

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

Roane County, Tennessee
CLT Map 36B-E
Parcel 001.00

UTILITY EASEMENT

This Easement is entered into as of this 25th day of July, 2013, between Tullock Enterprises, 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.

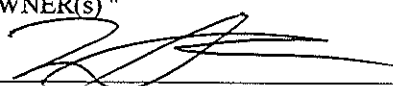
3. The Owner will have the right to use and enjoy the Easement Tract for lawns, gardens, pastures, roads, parking lots, and any purpose that does not interfere with or endanger the use and operation of the utility lines installed on the Easement Tract by HUB. The Owner is only granting HUB an easement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


Tullock Enterprises, LLC

Property Reference:

Deed Book 1463 Page 254

BK/PG: 1476/13-16

13005535

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

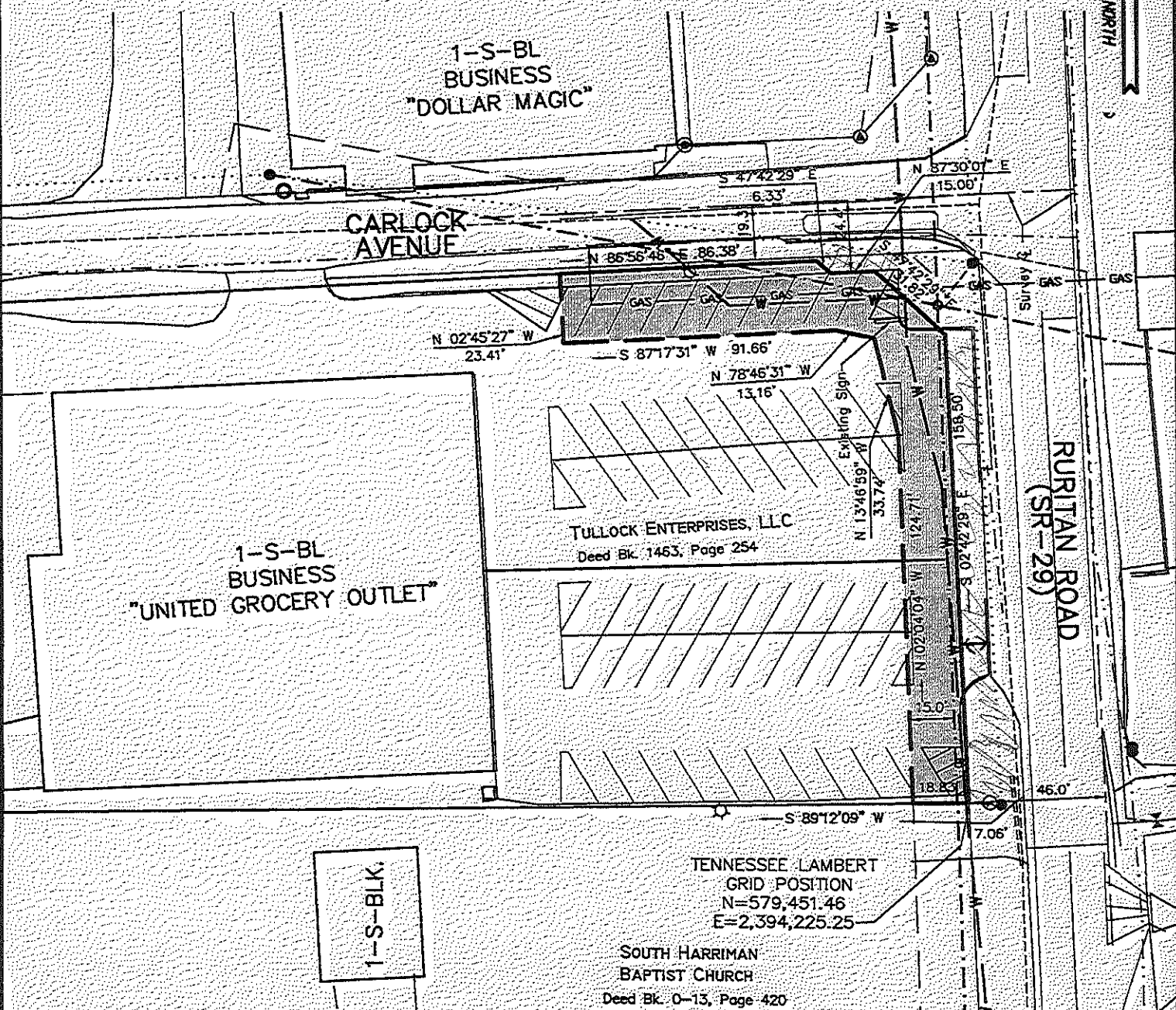
GENERAL NOTES

- Easement is Located Within Property Owned by Tullock Enterprises, LLC Under a Warranty Deed Recorded in Deed Book 1463 at Page 254 in the Office of the Register of Deeds for Roane County, Tennessee. Easement is Located Within Parcel 1, Group "E" on Roane County Tax Map 36B, Control 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 0.130 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)
- 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.

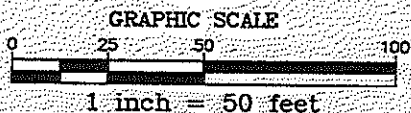
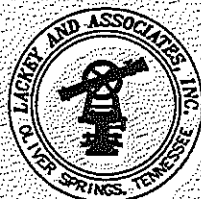
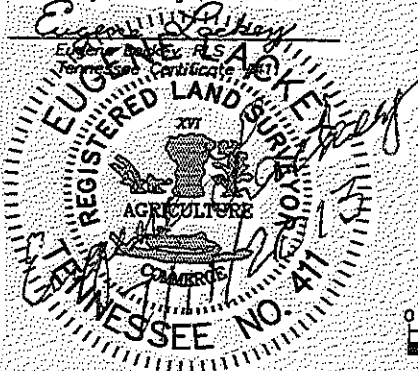


CERTIFICATION OF ACCURACY

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 a Solid 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 27, 2012

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

Revision 1: July 11, 2013; Revised Property Owner.

DRAWING NO. 12-341-R1

EXHIBIT "A"
EASEMENT DESCRIPTION

Tullock Enterprises, LLC, of McMinn 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 on the southerly side of Carlock Avenue, being a non-exclusive utility easement which is more fully described by metes and bounds as follows:

Beginning on an unmonumented point on the westerly side of Ruritan Road, said point being located at 46.0 feet from the survey center line of the new relocation for Ruritan Road (Tennessee Highway 29) at a corner of Tullock Enterprises, LLC with an original corner of South Harriman Baptist Church and said beginning being defined as located at Tennessee Lambert Grid Position North = 579,451.46 and East = 2,394,225.25; Thence, with an original line of South Harriman Baptist Church (O-13/420), South 89deg 12min 09sec West 18.83 feet to an unmonumented point in said line; Thence, with line(s) interior to Tullock Enterprises, LLC (1463/254) as follows: 1.) North 02deg 04min 04sec West 124.71 feet to an unmonumented point; 2.) North 13deg 46min 59sec West 33.74 feet to an unmonumented point; 3.) North 78deg 46min 31sec West 13.16 feet to an unmonumented point; 4.) South 87deg 17min 31sec West 91.66 feet to an unmonumented point; 5.) North 02deg 45min 27sec West 23.41 feet to an unmonumented point in the southerly line of Carlock Avenue; Thence, with the southerly line of Carlock Avenue as follows: 1.) North 86deg 56min 46sec East 86.38 feet to an unmonumented point; 2.) with an offset in right of way, South 47deg 42min 29sec East 6.33 feet to an unmonumented point; 3.) North 87deg 30min 01sec East 15.00 feet to an unmonumented point; Thence, with a line along the intersection of the southerly line of Carlock Avenue with the westerly line of Ruritan Road, South 47deg 42min 29sec East 31.82 feet to an unmonumented point; Thence, with the westerly line of Ruritan Road (Tennessee Highway 29), along a line 46 feet from and parallel with the survey center line for the relocation of Ruritan Road (Tennessee Highway 29), South 02deg 42min 29sec East 158.50 feet to the point of beginning. Containing 0.130 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 27, 2012 and revised to July 11, 2013 and designated as Drawing Number 12-341-R1 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 1, Group "E" on Roane County Tax Map 36B, Control Map 36G.

Easement is located within part of the same property acquired by Tullock Enterprises, LLC under a Warranty Deed recorded in Deed Book 1463 at Page 254 in the Office of the Register of Deeds for Roane County, Tennessee.

HARRIMAN UTILITY BOARD STANDARD ACKNOWLEDGEMENT:

Acknowledgement for Corporation

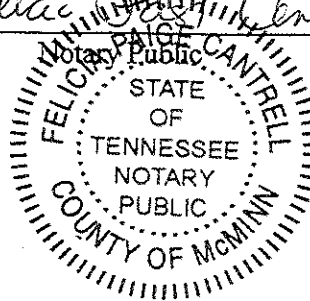
STATE OF TENNESSEE
COUNTY OF ROANE)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared
Michael Tuillo
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 President
of Bargain Barn Inc., 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 25th day of July, 2013.

Felicia Paige Cantrell

My commission expires: 10/20/14



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: _____