

Prepared by:

City of Peoria
Public Works Department
Engineering Division
3500 N. Dries Ln
Peoria, IL 61604
(309) 494-8800

Mail tax statement and return to:

Owner of Record
1201 SW Washington Street
Peoria, IL 61602

PERMANENT EASEMENT

THIS INDENTURE WITNESSETH, that the Grantor, **The City of Peoria**, an Illinois Municipal corporation, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, and of the covenants and agreements herein expressed, the undersigned hereby grants a permanent easement for existing improvements, extending over, across, and through a portion of Washington Street and Spencer Street right of ways, being more particularly described in Exhibit A and Exhibit B hereto attached and made a part hereof, for the benefit of the adjoining property (i.e., lots 10, 11 and 12 in Block 60 in Balances Addition to the City of Peoria, County of Peoria and State of Illinois). This easement and the rights granted and obligations assumed herein are perpetual, shall run with the adjoining property and shall be binding upon and inure to the benefit of the adjoining property owner and its respective successors, assigns, tenants, employees, agents, customers, and invitees. This easement is appurtenant to the adjoining property and is not an easement in gross.

Affects PIN 18-09-358-002

IN WITNESS WHEREOF, the Grantor hereunto set their hand and seals this _____ day of _____, 2016.

CITY OF PEORIA, a
Municipal Corporation

ATTEST:

BY: _____
Patrick Urich
City Manager

Beth A. Ball
City Clerk

REVIEWED AND APPROVED:

BY: _____
Corporation Counsel

State of Illinois)
) SS
County of Peoria)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT Patrick Ulrich and Beth A. Ball, personally known to me to be the same person whose name they subscribed to the foregoing instrument as City Manager and City Clerk respectively of the City of Peoria, a municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such City Manager and City Clerk respectively, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered said instrument as a free and voluntary act for the uses and purposes therein set forth; and on their respective oaths stated that they were duly authorized to execute said instrument and that the seal affixed thereto is the seal of said corporation.

Given under my hand and notarial seal this _____ day of _____, 2016.

Notary Public

My Commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION

PERMANENT EASEMENT

A PERMANENT EASEMENT FOR EXISTING IMPROVEMENTS EXTENDING OVER, ACROSS AND THROUGH A PORTION OF WASHINGTON STREET AND SPENCER STREET RIGHT OF WAYS, FOR THE BENEFIT OF THE ADJOINING PROPERTY OWNER TO THE NORTHWEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

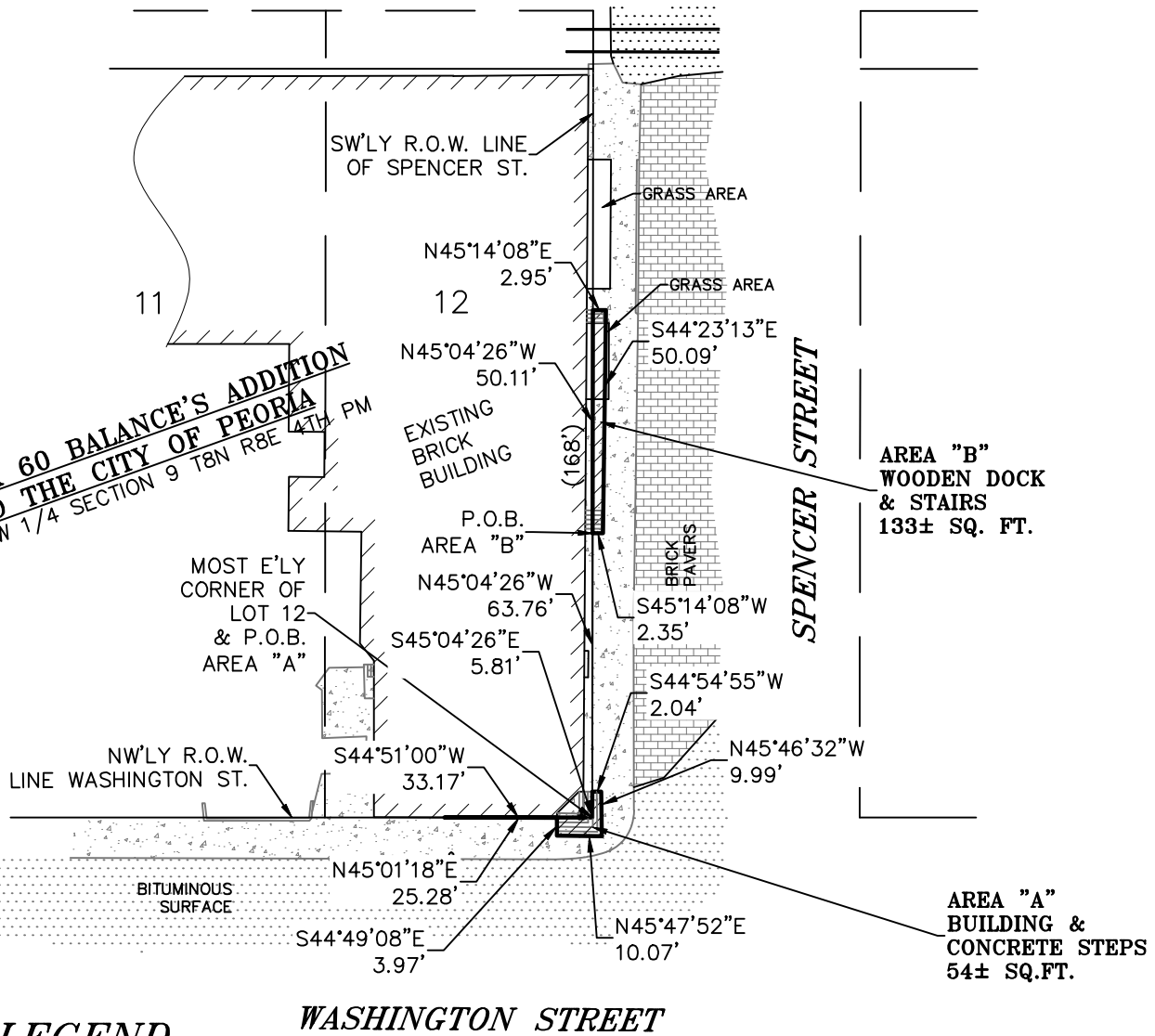
COMMENCING AT THE MOST EASTERLY CORNER OF LOT 12 IN BLOCK 60 OF BALANCE'S ADDITION TO THE CITY OF PEORIA, BEING A PART OF THE SW ¼ OF SECTION 9, T.8 N., R. 8 E. OF THE 4TH P.M., PEORIA COUNTY, ILLINOIS, AS THE POINT OF BEGINNING OF AREA "A" OF THE EASEMENT TO BE DESCRIBED; THENCE S44°51'00"W (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 33.17 FEET TO A POINT ON THE FACE OF AN EXISTING BRICK BUILDING; THENCE N45°01'18"E ALONG THE FACE OF SAID EXISTING BRICK BUILDING, A DISTANCE OF 25.28 FEET; THENCE S44°49'08"E ALONG THE FACE OF EXISTING CONCRETE STEPS, A DISTANCE OF 3.97 FEET; THENCE N45°47'52"E ALONG THE FACE OF SAID EXISTING CONCRETE STEPS, A DISTANCE OF 10.07 FEET; THENCE N45°46'32"W ALONG THE FACE OF SAID EXISTING CONCRETE STEPS, A DISTANCE OF 9.99 FEET; THENCE S44°54'55"W ALONG THE FACE OF SAID EXISTING CONCRETE STEPS, A DISTANCE OF 2.04 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPENCER STREET; THENCE S45°04'26"E ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SPENCER STREET, A DISTANCE OF 5.81 FEET TO THE POINT OF BEGINNING OF AREA "A",

AND ALSO, COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 12; THENCE N45°04'26"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SPENCER STREET, A DISTANCE OF 63.76 FEET TO THE POINT OF BEGINNING OF AREA "B" OF THE EASEMENT TO BE DESCRIBED; THENCE CONTINUING N45°04'26"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SPENCER STREET, A DISTANCE OF 50.11 FEET; THENCE N45°14'08"E ALONG THE FACE OF METAL STAIRS AND THE EXTENSION THEREOF, A DISTANCE OF 2.95 FEET; THENCE S44°23'13"E ALONG THE FACE OF A WOODEN DOCK AND THE EXTENSION THEREOF, A DISTANCE OF 50.09 FEET; THENCE S45°14'08"W ALONG THE FACE OF METAL STAIRS AND THE EXTENSION THEREOF, A DISTANCE OF 2.35 FEET TO THE POINT OF BEGINNING OF AREA "B",

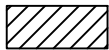
ALL SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

AFFECTS P.I.N. 18-09-358-002

NOTE: BEARINGS ARE FOR DESCRIPTION PURPOSES ONLY.

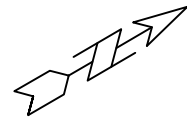


LEGEND

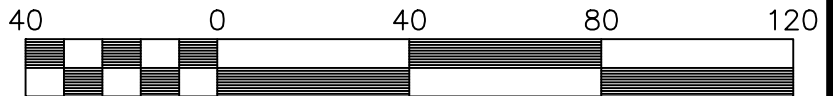


- EASEMENT AREA

P.O.B. - POINT OF BEGINNING



AFFECTS PIN 18-09-358-002



SCALE : 1" = 40'

ZUMWALT & ASSOCIATES, INC.

PROFESSIONAL ENGINEERS • REGISTERED LAND SURVEYORS
 1040 W. OLYMPIA DRIVE
 PEORIA, ILLINOIS • (309) 692-5074
 DESIGN FIRM REGISTRATION NO. 184-003189

CITY OF PEORIA
 PEORIA, ILLINOIS

JOB NO. 20,524

EXHIBIT B
PERMANENT EASEMENT PLAT