

Drainage Easement

FOR AND IN CONSIDERATION OF the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOROTHY JONES and SHAROLYN JONES ("Grantor") by these presents does hereby grant, transfer and convey to the CITY OF STANTON, TENNESSEE, ("Grantee"), its successors and assigns, an easement and/or right-of-way for the following purpose: To install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission drainage channels, drainage conveyance structures, detention and water quality controls, culverts, erosion control structures and associated appurtenances, together with necessary egress and ingress to accomplish the foregoing purposes, across and under the land described as follows:

Easement description and a descriptive plat of said easement is attached hereto as Exhibit "A" and made a part hereof.

Being the property conveyed to the Grantor by deed recorded in Deed Book 265, Page 41, Register's Office, Haywood County, Tennessee, reference is made to said deed for a description of the property over which the easement is granted.

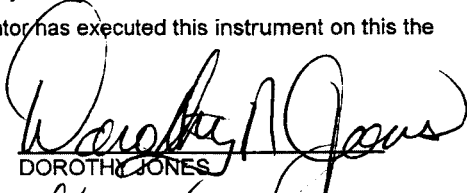
The following activities are not permitted on the easement tract: Tilling of the soil, planting of crops, trees, shrubs or anything that may impede the flow of water. No buildings, fences, sheds, walls or structures any type may be constructed, on, above or below the surface of the Easement Tract or any activity performed on the Easement Tract that may impede the flow of water.

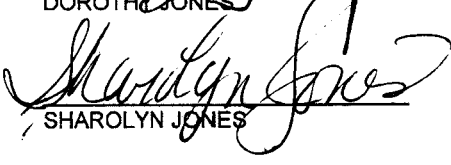
TO HAVE AND TO HOLD the above-described easement and/or right-of-way to Grantee, its successors and assigns, forever, said easement being permanent and perpetual and running with the land.

Grantor also conveys a temporary construction easement to the CITY OF STANTON, TENNESSEE for the following purpose: To install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with, remove, and decommission drainage channels, drainage conveyance structures, detention and water quality controls, culverts, erosion control structures and associated appurtenances, together with necessary egress and ingress to accomplish the foregoing purposes, across and under any property owned by the Grantor adjacent to the permanent easement for the duration of the construction.

The Grantor covenants that he/she is lawfully seized and possessed of said real estate, and has a good and lawful right to convey said easements.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 12 day of OCTOBER, 2016.


DOROTHY JONES


SHAROLYN JONES

Steve Smith, Register
Haywood County

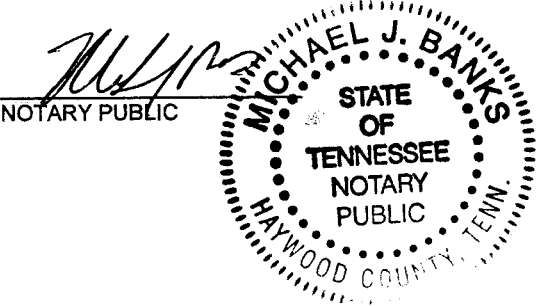
Rec #: 69441	Instrument #: 38991
Rec'd: 25.00	Recorded
State: 0.00	10/17/2016 at 11:28 AM
Clerk: 0.00	in Record Book
Other: 2.00	146
Total: 27.00	Pgs 56-60

STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, DOROTHY JONES, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Notarial Seal at office, this 12 day of October, 2016.

My Comm. Expires: 7/18/17

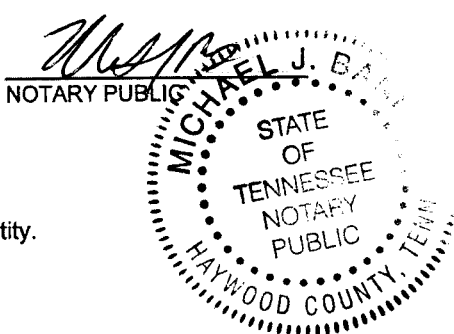


STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, SHAROLYN JONES, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Notarial Seal at office, this 12 day of October, 2016.

My Comm. Expires: 7/18/17



Grantee is a tax exempt governmental entity.

Prepared by:
Banks Law Firm, P.A.
108 S. Washington Ave.
Brownsville, TN 38012
731-772-5300

**Proposed 20' Public Use Easement
Dorothy A. Jones, et al property
Portion of Tax Map 134C, Group E, Parcel 1.00
Stanton, Haywood County, Tennessee**

Being a portion of the Dorothy A. Jones, et al property located in Stanton, Tennessee, as recorded in Deed Book 265, Page 41 at the Register's Office of Haywood County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the south line of Second Avenue (15.00 feet from physical centerline) and the east line of Lafayette Street (25.00 feet from physical centerline); thence, with the said south line of Second Avenue, North 79 degrees 45 minutes 01 seconds East, 45.51 feet, thence, North 76 degrees 11 minutes 21 seconds East, 79.83 feet, to the northwest corner of the William and Rebecca Davis property (Deed Book 196, Page 386); thence, with said Davis property, South 13 degrees 45 minutes 29 seconds East, 20.00 feet, to a point; thence, across said Jones property, South 76 degrees 11 minutes 21 seconds West, 80.44 feet, to a point; thence, South 79 degrees 45 minutes 01 seconds West, 30.89 feet, to a point; thence, South 05 degrees 09 minutes 19 seconds West, 91.51 feet, to the north line of the CSX Transportation 100-foot Railroad Right-of-Way; thence, with said railroad right-of-way, South 76 degrees 34 minutes 13 seconds West, 21.10 feet, to the said east line of Lafayette Street; thence, with the said east line of Lafayette Street, North 05 degrees 09 minutes 19 seconds East, 113.47 feet, to the point of beginning and containing 4,417 square feet, within the easement premises herein described.

Attest:

J. Alan Moore
Tennessee R.L.S. 2325
September 15, 2016

Ex A

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**Proposed 20' Temporary Construction Easement
Dorothy A. Jones, et al property
Portion of Tax Map 134C, Group E, Parcel 1.00
Stanton, Haywood County, Tennessee**

Being a portion of the Dorothy A. Jones, et al property located in Stanton, Tennessee, as recorded in Deed Book 265, Page 41 at the Register's Office of Haywood County, Tennessee, and being more particularly described as follows:

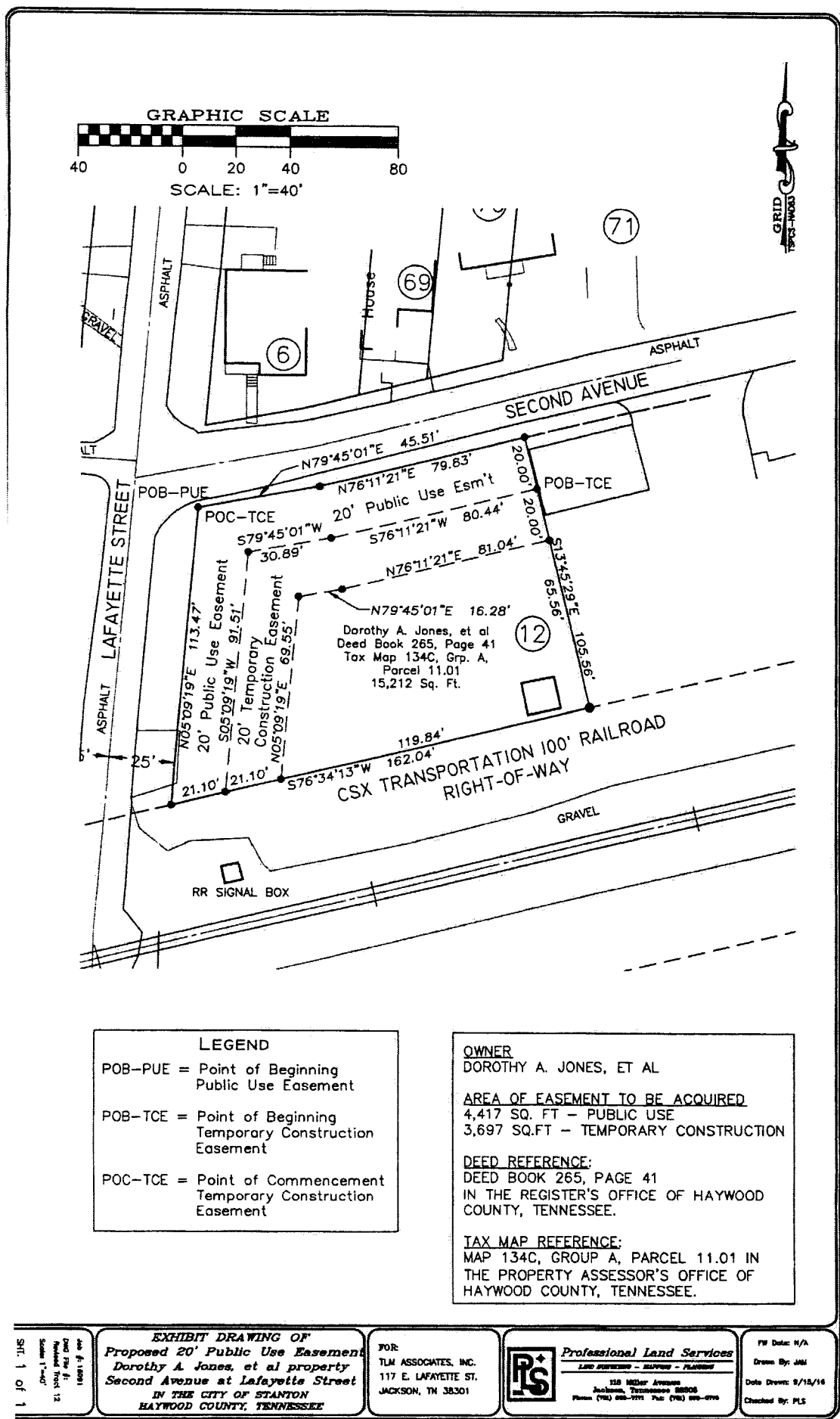
Commencing at the intersection of the south line of Second Avenue (15.00 feet from physical centerline) and the east line of Lafayette Street (25.00 feet from physical centerline); thence, with the said south line of Second Avenue, North 79 degrees 45 minutes 01 seconds East, 45.51 feet, thence, North 76 degrees 11 minutes 21 seconds East, 79.83 feet, to the northwest corner of the William and Rebecca Davis property (Deed Book 196, Page 386); thence, with said Davis property, South 13 degrees 45 minutes 29 seconds East, 20.00 feet, to the Point of Beginning; thence, across said Jones property, South 76 degrees 11 minutes 21 seconds West, 80.44 feet, to a point; thence, South 79 degrees 45 minutes 01 seconds West, 30.89 feet, to a point; thence, South 05 degrees 09 minutes 19 seconds West, 91.51 feet, to the north line of the CSX Transportation 100-foot Railroad Right-of-Way; thence, with said railroad right-of-way, North 76 degrees 34 minutes 13 seconds East, 21.10 feet, to a point; thence, North 05 degrees 09 minutes 19 seconds East, 69.55 feet, to a point; thence, North 79 degrees 45 minutes 01 seconds East, 16.28 feet, to a point; thence, North 76 degrees 11 minutes 21 seconds East, 81.04 feet, to the said west line of the Davis property; thence, North 13 degrees 45 minutes 29 seconds West, 20.00 feet, to the point of beginning and containing 3,697 square feet, within the easement premises herein described.

Attest:

J. Alan Moore
Tennessee R.L.S. 2325
September 15, 2016

Ex A continued

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LEGEND

POB-PUE = Point of Beginning
Public Use Easement

POB-TCE = Point of Beginning
Temporary Construction
Easement

POC-TCE = Point of Commencement
Temporary Construction
Easement

OWNER
DOROTHY A. JONES, ET AL

AREA OF EASEMENT TO BE ACQUIRED
4,417 SQ. FT - PUBLIC USE
3,697 SQ.FT - TEMPORARY CONSTRUCTION

DEED REFERENCE:
DEED BOOK 265, PAGE 41
IN THE REGISTER'S OFFICE OF HAYWOOD
COUNTY, TENNESSEE.

TAX MAP REFERENCE:
MAP 134C, GROUP A, PARCEL 11.01
IN THE PROPERTY ASSESSOR'S OFFICE OF
HAYWOOD COUNTY, TENNESSEE.

SHEET 1 OF 1 DATE: 9/15/14 DRAWN BY: JML CHECKED BY: PLS	EXHIBIT DRAWING OF Proposed 20' Public Use Easement Dorothy A. Jones, et al property Second Avenue at Lafayette Street IN THE CITY OF STANTON HAYWOOD COUNTY, TENNESSEE	FOR: TLM ASSOCIATES, INC. 117 E. LAFAYETTE ST. JACKSON, TN 38301	Professional Land Services LAW ENGINEERING - SURVEYING - PLANNING 110 Miller Avenue Jackson, Tennessee 38305 Phone: (768) 985-1775 Fax: (768) 985-0766	FW Data: N/A Drawn By: JML Date Drawn: 9/15/14 Checked By: PLS
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Exp B