

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 3rd day of October, 2018, by and between **JENNIFER E. MOORE, a single person**, 3140 Arrowhead Drive, Lexington, Kentucky 40503, ("Grantor"), which is the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and in consideration of **ONE HUNDRED SEVENTY-THREE DOLLARS AND 50 CENTS (\$173.50)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, install, construct, operate, repair, reconstruct and remove a storm sewer line and other related improvements and appurtenances thereto, which storm sewer line and appurtenances shall be of such dimension, character, construction and use determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

Permanent Easement
Arrowhead Drive Stormwater Improvement Project
(a portion of 3140 Arrowhead Drive)

Being a tract of land in Fayette County along Arrowhead Drive beginning at a point on the Arrowhead Drive right-of-way line 5' to the north of the property corner between 3140 and 3144 Arrowhead Drive at the corner of an existing 10' wide drainage easement; thence with the Arrowhead Drive right-of-way line N 23°07'46" E a distance of 18.88 feet to a

Charles E. Edwards, III
 LFUCG Department of Law
 200 E. Main Street, 11th Floor
 Lexington, Ky. 40507

point on the Arrowhead Drive right-of-way line; thence with the proposed permanent easement line S 66°52'14" E a distance of 10.00 feet to a point on the proposed permanent easement line; thence with the proposed permanent easement line S 23°07'46" W a distance of 18.91 feet to a point on the proposed permanent easement line and existing drainage easement line; thence with the proposed permanent easement line and existing drainage easement line N 66°44'14" W a distance of 10.00 feet to a point on the proposed permanent easement line, existing drainage easement, Arrowhead Drive right-of-way line and POINT OF BEGINNING; and,

The above described parcel contains 0.004 acres (189 sq. ft.) of permanent easement; and,

Being a portion of the same property conveyed to Jennifer E. Moore, a single person, by Deed dated July 8, 2015, of record in Deed Book 3328, Page 253, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the foregoing sum, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of storm sewer construction, installation and relocation through and across the following tract of land located within the confines of Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

Temporary Construction Easement
Arrowhead Drive Stormwater Improvement Project
(a portion of 3140 Arrowhead Drive)

Being a tract of land in Fayette County along Arrowhead Drive beginning at a point on the Arrowhead Drive right-of-way line and the corner of the proposed permanent easement; thence

with the Arrowhead Drive right-of-way line N 23°07'46" E a distance of 5.00 feet to a point on the Arrowhead Drive right-of-way line; thence with the proposed construction easement line, S 66°52'14" E a distance of 15.00 feet to a point on the proposed construction easement line; thence with the proposed construction easement line, S 23°07'46" W a distance of 18.92 feet to a point on the proposed construction easement line; thence with the proposed construction easement line, S 66°44'14" E a distance of 167.99 feet to a point on the proposed construction easement line and existing drainage easement; thence with the proposed construction easement line, S 23°23'46" W a distance of 5.00 feet to a point on the proposed construction easement line and existing drainage easement; thence with the proposed construction easement and existing drainage easement line, N 66°44'14" W a distance of 172.98 feet to a point on the proposed construction easement, existing drainage easement and proposed permanent easement; thence with the proposed construction easement and proposed permanent easement line, N 23°07'46" E a distance of 18.91 feet to a point on the proposed construction easement and proposed easement line; thence; with the proposed construction easement and proposed permanent easement line, N 66°52'14" W a distance of 10.00 feet to a point on the proposed construction easement, proposed permanent easement, Arrowhead Drive right-of-way line and POINT OF BEGINNING; and,

The above described parcel contains 0.02 acres (1,010 sq. ft.) of temporary construction easement; and,

Being a portion of the same property conveyed to Jennifer E. Moore, a single person, by Deed dated July 8, 2015, of record in Deed Book 3328, Page 253, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described easements together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The above-described permanent easement runs with the land in perpetuity and is

binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantor does hereby release and relinquish unto Grantee, its successors and assigns, forever, all of her right, title and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that she is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that she will **WARRANT GENERALLY** said title.

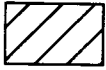
Grantor shall have the full right to use the surface of the land lying over said permanent easement for any purpose desired, provided such use will not interfere with the Grantee's free use of the easement herein granted and provided further that no building or structure shall be erected upon, across, over or through said permanent easement without the prior written consent of the Grantee.

The obtaining this easement was authorized by Resolution No. 511-2018 passed by the Lexington-Fayette Urban County Council on August 30, 2018. Pursuant to KRS 382.135(2)(a), this public utility easement is exempt from the requirements related to certificate of consideration. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

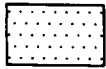
IN TESTIMONY WHEREOF, the Grantor has signed this Deed of Easement, this day and year first above written.

EXHIBIT "A"

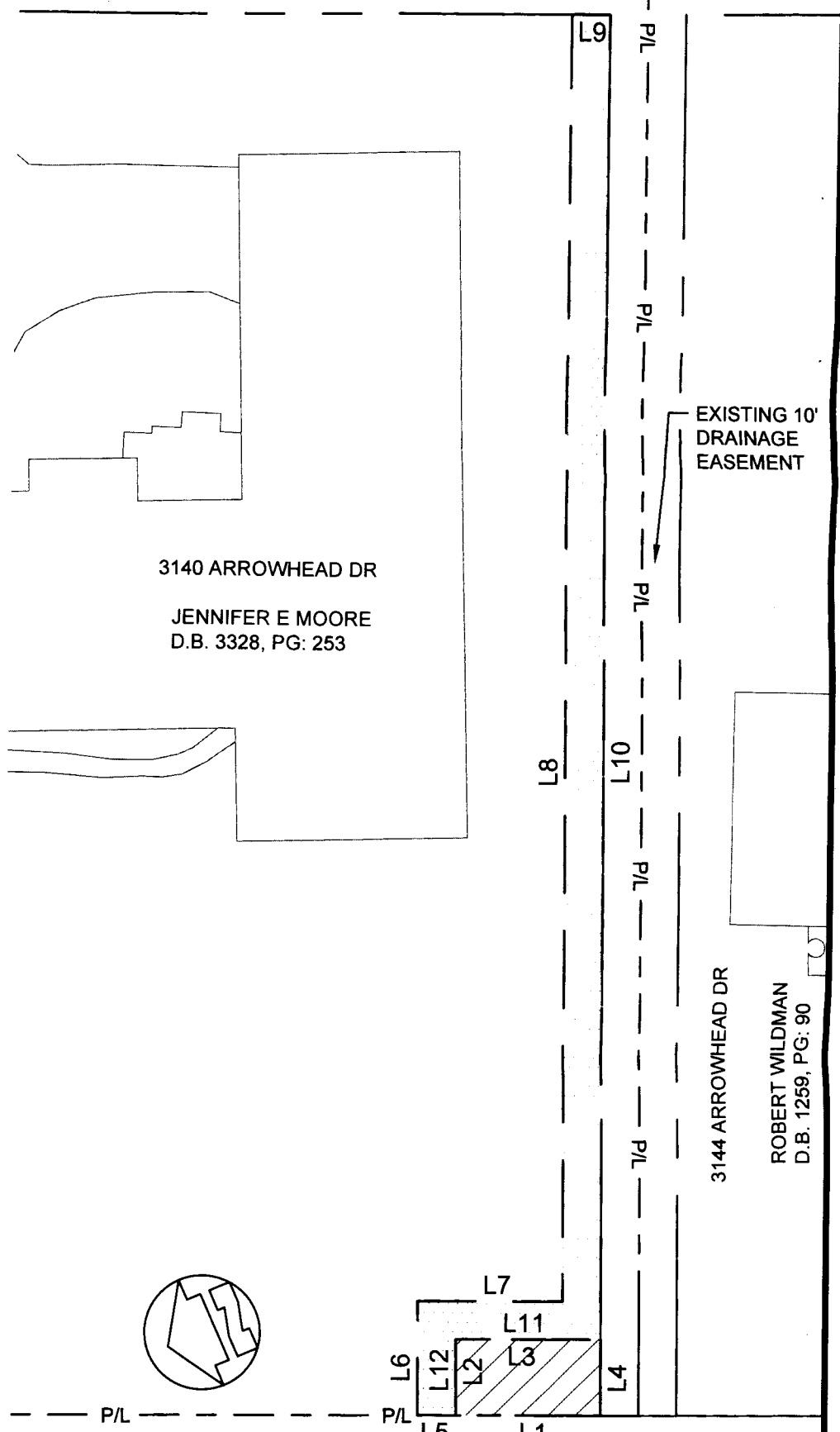
LEGEND



PERM. EASEMENT



CONST. EASEMENT



PERMANENT EASEMENT

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N23°07'46"E	18.88'
L2	S66°52'14"E	10.00'
L3	S23°07'46"W	18.91'
L4	N66°44'14"W	10.00'

CONSTRUCTION EASEMENT

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L5	N23°07'46"E	5.00'
L6	S66°52'14"E	15.00'
L7	S23°07'46"W	18.92'
L8	S66°44'14"E	167.99'
L9	S23°23'46"W	5.00'
L10	N66°44'14"W	172.98'
L11	N23°07'46"E	18.91'
L12	N66°52'14"W	10.00'

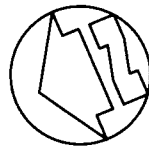
3140 ARROWHEAD DR

JENNIFER E MOORE
D.B. 3328, PG: 253

EXISTING 10'
DRAINAGE
EASEMENT

3144 ARROWHEAD DR

ROBERT WILDMAN
D.B. 1259, PG: 90



GRW PROJECT NO. 4502-03	CLIENT PROJECT NO.	DESIGNED MDA
REVISIONS		DRAWN MDA
NO.	DESCRIPTION	DATE
		BY
		REVIEWED MBR
		APPROVED MBR

**3140 ARROWHEAD DRIVE
EASEMENT EXHIBIT**
ARROWHEAD DRIVE
LFUGC

engineering | architecture | geospatial
www.grwinc.com

ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF GRW ENGINEERS, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART OR USED FOR CONSTRUCTION OF OTHER THAN THIS SPECIFIC PROJECT WITHOUT WRITTEN PERMISSION.

DATE JUNE 20, 2018
SCALE 1"=20'
SHEET NO C-101

I, Donald W Blevins Jr, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: SHEA BROWN ,dc

201810030197

October 3, 2018 15:24:28 PM

Fees	\$26.00	Tax	\$.00
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Total Paid	\$26.00
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