

GRANT OF EASEMENT

#266

THIS INDENTURE, made and entered into by and between the United States of America (hereinafter sometimes referred to as the "Grantor"), acting herein by and through its legal agent, the Tennessee Valley Authority (hereinafter sometimes referred to as the "Authority"), a corporation created and existing under an Act of Congress, known as the Tennessee Valley Authority Act of 1933, as amended, and

CITY OF HARRIMAN

hereinafter called the "Grantee,"

WITNESSETH:

WHEREAS, Section 31 of the above mentioned Act of Congress authorizes and directs the Authority, as agent of the United States of America, to sell at public auction after due advertisement to the highest bidder any land purchased by the Authority in the name of the United States of America not necessary to carry out plans and projects actually decided upon; and

WHEREAS, no permanent dam, hydroelectric power plant, fertilizer plant, or munitions plant is located on the land hereinafter described, and the Board of Directors of the Authority has determined that the use of said land for the purposes hereinafter defined and subject to the exceptions hereinafter set forth, is not necessary to carry out any of its plans and projects actually decided upon; and

WHEREAS, the Authority pursuant to and in accordance with the provisions of said Act of Congress advertised a permanent easement on, over, under, and across the said land for sale at public auction; and

WHEREAS, pursuant to said advertisement said permanent easement was offered for sale at public auction on the 26 day of July, 1960, at eleven o'clock, A. M., at Harriman Utility Board, Harriman, County of Roane, State of Tennessee, and the terms of said sale having been cried for a reasonable time, and was finally struck off and sold to the Grantee for the sum of TWENTY-FIVE AND NO/100- - - - - Dollars (\$ 25.00), that being the highest and best bid made at said sale.

NOW, THEREFORE, in consideration of the premises and the full payment of the aforesaid bid, receipt whereof is hereby acknowledged, the Authority as legal agent for the United States of America does hereby bargain, sell, transfer, and convey unto the Grantee:

369

254
170

TRACT NO. KWBR-649S:

A permanent easement and right of way, subject to the exceptions, reservations, restrictions and conditions hereinafter set forth, for the following purposes, namely: the right to enter upon the hereinafter described land and in accordance with plans approved in advance and in writing by the Authority to dig, excavate, install, use, operate, maintain and repair a sewer line, and to remove and keep removed all buildings and any obstructions that would interfere with the installation, operation, maintenance or repair of said sewer line, all on, over, across and under each of three parcels of land located in the City of Harriman in the First Civil District of Roane County, State of Tennessee, on the northwest side of the Southern Railway, approximately 200 feet north of the mouth of the Barnett Branch Embayment of the Emory River Arm of Watts Bar Lake, each parcel lying on each side of the center line of a sewer pipe line location and being more particularly described as follows:

PARCEL NO. 1

Beginning at a point (Coordinates: N. 568,712; E. 2,433,079) where the center line crosses the southeast line of Beech Street and the boundary of the United States of America's land at survey station 24 + 97.2 on the center line of the sewer line location, said point being N. 42° 51' E., 1021 feet from US-TVA Monument 41-3-57 at the intersection of the southeast line of Beech Street with the southwest line of Hickory Street and at a corner in the boundary of the United States of America's land; thence with the United States of America's boundary and the southeast line of Beech Street N. 42° 51' E., approximately 70 feet to a point in a line 10 feet southeast of and parallel to the center line of the sewer line location; thence leaving the United States of America's boundary and Beech Street and with the line 10 feet southeast of and parallel to the center line of the location S. 34° 35' W., approximately 720 feet to a point diagonally opposite a P.I. at survey station 18 + 47.3; thence S. 41° 08' W., approximately 80 feet to a point; thence, leaving the line parallel to the center line of the sewer line location, N. 48° 52' W., 40 feet, passing the point of intersection of the line that is 10 feet northwest of and parallel to the center line of the sewer line location with a line that is 10 feet southeast of and parallel to the center line of a water pipeline at 20 feet, to a point in a line 10 feet northwest of and parallel to the center line of the water pipeline; thence with the line 10 feet northwest of and parallel to the center line of the water pipeline as it curves to the left in a northeasterly direction approximately along a bearing and distance of N. 43° 27' E., 115 feet to a point radially opposite a P.O.C. (Coordinates: N. 568,223; E. 2,432,724) on the center line of the water pipeline; thence continuing with the line 10 feet from and parallel to the center line of the water pipeline on a curve to the left approximately along the following bearings and distances: N. 38° 29' E. 50 feet and N. 34° 50' E. 420 feet to a point in the southeast line of Beech Street and in the boundary of the United States of America's land; thence with the United States of America's boundary and the line of Beech Street N. 42° 51' E., approximately 135 feet to the point of beginning, and containing 0.55 acre, more or less.

PARCEL NO. 2

A strip of land lying 10 feet on each side of the center line of the location for a sewer line, the center line of the location being described as follows: Beginning at a point where the center line crosses the northeast boundary of the land on which easement rights for a sewage pumping station are to be conveyed by the Tennessee Valley Authority in the name of the United States of America under the designation of Tract No. KWBR-628SP, said point being at survey station 14 + 69.3 on the center line of the location and being S. 48° 58' E., 7 feet from a metal marker (Coordinates: N. 567,897; E. 2,432,456) at the intersection of the said northeast boundary of the tract which extends from the metal marker on a bearing of S. 48° 58' E. with the northwest boundary of the tract which extends from the metal marker on a bearing of S. 50° 36' W., the strip being bounded on the southwest end by the said northeast and northwest boundaries of Tract No. KWBR-628SP; thence N. 41° 08' E., approximately 300 feet to a point in the southwest boundary of the above described Parcel No. 1 where the strip terminates.

The strip of land described above as Parcel No. 2 contains 0.14 acre, more or less.

PARCEL NO. 3

A strip of land lying 10 feet on each side of the center line of a sewer line location, the center line of the location being described as follows: Beginning at a point where the center line crosses the southwest boundary of the previously mentioned Tract No. XWBR-628SP at survey station 13 + 89.2 on the center line of the location, said point being S. 41° 08' W., 80.1 feet from the beginning point for the above described Parcel No. 2, the strip being bounded on the northeast end by the said southwest boundary, a line that bears N. 48° 58' W.; thence S. 41° 08' W., 58.8 feet to a point in an offset line in the northwest line of the right of way for the Southern Railway, the strip being bounded on the southwest end by the said offset line, a line that bears N. 49° 09' W.

The strip of land described above as Parcel No. 3 contains 0.03 acre, more or less. 370

The land described above as comprising three parcels contains 0.72 acre, more or less.

Furthermore, the right to construct and maintain a water pipeline over Parcel No. 1 of the right of way hereinabove described.

The positions of corners and directions of lines are referred to the Tennessee Coordinate System. The boundary marker designated "US-TVA Monument" is a concrete monument capped by a bronze tablet imprinted with the given number.

The above described land was acquired by the United States of America by virtue of the following deeds, which are of record in the office of the Register for Roane County, Tennessee:

From Lizzie Laykins et al dated June 11, 1941, recorded in Book of Deeds U, Volume 5, Page 53; and

From J. A. Pierce et ux dated January 9, 1942, recorded in Book of Deeds V, Volume 5, Page 170.

It is understood and agreed that the easement on, over, across and under the above described land is conveyed subject to such rights as may be vested in third parties to a right of way for a telephone line and a right of way for a sewer line.

It is understood and agreed that the easement on, over, across and under the above described land shall not be in derogation of but subject to the paramount rights of the United States of America and the Tennessee Valley Authority to construct, maintain, use and repair an electric power transmission line.

It is expressly understood and agreed that there are excepted from this conveyance and specifically reserved to the Grantor, and its assigns, the permanent and paramount right to temporarily and intermittently flood that portion of the land affected by the above-described easement and right of way which lies below the 768-foot contour elevation by virtue of the erection and operation of any dam or dams across the Tennessee River and its tributaries, and the further right to temporarily and intermittently flood any portion of any road providing access to the area affected by the easement and right of way conveyed hereby which lies below the 768-foot contour elevation.

The easement herein described is conveyed subject to and shall not in any way interfere with the paramount rights of the Tennessee Valley Authority and the United States of America to conduct the Authority's statutory programs for river control and development, including, but without limitation by reason of lack of specific enumeration, the Authority's right to do anything it deems necessary or desirable to promote public health, flood control, navigation, and other essential programs.

THE GRANTEE, in accepting this Grant of Easement, covenants for itself, its successors and assigns, and agrees to and with the Grantor that the following shall constitute real covenants which shall attach to and run with the above described easement and shall be binding upon anyone who may hereafter come into ownership thereof, whether by purchase or succession:

- (1) In the interest of public health and sanitation and in order that the land above described and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public uses of Grantor's reservoir waters and shorelands, it will not use the above described easement for any purpose that would result in the draining or dumping into the reservoir of any refuse, sewage, or other material which might tend to pollute the waters of said reservoir.
- (2) The Grantor, its successors, agents, or assigns shall not be liable for any loss or damage to the above described easement or any improvement located thereon due to erosion or soakage of the land as a result of wave action, fluctuation of water levels, or other causes.
- (3) The pipelines will be installed and maintained with adequate protective covering and proper grading so as not to create an undue hazard to persons or property or to obstruct TVA use of rights of way which normally include passage of heavy vehicles along the transmission lines; and that the Grantee will notify the TVA Area Operating Office at Knoxville in sufficient time prior to the use of cranes or other machines, or the use of explosives in the vicinity of transmission lines, so that necessary precautionary measures can be taken to minimize hazards to lines and to workmen.

TO HAVE AND TO HOLD said easement unto the Grantee, its successors and assigns, forever.

371

And the Authority does hereby covenant that the United States of America is seized and possessed of the above described land; that the Authority as legal agent of the United States is duly authorized to convey the above described and defined easement on, over, across, through, or under the same; that said land is free and clear of liens and encumbrances; and that, subject to the exceptions, conditions, restrictions and/or limitations expressly mentioned above, it will warrant and defend the title thereto against the lawful demands of all persons claiming by, through or under the United States of America, but not further or otherwise.

IN WITNESS WHEREOF, the Tennessee Valley Authority, acting herein as legal agent of the United States of America, and being duly authorized to do so, has caused this instrument to be executed, in the name of the United States of America, by its authorized officers, and its corporate seal to be hereunto affixed this the 26 day of July, 1960.

UNITED STATES OF AMERICA

BY TENNESSEE VALLEY AUTHORITY,
its legal agent

Attest:

John D. Rather
Assistant Secretary

By: Robert J. Coker
Chief, Land Branch

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On the 6 day of October, 1960, personally appeared before me Robert J. Coker and John D. Rather to me personally known, who, being by me duly sworn, did say that they are _____ Chief of the Land Branch and Assistant Secretary, respectively, of the TENNESSEE VALLEY AUTHORITY, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation, as legal agent for the UNITED STATES OF AMERICA, by authority of its Board of Directors; and the said Robert J. Coker and John D. Rather severally acknowledged said instrument to be the free act and deed of said corporation and of the UNITED STATES OF AMERICA.

WITNESS my hand and official seal at Chattanooga, Tennessee, this the day and year aforesaid.

William C. Watson, Jr.
Notary Public

WILLIAM C. WATSON, JR., NOTARY PUBLIC
AT LARGE FOR THE STATE OF TENNESSEE
MY COMMISSION EXPIRES: JAN. 14, 1962

My commission expires: January 14, 1962

TVA 2537-- Easement - 3KTM (LA-2-58)

STATE OF TENNESSEE, ROANE COUNTY. REGISTER'S OFFICE

The foregoing instrument and certificate were noted
in Note Book 4, Page 215-5 at 8:30 O'clock A. M. Oct. 25, 1960
and recorded in Deed Book 5, Series 8, Page 368
Witness my hand.

Marilyn Black
Register