

R-234-2025  
Deed #8625

FAYETTE CO, KY FEE \$56.00

SUSAN LAMB  
COUNTY CLERK

PRESENTED/LODGED: 06/18/2025 02:50:41 PM

MELISSA STELTER, DEPUTY CLERK 202506180232

BK: DB 4137

PG: 126-132



### TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 17<sup>th</sup> day of JUNE, 2025, by and between **ROY D. MOBLEY and WEI Z. MOBLEY, husband and wife**, 2296 Savannah Lane, Lexington, Kentucky 40513, which is the in-care of mailing and also tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

#### **WITNESSETH:**

That for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, 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, temporary right to excavate, grade, construct, alter, re-grade and perform

Return to:  
Cynthia Cannon-Ferguson  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

related work for the purpose of storm sewer improvements and construction, maintenance 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:

**Temporary Construction Easement**  
**Savannah-Guilford Stormwater**  
**Improvement Project**  
**(a portion of 2296 Savannah Lane)**

All that tract or parcel of land situated at the northwest corner of the intersection of Roswell Drive and Beaumont Centre Lane in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to-wit:

**BEGINNING**, at the common corner of the rear of Roy D. Mobley and Wei Z. Mobley (2296 Savannah Lane, Deed Book 3781, Page 638) and Javid Javaherian and Shirin Javaherian (2297 Savannah Lane, Deed Book 1944, Page 675), said point having NAD 83 Kentucky State Plane North Zone (2011) coordinates, U.S. Survey Feet, of North 190,259.58 and East 1,547,899.00, said point being in the Roswell Drive west right-of-way;

Thence leaving said Javaherian and with said Roswell Drive, along a curve to left with a radius of 932.45 feet, an arc length of 61.17 feet and a chord South 15°06'12" West, 61.16 feet to the **TRUE POINT OF BEGINNING**, said point having NAD 83 Kentucky State Plane North Zone (2011) coordinates, U.S. Survey Feet, of North 190,200.18 and East 1,547,882.99, said point being in the Roswell Drive west right-of-way;

Thence continuing with said Rosewell Drive, along a curve to the left with a radius of 932.45 feet, an arc length of 20.41 feet and a chord South 12°35'50" West, 20.41 feet to a point in the north line of an existing 12-foot wide sanitary sewer easement (Plat Cabinet K, Slide 198);

Thence leaving said Roswell Drive for two (2) new lines through the lands of said Mobley:

1. With said sanitary sewer easement, North 61°03'38" West, 18.38 feet to a point,
2. North 61°47'15" East, 23.31 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 179 square feet, more or less, of temporary construction easement; and

- \ Being a portion of the property conveyed to Roy D. Mobley and Wei Z. Mobley, husband and wife, by Deed dated August 24, 2020, of record in Deed Book 3781, Page 638, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, 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 Grantors. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project, or maintenance thereof.

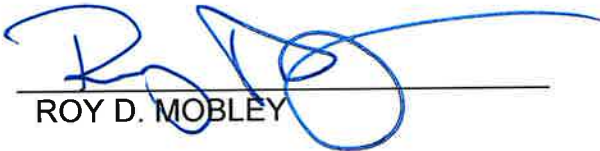
Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of the their right, title, and interest in and to the property to the extent of the interest conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done, and that they will **WARRANT GENERALLY** said title.

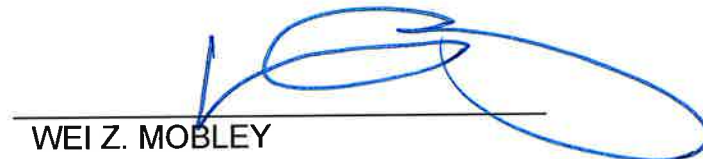
The obtaining of this easement was authorized by Resolution 234-2025, passed by the Lexington-Fayette Urban County Council on May 29, 2025, Pursuant to KRS

Pursuant to KRS 382.135(2)(a), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.

**IN TESTIMONY WHEREOF**, the Grantors have signed this Temporary Construction Easement, this the day and year first above written.

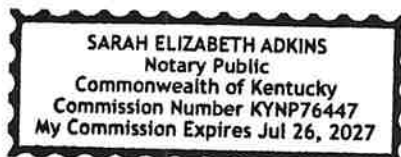
GRANTORS:

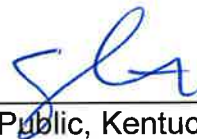
  
\_\_\_\_\_  
ROY D. MOBLEY

  
\_\_\_\_\_  
WEI Z. MOBLEY

COMMONWEALTH OF KENTUCKY            )  
  )  
COUNTY OF FAYETTE                    )

This instrument was acknowledged, subscribed and sworn to before me by Roy D. Mobley and Wei Z. Mobley, husband and wife, on this the 17 day of June, 2025.

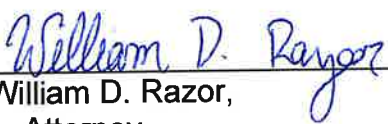


  
\_\_\_\_\_  
Notary Public, Kentucky, State-at-Large

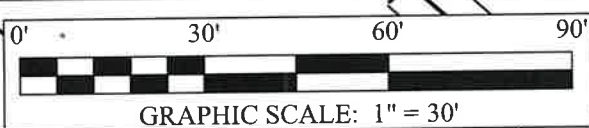
My Commission Expires: 07 / 26 / 2027

Notary ID # KYNP76447

PREPARED BY:

  
William D. Razor,  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11th Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

4932-5726-4704, v. 1



 NEW PERM. ESMT.  
 TEMP. CONST. ESMT.

WU LIN  
2292 SAVANNAH LN  
D.B. 3647, PG. 692

JAVID JAVAHERIAN &  
SHIRIN JAVAHERIAN  
2297 SAVANNAH LN  
D.B. 1944, PG. 675

ROY D. MOBLEY  
& WEI Z MOBLEY  
2296 SAVANNAH LN  
D.B. 3781, PG. 638

P.O.B.  
N:190259.58  
E:1547899.00

DRAINAGE EASEMENT  
PC K, SLIDE 198

UTILITY EASEMENT  
PC K, SLIDE 198

12' SAN. SEWER EASEMENT  
PC K, SLIDE 198

TEMP. CONST. ESMT.  
179/ SQ. FT.

STORM SEWER EASEMENT  
PC K, SLIDE 198

DRAINAGE AND STORM  
SEWER EASEMENT  
PC K, SLIDE 198

12' STORM SEWER EASEMENT  
PC K, SLIDE 198

TRUE P.O.B.  
N:190200.18  
E:1547882.99

ROSSELL DRIVE

BEAUMONT CENTRE LANE

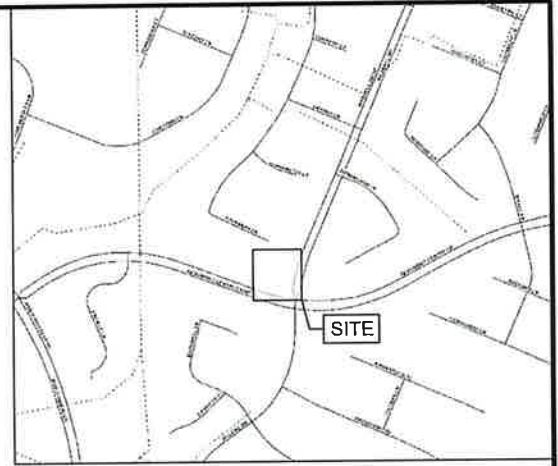


REV. DATE: 3/25/25  
651 Perimeter Drive Suite 300  
Lexington, KY 40517  
Phone (859) 368-0145  
www.primeeng.com

SAVANNAH-GUILFORD LFUCG STORMWATER IMPROVEMENT  
EASEMENT EXHIBITS  
ROY D. MOBLEY & WEI Z. MOBLEY  
2296 SAVANNAH LANE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

P:\Projects\2021\K0101\WD-21544 - Savannah-Guilford Stormwater\500-CAD\520-Survey\524-Working Drawings\Easements\21544 SAVANNAH-GUILFORD EASEMENTS.dwg  
Day & Time: Mar 25, 2025 - 5:24pm  
Login Name: kufka.beard

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 61°03'38" W	18.38'
L2	N 61°47'15" E	23.31'



VICINITY MAP  
NTS

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	20.41'	932.45'	S 12°35'50" W	20.41'
C2	61.17'	932.45'	S 15°06'12" W	61.16'

EX. PERM. ESMT.=N/A  
 PROP. TEMP. ESMT. (GROSS)=179 SQ.FT.  
 PROP. TEMP. ESMT. (NET)=179 SQ. FT.

#### LAND SURVEYOR'S CERTIFICATE:

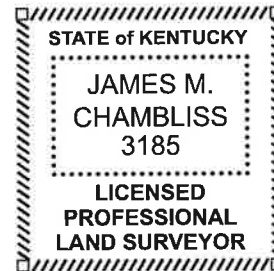
THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED IN 201 KAR 18:150 AND PRIME AE GROUP HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

James M. Chambliss,  
 PLS

Digitally signed by James M.  
 Chambliss, PLS  
 Date: 2025.05.05 09:57:27 -04'00'

JAMES M. CHAMBLISS, PLS 3185

DATE



REV. DATE: 3/25/25  
 651 Perimeter Drive Suite 300  
 Lexington, KY 40517  
 Phone (859) 368-0145  
 www.primeeng.com

SAVANNAH-GUILFORD LFUCG STORMWATER IMPROVEMENT  
 EASEMENT EXHIBITS  
 ROY D. MOBLEY & WEI Z. MOBLEY  
 2296 SAVANNAH LANE  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2