

HARRIMAN UTILITY BOARD  
P.O. Box 434 300 N. Roane Street  
Harriman, TN 37748  
Phone: (865) 882-3242  
Fax: (865) 882-1024  
Web: [www.hub-tn.com](http://www.hub-tn.com)

July 11, 2013

Jimmy E. and Patricia E. Barnes  
290 Bobwhite Drive  
Crossville, TN 38555

RE: **Utility Easement Purchase**  
**CLT 36G-F, Parcel 005.00**

The Harriman Utility Board has a need to obtain a utility easement across your property at **645 Ruritan Rd.** The easement is necessary in order for HUB to provide improved utility service and reliability in your area. The proposed easement is shown on the attached Easement document "Exhibit A".

HUB will provide compensation in the amount of \$750.00 for the referenced permanent easement and damages. HUB and/or its Contractors will restore all areas disturbed during construction as described in the "Utility Easement" document at no cost to you. Upon completion of the work on your property, HUB and its Contractors will provide a one-year warranty for the site restoration.

HUB greatly appreciates your willingness to assist in providing improved utility service to you and your neighbors.

Payment will be made in full to the Owner within 30 days after acceptance of this offer by both the Owner and HUB. Once HUB records the documents with Roane County, a copy of the recorded documents will be mailed to the Owner.

This offer is made by:

Jimmy Stahl Date 7-11-13  
HUB Representative

This offer is accepted by:

Jimmy E. Barnes Date 7-16-13  
Jimmy E. Barnes

Patricia E. Barnes Date 7/16/13  
Patricia E. Barnes

Attachments

*Harriman Utility Board is an equal opportunity employer. To file a complaint of discrimination write:  
USDA, Director, Office of Civil Rights, Washington, DC 20250-9410.*



Prepared by: Harriman Utility Board  
P.O. Box 434 300 N. Roane St  
Harriman, TN 37748

Roane County, Tennessee  
CLT Map 36G-F  
Parcel 005.00

## <sup>1</sup> UTILITY EASEMENT

This Easement is entered into as of this 16 day of July, 2013, between Jimmy E. Barnes and wife, Patricia E. Barnes, (the "Owner") and the HARRIMAN UTILITY BOARD ("HUB"), an independent agency of the City of Harriman, Tennessee.

**FACTS:** The Owner owns the property described in the deed book and page or instrument number shown below which includes the property shown on Exhibit "A" (the "Easement Tract") and described on Exhibit "B". HUB desires to install utility facilities and lines on the Easement Tract. The Owner has agreed that HUB can have an easement across the Easement Tract for its utility facilities and lines owned and/or licensed by HUB. By executing this easement Owner acknowledges that HUB shall compensate the Owner an amount that the Owner agrees is a reasonable payment for the easement given to HUB under this Agreement. Based on all of the above, the Owner agrees as follows:

1. The Owner grants to HUB a permanent utility easement over, under and across the Easement Tract and agrees that HUB has the perpetual right to enter on the Easement Tract and to do those things that are necessary to place, construct, operate, repair, maintain, remove and replace on the Easement Tract one or more utility lines and related equipment and facilities that are owned and/or licensed by HUB. Unless noted otherwise on the Easement Tract, it is agreed that the Easement Tract shall include an additional temporary construction easement as required and necessary to install, replace and maintain the facilities and lines beyond the permanent easement as shown on Exhibit "A". The Owner also agrees, in addition, that HUB shall have reasonable access across Owner's property to reach the Easement Tract as may be needed.

2. The Owner understands and agrees that:

a. HUB has agreed that it will restore the Easement Tract and Temporary Construction Easement after it installs the utility lines. Trees, shrubbery and other vegetation located in the Easement Tract and Temporary Construction Easement may be removed by HUB during construction and HUB is not obligated to replace trees, shrubbery or other vegetation (other than grass) within the Easement Tract and Temporary Workspace that is removed or disturbed.

b. HUB has the right to keep the Easement Tract free and clear of buildings, trees, and anything else that interferes with the installation, maintenance and use of the utility lines on the Easement Tract.

c. Three (3) days before allowing any digging or other work on the Easement Tract, the Owner will notify the person(s) doing the work of the existence of this Agreement and will instruct the person doing the work that they must contact HUB prior to working.

d. The Easement Tract will not be used for anything that will interfere with or endanger the use and operation of the utility lines that are placed on the Easement Tract. No permanent structure will be erected on the Easement Tract.

e. The ground level of the Easement Tract will not be changed without HUB's written approval in advance. Approval shall not be unreasonably withheld by HUB.

3. The Owner will have the right to use and enjoy the Easement Tract for lawns, gardens, pastures, roads, parking lots, and any purpose that does not interfere with or endanger the use and operation of the utility lines installed on the Easement Tract by HUB. The Owner is only granting HUB an easement over, under and across the Easement Tract. The Easement Tract will continue to be owned by the Owner.

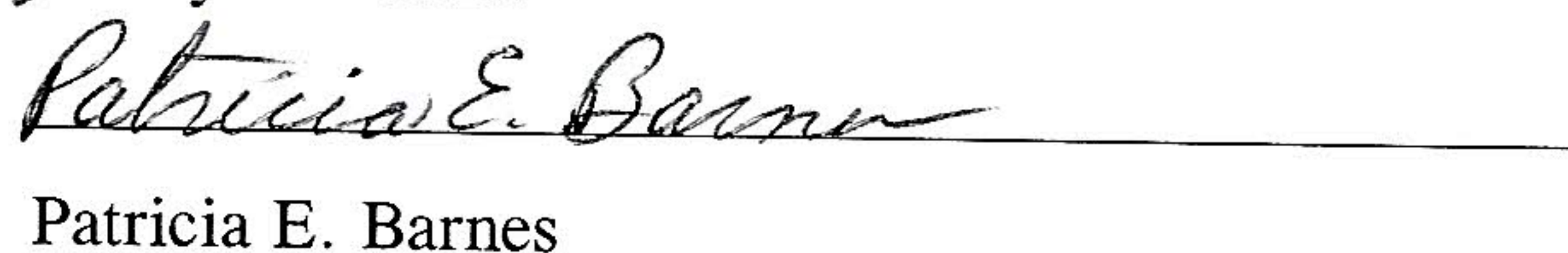
4. This Agreement is intended to be binding on and to benefit HUB and its successors and assigns and the Owner and its heirs, successors and assigns. In this Agreement, the singular shall include the plural, the plural the singular and the use of any gender is meant to refer to all genders.

5. Ownership of the property was determined by review of warranty deeds and tax records, and no title opinion nor any subordination of liens was obtained for this property. The Owner, by executing this Agreement, represents that he/she/they is the owner of the Easement Tract and has the exclusive right to receive the compensation paid by HUB and to grant the rights to HUB as set forth in this Agreement. The Owner agrees to defend and hold HUB harmless in the event of any legal or financial claim by any third party to such compensation or otherwise involving HUB's rights as set forth in this Agreement.

IN WITNESS WHEREOF, the Owner(s) has executed this instrument as of the day and year first written above.

"OWNER(s) "

  
Jimmy E. Barnes

  
Patricia E. Barnes

Property Reference:

Deed Book 1093  
Page 534



# GENERAL NOTES

- Easement is Located Within Property Owned by Jimmy E. Barnes and Wife, Patricia E. Barnes Under a Correction Warranty Deed Recorded in Deed Book 1093 at Page 534, Warranty Deed Recorded in Deed Book S, Series 17 at Page 587 and Warranty Deed Recorded in Deed Book H, Series 17 at Page 447 With Exception of an Order of Possession in Favor of the State of Tennessee Recorded in Deed Book 1377 at Page 366 and Deed Pending Recording. Reference to Records Found in the Office of the Register of Deeds for Roane County, Tennessee. Easement is Located on Parcel 5, Group "F" on Roane County Tax Map 36G.
- Easement is in Favor of Harriman Utility Board.
- North and Position is Tennessee Lambert Grid as Assumed From TDOT Project No. STP-29(58) Control Point 10 and Control Point 2. Coordinate Values are NAD/83(1995) and are Datum Adjusted (Extended) by the Factor 1.00009.
- Total of 0.059 Acs.± in Proposed Utility Easement.

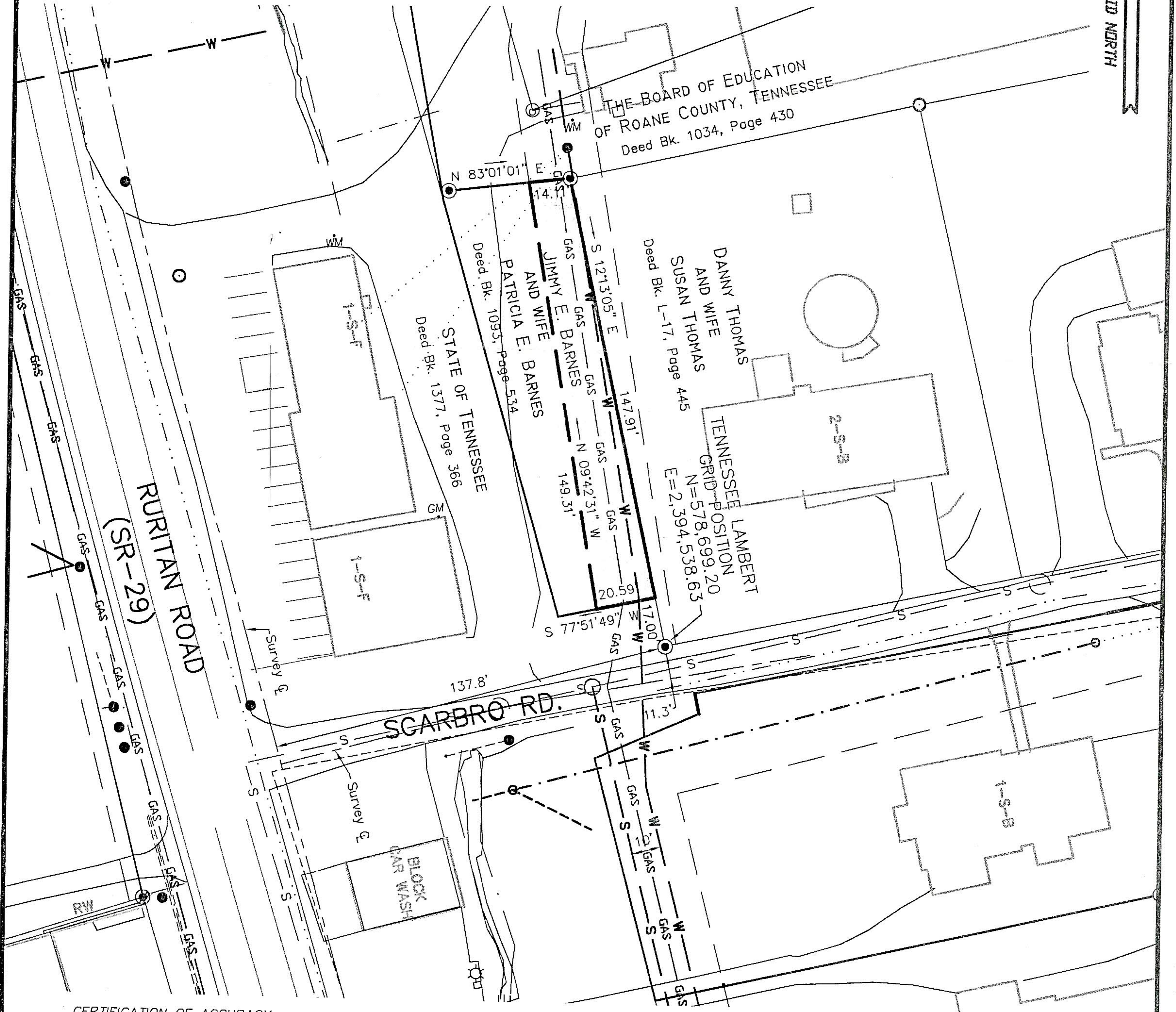
## MAP LEGEND

	Easement Line
	Proposed Gas Line
	Existing Gas Line
	Proposed Water Line
	Existing Water Line
	Existing Sanitary Sewer Line
	Proposed Sanitary Sewer Line
	Proposed Sanitary Sewer Manhole
	Iron Pipe (Found)
	Iron Pin (Found)
	Proposed Overhead Power Line
	Proposed Power Pole
	Existing Power Pole
	Existing Overhead Power Line

Note: North for This Survey and Map is Tennessee Lambert Grid North. Reference is North American Datum 1983(95). Distances Shown on this Map are Not Reduced to Grid Datum and No Geodetic Corrections were Applied.

TENNESSEE LAMBERT

GRID NORTH

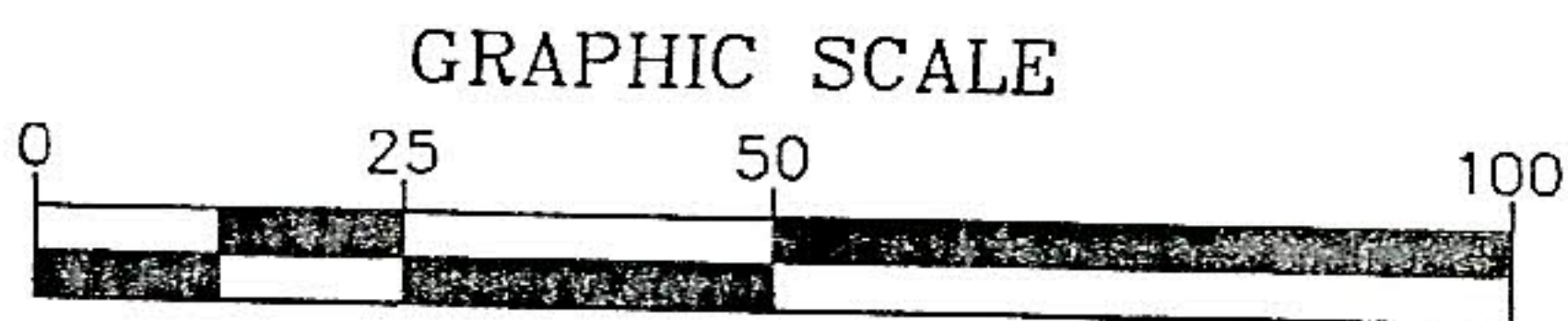
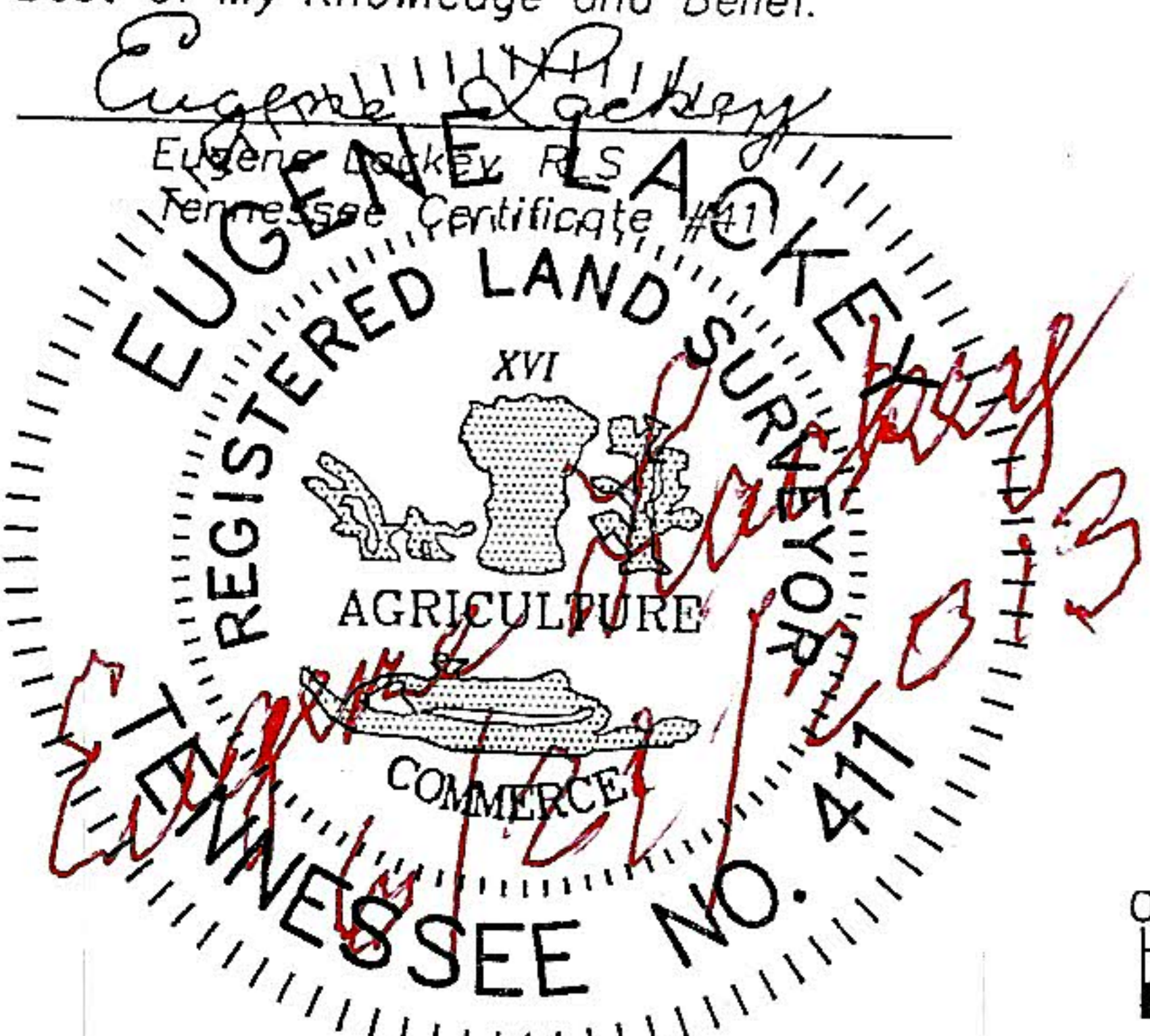


## CERTIFICATION OF ACCURACY

This is to Certify that the Property Surveyed is a "Category 2", Suburban and Subdivision Survey, with an Acceptable Linear Error of Closure Not to Exceed 1 in 7,500 and an Acceptable Angular Error of Closure Not to Exceed 25 Seconds Times the Square Root of the Number of Angles Turned. The Unadjusted Field Closure of the Survey Shown on this Map Does Meet or Exceeds Requirements.

## CERTIFICATION OF SURVEY

This is to Certify that I am a Registered Land Surveyor, Duly Licensed to Practice Surveying in the State of Tennessee and that I Have Made this Survey and Prepared this Map from Said Survey and that Both are True and Correct to the Best of My Knowledge and Belief.



**PROPOSED UTILITY EASEMENT FOR:**  
**HARRIMAN UTILITY BOARD**  
WITHIN THE CORPORATE LIMITS OF HARRIMAN  
FIRST CIVIL DISTRICT ~ ROANE COUNTY, TENNESSEE

SCALE: 1 INCH = 50 FEET  
DATE: JUNE 21, 2013

SURVEY BY:  
LACKEY AND ASSOCIATES, INC.  
214 MAIN STREET  
OLIVER SPRINGS, TN 37840  
PHONE: (865) 435-7663

DRAWING NO. 13-293



EXHIBIT "A"  
EASEMENT DESCRIPTION

Jimmy E. Barnes and wife, Patricia E. Barnes, residents of Roane County, Tennessee.

TO

Harriman Utility Board, with mailing address of 300 North Roane Street, Harriman, TN 37748, located in Roane County, Tennessee.

Easement situated in the First Civil District of Roane County, Tennessee and within the Corporate Limits of the City of Harriman, Tennessee and being located on the easterly side of Ruritan Road (Tennessee Highway 29) and the northerly side of Scarbro Road and being a non-exclusive utility easement which is more fully described by metes and bounds as follows:

Commencing on an iron pin (found) at an original corner of Danny Thomas and wife, Susan Thomas on the easterly side of Ruritan Road (Tennessee Highway 29), said point being located at 137.8 feet from the survey center line of the new relocation for Ruritan Road (Tennessee Highway 29) and at 11.3 feet from the survey center line for Scarbro Road and said point of commencement being further defined as located at Tennessee Lambert Grid Position North = 578,699.20 and East = 2,394,538.63; Then traverse, along common line of State of Tennessee (1377/366) with Danny Thomas and wife, Susan Thomas, North 12deg 13min 05sec West 17.00 feet to an unmonumented point, being the southeasterly corner of the easement as herein described at a new corner of Jimmy E. Barnes and wife, Patricia E. Barnes in a line of Danny Thomas and wife, Susan Thomas and being the point of Beginning; Thence, with the northerly line of Scarbro Road, South 77deg 51min 49sec West 20.59 feet to an unmonumented point at a corner of the easement as herein described in a line of new highway right of way; Thence, leaving Scarbro Road, with line interior to Jimmy E. Barnes and wife, Patricia E. Barnes (1093/534), North 09deg 42min 31sec West 149.31 feet to an unmonumented point in the common line of the Board of Education of Roane County, Tennessee with Jimmy E. Barnes and wife, Patricia E. Barnes; Thence, with line of the Board of Education of Roane County, Tennessee (1034/430), North 83deg 01min 01sec East 14.11 feet to an iron pin (found) at a corner of Jimmy E. Barnes and wife, Patricia E. Barnes with Danny Thomas and wife, Susan Thomas at a deflection in line of the Board of Education of Roane County, Tennessee; Thence, with line of Danny Thomas and wife, Susan Thomas (L-17/445), South 12deg 13min 05sec East 147.91 feet to the point of beginning. Containing 0.059 Acre (more or less) and being easement only.

The above as shown on a plat of survey by Lackey and Associates, Inc. of 214 Main Street, Oliver Springs, TN 37840, dated June 21, 2013 and designated as Drawing Number 13-293 with bearings being referenced to Tennessee Lambert Grid North and position being referenced to Tennessee Lambert Grid Position (NAD 1983-95) datum adjusted (extended) by a factor of 1.00009.

Easement is located within part of Parcel 5, Group "F" on Roane County Tax Map 36-G.

Easement is located within part of the same property acquired by Jimmy E. Barnes and wife, Patricia E. Barnes under a Correction Warranty Deed recorded in Deed Book 1093 at Page 534 in the Office of the Register of Deeds for Roane County, Tennessee.





HARRIMAN UTILITY BOARD STANDARD ACKNOWLEDGEMENT:

**Acknowledgement for One or More Persons**

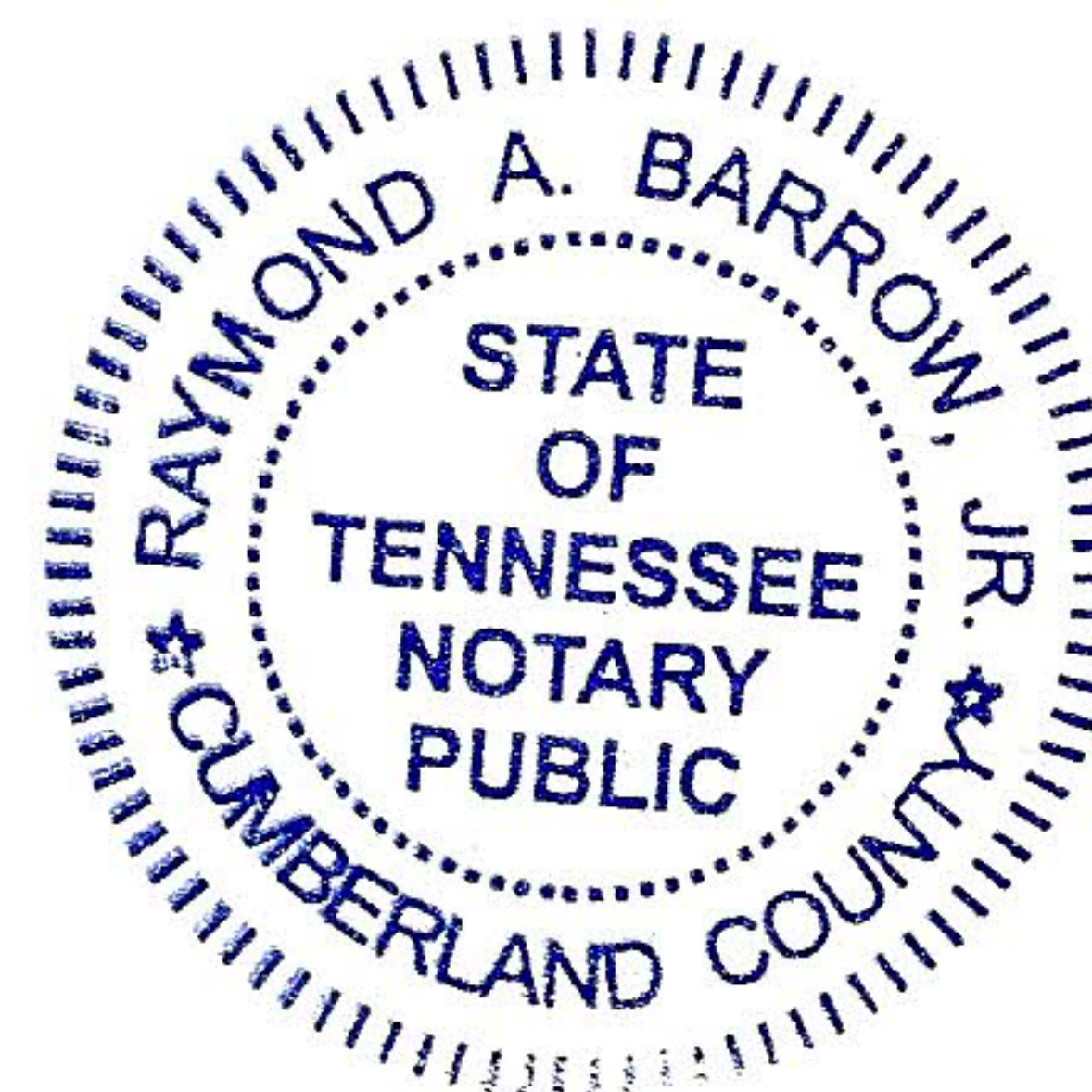
STATE OF TENNESSEE  
COUNTY OF ROANE)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared  
Jimmy E Barnes and Patricia E Barnes  
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who,  
upon oath, acknowledge that he/she the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of July, 2013.

Raymond A Barrow Jr.  
Notary Public

My commission expires: 11/3/2017



**Acknowledgement for One or More Persons**

STATE OF TENNESSEE  
COUNTY OF ROANE)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared  
\_\_\_\_\_  
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who,  
upon oath, acknowledge that he/she the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

My commission expires: \_\_\_\_\_

**BK/PG: 1475/994-997**  
**13005531**



4 PGS : AL - EASEMENT	
DENISE BATCH: 99888	08/05/2013 - 09:50 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, ROANE COUNTY  
**SHARON BRACKETT**  
REGISTER OF DEEDS