

**DEED OF EASEMENT**

This **DEED OF EASEMENT** is made and entered into this 9<sup>th</sup> day of October, 2018, by and between **RONALD DEE PRICE and JILL ANN PRICE, husband and wife**, 152 Riviera Road, Lexington, Kentucky 40509 ("Grantors"), which is also the in-care of tax mailing address for the current tax year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

**W I T N E S S E I H:**

That for and in consideration of the sum of **FOUR HUNDRED FIFTY-FIVE DOLLARS AND 84 CENTS (\$455.84)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to excavate, grade, install, construct, alter, inspect, maintain, re-grade and perform related work for the purpose of construction, improvement, and replacement of a storm water culvert through 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 Storm Sewer Easement**  
**(a portion of 152 Riviera Road)**  
**Riviera Road Culvert**  
**Replacement Project**

Commencing at the northeast corner of Ronald Dee and Jill Price (DB 2001, PG 679), being Lot 1, as shown on the Plat of Avon Estates, PC C, Slide 570, Fayette County, Lexington, Kentucky, a common corner with Helue H. and Suliman J. Shalash (DB 2522, PG 40) and the South right-of-way of Riviera Road; thence with the North property line

Return to:  
Charles E. Edwards, III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 E. Main Street  
Lexington, Kentucky 40507  
(CC-F)

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of Price, N 89°27'02" West a distance of 20.00 feet to a point, said point being the True Point of Beginning of the Additional Permanent Drainage Easement, said point being in the west edge of an existing 20 foot permanent easement; thence with the West edge of said easement, S 00°23'38" W (L1) a distance of 85.00 feet to a point on the existing permanent easement; thence leaving the existing easement, N 09°36'34" W (L2) a distance of 86.35 feet to a point, said point being in the North property line of Price and in the South right-of-way of Riviera Road; thence with the North property line of Price, S 89°27'02" East (L3) a distance of 15.00 feet to the True Point of Beginning; and,

The above described parcel contains 637.50 sq. ft. or 0.015 Acres of permanent storm sewer easement; and

Being a portion of the property conveyed to Ronald Dee Price and Jill Ann Price, husband and wife, by deed dated August 28, 1998, of record in Deed Book 2001, Page 679, 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, Grantors have **BARGAINED** and **SOLD** and do 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, repair, installation and relocation through and across the following tract of land located within the confines of Lexington, Fayette County, Kentucky, to-wit:

**Temporary Construction Easement**  
**(a portion of 152 Riviera Road)**  
**Riviera Road Culvert**  
**Replacement Project**

Commencing at the northeast corner of Ronald Dee and Jill Price (DB 2001, PG 679), being Lot 1, as shown on the Plat of Avon Estates, PC C, Slide 570, Fayette County, Lexington, Kentucky, a common corner with Helue H. and Suliman J. Shalash (DB 2522, PG 40) and the South right-of-way of Riviera Road; thence with the North property line of Price, N 89°27'02" West (L3) a distance of 35.00 feet to a point, said point being the True Point of Beginning of the Temporary Construction Easement, said point begin in the

West edge of the Additional Permanent Easement; thence S 09°36'34" East (L2) a distance of 86.35 feet, said point being on the West edge of the Existing Permanent Easement; thence with the West edge of the Existing Permanent Easement, S 00°23'52" W a distance of 25.00 feet to a point; thence leaving the easement, N 89°27'02" W a distance of 5.62 feet to a point; thence N 09°40'11" W a distance of 111.77 feet to a point, said point also being in the South right-of-way line of Riviera Road; thence with the North property line of Price, S 89°27'02" East a distance of 10.16 feet to the True Point of Beginning; and,

The above described parcel contains 1,055.37 sq. ft. or 0.024 Acres of temporary construction easement; and

Being a portion of the property conveyed to Ronald Dee Price and Jill Ann Price, husband and wife, by deed dated August 28, 1998, of record in Deed Book 2001, Page 679, 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 on the adjacent land and is binding upon the heirs and assigns of the Grantors. The temporary construction easement will expire upon completion of the construction of the improvement project on the land adjacent to this easement.

Grantors do hereby covenant to and with Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the easements conveyed herein, and that they will **WARRANT GENERALLY** said title.

Grantors 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



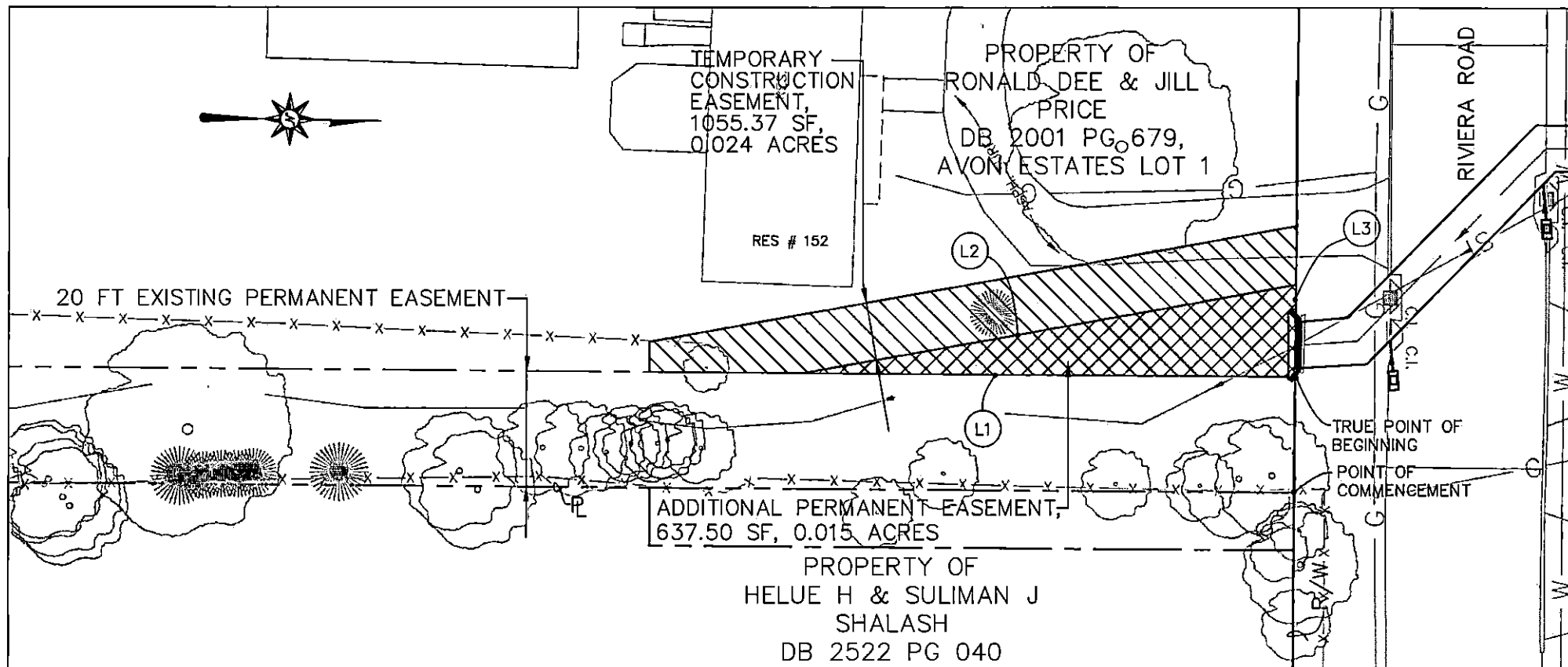
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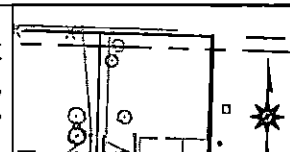



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Lexington-Fayette Urban County  
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Lexington, Kentucky 40507  
(859) 258-3500

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LINE LEGEND			VICINITY MAP	EASEMENT NUMBER 557-1	
LINE	BEARING	DISTANCE		SURVEYOR:	CLIENT:
L1	S 00° 23' 38" W	85.00'		JAMES K. ROBERTS, PE, PLS	LFUCG 200 EAST MAIN STREET LEXINGTON, KENTUCKY 40507
L2	N 09° 36' 34" W	86.35'		DATE:	
L3	S 89° 27' 02" W	15.00'		AUGUST, 2018	152 RIVIERA ROAD LEXINGTON, KENTUCKY
				SCALE: 1"=20'	
				FIRM: BELL ENGINEERING 2480 FORTUNE DRIVE, SUITE 350 LEXINGTON, KENTUCKY 40509	

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.



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By: SHEA BROWN ,dc

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October 11, 2018                      10:14:40      AM

Fees	\$26.00	Tax	\$0.00
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Total Paid	\$26.00
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