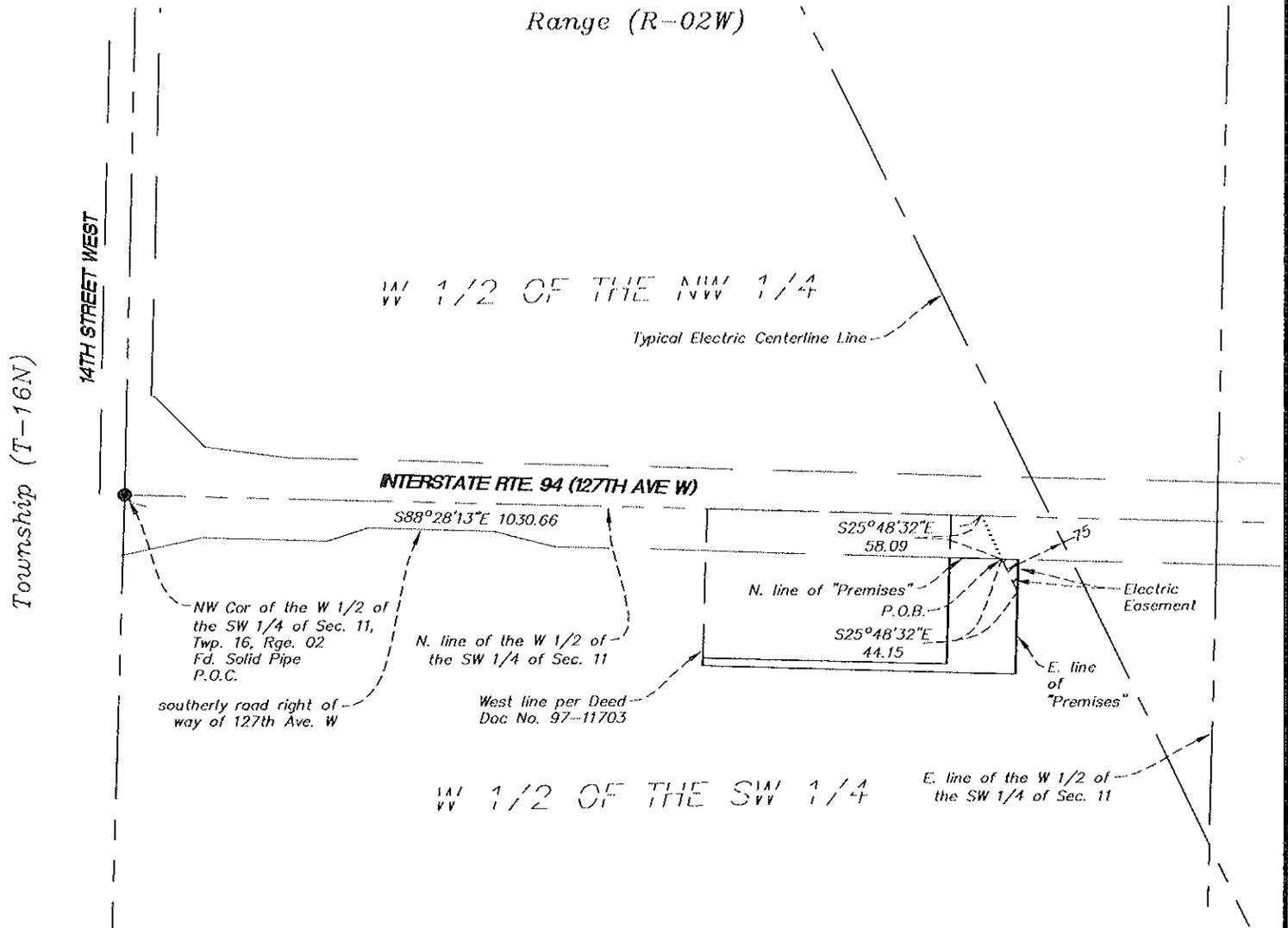
**OWNER**  
 CURTIS W. COYNE & DENISE  
 R. COYNE

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**EASEMENT AREA**  
 0.01± ACRES

**PROPERTY & EASEMENT  
 DESCRIPTIONS**  
 SEE SHEET 2 OF 2



**LEGEND**

- PARCEL BOUNDARY
- - - ELECTRIC LINE CENTERLINE
- - - SECTION LINE
- - - ROAD RIGHT OF WAY
- ▨ ELECTRIC LINE EASEMENT
- FND SECTION CORNER

*This survey and all of its dimensions and bearing are based on NAD 83 (HARN Adj.), Illinois State Plane West Zone, US Survey Feet. Ground coordinates must be calibrated to equate to dimensions shown in the area of the work taking place.*



**Westwood Professional Services, Inc.**  
 7699 Anagram Drive  
 Eden Prairie, MN 55344

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 FAX 952-937-5822  
 TOLL FREE 1-888-937-5150

www.westwoodps.com



**MIDAMERICAN ENERGY COMPANY**

**ROCK ISLAND COUNTY  
 SECTION 11, T-16N, R-02W**

|               |                  |
|---------------|------------------|
| DRAWN BY: SRS | DATE: 01/22/15   |
| CHECKED: CDH  | SCALE: 1" = 200' |
| APPROVED: CDH |                  |

Attachment A

RI-0011

**OWNER**

CURTIS W. COYNE & DENISE  
R. COYNE

Tract: RI-0011

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**EASEMENT AREA**

0.01± ACRES

**EXISTING PROPERTY DESCRIPTION (PREMISES):**

**TRACT II**

Part of the West Half of the Southwest Quarter of Section 11, Township 16 North, Range 2 West of the Fourth Principal Meridian, County of Rock Island, State of Illinois, more particularly described as follows: Commencing at a five-eighths inch rebar with cap number 2279 found at the intersection of the South Right-of-Way of F.A.S. Route 1205 (formerly known as S.B.I. Route 3) (Illinois Route 94-192) and the East line of the West Half of said Southwest Quarter; thence North 89 degrees 59 minutes 56 seconds West along said South Right-of-Way line, a distance of 239.67 feet to the Point of Beginning; thence South 00 degree 08 minutes 06 seconds East, a distance of 138.78 feet; thence North 89 degrees 57 minutes 24 seconds West, a distance of 375.00 feet to the Southerly extension of the West line of that parcel conveyed and recorded as Document Number 97-11703 in the Rock Island County Recorder's Office; thence North 00 degree 08 minutes 06 seconds West along the Southerly extension of said West line, a distance of 7.56 feet to the South line of said parcel; thence South 89 degrees 59 minutes 56 seconds East along said South line, a distance of 295.00 feet to the East line of said parcel; thence North 00 degree 08 minutes 06 seconds West along said East line, a distance of 130.94 feet to said South Right-of-Way line; thence South 89 degrees 59 minutes 56 seconds East along said South Right-of-Way line, a distance of 80.00 feet to the Point of Beginning. The above-described real estate contains 13,361 square feet, more or less. For the purpose of this description, the South Right-of-Way line of F.A.S. Route 1205 has an assigned bearing of North 89 degrees 59 minutes 56 seconds West. EXCEPTING FROM the above Tract, that part Deeded to Department of Transportation, State of Illinois, shown in Order recorded December 23, 1997 as document number 97-29998 and re-recorded January 9, 1998 as document number 98-00638.

**ELECTRIC LINE EASEMENT DESCRIPTION (EASEMENT AREA):**

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Commencing at the northwest corner of said West Half of the Southwest Quarter; thence South 88 degrees 28 minutes 13 seconds East, assumed bearing along the north line of said West Half of the Southwest Quarter a distance of 1030.66 feet; thence South 25 degrees 48 minutes 32 seconds East, a distance of 58.09 feet to the north line of the above described "Premises" and the point of beginning of the line to be described; thence continuing South 25 degrees 48 minutes 32 seconds East, a distance of 44.15 feet more or less to the east line of said "Premises" and said line there terminating.



*C. W. Morse*  
SIGNATURE  
1/22/15  
DATE

License expires 11-30-16

MIDAMERICAN ENERGY COMPANY

ROCK ISLAND COUNTY  
SECTION 11, T-16N, R-02W

DRAWN BY: SRS      DATE: 01/22/15

CHECKED: CDH      SCALE: N/A

APPROVED: CDH

Attachment A      RI-0011



Westwood Professional Services, Inc.  
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