

Prepared By: City of Cookeville
45 E Broad Street
Cookeville, TN 38501

DEED FOR UTILITY EASEMENT

This Easement Deed, is made by and between the **CITY OF COOKEVILLE, TENNESSEE**, a municipal corporation organized and existing under the laws of the State of Tennessee, hereinafter referred to as the **CITY**, and Johnnie Lennell Sullivan and wife, Azalea Sullivan, hereinafter referred to as the **GRANTORS**.

WITNESSETH:

WHEREAS, the **GRANTORS** own a certain lot, parcel, or tract of land lying and being in the **EIGHTH** Civil District of Putnam County, Tennessee, being the same property conveyed to them by a deed of record in Book 399, Page 223, in the Register's Office of Putnam County, Tennessee; and

WHEREAS, the **CITY** operates and maintains a Water Treatment and Distribution System and desires to acquire from the **GRANTORS** the easement or easements hereinafter described over and through the portion of said lot, parcel, or tract as is hereinafter more specifically described.

NOW, THEREFORE, said **GRANTORS**, for and in consideration the sum of **ONE AND 00/100 DOLLAR (\$1.00)**, in hand paid and receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby give, grant and convey unto the **CITY** the easements (s) hereinafter described and which, unless otherwise hereinafter expressly limited or restricted, shall be a perpetual right and easement(s) to construct and maintain across, upon and through the property hereinafter specifically described, a water line and other ordinary incidents to a water distribution system, with the right to go upon said lands whenever the same is reasonably necessary for inspecting, maintaining, repairing, replacing, renovating, and constructing said water facilities and **GRANTORS**, their heirs and assigns, shall not construct and make any permanent improvements or erect any buildings upon said easements which shall interfere with the access of the **CITY** to the same; provided, however the **CITY** shall remove all surplus earth, make level the surface of the ground, and restore the surface as nearly as practical to its original condition.

The easement (s) herein granted to the **CITY** shall exist upon and through the following described parts of said real property owned by the **GRANTORS**:

EASEMENT DESCRIPTION

Johnnie Lennell Sullivan and wife, Azalea Sullivan
Tax Map 94, Parcel 57

PERMANENT EASEMENT

Beginning at approximate station 318 + 22 of 30-inch finished water survey baseline, said point being located on the boundary of lands owned by subject owner and Gary D. Dawes; thence N59° E, 21 feet; thence N51° E, 95 feet; thence N39° E, 91 feet to the boundary of lands owned by subject owner and Gary D. Dawes. Said strip of land shall extend 5 feet on the left side and to the western right-of-way of State Highway 135 on the right side of said centerline, as shown on exhibit "A", containing 0.06 acres, more or less.

10/6/91

This is a detailed topographic map of a road project area. The map features a prominent road running diagonally from the upper left towards the lower right. Key features include:

- Topography:** Contour lines are drawn across the map, with elevations such as 980, 985.9, 986, 988, 989, 990, and 995.3.
- Roads:** A road is labeled "STATE HIGHWAY" in the upper left. Another road, "J.L. SULLIVAN", is shown in the lower left. A road segment is labeled "TOP EASEMENT PURPOSES ONLY".
- Property and Landmarks:**
 - "GARY D. DAWES TAX MAP 94 PARCEL 24.03" is labeled in two locations.
 - "WILLENE SULLIVAN TAX MAP 57 PARCEL" is labeled.
 - "PERMANENT EASEMENT" is indicated near the top right.
 - "ONE TREES" is labeled in two locations.
- Infrastructure:** A dashed line with cross-ticks is labeled "15' CB". A solid line with cross-ticks is labeled "10' CB". A line with cross-ticks is labeled "18' CB".
- Other Labels:** "315+00" and "320+00" are marked along the main road. "N59°E", "N51°E", "N39°E", and "N42°E" are marked with arrows indicating directions.

ESSENTIAL PURPOSES ONLY

Deed for Water Easement
Johnnie Lennell Sullivan and wife, Azalea Sullivan
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This easement description is not intended to be a boundary survey and is taken from the topographic survey performed for project design.

WITNESS my hand, this 26th day of January, 1999.

GRANTORS:

Johnnie Lennell Sullivan Azalea Sullivan
Johnnie Lennell Sullivan Azalea Sullivan

**STATE OF TENNESSEE)
COUNTY OF PUTNAM)**

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county, Johnnie Lennell Sullivan and wife, Azalea Sullivan, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cookeville, TN this the 26th day of January, 1999.

Devin Beech
Notary Public

My Commission Expires: 11/23/02

State of Tennessee Putnam County

The foregoing instrument and certificate were noted in

Note Book 22 Page 55 12:47 O'clock P 12/27/99

and recorded in 200 Book 403 Page 163

State Tax Paid \$ For

Recording Fee 14.00 Total 14.00 Receipt No. 3637

Devin Beech Notary Public