

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 7th day of November 2018, by and between **KPS HOLDINGS, LLC, a Kentucky limited liability company**, 1225 Early Drive, Winchester, Kentucky 40392 ("Grantor"), which is also 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 consideration of **ONE HUNDRED DOLLARS AND 00/100 CENTS (\$100.00)** 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, construct, operate, repair, reconstruct and remove sanitary sewer improvements and appurtenances thereto, which sanitary sewer improvements and appurtenances shall be of such dimension, character, construction and use as determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

Permanent Sanitary Sewer Easement
(a portion of 925 Georgetown Road)
KY 4 New Circle Road Sanitary
Sewer Relocation Project
Parcel No. 23

A certain parcel of land located in Fayette County, Kentucky along Georgetown Road (US 25) approximately 555 feet southwest from the intersection of New Circle Road (KY 4) and Georgetown Road (US 25), lying on the west side of Georgetown Road (US 25), and being more particularly described as follows:

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

Beginning at a point in the southeast property corner common with Georgetown Road (US 25) right-of-way and Lima Drive right-of-way, being the POINT OF BEGINNING; thence South 82°48'57" West, 14.56 feet, along Lima Drive right-of-way to a point; thence North 11°11'02" West, 27.48 feet, through the lands of KSP Holdings, LLC to a point; thence North 74°01'49" East, 12.08 feet, to a point common with Georgetown Road (US 25) right-of-way; thence South 15°59'51" East, 29.60 feet, the POINT OF BEGINNING, containing approximately 0.009 Acres (378 square feet); and,

Being a portion of the same property conveyed to KPS Holdings, LLC, a Kentucky limited liability company, by deed, dated March 3, 2017, of record in Deed Book 3473, Page 699, in the Fayette County Clerk's Office.

Described on Exhibit "A" attached hereto and incorporated herein by reference.

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

Grantor does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has a good right to sell and convey the interest herein conveyed, and that it will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution No. 512-2016 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 parties have signed this Easement, the day and year first above written.

GRANTOR:

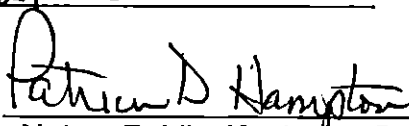
KPS HOLDINGS, LLC, a
Kentucky limited liability company

BY: 
GEORGE STAMPER
PRESIDENT

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF CLARK)

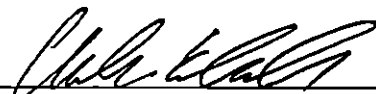
The foregoing Easement and consideration certificate was subscribed, sworn to and acknowledged before me by George Stamper, as President, for and on behalf of KPS Holdings, LLC, a Kentucky limited liability company, on this the 7th day of November, 2018.

My commission expires: May 2, 2022


Notary Public, Kentucky, State-at-Large

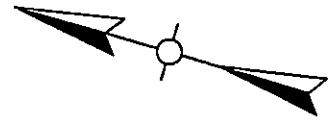
Notary ID # 600411

PREPARED BY:


Charles E. Edwards, III,
Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

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EXHIBIT "A"



GEORGETOWN ROAD (109' R/W)

EXISTING RW

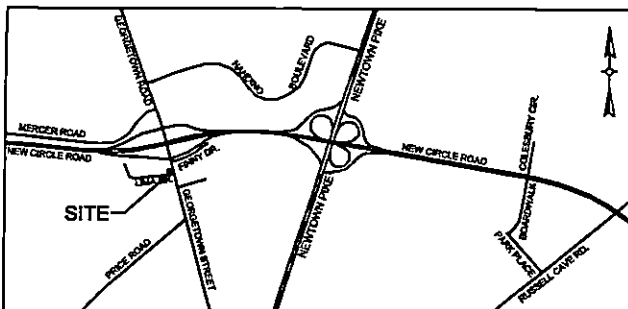
PERM. SAN. SEWER
EASEMENT ~ 378 SQ. FT.

KSP HOLDINGS, LLC
925 GEORGETOWN ST.
DB 3473, PG 699

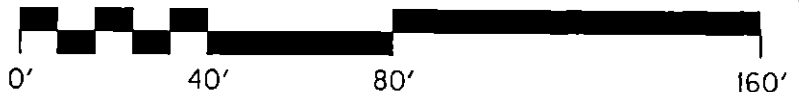
LIMA DRIVE (61.5' R/W)

EXISTING RW

THORNTON OIL CORPORATION
689 LIMA DR.
DB 1532, PG 746



SITE LOCATION

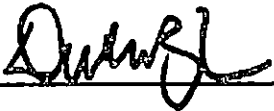


SCALE: 1"=40'

NOTE:
THE PROPERTY LINES SHOWN ON THE EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERKS OFFICE AND KENTUCKY DEPARTMENT OF HIGHWAY PLANS AND HAVE NOT BEN FIELD VERIFIED BY PALMER ENGINEERING. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND PALMER ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THE EXHIBIT. THIS IS NOT INTENDED TO BE USED FOR LAND TRANSFERS.

DATE	REVISION DESCRIPTION	DRAWN:	PERMANENT SANITARY SEWER EASEMENT	DATE:
		WCM	HARKEN PROPERTIES, LLC	SCALE:
		CHECKED:	925 GEORGETOWN ST.	1"=40'
		GTI	LEXINGTON, FAYETTE COUNTY, KENTUCKY	SHEET NO.
		JOB NUMBER:	LEXINGTON-FAYETTE	P-23
		10866.00	URBAN COUNTY GOVERNMENT	
				PALMER ENGINEERING 301 EAST MAIN STREET SUITE 900 LEXINGTON, KENTUCKY 40517 (606)339-9230

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: MELISSA STELTER ,dc

201811140038

November 14, 2018 9:18:37 AM

Fees	\$20.00	Tax	\$.00
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Total Paid	\$20.00
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5 Pages

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