

Cindy Elmore

#568

## ELECTRIC EASEMENT

For and in consideration of the sum of \$ 0 paid, receipt of which is hereby acknowledged, I/we, Mark H. & Pamela W. Epperly grant unto the Harriman Utility Board, operating agency for the City of Harriman, Tennessee, a perpetual easement described as follows;

A strip thirty feet (30') in width, lying fifteen feet (15') on either side of the center line of an electric power distribution line to be installed on the hereinafter described property at location known and agreed to by the parties hereto;

for the purpose of installing, operating and maintaining said electric power distribution line as well as rights of ingress and egress to and from said line for these purposes over the following described property:

Situated in the 2<sup>nd</sup> Civil District of Roane County, Tennessee, being that property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for Roane County, Tennessee, as described in Deed Book 9-18 Page 298 and shown on the Roane County Tax Map Number 4, Parcel Number 101.

This conveyance is made subject to the following restrictions and guidelines:

A. No building or other structure, other than fences, will be constructed or located within the described easement area nor will trees be planted without the express written permission of the Harriman Utility Board.

B. Initial right of way clearing shall be performed by the Grantor, or the party the line is being built to serve if different from the Grantor, according to Harriman Utility Board specifications as follows:

All trees and underbrush shall be cleared within the thirty foot (30') right of way including any and all limbs protruding into said right of way so that the finished right of way shall be cleared from ground to sky. Any dead or leaning trees which may constitute a future hazard to the line shall also be removed or topped as necessary even if they are outside the prescribed easement area.

C. If underground facilities are to be installed the right of way shall be cleared as described above. In additions, all stumps, rocks or other obstructions shall be removed and the entire thirty foot (30') easement area grade to within two inches (2") of final grade.

D. The Harriman Utility Board shall have the right to trim, cut or remove ant tree, shrub or other obstruction placed on said easement area which, in its opinion, interferes with the safe and efficient operation of its facilities.

E. The Grantor reserves the right to use said easement area for any other purposes which do not interfere with the construction, installation, operation, maintenance, alteration, repairs, removal, etc. of the electric distribution lines performed by the Harriman Utility Board.

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE  
This instrument and certificate were noted in  
Note Book I Page 115 at 2:25 O'clock P MO-18, 19-96  
and recorded in Deed Book 2, Series 20, Page 333  
Rec. Fee \$ 8.00 State Tax \$ \_\_\_\_\_ Regs. Fee \$ \_\_\_\_\_  
Total \$ 8.00 Receipt No. 52859  
Witness my hand.

Marie M. Crane Register  
By: Marlene Henry

333

Prepared by: Charles B. Flora III  
Harriman Utility Board  
300 Roane Street  
Harriman, TN 37748



This easement signed this 7 day of Oct., 1996.

Mark Epperly  
Camela W. Epperly

County of Anderson

           who is personally known to me

\_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_

\_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_  
\_\_\_\_\_, a credible witness.

to be the signer of the above instrument, and he/she acknowledged that he/she signed it.

Ann M Burris  
Notary Public

My commission expires 10-22-96