

I HEREBY CERTIFY THAT THIS SURVEY MEETS CATEGORY 1, ACCURACY SPECIFICATIONS, AND THE HAZARD OF PERSONAL INJURY OR DEATH FROM THIS SURVEY IS GREATER THAN 1:10,000.

THIS SURVEY DOES NOT CERTIFY TITLE OR OWNERSHIP. IT IS SHOWN, OWNERS ARE LISTED ACCORDING TO KNOX COUNTY PROPERTY ASSESSORS RECORDS.

TENN. GRID COORDINATES  
EASTING CONTROL STATION  
No. 0374

N=598746.818  
E=2589073.889

TENN. GRID COORDINATES  
OF CITY OF KNOXVILLE  
SURVEY NO. 0375

N=597951.065  
E=2587602.061

GRID NORTH OF THE TENNESSEE  
COORDINATE SYSTEM OF 1983 (2011)  
FROM CITY OF KNOXVILLE SURVEY  
CONTROL STATION NO. 0374 TO  
STATION NO. 0375  
(COORDINATES LISTED HEREON ARE PROJECT DATUM  
ADJUSTED AND ARE NOT TENNESSEE GRID COORDINATES.)



SCALE: 1"=30'



PERMANENT UTILITY EASEMENT

PROPOSED UNDERGROUND ELECTRICAL DUCTBANK

PROP. ROW/EASEMENT

EXISTING PROPERTY/ROW LINE

EXISTING IRON ROD FOUND

UNMONUMENTED POINT

EXISTING IRON ROD FOUND

EXISTING IRON ROD FOUND

EXISTING IRON ROD FOUND

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EXISTING IRON ROD FOUND

EXISTING IRON ROD FOUND

PROJECT NUMBER: 52010-27	COUNTY OF: KNOX	DISTRICT: 9th
DATE: JANUARY 21, 2021	CLT MAP / INSERT / GROUP: 095PE	PARCEL NUMBER: 027
SCALE: 1"=30'	WARD: 26th	CITY BLOCK: 26th
SHEET: 1 OF 1	INTEREST NUMBER: DB 172 PG 433	

PERMANENT UTILITY  
EASEMENT



Knoxville Utilities Board

**K&M**  
Vaughn & Meiton  
Consulting Engineers, Inc.  
1909 ALOR AVENUE  
KNOXVILLE, TENNESSEE 37921  
Phone: (606) 349-0424  
KENTUCKY - TENNESSEE - NORTH CAROLINA - SOUTH CAROLINA - GEORGIA

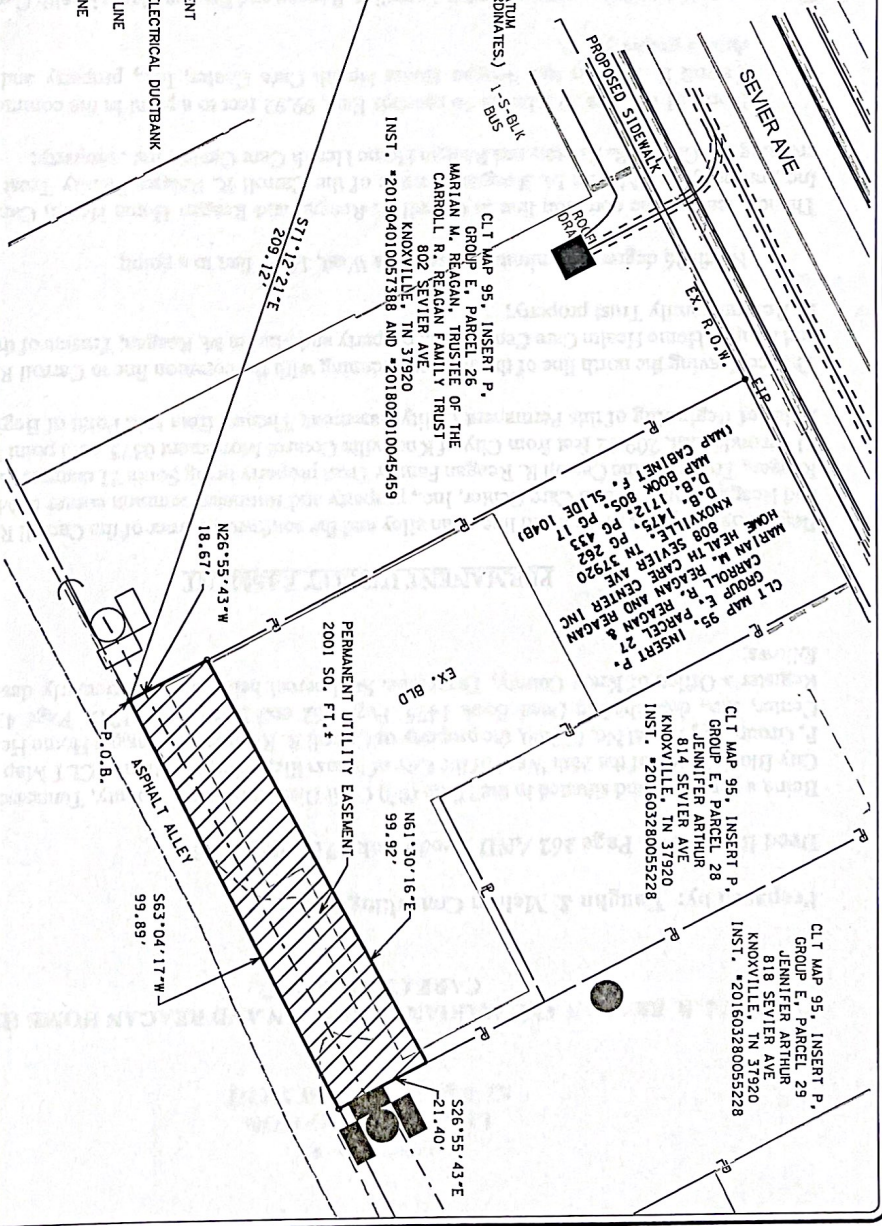




EXHIBIT "B"  
LEGAL DESCRIPTION  
KUB UTILITY EASEMENT

CARROLL R. REAGAN AND MARIAN M. REAGAN AND REAGAN HOME HEALTH  
CARE CENTER, INC.

Prepared by: Vaughn & Melton Consulting Engineers

Deed Book 1475, Page 262 AND Deed Book 1712, Page 433

Being a parcel of land situated in the Ninth (9<sup>th</sup>) Civil District of Knox County, Tennessee, within City Block 26261 of the 26th Ward of the City of Knoxville, being a portion of CLT Map No. 095-P, Group "E", Parcel No. 027.00, the property of Carroll R. Reagan and Reagan Home Health Care Center, Inc., described in Deed Book 1475, Page 262 and Deed Book 1712, Page 433 in the Register's Office of Knox County, Tennessee. Said parcel being more particularly described as follows;

PERMANENT UTILITY EASEMENT

Beginning at a point in the north line of an alley and the southwest corner of the Carroll R. Reagan and Reagan Home Health Care Center, Inc., property and southeast common corner to Marian M. Reagan, Trustee of the Carroll R. Reagan Family Trust property being South 71 degrees 12 minutes 21 seconds East, 209.12 feet from City of Knoxville Control Monument 0375, said point being the **Point of Beginning** of this Permanent Utility Easement; Thence, from said Point of Beginning;

Thence, leaving the north line of the alley and running with the common line to Carroll R. Reagan and Reagan Home Health Care Center, Inc., property and Marian M. Reagan, Trustee of the Carroll R. Reagan Family Trust property;

North 26 degrees 30 minutes 16 seconds West, 18.67 feet to a point;

Thence, leaving the common line to Carroll R. Reagan and Reagan Home Health Care Center, Inc., property and Marian M. Reagan, Trustee of the Carroll R. Reagan Family Trust property crossing the Carroll R. Reagan and Reagan Home Health Care Center, Inc., property;

North 61 degrees 30 minutes 16 seconds East, 99.92 feet to a point in the common line to Carroll R. Reagan and Reagan Home Health Care Center, Inc., property and Jennifer Arthur property;

Thence, running with the common line to Carroll R. Reagan and Reagan Home Health Care Center, Inc., property and Jennifer Arthur property;

South 26 degrees 55 minutes 43 seconds East, 21.40 feet to a point in the north line of an alley;

Thence, leaving the common line to Carroll R. Reagan and Reagan Home Health Care Center, Inc., property and Jennifer Arthur property along the north line of the alley,

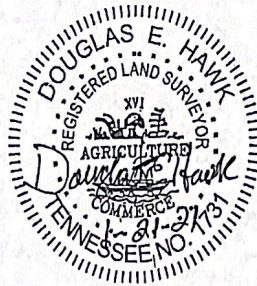
South 63 degrees 04 minutes 17 seconds West, 99.89 feet to the **Point of Beginning**, containing a total of 2001 square feet, more or less.

This acquisition is a portion of the property conveyed to Carroll R. Reagan and Reagan Health Care Center, Inc., described in Deed Book 1475, Page 262 and Deed Book 1712, Page 433 in the Knox County Register of Deeds Office. This description is subject to any easements recorded in the Knox County Register of Deeds Office.

This description was prepared by Douglas E. Hawk, Tennessee Land Surveyor License No. 1731. Information used in this description was taken from the map entitled "Permanent Utility



Easement," Sheet No. 1, for the Knoxville Utilities Board, Vaughn & Melton Project No. 52010-27, dated January 21, 2021 Vaughn & Melton Consulting Engineers, Inc., 1909 Ailor Avenue, Knoxville, Tennessee 37921.





*Deed + Survey*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SEVIER AVENUE ROADWAY IMPROVEMENTS**

FED. AID PROJECT NUMBER: STP-9109(173)  
STATE PROJECT NUMBER: 47PLM-F3-092  
CITY OF KNOXVILLE PROJECT NUMBER: 17T-R-0643  
COUNTY: KNOX  
TRACT NO. 58

*808 Sevier*

**Prepared by: Vaughn & Melton Consulting Engineers**

**Reference: Warranty Deed Book 1475, Page 262**  
**Warranty Deed Book 1712, Page 433**

Being a parcel of land situated in the Ninth (9<sup>th</sup>) Civil District of Knox County, Tennessee, within City Block 26261 of the 26th Ward of the City of Knoxville, being a portion of CLT Map No. 095-P, Group "E", **Parcel No. 027.00**, the property of Carroll R. Reagan and Marian Reagan, and Reagan Home Health Care Center, Incorporated, described in Warranty Deed Book 1475, Page 262 and Warranty Deed Book 1712, Page 433 in the Register's Office of Knox County, Tennessee. Said parcel being more particularly described as follows;

**TEMPORARY CONSTRUCTION EASEMENT**

Being a temporary construction easement lying outside and adjacent to the southern existing right-of-way line with Sevier Avenue and extending from the common line with the Carroll R. Reagan Family Trust property to the common line with the Jennifer Arthur property and being 5 feet in width, more or less.

Containing a total of **249** square feet, more or less.

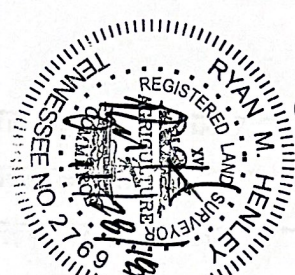
By this instrument the grantor hereby conveys a temporary construction easement for the construction of a work area and erosion controls outside of the proposed right-of-way line for the Sevier Avenue Roadway Improvements Project, Project No. 17T-R-0643, for the City of Knoxville, Tennessee. The title to the above described temporary construction easement remains vested in the grantor and is to be used by the City of Knoxville, Tennessee, its contractors and/or assigns for a period of three (3) years after the beginning of construction on the subject property or completion of the project, whichever occurs first.

This acquisition is a portion of the property conveyed to Carroll R. Reagan and Marian Reagan, from Nora H. Garner, by Warranty Deed recorded in Warranty Deed Book 1475, Page 262, in the Knox County Register of Deeds Office. This description is subject to any easements recorded in the Knox County Register of Deeds Office.

This description was prepared by Ryan M. Henley, Tennessee Land Surveyor License No. 2769. Information used in this description was taken from the map entitled "Temporary Construction Easement," Sheet No. 1, for the City of Knoxville, Vaughn & Melton Project No. 51430-37, dated November 28, 2018, Vaughn & Melton Consulting Engineers, Inc., 1909 Ailor Avenue, Knoxville, Tennessee, 37921.







I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ACCURACY SPECIFICATIONS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

THIS SURVEY DOES NOT CERTIFY TITLE OR OWNERSHIP OF PROPERTY NOR DOES IT LIST ANY INTERESTS OR RIGHTS OF PROPERTY ASSESSORS RECORDS.

GRID NORTH OF THE TENNESSEE COORDINATE SYSTEM OF 1983 (2011) BASED ON A BEARING OF S 61° 36' 07" W FROM CITY OF KNOXVILLE SURVEY STATION NO. 0374 TO

(COORDINATES LISTED HEREON ARE PROJECT DATUM ADJUSTED AND ARE NOT TENNESSEE GRID COORDINATES.)

TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY STATION NO. 0374	TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY STATION NO. 0375
N=598745.818 E=2589073.089	N=597951.065 E=2587602.061

SCALE: 1" = 20'

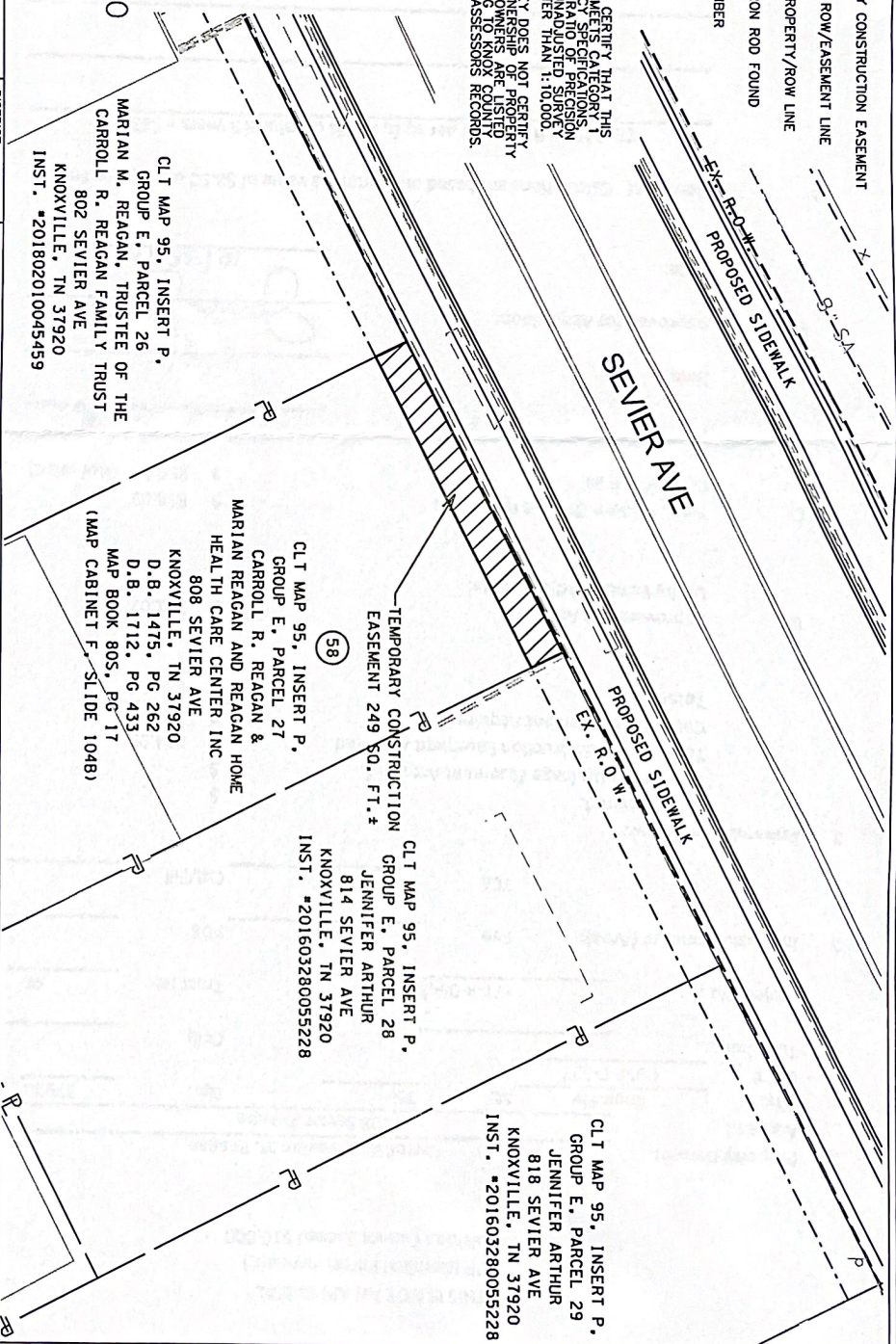


PROJECT NUMBER: 51430-37	COUNTY OF: KNOX
DATE: NOVEMBER 28, 2018	CITY MAP / INSERT / GROUP: 0999E
SCALE: 1"=20'	WARD: 28th
SHEET: 1 OF 1	WARRANTY DEED: BOOK 1475, PAGE 262

TEMPORARY  
CONSTRUCTION EASEMENT



**Y&M**  
Vaughan & Melton  
Consulting Engineers, Inc.  
1809 ALLOR AVENUE  
KNOXVILLE, TENNESSEE 37921  
Phone: (615) 245-5800  
KENTUCKY • TENNESSEE • NORTH CAROLINA • SOUTH CAROLINA • GEORGIA





Prepared by: Knoxville Utilities Board  
445 Gay Street  
Knoxville, TN 37902

Knox County, Tennessee  
CLT Map 95-P  
Parcel E26

### UTILITY EASEMENT

This Easement is entered into as of this 29<sup>th</sup> day of April, 2021, between Carroll R. Reagan Family Trust, (the "Owner") and the KNOXVILLE UTILITIES BOARD ("KUB"), an independent agency of the City of Knoxville, Tennessee.

**FACTS:** The Owner owns the property described in the deed book and page or instrument number shown below which includes the property shown on Exhibit "A" (the "Easement Tract") and described on Exhibit "B". KUB desires to install utility facilities and lines on the Easement Tract. The Owner has agreed that KUB can have an easement across the Easement Tract for its utility facilities and lines owned and/or licensed by KUB. By executing this easement Owner acknowledges that KUB shall compensate the Owner an amount that the Owner agrees is a reasonable payment for the easement given to KUB under this Agreement. Based on all of the above, the Owner agrees as follows:

1. The Owner grants to KUB a permanent utility easement over, under and across the Easement Tract and agrees that KUB has the perpetual right to enter on the Easement Tract and to do those things that are necessary to place, construct, operate, repair, maintain, remove and replace on the Easement Tract one or more utility lines and related equipment and facilities that are owned and/or licensed by KUB. Unless noted otherwise on the Easement Tract, it is agreed that the Easement Tract shall include an additional temporary construction easement as required and necessary to install, replace and maintain the facilities and lines beyond the permanent easement as shown on Exhibit "A". The Owner also agrees, in addition, that KUB shall have reasonable access across Owner's property to reach the Easement Tract as may be needed.

2. The Owner understands and agrees that:

a. KUB has agreed that it will restore the Easement Tract and Temporary Construction Easement after it installs the utility lines. Trees, shrubbery and other vegetation located in the Easement Tract and Temporary Construction Easement may be removed by KUB during construction and KUB is not obligated to replace trees, shrubbery or other vegetation (other than grass) within the Easement Tract and Temporary Workspace that is removed or disturbed.

b. KUB has the right to keep the Easement Tract free and clear of buildings, trees, and anything else that interferes with the installation, maintenance and use of the utility lines on the Easement Tract.

c. Three (3) days before allowing any digging or other work on the Easement Tract, the Owner will notify the person(s) doing the work of the existence of this Agreement and will instruct the person doing the work that they must contact KUB prior to working.

d. The Easement Tract will not be used for anything that will interfere with or endanger the use and operation of the utility lines that are placed on the Easement Tract.

No permanent structure will be erected on the Easement Tract.

e. The ground level of the Easement Tract will not be changed without KUB's written approval in advance. Approval shall not be unreasonably withheld by KUB.

3. The Owner will have the right to use and enjoy the Easement Tract for lawns, gardens, pastures, roads, parking lots, and any purpose that does not interfere with or endanger the use and operation of the utility lines installed on the Easement Tract by KUB. The Owner is only granting KUB an easement over, under and across the Easement Tract. The Easement Tract will continue to be owned by the Owner.

4. This Agreement is intended to be binding on and to benefit KUB and its successors and assigns and the Owner and its heirs, successors and assigns. In this Agreement, the singular shall include the plural, the plural the singular and the use of any gender is meant to refer to all genders.

5. Ownership of the property was determined by review of warranty deeds and tax records, and no title opinion nor any subordination of liens was obtained for this property. The Owner, by executing this Agreement, represents that he/she/they is the owner of the Easement Tract and has the exclusive right to receive the compensation paid by KUB and to grant the rights to KUB as set forth in this Agreement. The Owner agrees to defend and hold KUB harmless in the event of any legal or financial claim by any third party to such compensation or otherwise involving KUB's rights as set forth in this Agreement.

IN WITNESS WHEREOF, the Owner(s) has executed this instrument as of the day and year first written above.  
"OWNER(s) "

Marion M. Reagan Trustee  
Carroll R. Reagan Family Trust

Property Reference:

Deed Book  
Page  
Instrument 201904010057388



KNOXVILLE UTILITIES BOARD STANDARD ACKNOWLEDGMENT:

1. Acknowledgment for One or More Persons

STATE OF TENNESSEE

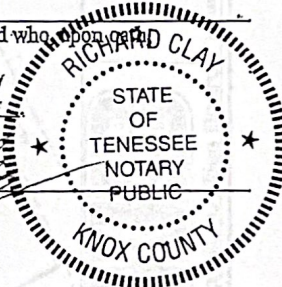
COUNTY OF KNOX )

Before me, the undersigned authority, of the state and county aforesaid, personally appeared  
Marion Regan  
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,  
acknowledged that he/she the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12 day of May, 2021

My commission expires: 3/29/23

Notary Public



2. Acknowledgment for Corporation

STATE OF TENNESSEE

COUNTY OF )

Before me, the undersigned authority, of the state and county aforesaid, personally appeared  
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,  
acknowledged himself/herself to be the \_\_\_\_\_,  
of \_\_\_\_\_, a corporation, the within named bargainor, and that  
he/she as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself/herself as such officer.

WITNESS my hand and seal, at office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires:

Notary Public

3. Acknowledgment for Partnership

STATE OF TENNESSEE

COUNTY OF )

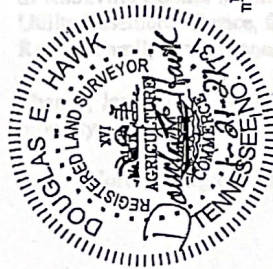
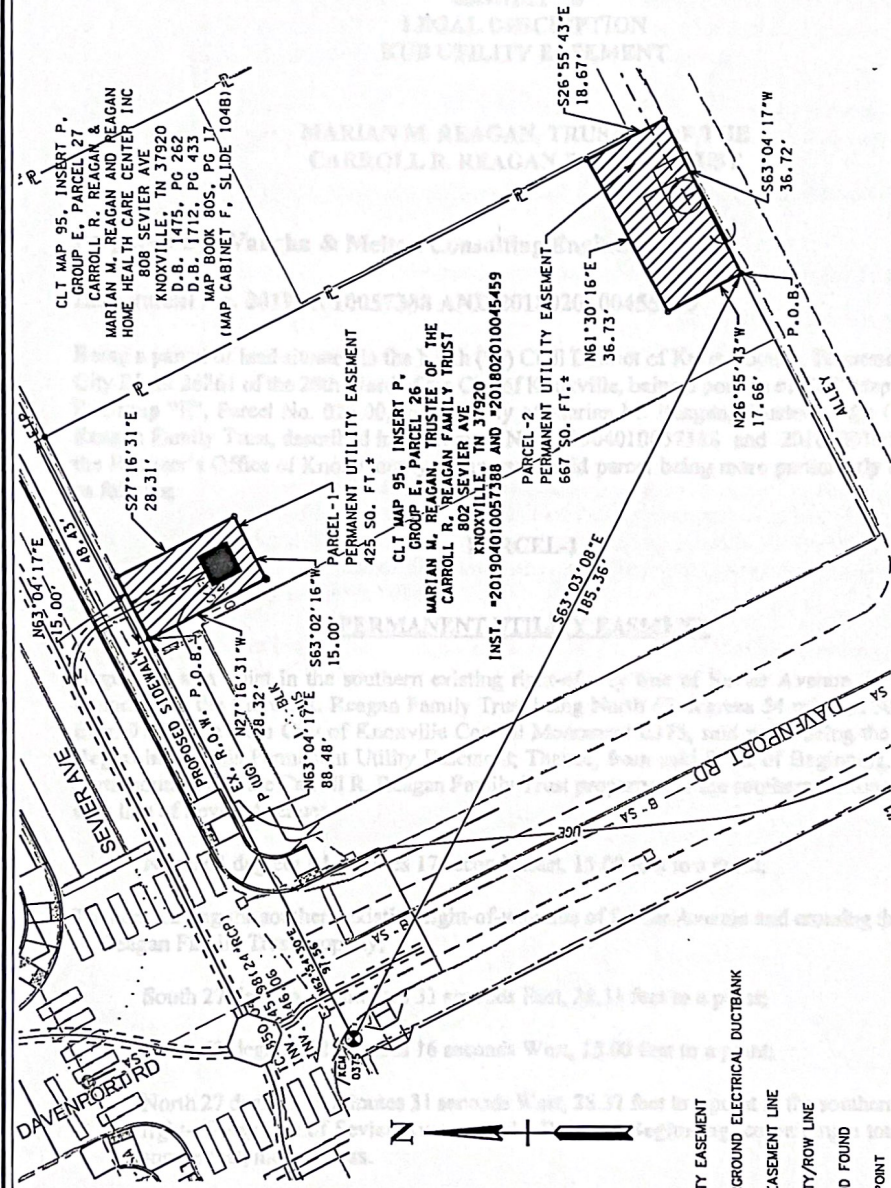
Before me, the undersigned authority, of the state and county aforesaid, personally appeared  
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,  
acknowledged himself/herself to be a general partner of \_\_\_\_\_,  
a partnership, the within named bargainor, and that he/she as such general partner, executed the foregoing instrument for the  
purposes therein contained by signing the name of the partnership by himself/herself as its general partner.

WITNESS my hand and seal, at office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires:

Notary Public





I HEREBY CERTIFY THAT THIS SURVEY MEETS CATEGORY 1 SURVEYING REQUIREMENTS AND THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

THIS SURVEY DOES NOT CERTIFY TITLE OR OWNERSHIP OF PROPERTY. IT IS A SURVEY OF THE UNADJUSTED SURVEY RECORDS. PROPERTY ASSESSORS RECORDS.

GRID NORTH OF THE TENNESSEE COORDINATE SYSTEM OF 1983, ADJUSTED AND ARE NOT TENNESSEE GRID COORDINATES.

CONTROL STATION NO. 0955 TO STATION NO. 0955

(COORDINATES LISTED HEREON ARE PROJECT DATUM ADJUSTED AND ARE NOT TENNESSEE GRID COORDINATES.)

TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0955	N=580,451,912 E=2,351,076,364
TENN. GRID COORDINATES OF CITY OF KNOXVILLE SURVEY CONTROL STATION No. 0955	N=581,564,610 E=2,351,753,565



PERMANENT UTILITY EASEMENT

PROPOSED UNDERGROUND ELECTRICAL DUCTBANK

PROPOSED ROW/EASEMENT

EXISTING PROPERTY/ROW LINE

EXISTING IRON ROD FOUND

UNMONUMENTED POINT

PROJECT NUMBER: 52010-27	COUNTY OF: KNOX	DISTRICT: 9th
DATE: JANUARY 21, 2021	CLT MAP / INSERT / GROUP: 085PE	PARCEL NUMBER: 028
SCALE: 1"=30'	WARD: 26th	CITY BLOCK: 26281
SHEET: 1 OF 1	EXHIBIT "A"	INSTRUMENT NUMBER: 201802010045459
		201804010057388



## PERMANENT UTILITY EASEMENT

KNOXVILLE, TENNESSEE

Knoxville Utilities Board



**Vaughn & Melton**  
Consulting Engineers, Inc.  
1809 ALLOR AVENUE  
KNOXVILLE, TENNESSEE 37921  
Phone: (865) 546-5800

KENTUCKY - TENNESSEE - NORTH CAROLINA - SOUTH CAROLINA - GEORGIA



**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**KUB UTILITY EASEMENT**

**MARIAN M. REAGAN, TRUSTEE OF THE**  
**CARROLL R. REAGAN FAMILY TRUST**

Prepared by: Vaughn & Melton Consulting Engineers

Instrument No. 201904010057388 AND 2018020100455459

Being a parcel of land situated in the Ninth (9<sup>th</sup>) Civil District of Knox County, Tennessee, within City Block 26261 of the 26th Ward of the City of Knoxville, being a portion of CLT Map No. 095-P, Group "E", Parcel No. 026.00, the property of Marian M. Reagan, Trustee of the Carroll R. Reagan Family Trust, described in Instrument No. 201904010057388 and 2018020100455459 in the Register's Office of Knox County, Tennessee. Said parcel being more particularly described as follows;

**PARCEL-1**

**PERMANENT UTILITY EASEMENT**

Beginning at a point in the southern existing right-of-way line of Sevier Avenue, in the north boundary of the Carroll R. Reagan Family Trust being North 62 degrees 54 minutes 30 seconds East, 97.56 feet from City of Knoxville Control Monument 0375, said point being the **Point of Beginning** of this Permanent Utility Easement; Thence, from said Point of Beginning, with the north boundary of the Carroll R. Reagan Family Trust property and the southern existing right-of-way line of Sevier Avenue;

North 63 degrees 04 minutes 17 seconds East, 15.00 feet to a point;

Thence, leaving the southern existing right-of-way line of Sevier Avenue and crossing the Carroll R. Reagan Family Trust property;

South 27 degrees 16 minutes 31 seconds East, 28.31 feet to a point;

South 63 degrees 02 minutes 16 seconds West, 15.00 feet to a point;

North 27 degrees 16 minutes 31 seconds West, 28.32 feet to a point in the southern existing right-of-way line of Sevier Avenue to the **Point of Beginning**, containing a total of 425 square feet, more or less.

**PARCEL-2**

**PERMANENT UTILITY EASEMENT**

Beginning at a point in the north existing line of an alley and the north boundary of the Carroll R. Reagan Family Trust being South 63 degrees 03 minutes 08 seconds East, 185.36 feet from City of Knoxville Control Monument 0375, said point being the **Point of Beginning** of this Permanent Utility Easement; Thence, from said Point of Beginning, with the south boundary of the Carroll R. Reagan Family Trust property and the north line of an alley;

Thence, leaving the north line of the alley and crossing the Carroll R. Reagan Family Trust property;

North 26 degrees 55 minutes 43 seconds West, 17.66 feet to a point;



North 61 degrees 30 minutes 16 seconds East, 36.73 feet to a point in the east boundary of the Carroll R. Reagan Family Trust property and west boundary of the Carol R. Reagan & Marian M. Reagan and Home Health Care Center Inc property;

Thence, with the east boundary of the Carroll R. Reagan Family Trust property and west boundary of the Carol R. Reagan & Marian M. Reagan and Home Health Care Center Inc property;

South 26 degrees 55 minutes 43 seconds East, 18.67 feet to a point on the north line of an alley;

Thence, with the north line of the alley and south boundary of the Carroll R. Reagan Family Trust property

South 63 degrees 04 minutes 17 seconds West, 36.72 feet to the **Point of Beginning**, containing a total of 667 square feet, more or less.

This acquisition is a portion of the property conveyed to Marian M. Reagan, Trustee of the Carroll R. Reagan Family Trust from Marian M. Reagan, Personal Representatives of the Estate of Carroll R. Reagan, by recorded Instrument No. 201904010057388 and 201802010045459, in the Knox County Register of Deeds Office. This description is subject to any easements recorded in the Knox County Register of Deeds Office.

This description was prepared by Douglas E. Hawk, Tennessee Land Surveyor License No. 1731. Information used in this description was taken from the map entitled "Permanent Utility Easement," Sheet No. 1, for the Knoxville Utilities Board, Vaughn & Melton Project No. 52010-27, dated January 21, 2021 Vaughn & Melton Consulting Engineers, Inc., 1909 Ailor Avenue, Knoxville, Tennessee 37921.

