

**PERMANENT SANITARY SEWER EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT** is made and entered into this the 18<sup>th</sup> day of APRIL, 2019, by and between **NADER NAIM TAWASHA**, a single person AND **MAHER TAWASHA** and **AMAL A. TAWASHA**, husband and wife, 576 Alderbrook Way, Lexington, Kentucky 40515, which is the in-care of tax mailing address for the current year (hereinafter "Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, (hereinafter "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **ONE HUNDRED SIXTY AND 00/100 DOLLARS (\$160.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, permanent right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer construction, installation, improvements, and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, depicted on the attached Exhibit A, and more particularly described as follows, to wit:

**Permanent Sanitary Sewer Easement**  
**West Hickman Trunk - Sewer Line D Project**  
**(a portion of 3546 Greentree Road a/k/a 1117 Armstrong Mill Road)**

Beginning at a point 115.71 feet from the owner's North property corner of Lot 1A of Gainesway Subdivision, as

Return to:  
Charles E. Edwards III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

depicted in Plat Cabinet K, Slide 401 of the Fayette County Clerk's Records; thence with said parcels northwestern property line, North 40 Degrees 13 Minutes 06 Seconds East a distance of 2.41 feet; thence with a new severance line, South 61 Degrees 40 Minutes 33 Seconds East a distance of 86.08 feet to a point on the stated parcels southeastern property line; thence with that line, South 63 Degrees 45 Minutes 49 Seconds West a distance of 24.55 feet; thence with a new severance line, North 61 Degrees 40 Minutes 33 Seconds West for a distance of 67.51 feet to a point on the stated parcels southwestern property corner; thence with that line with a curve turning to the right with an arc length of 19.00 feet, with a radius of 20.00 feet, with a chord bearing of North 12 Degrees 59 Minutes 51 Seconds East, with a chord length of 18.30 feet, to the POINT OF BEGINNING; and,

The above described parcel contains 0.036 acres of permanent sanitary sewer easement;

Being a portion of the property conveyed to Nader Naim Tawasha and Christine Tawasha, husband and wife and Maher Tawasha, a married person, by deed dated December 8, 1998, of record in Deed Book 2022, Page 275, in the Fayette County Clerk's Office. Said Christine Tawasha (also known as Christine Totah Tawasha) died intestate, a resident of Fayette County, Kentucky on November 22, 2016. Her interest in the property was vested to her husband, Nader Naim Tawasha, by right-of-survivorship in the aforementioned deed.

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

The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantors. 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 building or structure shall be erected upon,

across, over or through said permanent easement without prior written consent of the Grantee.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the 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 easement as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 640-2018, passed by the Lexington-Fayette Urban County Council on October 25, 2018. Pursuant to KRS 382.135(2)(a), this permanent sanitary sewer easement, which pertains to a public utility, need not contain a statement of consideration.

**IN TESTIMONY WHEREOF**, the Grantors have signed this Permanent Sanitary Sewer Easement, this the day and year first above written.

GRANTORS:

  
NADER NAIM TAWASHA

  
MAHER TAWASHA

  
AMAL A. TAWASHA

COMMONWEALTH OF KENTUCKY )

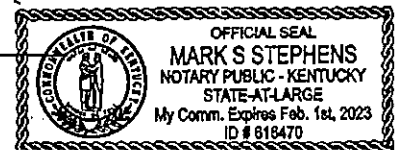
COUNTY OF FAYETTE )

This instrument was acknowledged, subscribed and sworn to before me by  
Nader Naim Tawasha, a single person, on this the 18<sup>TH</sup> day of APRIL, 2019.

Mark S. Stephens  
Notary Public, Kentucky, State at Large

My Commission Expires: \_\_\_\_/\_\_\_\_/\_\_\_\_

Notary ID # \_\_\_\_\_



COMMONWEALTH OF KENTUCKY )

COUNTY OF FAYETTE )

This instrument was acknowledged, subscribed and sworn to before me by  
Maher Tawasha and Amal A. Tawasha, husband and wife, on this the 8 day of  
April, 2019.

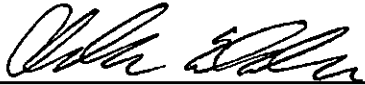
Sharon Bradley  
Notary Public, Kentucky, State at Large

My Commission Expires: \_\_\_\_/\_\_\_\_/\_\_\_\_

Notary ID # \_\_\_\_\_

My Commission No. 563863  
Expires September-2, 2020

PREPARED BY:

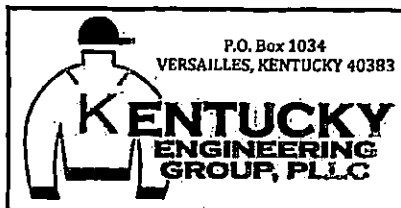
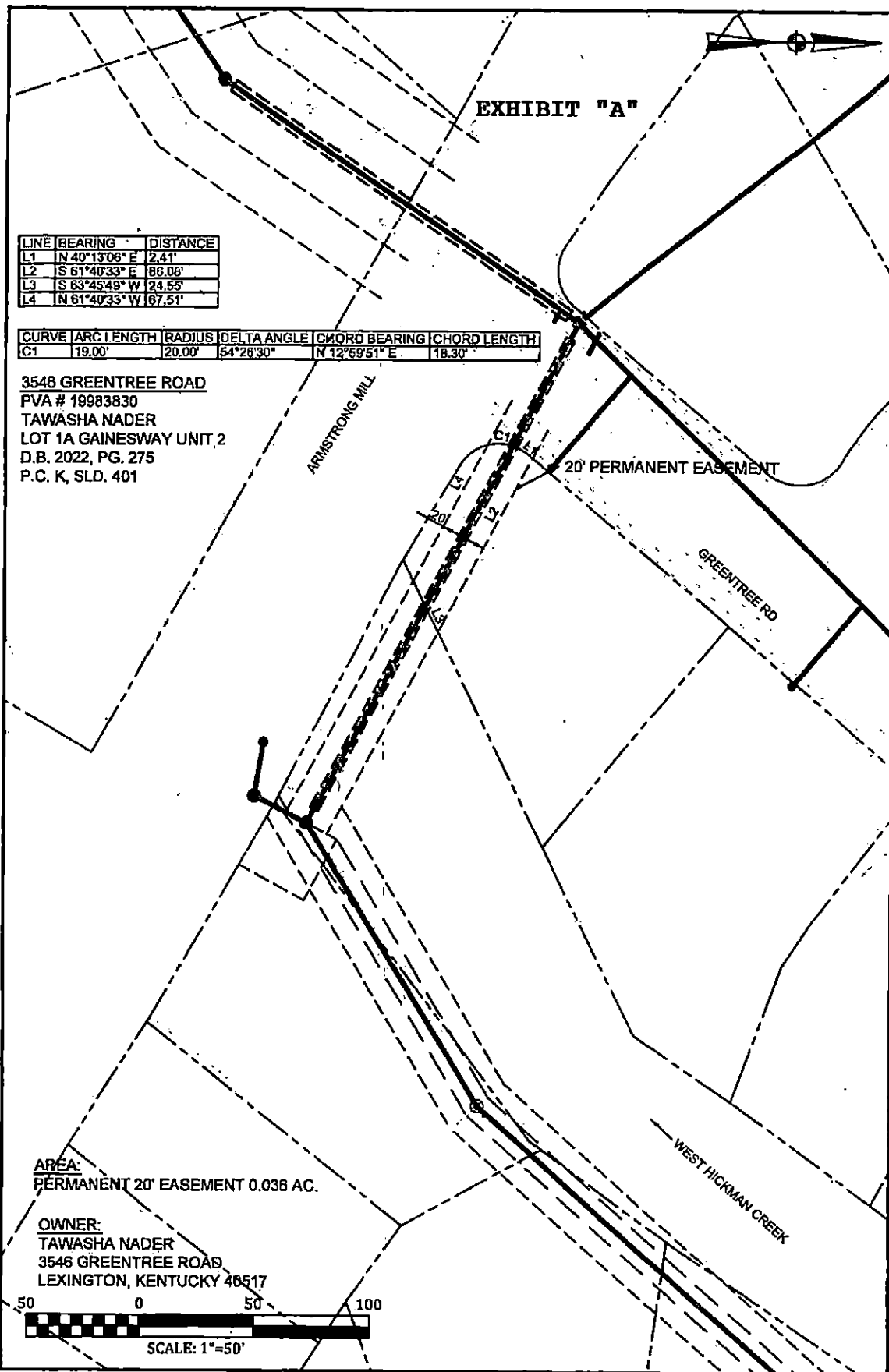


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(859) 258-3500

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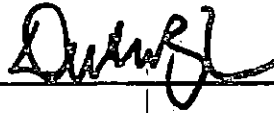
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**EXHIBIT SHOWING  
SANITARY SEWER EASEMENT  
TO BE ACQUIRED FROM  
TAWASHA NADER  
3546 GREENTREE ROAD  
LEXINGTON, KENTUCKY**

Project No.	16046
Date	MARCH 2018
Dwg. No.	
Sheet	

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: PATTY DAVIS ,dc

201904300088

April 30, 2019

9:37:53

AM

Fees

\$26.00

Tax

\$ .00

Total Paid

\$26.00

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7 Pages

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