

173
ELECTRIC EASEMENT

For and in consideration of the sum of \$ 1.00 paid, receipt of which is hereby acknowledged, I/we, MARK H. EPPERLY & 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 SECOND 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 14 R, Page 21, 16 and shown on the ROANE County Tax Map Number 4, Parcel Number 101.04

This conveyance is made subject to the following restrictions:

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 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.

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

D. The Harriman Utility Board shall have the right to trim, cut or remove any 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. performed by the Harriman Utility Board.

STATE OF TENNESSEE, ROANE COUNTY, REGISTER'S OFFICE

This instrument and certificate were noted in
Note Book 8 Page 332 at 11:25 o'clock AM 12-7, 1995
and recorded in Deed Book 8, Series 20, Page 7
Rec. Fee \$ 8.00 State Tax \$ Regs. Fee \$
Total \$ 8.00 Receipt No. 43296
Witness my hand. Maxie M. Crume Register
By: Marlene Henry

Prepared by:
Charles B. Flora III
Harriman Utility Board
300 Roane Street
Harriman, TN 37748
886 Old Harriman
Highway
Oliver Springs TN 37840

ESTATE OF JOE A. CAMPBELL
DEED BOOK 1, SERIES 18, PAGE 298
Mark & Pam Epperly
26-7200-30
435-3315

The Grantor certifies that they are the owner of the aforescribed property and have a perfect right to enter into this agreement and will defend the title to said property against any persons claiming otherwise.

This easement signed this 19th day of September, 1995.

Signature of owner or owners

Mark H. Epperly
Pamela W. Epperly

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, MARK H. AND PAMELA W. EPPERLY

with whom I am personally acquainted, and who acknowledged that I he y executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 1995.

My E. Merrill
Notary Public

My commission expires

MY COMMISSION EXPIRES
MARCH 17, 1999

