

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

Roane County, Tennessee
CLT Map 36B-F
Parcel 012.00

UTILITY EASEMENT

This Easement is entered into as of this 25 day of July, 20 13, between Robert N. Copeland, (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)"

Robert N. Copeland

Property Reference:

Deed Book W-18, Page 12

Deed Book U-19, Page 601

BK/PG: 1476/21-25

13005537

5 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	25.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE OF TENNESSEE, ROANE COUNTY
SHARON BRACKETT
REGISTER OF DEEDS

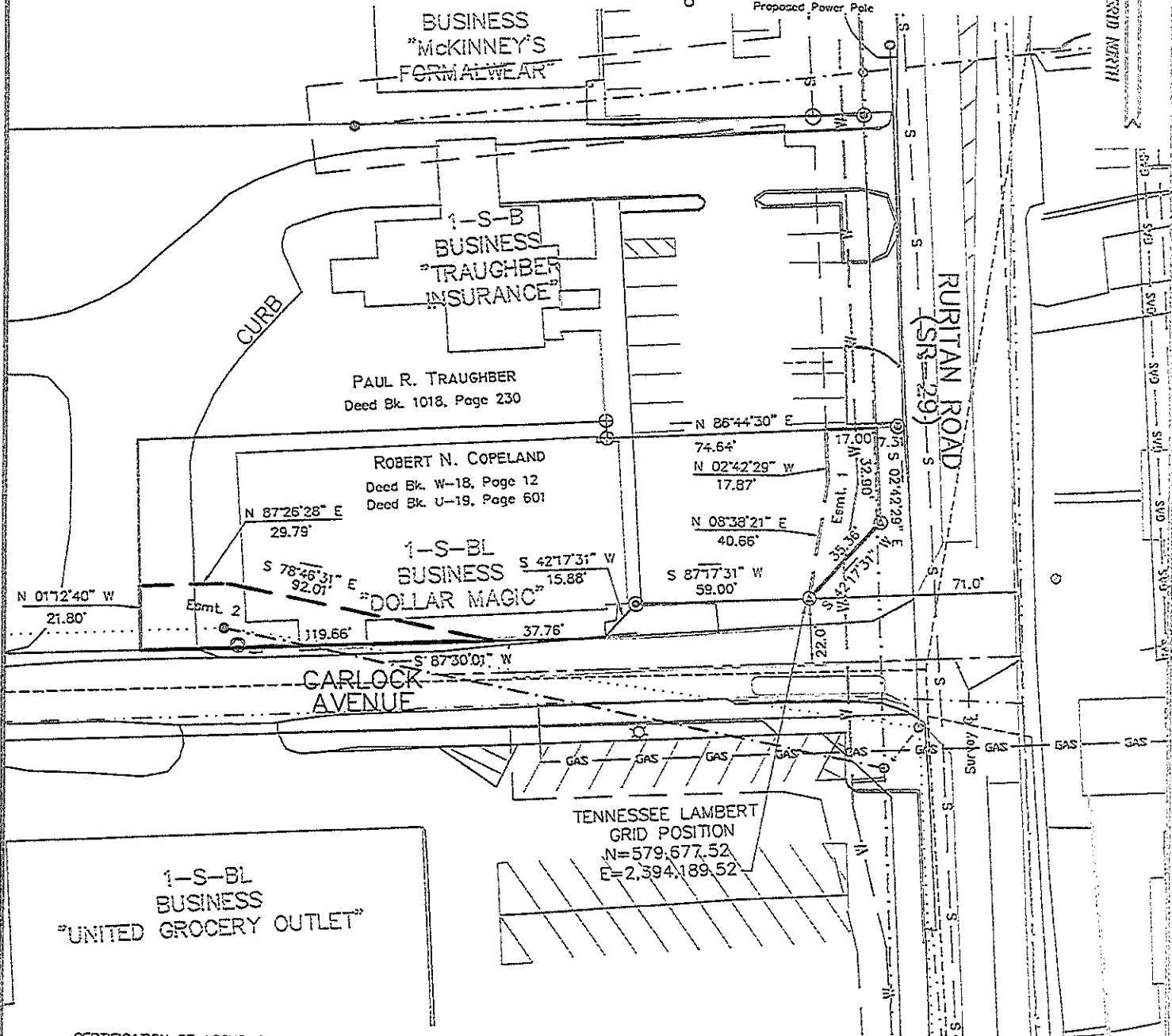
GENERAL NOTES

- Easement is Located Within Property Owned by Robert N. Copeland Under a Warranty Deed Recorded in Deed Book W, Series 18 at Page 12 and Under a Quit Claim Deed Recorded in Deed Book U, Series 19 at Page 601 With Exception of Order of Possession to State of Tennessee Recorded in Deed Book 1410 at Page 522. Reference to Records Found in the Office of the Register of Deeds for Roane County, Tennessee. Easement is Located Within Parcel 12, Group "F" on Roane County Tax Map 365.
- Easement is in Favor of Harriman Utility Board. Easement is Subject to Existing Improvements (Buildings).
- 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 0.056 Ac.± in Proposed Utility Easement. Easement 1 is 0.019 and Easement 2 is 0.037.

MAP LEGEND

- | | |
|---------|---------------------------------|
| — | Easement Line |
| — GAS — | Proposed Gas Line |
| --- | Existing Gas Line |
| — W — | Proposed Water Line |
| --- | Existing Water Line |
| — S — | Existing Sanitary Sewer Line |
| — S — | Proposed Sanitary Sewer Line |
| ○ | Proposed Sanitary Sewer Manhole |
| ⊙ | Iron Pipe (Found) |
| ⊕ | Iron Pin (Found) |
| ⊗ | X in Sidewalk (Found) |
| ⊙ | Magnoli (Found) |
| — | Proposed Overhead Power Line |
| ○ | Proposed Power Pole |

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.

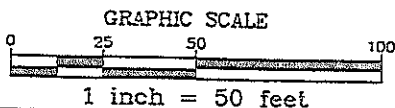


CERTIFICATION OF ACCURACY

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, Duty 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: JULY 23, 2012

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

Revision 2: December 7, 2012: Revised Easement 2.
DRAWING NO. 12-326-R2

EXHIBIT "A"
EASEMENT DESCRIPTION

Robert N. Copeland, resident of Roane County, Tennessee.

TO

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

Easements situated in the First Civil District of Roane County, Tennessee and within the Corporate Limits of Harriman, Tennessee on the westerly side of Ruritan Road (Tennessee Highway 29) and the northerly side of Carlock Avenue and being non-exclusive utility easements, subject to existing improvements which are more fully described by metes and bounds as follows:

EASEMENT ONE

Beginning on a magnail (found) in the northerly line of Carlock Avenue at 22.0 feet from the survey center line for Carlock Avenue and also being 71.0 feet from the survey center line for the new relocation of Ruritan Road (Tennessee Highway 29) at the intersection of a fillet for the intersection of Carlock Avenue with Ruritan Road and said beginning being further defined as located at Tennessee Lambert Grid Position North = 579,677.52 and East = 2,394,189.52; Thence, with line(s) interior to Robert N. Copeland (U-19/601 and W-18/12) as follows: 1.) North 08deg 38min 21sec East 40.66 feet to an unmonumented point; 2.) North 02deg 42min 29sec West 17.87 feet to an unmonumented point in a line of Paul R. Traughber; Thence, with a line of Paul R. Traughber (1018/230), North 86deg 44min 30sec East 17.00 feet to an unmonumented point in the westerly right of way line for Ruritan Road; Thence, with the westerly line of Ruritan Road (Tennessee Highway 29), South 02deg 42min 29sec East 32.90 feet to a magnail (found) at the intersection of a fillet for the intersection of Ruritan Road with Carlock Avenue; Thence, along the line of said fillet for the intersection of Ruritan Road with Carlock Avenue, South 42deg 17min 31sec West 35.36 feet to the point of beginning. Containing 0.019 Acre (more or less) and being easement only.

EASEMENT TWO

Commencing on a magnail (found) in the northerly line of Carlock Avenue at 22.0 feet from the survey center line for Carlock Avenue and 71.0 feet from the survey center line for the new relocation of Ruritan Road (Tennessee Highway 29) at the intersection of a fillet for the intersection of Carlock Avenue with Ruritan Road and the said commencement being further defined as located at Tennessee Lambert Grid Position North = 579,677.52 and East = 2,394,189.52; Then traverse, along the northerly line of Carlock Avenue as follows: 1.) South 87deg 17min 31sec West 59.00 feet to an iron pin (found); 2.) with an offset in right of way, South 42deg 17min 31sec West 15.88 feet to an unmonumented point; 3.) South 87deg 30min 01sec West 37.76 feet to an unmonumented point and being the point of beginning; Thence, from said beginning with the northerly line of Carlock

Avenue, South 87deg 30min 01sec West 119.66 feet to an unmonumented point, being a corner of the tract as herein described with Paul R. Traughber; Thence, with line of Paul R. Traughber (1018/230), North 01deg 12min 40sec West 21.80 feet to an unmonumented point; Thence, with line(s) interior to Robert N. Copeland (U-19/601 and W-18/12) as follows: 1.) North 87deg 26min 28sec East 29.79 feet to an unmonumented point; 2.) South 78deg 46min 31sec East 92.01 feet to point of beginning. Containing 0.037 Acre (more or less) and being easement only. The above described Easement Two is subject to an existing building.

The above as shown on a plat of survey by Lackey and Associates, Inc. of 214 Main Street, Oliver Springs, TN 37840, dated July 23, 2012 and revised on December 7, 2012 and designated as Drawing Number 12-326-R2 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.

Easements are located within part of Parcel 12, Group "F" on Roane County Tax Map 36B.

Easements are located within part of the same property acquired by Robert N. Copeland under a Warranty Deed recorded in Deed Book W, Series 18 at Page 12 and under a Quit Claim Deed recorded in Deed Book U, Series 19 at Page 601 with exception of an Order of Possession to the State of Tennessee recorded in Deed Book 1410 at Page 522. Reference is to records found 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)

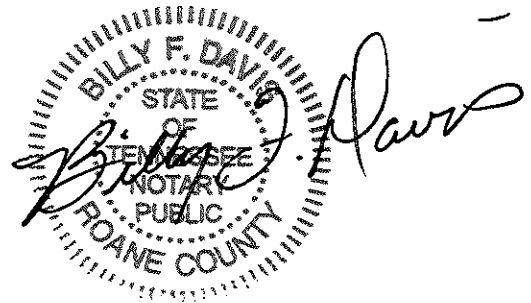
Before me, the undersigned authority, of the state and county aforesaid, personally appeared Robert N. Copeland Robert N. Copeland
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who,
upon oath, acknowledge that he/she the foregoing instrument for the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

WITNESS my hand and seal, at office, this 25 day of July, 2013.

MY COMMISSION EXPIRES:
APRIL 13, 2016

Billy F. Davis
Notary Public

My commission expires: April 13, 2016



Acknowledgement for One or More Persons

STATE OF TENNESSEE
COUNTY OF ROANE)

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