

AGREEMENT OF SALE

STATE PROJECT 47LPLM-F2-135 COUNTY/S KNOX
FEDERAL PROJECT STP/HIP-M-9109(174) TRACT # 6

This agreement entered into on this the _____ day of _____, 20____
between Saddle Ridge Homeowner's Association, Inc. herein after called the Seller and the
Town of Farragut shall continue for a period of 90 days under the terms and conditions listed below.
This Agreement embodies all considerations agreed to between the Seller and the Town of Farragut.

- A. The Seller hereby offers and agrees to convey to the Town of Farragut lands identified as
TRACT 6 on the right-of-way plan for the above referenced project upon the Town of
Farragut tendering the purchase price of \$ 28,450, said tract being further described on the
attached legal description.

- B. The Town of Farragut agrees to pay for the expenses of title examination, preparation of
instrument of conveyance and recording of deed. The Town of Farragut will reimburse the Seller
for expenses incident to the transfer of the property to the Town of Farragut. Real Estate Taxes
will be prorated.

The following terms and conditions will also apply unless otherwise indicated:

- C. Retention of Improvements Does not Retain Improvements [] Not Applicable []
Seller agrees to retain improvements under the terms and conditions stated in the attached
agreement to this document and made a part of this Agreement of Sale.

- D. Utility Adjustment Not Applicable []
The Seller agrees to make at his expense the below listed repair, relocation or adjustment of
utilities owned by him. The purchase price offered includes \$ _____ to
compensate the owner for his expenses.

- E. Other

- F. The Seller states in the following space the name of any Lessee of any part of the property to be
conveyed and the name of any other parties having any interest of any kind in said property.

(SELLERS)

(SELLERS)

TN STATE PLANE
NAD 83 (2011)
GEOID 12A

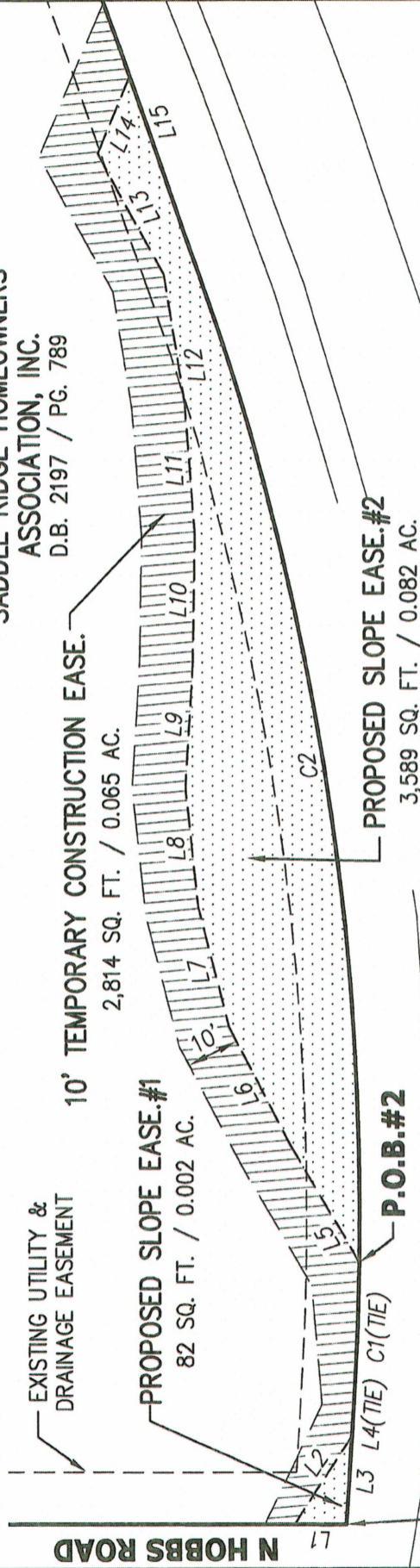


LOT 1R

SADDLE RIDGE SUBDIVISION - UNIT 1

PLAT CAB. M / SLIDE 365-D
SADDLE RIDGE HOMEOWNERS
ASSOCIATION, INC.
D.B. 2197 / PG. 789

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1(TIE)	002°33'07"	542.96'	12.09'	24.18'	N 47°25'35" E 24.18'
C2	020°05'39"	542.96'	96.20'	190.42'	S 36°06'12" W 189.45'



POINT OF BEGINNING #1

N 56°31'71.65
E 249°7'365.45

POINT OF BEGINNING #2

N 56°31'71.65
E 249°7'365.45



EASEMENT NOTES:

1. This easement document was prepared by Cannon & Cannon, Inc., 8550 Kingston Pike, however, it is not intended to be a Boundary Survey compliant with the minimum standard detail requirements of the State of Tennessee.
2. This document does not warrant title or ownership. Owners and property addresses are shown in accordance with Knox County Property Assessors Records.

LINE TABLE	
LINE	BEARING
L1	N 44°55'14" W
L2	N 77°43'42" E
L3	S 48°41'46" W
L4(TIE)	N 48°41'46" E
L5	N 15°07'12" E
L6	N 17°51'20" E
L7	N 30°40'19" E

LINE TABLE	
LINE	BEARING
L8	N 39°14'55" E
L9	N 48°33'50" E
L10	N 46°10'47" E
L11	N 40°58'44" E
L12	N 36°19'38" E
L13	N 16°26'07" E
L14	N 68°05'10" E
L15	S 26°02'46" W

County of Knox Map No. -----
 Tax Map No. 151-C B Parcel No. 1.00
 Deed Book: 2197 Page: 789
 District 6 Ward N/A City Block N/A
 Field Book: N/A Page: N/A

Prepared By: Cannon & Cannon, Inc.
 Address: 8550 Kingston Pike
Knoxville, Tennessee 37919
 Date: 6/12/2022 W.O. No.: -----
 Appd. By: JDW Chkd. By: JDW

Exhibit "A"
TRACT 6
 Scale: 1" = 30'

EXHIBIT "B"

LEGAL DESCRIPTION SADDLE RIDGE HOMEOWNERS ASSOCIATION, INC.

Situated in the Sixth (6th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville and being Proposed Slope Easements with an associated 10' Temporary Construction Easement crossing a portion of Tax Parcel 1.00 on Tax Map 151-C "B" (Deed Book 2197, Page 789), more particularly described as follows:

PROPOSED SLOPE EASEMENT #1

BEGINNING on a point at the intersection of the northwestern right-of-way line of Union Road with the northeastern right-of-way line of N. Hobbs Road, said point bearing Tennessee State Plane, NAD 83 (2011) datum adjusted coordinates (1.0000911083) of Northing 563,171.65, Easting 2,497,365.45;

Thence leaving the northwestern right-of-way line of Union Road and with the northeastern right-of-way line of N. Hobbs Road, N 44° 55' 14" W, 9.76 feet to a point;

Thence leaving the northeastern right-of-way line of N. Hobbs Road and with the remaining lands of the subject tract, N 77° 43' 42" E, 20.07 feet to a point in the northwestern right-of-way line of Union Road;

Thence with the northwestern right-of-way line of Union Road, S 48° 41' 46" W, 16.93 feet to the Point of **BEGINNING**.

Containing 82 square feet or 0.002 acres, more or less.

PROPOSED SLOPE EASEMENT #2

BEGINNING on a point at the intersection of the northwestern right-of-way line of Union Road, with the northeastern right-of-way line of N. Hobbs Road, said point bearing Tennessee State Plane, NAD 83 (2011) datum adjusted coordinates (1.0000911083) of Northing 563,171.65, Easting 2,497,365.45;

Thence leaving the northeastern right-of-way line of N. Hobbs Road and with the northwestern right-of-way line of Union Road, the following two (2) calls:

1. N 48° 41' 46" E, 25.42 feet to a point;
2. With a curve to the left, having a radius of 542.96 feet and a chord of N 47° 25' 35" E, 24.18 feet to a point, said point being the Point of **BEGINNING**;

Thence leaving the northwestern right-of-way line of Union Road and with the remaining lands of the subject tract, the following ten (10) calls:

1. N 15° 07' 12" E, 25.68 feet to a point;
2. N 17° 51' 20" E, 25.49 feet to a point;
3. N 30° 40' 19" E, 23.21 feet to a point;
4. N 39° 14' 55" E, 22.87 feet to a point;
5. N 48° 33' 50" E, 23.69 feet to a point;
6. N 46° 10' 47" E, 23.96 feet to a point;
7. N 40° 58' 44" E, 25.03 feet to a point;
8. N 36° 19' 38" E, 25.14 feet to a point;
9. N 16° 26' 07" E, 25.75 feet to a point;
10. N 68° 05' 10" E, 15.73 feet to a point in the northwestern right-of-way line of Union Road;

Thence with the northwestern right-of-way line of Union Road, the following two (2) calls:

1. S 26° 02' 46" W, 39.69 feet to a point;
2. With a curve to the right, having a radius of 542.96 feet and a chord of S 36° 06' 12" W, 189.45 feet to the Point of **BEGINNING**.

Containing 3,589 square feet or 0.082 acres, more or less.

10' TEMPORARY CONSTRUCTION EASEMENT

BEING a 10' Temporary Construction Easement, lying immediately adjacent to the Proposed Slope Easements as described above, said easement contains a total of 2,814 square feet or 0.065 acres, more or less.

These descriptions were prepared June 12, 2022 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919. Reference CCI project number 00899-0018.