

GRANT OF EASEMENT

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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 TWO HUNDRED AND NO/100- - - - - Dollars (\$200.00), 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:

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TRACT NO. XWBR-631SP:

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A permanent easement, 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 construct, operate, and maintain a sewage pumping plant and appurtenant facilities, on, over and across a parcel of land located in the First Civil District of Roane County, State of Tennessee, on the southwest side of the Bullard Creek Embayment of the Emory River Arm of Watts Bar Lake immediately northeast of Harriman and approximately 300 feet west of the Southern Railway bridge across the said embayment, the said parcel being more particularly described as follows:

Beginning at a metal marker (Coordinates: N. 570,210; E. 2,433,920) at the most easterly corner of the parcel herein described; thence S. 46° 40' W., 120 feet to a metal marker; thence N. 43° 20' W., 90 feet to a metal marker; thence N. 46° 40' E., 107 feet to a metal marker; thence S. 51° 42' E., 91 feet to the point of beginning, and containing 0.23 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. Yeary et ux dated February 27, 1941, recorded in Deed Book P, Vol. 5, Page 131; and the quitclaim deed from State of Tennessee dated January 14, 1958, recorded in Deed Book F, Series 8, Page 125, both of which are recorded 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 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 conveyed hereby which lies below the 768-foot contour elevation.

THE GRANTEE, in accepting this conveyance, 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.

A permanent easement, subject to the exceptions, reservations, restrictions, and conditions hereinafter recited, 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 construct, operate, and maintain a sewage pumping plant and appurtenant facilities, on, over and across a parcel of land located in the First Civil District of Roane County, State of Tennessee, on the south-west side of the Ballard Creek Embayment of the Henry River Arm of Watts Bar Lake immediately northeast of Hartman and approximately 300 feet west of the Southern Railway bridge across the said embayment, the said parcel being more particularly described as follows:

Beginning at a metal marker (Coordinates: N. 50° 11' 10" E. 2,433,920) at the most easterly corner of the parcel herein described; thence S. 48° 40' W. 110 feet to a metal marker; thence N. 43° 30' W. 90 feet to a metal marker; thence N. 48° 40' E. 107 feet to a metal marker; thence S. 51° 45' E. 91 feet to the point of beginning, and containing 0.43 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. H. Yancy et al dated February 27, 1941, recorded in Deed Book B, Vol. 5, Page 131; and the undivided land from State of Tennessee dated January 14, 1958, recorded in Deed Book T, Series C, Page 15, both of which are recorded 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 permanent 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 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 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 conveyed hereby which lies below the 768-foot contour elevation.

THE GRANTEE, in accepting this conveyance, covenants for itself, its assigns 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 dumping 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 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.

Attest:


John D. Rather
Assistant Secretary

UNITED STATES OF AMERICA

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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.

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

STATE OF TENNESSEE, ROANE COUNTY. REGISTER'S OFFICE

The foregoing instrument and certificate were noted
in Note Book 14, Page 215 at 8:30 O'clock A. M. Oct 25, 1960
and recorded in Deed Book 5, Series 8, Page 344
Witness my hand.

Marilyn Black
Register

