

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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99 OCT 28 AM 9:52

Chicago Title Insurance Company

9458 EEC DA

EASEMENT FOR UNDERGROUND ELECTRICAL LINES AND GAS MAINS

SIN 111555 Rev. 2-97

RECORDED
EASEMENT # _____
RECORDER

T.J. PROPERTIES, INC.

KNOW ALL MEN, That _____

hereinafter called "Grantor", for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, in hand paid to the Grantor, hereby grants and conveys to NORTHERN INDIANA PUBLIC SERVICE COMPANY, an Indiana corporation, hereinafter called "Grantee," and to its successors and assigns, an easement, right and authority, from time to time, to install, construct, maintain, operate, repair, replace, renew and remove: (a) underground ducts and conduits, (b) underground wires, cables, conductors, manholes and other necessary appurtenances, in such underground ducts and conduits, (c) foundations, located aboveground, for transformers and/or switch gear, with transformers and/or switch gear, located thereon, and meter pedestals with metering equipment and meters, where necessary in the sole judgment and discretion of Grantee herein, together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, for the purposes herein described, including the right of free ingress and egress to and from the strip of easement land, and over adjoining lands of Grantor, for the purposes mentioned herein, together with the right to excavate and refill ditches for trenches and the right to trim, or at Grantee's option, to cut down and remove from the premises hereinafter described and from the adjoining lands of Grantor, any trees or undergrowth or other obstructions which may, in the sole judgment of Grantee, endanger the safety of, or interfere with the use or enjoyment of said easement or any of Grantee's facilities, arising from the growth of trees or underground root systems or any other obstructions including the right to clear and keep cleared such obstructions from the surface and subsurface as may be necessary for the installation, maintenance or use of such facilities and the easement therein, and to operate by means thereof one or more line or lines for the transmission, distribution and delivery of electrical energy to the public in general, to be used for light, heat, power, telephone and other purposes, and to lay, install, inspect, maintain, operate, repair, replace and renew gas mains and a line or lines of pipe, and additional gas mains and lines of pipe from time to time for the transportation and distribution of gas to the public in general, with all necessary and convenient equipment, facilities, service pipes, lines and connections therefor and to operate by means thereof a system for such transportation and distribution of gas to be used for light, heat, power, and other purposes in, upon, under, across, above, along and over a strip of land or right of way situated in Section 27, Township 35 North, Range 8 West of the Second Principal Meridian, in the County of Lake State of Indiana, described as follows:

See Attached.

FILED

OCT 27 1999

PETER BENJAMIN
LAKE COUNTY AUDITOR

Any underground facilities of the Grantee shall be at least 24 inches below the surface of the soil, as the surface now exists.

Any damages to the crops, tile, fences or buildings of the Grantor on said right of way, or on lands of the Grantor adjoining the said right of way, done by the grantee in the construction, installation, repair, replacement or renewal of said underground ducts, conduits, cables, conductors, foundations for transformers and/or switch gear, transformers and/or switch gear, and metering equipment and meters, gas mains or equipment, shall be promptly paid by the Grantee. Patrolling said lines shall not constitute grounds for a claim for crop damage.

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The Easement Area is legally described as:

A strip of land in the North Half of the NE 1/4 of Section 27, Township 35 North, Range 8 West of the 2nd P.M. said strip being Fifteen (15.0) feet wide, lying Seven and one-half (7.5) feet on each side of a centerline and said centerline produced, said centerline being described as follows: Part of Lot 1 in Southlake Industrial Park beginning at a point on the East line of said NE 1/4, said point being 639.57 feet South of the Northeast corner of the NE 1/4 of said Section 27; thence West parallel with the North line of said Section 27 a distance of 40 feet to the true point of beginning; thence West parallel with the North line of said Section 27 a distance of 154.5 feet; thence North parallel with the East line of said Section 27 a distance 230.00 feet.

STOP

