

**DEED OF EASEMENT**

This **DEED OF EASEMENT** is made and entered into this 13 day of November, 2018, by and between **WENLENCOR, LLC, a Kentucky limited liability company**, 101 Venture Court, Suite 2B, Lexington, Kentucky 40511 ("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");

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

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 680 Lima Drive)**  
**KY 4 New Circle Road Sanitary**  
**Sewer Relocation Project**  
**Parcel No. 24**

A certain parcel of land located in Fayette County, Kentucky along Georgetown Road (US 25) approximately 623 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, 11<sup>th</sup> Floor  
Lexington, Kentucky 40507

Beginning at a point in the northeast property corner common with Georgetown Road (US 25) right-of-way and Lima Drive right-of-way, being the POINT OF BEGINNING; thence, South 15°59'50" East, 15.73 feet, along Georgetown Road (US 25) right-of-way to a point; thence, South 78°50'04" West, 21.07 feet, through the lands of Wenlencor, LLC to a point; thence, North 11°11'01" West, 17.06 feet, to a point common with Lima Drive right-of-way; thence, North 82°51'44" East, 19.80 feet, to the POINT OF BEGINNING, containing approximately 0.008 Acres (334 square feet); and,

Being a portion of the same property conveyed to Wenlencor, LLC, a Kentucky limited liability company, by deed, dated April 5, 2005, of record in Deed Book 2541, Page 531, in the Fayette County Clerk's Office.

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

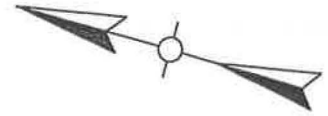
**TO HAVE AND TO HOLD** the above-described easement together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

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.

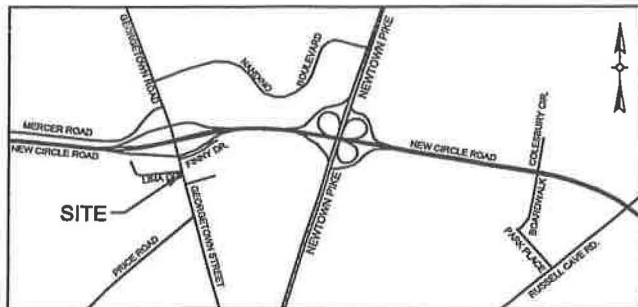
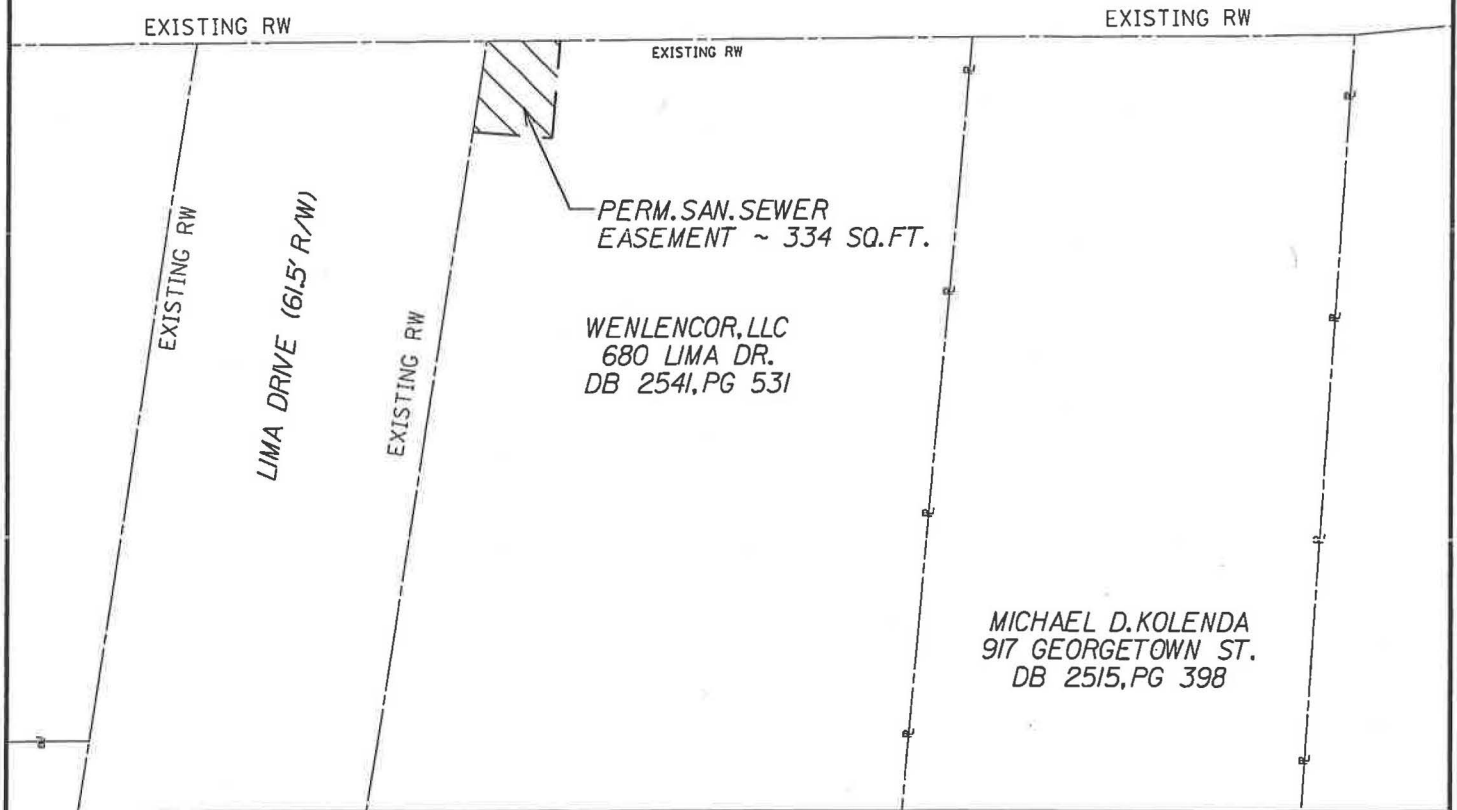
The obtaining of this easement was authorized by Resolution No. 512-2016 passed by the Lexington-Fayette Urban County Council on August 30, 2018. Pursuant to KRS 382.135 (2)(a), this public utility easement is exempt from the requirements related to certificate of consideration. This conveyance is exempt 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.

# EXHIBIT "A"



GEORGETOWN ROAD (109' R/W)



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 BEEN 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: WCM	PERMANENT SANITARY SEWER EASEMENT WENLENCOR, LLC 680 LIMA DR. LEXINGTON, FAYETTE COUNTY, KENTUCKY URBAN COUNTY GOVERNMENT	Palmer ENGINEERING PALMER ENGINEERING 301 EAST MAIN STREET SUITE 900 LEXINGTON, KENTUCKY 40517 (606)389-9293	DATE:
		CHECKED: GTI			SCALE: 1"=40'
		JOB NUMBER: 10866.00			SHEET NO. P-24

**DEED BOOK 3631 PAGE 549**

**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: MELISSA STELTER ,dc**

**201811290169**

**November 29, 2018                      15:11:07      PM**

<b>Fees</b>	<b>\$20.00</b>	<b>Tax</b>	<b>\$ .00</b>
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<b>Total Paid</b>	<b>\$20.00</b>
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**5    Pages**

**545    -    549**