

Prepared by: Rod Hamby  
Company: Harriman Utility Board

Title: Electric General Foreman  
Address: 200 N. Roane St. Harriman TN 37748



### Electric Easement

For and in consideration of the sum of \$ -0- and/or other consideration paid, receipt of which is hereby acknowledged, I/we, Appalachy LLC  
Philip C. Bays,  
herein after referred to as the Grantor, grant unto the Harriman Utility Board (HUB), 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 herein after described property at location known and agreed to by the parties hereto; for the purposes 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 10<sup>th</sup> Civil District of Morgan County, Tennessee, being that the property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for Morgan County, Tennessee, as described in Deed Book 45, Page 228 <sup>WB</sup>, 346 ~~433~~, and shown on the Morgan County Tax Map Number 148, Parcel No. 81.

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 planned without the express written permission of the Harriman Utility Board (HUB).
- 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 the Harriman Utility Board (HUB) specifications as follows:
  1. 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.
  2. 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 addition, all stumps, rocks, or other obstructions shall be removed, and the entire thirty feet (30') easement area graded to within two inches (2") of final grade.

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- D. The Harriman Utility Board (HUB) shall have the right to trim, cut, or remove any tree(s), shrub(s), or other obstruction(s) placed on said easement area which, in its opinion, interferes with the safe and efficient operation of its facilities.
- E. The Grantor reserved 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 (HUB), or its contractor.

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

This easement signed this 23<sup>rd</sup> day of December, 2025.

Signature of owner or owners:

Philip C. Bays  
\_\_\_\_\_  
\_\_\_\_\_

State of Tennessee, County of Sullivan

On Dec 23, 2025, Philip C. Bays personally appeared before me,

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/they acknowledged that he/she/they signed it.

Stephen H. Goch  
Notary Public

My commission expires 5/21/2028.





Property Detail

County	MORGAN
Owner	PERRY MARCIA A
Property Address	OLD HARRIMAN HWY 910
Parcel ID	148 081.00
Deeded Acreage	4.5

PROPERTY ASSESSMENT DATA

[CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROPERTY](#)

Parcel Highlight

PRINT

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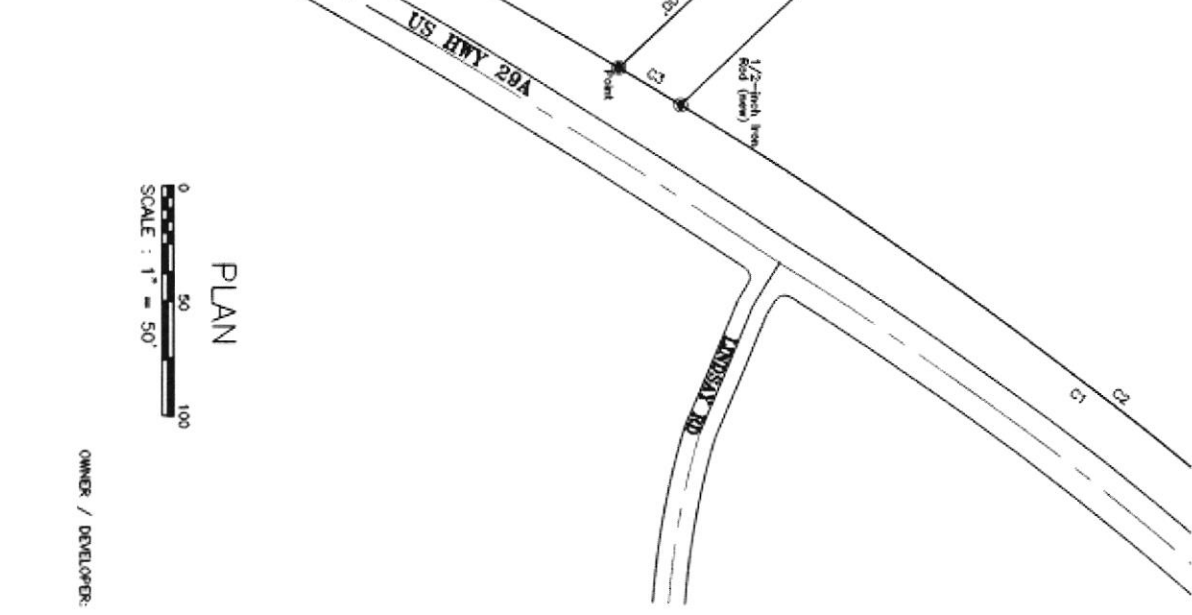
I hereby certify that this is a category 1 survey and the points of precision of the undisturbed survey is as shown hereon and that the survey has been performed to the minimum standards for Land Surveying in Tennessee.

Surveyor: *William J. Moore* Date: 9-19-2025  
 State of Tennessee Survey License No. 1406

OWNER / DEVELOPER: Appalachia, LLC  
 1370 Bowman Bend Rd  
 Harriman, TN 37748  
 Phone: (423) 956-8538

Donna Williams  
 Tax Map 148, Parcel 74  
 RB 218, Page 438

Russell Langley  
 Tax Map 155, Parcel 45.02  
 RB 315, Page 315



Sandy Dalton, Register  
 Morgan County Tennessee

Rec #:	175453	Instrument #:	95237
Rec'd:	20.00	Recorded	
State:	0.00	4/6/2026 at 11:11 AM	
Clerk:	0.00	in Record Book	
Other:	2.00	358	
Total:	22.00	PGS 372-375	

