

1988

GRANT OF SEWER LINE EASEMENT

This Agreement made and entered into on the day and date hereinafter set forth by and between GARY R. MACDONALD and wife, BRENDA S. MACDONALD, Parties of the First Part, of Roane County, Tennessee, hereinafter sometimes referred to as "Grantors" and CITY OF HARRIMAN, TENNESSEE, for the use and benefit of the HARRIMAN UTILITY BOARD, Party of the Second Part, of Roane County, Tennessee, hereinafter sometimes referred to as "Grantee".

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, in hand paid, receipt of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee an easement described as follows:

Situated in the First (1st) Civil District of Roane County, Tennessee, and within the corporate limits of the City of Harriman, Tennessee, and identified on Roane County Property Assessor's Map as part of Tax Map No. 36-N, Group F, Parcel No. 27, Control Map 36-J, and being more particularly described as follows:

BEGINNING at approximate station 8+25 of the sewer survey base line "D", said point of beginning being in the boundary line between the subject owner and land now or formerly owned by Earle A. and Barbara Axmacher, from said point of beginning along the sewer survey base line a distance of 175 feet on a bearing of S 82 deg. 54 min. E to a stake, station 10+00, thence a distance of 330 feet on a bearing of N 69 deg. 29' E to a stake, station 13+30, thence a distance of 290 feet on a bearing of N 81 deg. 46' E to a stake, station 16+20, thence a distance of 250.3 feet on a bearing of S 21 deg. 46' 38" E to a stake, station 18+70.32, thence a distance of 10 feet to an approximate station equation 18+80.32 back = station 18+70 ahead, thence a distance of 4 feet on a bearing of N 65 deg. 15' 28" E to approximate station 18+74 of the sewer survey base line "D" and in the right-of-way line between land owned by subject owner and Pine Ridge Road, said strip of land being 25 feet wide, extending 12.5 feet on the left side and 12.5 feet on the right side of said centerline, except where limited by property lines and containing 0.60 acres, more or less.

In addition, a temporary construction easement of 50 feet divided evenly on each side of the centerline, except where limited by property lines, shall exist for 450 days after the contract for the construction of the proposed line is executed or until the City of Harriman accepts the construction.

This instrument was prepared by:  
George H. Lockett, Attorney  
P.O. Box 436, 315 Devonia St.  
Harriman, TN 37748

Being a part of the same property conveyed to Parties of the First Part by Warranty Deed dated December 9, 1988, executed by Sally M. Evans, widow, and recorded on December 19, 1988, in Deed Book A-18, page 323, Office of the Register for Roane County, Tennessee.

The within conveyance is a perpetual easement on, over, under and across the aforescribed strip of land for the purpose of installing, operating and maintaining, including the rights of ingress and egress, of an eight inch (8") sanitary sewer collection line and all appurtenances thereto.

It is further mutually agreed as follows:

1. Trees to be cut or removed in conjunction with construction will be given to owners of land.

2. All fences will be repaired to as good condition as before.

3. Party of Second Part, or its agents, will save harmless Parties of First Part from any damage, if any, to persons or property caused by construction of the sewer line.

4. Areas now in grass will be refinished and reseeded.

Grantors reserve the right to use said easement area for any other purpose which will not interfere with the safe and proper installation, operation, maintenance, alteration, repair, replacement or removal of the facilities of Grantee. Grantors certify that they are the owners of the property described and have a good and perfect right to enter into this Agreement and will defend the title to said property against the lawful claims of all persons whomsoever.

Sovran Bank Eastern, Oak Ridge, Tennessee, joins in this conveyance for the purpose of consenting to said easement due to its interest in said property by virtue of Deed of Trust dated December 9, 1988, executed by Parties of the First Part to E. L. Joyce, Trustee, and recorded on December 19, 1988, in Trust Book 441, page 32, Roane County Register's Office.

Wherever herein a singular designation is made for more than one Grantor, it is agreed that all Grantors are included in said designation.



IN WITNESS WHEREOF, the Grantors herein have affixed their signatures on this instrument on this the \_\_\_\_\_ day of \_\_\_\_\_, 1989.

\_\_\_\_\_  
GARY R. MACDONALD

\_\_\_\_\_  
BRENDA S. MACDONALD

SOVRAN BANK EASTERN, OAK RIDGE, TN

BY: \_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF ROANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Gary R. MacDonald and wife, Brenda S. MacDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

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

My Commission Expires: \_\_\_\_\_

STATE OF TENNESSEE  
COUNTY OF ROANE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared \_\_\_\_\_, with whom I am personally acquainted, and who upon oath acknowledged \_\_\_\_\_ self to be the \_\_\_\_\_ of Sovran Bank Eastern, Oak Ridge, TN, the within named bargainor, a corporation, and that \_\_\_\_\_ as such \_\_\_\_\_, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by \_\_\_\_\_ self as \_\_\_\_\_.

Witness my hand and official seal at office this \_\_\_\_\_ day of \_\_\_\_\_, 1989.

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

My Commission Expires: \_\_\_\_\_