

GRANT OF EASEMENT

A 252

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:

256
172

STATE OF TEXAS

THE undersigned, being duly sworn, depose and say that the within and foregoing is a true and correct copy of the original of the same as the same appears to him, and that he is a competent witness thereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of January, 1900.

Notary Public for Texas.

ATTEST:

Witness, before me, the undersigned, a Notary Public for Texas, the within and foregoing is a true and correct copy of the original of the same as the same appears to him, and that he is a competent witness thereon.

Witness, before me, the undersigned, a Notary Public for Texas, the within and foregoing is a true and correct copy of the original of the same as the same appears to him, and that he is a competent witness thereon.

Witness, before me, the undersigned, a Notary Public for Texas, the within and foregoing is a true and correct copy of the original of the same as the same appears to him, and that he is a competent witness thereon.

Witness, before me, the undersigned, a Notary Public for Texas, the within and foregoing is a true and correct copy of the original of the same as the same appears to him, and that he is a competent witness thereon.

TRACT NO. XWBR-549S:

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 strips of land located in the First Civil District of Roane County, State of Tennessee, on the southwest side of the Bullard Branch Embayment of the Emory River Arm of Watts Bar Lake, immediately northeast of Harriman and immediately west of the Southern Railway bridge across the said embayment, each of the strips being 20 feet wide, lying 10 feet on each side of the center line of a sewer line location, the center line of each strip being described as follows:

PARCEL NO. 1

Beginning at a point where the center line of a sewer line location crosses the boundary between the lands of the United States of America and H. F. McCarroll, said point being N. 41° 20' W., 2 feet from a metal marker (Coordinates: N. 569,839; E. 2,434,053) in the northwest line of Beech Street at a corner in the boundary of the United States of America's land, the strip being bounded on the southeast end by the United States of America's boundary, one segment of which extends from the said metal marker on a bearing of N. 41° 20' W. and the other segment (northwest line of Beech Street) extends from the metal marker on a bearing of N. 44° 19' E.; thence with the center line of the location by bearings and distances as follows:

N. 4° 26' E. 89 feet,

N. 22° 17' W. 143 feet,

N. 43° 23' W. 165 feet to a point in the southeast

boundary of a parcel of 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. XWBR-631SP, said point being S. 46° 40' W., 41 feet from the metal marker (Coordinates: N. 570,210; E. 2,433,920) at the most easterly corner of Tract No. XWBR-631SP, the strip being bounded on the northwest end by the said southeast boundary.

The above described strip of land contains 0.18 acre, more or less.

PARCEL NO. 2

Beginning at a point where the center line of a sewer line location crosses the southeast boundary of the land identified in the description of Parcel No. 1 as Tract No. XWBR-631SP, said point being S. 46° 40' W., 13 feet from a metal marker (Coordinates: N. 570,210; E. 2,433,920) at the most easterly corner of the said tract, the strip being bounded on the northwest end by the said southeast boundary; thence with the center line of the location S. 54° 43' E., 27.4 feet to a manhole in an existing sewer line where the strip terminates and becomes bounded on the southeast end by a line at right angles to the center line of the location.

The above described strip of land contains 0.01 acre, more or less.

PARCEL NO. 3

Beginning at a point where the center line of a sewer line location crosses the northwest boundary of the previously mentioned Tract No. XWBR-631SP, said point being S. 46° 40' W., 17 feet from a metal marker (Coordinates: N. 570,267; E. 2,433,849) at the most northerly corner of the said tract, the strip being bounded on the southeast end by the said northwest boundary; thence with the center line of the location N. 43° 14' W., 44.3 feet to a manhole in an existing sewer line where the strip terminates and becomes bounded on the northwest end by a line at right angles to the center line of the location.

The above described strip of land contains 0.02 acre, more or less.

A permanent easement and right of way, subject to the exceptions, easements, 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 strips of land located in the First Civil District of Roane County, State of Tennessee, on the southwest side of the Ballard Branch Embayment of the Emory River Arm of Watts Bar Lake, immediately northeast of Hartman and immediately west of the Southern Railway bridge across the said embayment, each of the strips being 50 feet wide, lying 10 feet on each side of the center line of a sewer line location, the center line of each strip being described as follows:

PARCEL NO. 1

Beginning at a point where the center line of a sewer line location crosses the boundary between the lands of the United States of America and H. F. McCarroll, said point being N. 41° 50' W., 2 feet from a metal marker (Coordinates: N. 56° 33' E. 2, 434, 023) in the northwest line of Beech Street at a corner in the boundary of the United States of America's land, the strip being bounded on the southeast end by the United States of America's boundary, one segment of which extends from the said metal marker on a bearing of N. 41° 50' W. and the other segment (northwest line of Beech Street) extends from the metal marker on a bearing of N. 44° 19' E.; thence with the center line of the location by bearings and distances as follows:

N. 4° 50' E. 89 feet,
N. 24° 17' W. 143 feet,
N. 43° 23' W. 155 feet to a point in the southeast boundary of a parcel of 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 donation of Tract No. XWBR-5318P, said point being S. 46° 40' W., 41 feet from the metal marker (Coordinates: N. 57° 21' E. 2, 433, 920) at the most easterly corner of Tract No. XWBR-5318P, the strip being bounded on the northwest end by the said southeast boundary.

The above described strip of land contains 0.18 acre, more or less.

PARCEL NO. 2

Beginning at a point where the center line of a sewer line location crosses the southeast boundary of the land identified in the description of Parcel No. 1 as Tract No. XWBR-5318P, said point being S. 46° 40' W., 13 feet from a metal marker (Coordinates: N. 57° 21' E. 2, 433, 920) at the most easterly corner of the said tract, the strip being bounded on the northwest end by the said southeast boundary; thence with the center line of the location S. 54° 43' E., 27.4 feet to a manhole in an existing sewer line where the strip terminates and becomes bounded on the southeast end by a line at right angles to the center line of the location.

The above described strip of land contains 0.01 acre, more or less.

PARCEL NO. 3

Beginning at a point where the center line of a sewer line location crosses the northwest boundary of the previously mentioned Tract No. XWBR-5318P, said point being S. 46° 40' W., 17 feet from a metal marker (Coordinates: N. 57° 21' E. 2, 433, 845) at the most northerly corner of the said tract, the strip being bounded on the southeast end by the said northwest boundary; thence with the center line of the location N. 43° 14' W., 44.3 feet to a manhole in an existing sewer line where the strip terminates and becomes bounded on the northwest end by a line at right angles to the center line of the location.

The above described strip of land contains 0.05 acre, more or less.

The land described above as comprising three strips of land contains a total of 0.21 acre, more or less.

The positions of corners and directions of lines are referred to the Tennessee Coordinate System.

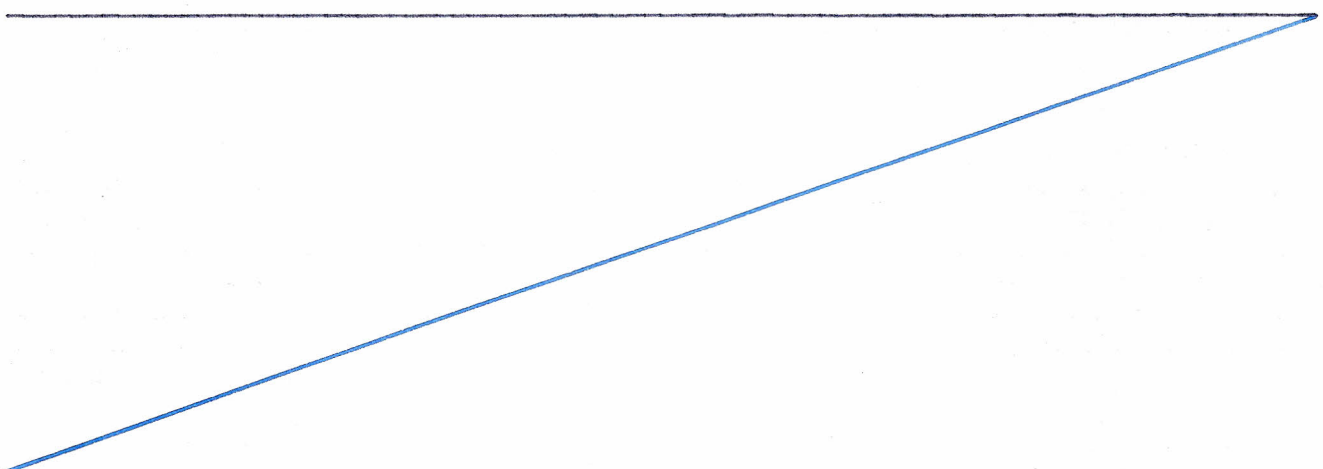
The above described land was acquired by the United States of America by virtue of the deed from W. E. Yearly et ux dated February 27, 1941, and recorded in Deed Book P, Vol. 5, Page 131, in the office of the Register for Roane County, Tennessee.

The easement rights herein described are 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.

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 GRANTEE, in accepting this conveyance, covenants for himself, his heirs, 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 land and shall be binding upon anyone who may hereafter come into ownership thereof, whether by purchase, devise, descent, 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, he will not use the above described property for any purpose that would result in the draining or dumping into the reservoir of 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 lands or any improvements located thereon due to erosion or soakage of the land as a result of wave action, fluctuation of water levels, or other causes.



327 The land described above as comprising three strips of land contains a total of 0.21 acre, more or less.

The positions of corners and directions of lines are referred to the Tennessee Coordinate System.

The above described land was acquired by the United States of America by virtue of the deed from W. B. Yeary et ux dated February 24, 1941, and recorded in Deed Book 2, Vol. 5, Page 131, in the office of the Register for Roane County, Tennessee.

The easement rights herein described are 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.

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 100-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 100-foot contour elevation.

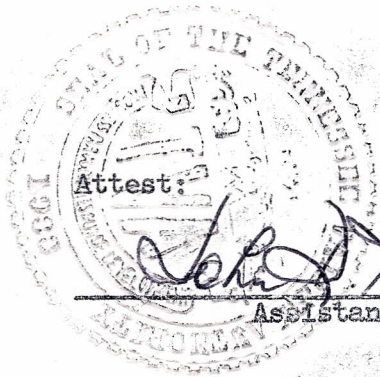
THE GRANTOR, in accepting this conveyance, covenants for himself, his heirs, successors, and assigns, and agrees to and with the Grantor that the following shall constitute real covenants which shall attach to and run with the above described land and shall be binding upon anyone who may hereafter come into ownership thereof, whether by purchase, devise, descent, 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, he will not use the above described property for any purpose that would result in the draining or dumping into the reservoir of 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 lands or any improvements located thereon due to erosion or soaking of the land as a result of wave action, fluctuation of water levels, or other causes.

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

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

By Robert J. Coker Chief, Land Branch

STATE OF TENNESSEE }
COUNTY OF HAMILTON }

On the 10 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.

328

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



STATE OF TENNESSEE, ROANE COUNTY. REGISTER'S OFFICE

The foregoing instrument and certificate were noted
in Note Book 4, Page 215 at 8:30 O'clock A M. Oct 25, 1960
and recorded in Deed Book 5, Series 8, Page 325.
Witness my hand.

Marilyn Black
Register

