

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

Roane County, Tennessee  
CLT Map 36B-E  
Parcel 003.00, 004.00, 005.01

### UTILITY EASEMENT

This Easement is entered into as of this 8<sup>th</sup> day of November, 2012, between KF, LLC (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) "

  
KF, LLC

Property Reference:

Deed Book 1132  
Page 372

BK/PG: 1447/311-314  
12007545

4 PGS : AL - EASEMENT	
DENISE BATCH: 93180	11/19/2012 - 03:35 PM
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

**EXHIBIT "A"**  
**EASEMENT DESCRIPTION**

KF, LLC, a limited liability company, 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 Harriman, Tennessee and being located on the westerly side of Ruritan Road (Tennessee Highway 29) and the northerly side of State Street and being a non-exclusive utility easement which is more fully described by metes and bounds as follows:

Beginning on an iron pin (found) in the northerly margin of State Street, said point being located at 22.2 feet from the survey center line for State Street at a corner of KF, LLC with Donald Lombard and said beginning being defined as located at Tennessee Lambert Grid Position North = 580,632.08 and East = 2,393,794.09; Thence, with line of Donald Lombard (1247/787), North 12deg 32min 06sec West 10.44 feet to an unmonumented point in said line; Thence, with line(s) interior to KF, LLC (1132/372) as follows: 1.) North 75deg 03min 05sec East 189.17 feet to an unmonumented point; 2.) North 50deg 29min 55sec East 50.43 feet to an unmonumented point; 3.) North 25deg 00min 32sec West 112.71 feet to an unmonumented point in an existing alley or street (unnamed) running between South Roane Street and Ruritan Road; Thence, with a curve at the intersection of the southerly line of said alley with the westerly line of Ruritan Road, with a curve to right, along a radius of 15.00 feet for an arc length of 17.10 feet and having a chord of South 57deg 39min 46sec East 16.19 feet to an unmonumented point; Thence, with the westerly line of Ruritan Road, South 25deg 00min 32sec East 81.14 feet to an unmonumented point; Thence, with a curve at the intersection of the westerly line of Ruritan Road with the northerly margin of State Street, with a curve to the right, along a radius of 50.00 feet for an arc length of 66.93 feet and having a chord of South 13deg 20min 28sec West 62.05 feet to an unmonumented point; Thence, with the northerly margin of State Street as follows: 1.) South 77deg 31min 58sec West 111.68 feet to an iron pin (found); 2.) with an offset in line of street, South 12deg 21min 15sec East 4.97 feet to an unmonumented point; 3.) South 77deg 24min 48sec West 49.93 feet to an iron pin (found); 4.) South 77deg 29min 36sec West 49.89 feet to the point of beginning. Containing 0.096 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 July 23, 2012 and designated as Drawing Number 12-327 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 Parcels 3, 4 and 5.01 in Group "E" on Roane County Tax Map 36B.

Easement is located within the same property acquired by KF, LLC, a Limited Liability Company, under a Warranty Deed recorded in Deed Book 1132 at Page 372 in the Office of the Register of Deeds for Roane County, Tennessee.

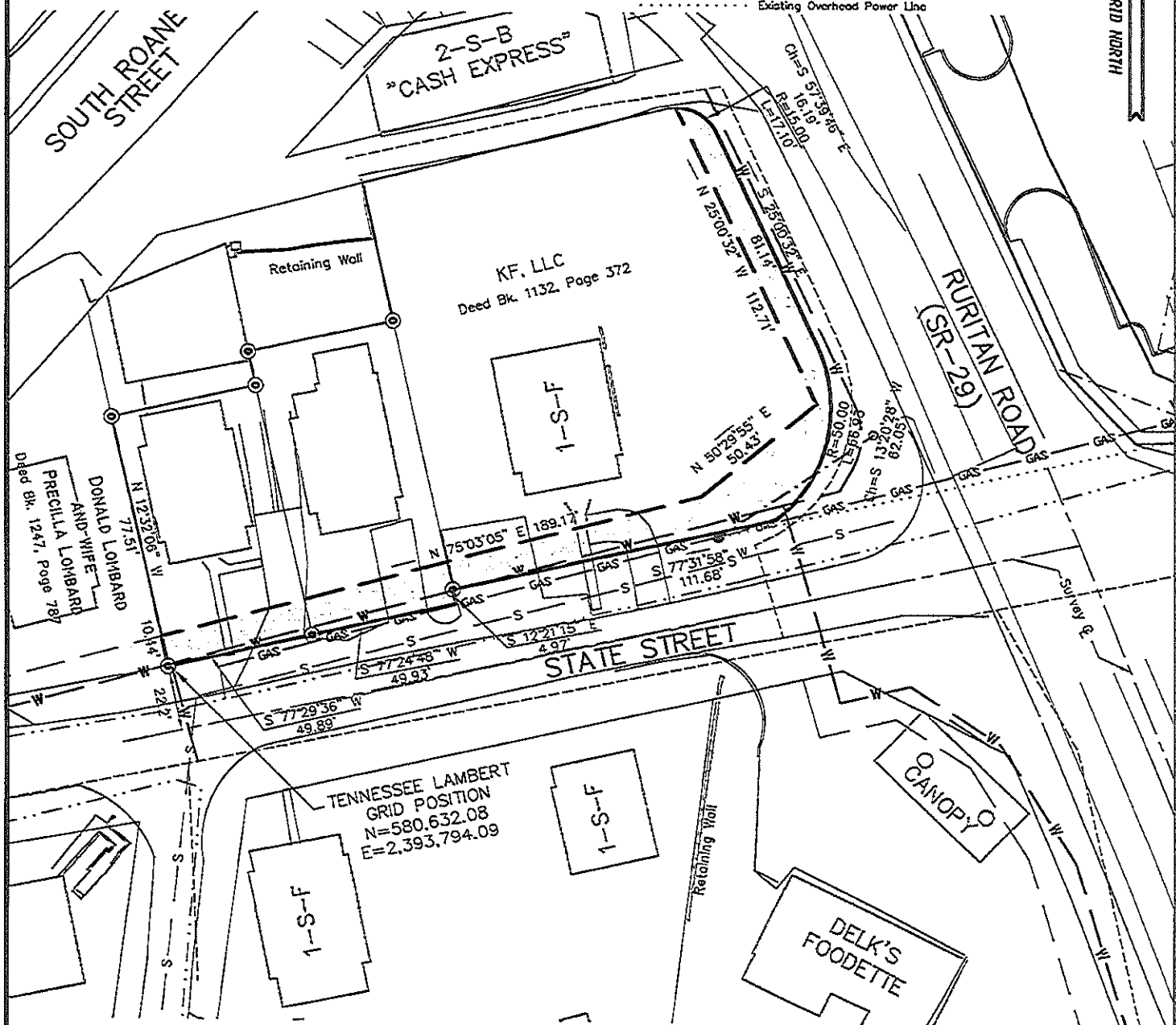
# GENERAL NOTES

- Easement is Located Within Property Owned by KF, LLC Under a Warranty Deed Recorded in Deed Book 1132 at Page 372, With Exception of Deed to State of Tennessee Recorded in Deed Book 1381 at Page 243. Reference to Records Found in the Office of the Register of Deeds for Roane County, Tennessee. Easement is Located Within Parcels 3, 4 and 5.01, Group "E" on Roane County Tax Map 368.
- 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 0.095 Acs.± in Proposed Utility Easement.

# 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)
- 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.



# 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.

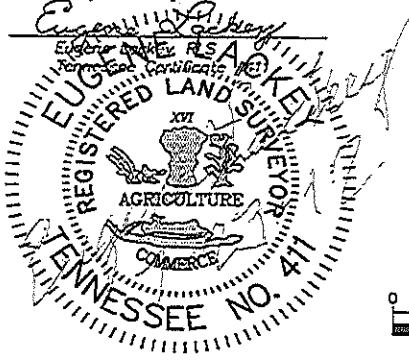
# PROPOSED UTILITY EASEMENT FOR: HARRIMAN UTILITY BOARD

WITHIN THE CORPORATE LIMITS OF HARRIMAN  
FIRST CIVIL DISTRICT ~ ROANE COUNTY, TENNESSEE

SCALE: 1 INCH = 50 FEET  
DATE: JULY 23, 2012

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

DRAWING NO. 12-327



HARRIMAN UTILITY BOARD STANDARD ACKNOWLEDGEMENT:

**Acknowledgement for Corporation**

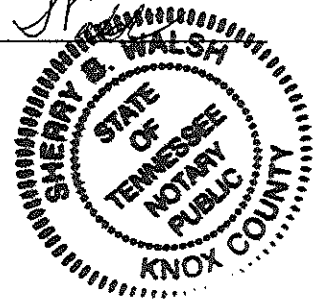
STATE OF TENNESSEE  
COUNTY OF ROANE)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Steve Kirkham  
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who,  
upon oath, acknowledged himself/herself to be the Chief manager  
of KF, LLC, a corporation, the within named bargainer,  
and that he/she as such officer, executed the foregoing instrument for the purposes therein contained by  
signing the name of the corporation by himself/herself as such officer.

WITNESS my hand and seal, at office, this 8<sup>th</sup> day of November, 2012.

Sherry B. Walsh  
Notary Public

My commission expires: 11-23-14



**Acknowledgement for Partnership**

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, acknowledged himself/herself to be a general partner of \_\_\_\_\_,  
a partnership, the within named bargainer,  
and that he/she as such general partner, executed the foregoing instrument for the purposes therein  
contained by signing the name of the partnership by himself/herself as its general partner.

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

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

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