

## ELECTRIC EASEMENT

For and in consideration of the sum of \$ 1.00 paid, receipt of which is hereby acknowledged, I/we, James A. Luffman 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 3rd Civil District of Morgan County, Tennessee, being that 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 C-8, Page 89 and shown on the Morgan County Tax Map Number 139, Parcel Number 2801.

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.

Harriman Utility Board  
300 Roane Street  
Harriman, TN 37748

Received for record this 7th day of Dec. 1996 at 3:08 P.M.  
JAMES W. JONES, Registrar  
MORGAN COUNTY

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 4<sup>th</sup> day of Sept., 1995.  
Signature of owner or owners

James A. Luffman  
\_\_\_\_\_  
\_\_\_\_\_

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, James A. Luffman

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

Witness my hand and official seal this 4<sup>th</sup> day of September, 1995.  
Charles B. Flora III  
Notary Public

My commission expires 11-12-97.



STATE OF TENNESSEE, MORGAN COUNTY  
The foregoing instrument and certificate were noted in  
New Book N/823.08 at 3:08 o'clock PM on 12.7.95  
and recorded in ROW # Series 5800 Page 333  
State Tax Paid \$ 8.00 Fee 8.00 Recording Fee 8.00 Total \$ 24.00  
Witness My Hand  
Receipt No. 90120 James W. Jones  
JAMES W. JONES  
Register