

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 30 day of July, 2018, by and between **MARY HALLIS, a single person**, 221 Pinehurst Court, Lexington, Kentucky 40505 ("Grantor"), 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");

WITNESSETH:

That for and in consideration of the sum of **ONE THOUSAND ONE HUNDRED SIXTY-ONE DOLLARS AND 00/100 CENTS (\$1,161.00)**, 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 1328 Fenwick Road)
East Hickman Wet Weather
Pump Station Project

A tract or parcel of situated on the south side of Fenwick Road cul-de-sac approximately 600 feet southeast of the intersection with Buckhorn Drive in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

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

BEGINNING at the common corner of Mary Hallis (1328 Fenwick Road, DB 2762, PG 73) and Geary Properties, LLC (1325 Fenwick Road, DB 3458, PG 449), said point being in the Fenwick Road cul-de-sac south right-of-way; thence leaving said Fenwick Road cul-de-sac south right-of-way and with said Geary Properties, LLC, South 00°04'48" West, 153.34 feet to the TRUE POINT OF BEGINNING; thence leaving said Geary Properties, LLC for two (2) new lines through the lands of said Hallis: 1) South 88°24'47" East, 35.50 feet to a point, 2) North 39°40'02" East, 95.68 feet to a point in the line with Robert Herrick (1121 Delong Road, DB 1013, PG 280); thence with said Herrick, South 00°04'48" West, 31.38 feet to a point; thence leaving said Herrick for three (3) new lines through the lands of Hallis: 1) South 39°40'02" West, 74.34 feet to a point, 2) South 16°45'10" West, 84.69 feet to a point, 3) South 16°16'41" East, 62.46 feet to a point in the line with Hallie Sadler, et al (3428 Smoky Mountain Drive, DB 3123, PG 656); thence with said Sadler, et al, North 42°44'31" West, 44.88 feet to a point; thence leaving said Sadler, et al for three (3) new lines through the lands of said Hallis: 1) North 16°16'41" West, 28.21 feet to a point, 2) North 16°45'10" East, 79.58 feet to a point, 3) North 88°24'47" West, 26.77 feet to a point in the line with said Geary Properties, LLC; thence with said Geary Properties, LLC, North 00°04'48" East, 20.01 feet to the TRUE POINT OF BEGINNING, having an area of 5,072 square feet or 0.12 Acres, more or less; and,

Being a portion of the property conveyed to Mary Hallis, a single person, by deed dated September 28, 2007, of record in Deed Book 2762, Page 73, in the Fayette County Clerk's Office.

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

FURTHER, for and in consideration of the foregoing sum, 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 temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary 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:

10' Temporary Construction Easement "A"
(a Portion of 1328 Fenwick Road)
East Hickman Wet Weather
Pump Station Project

BEGINNING at the common corner of Mary Hallis (1328 Fenwick Road, DB 2762, PG 73) and Hallie R. Sadler, et al (3428 Smoky Mountain Drive, DB 3123, PG 656), said point being the southeast corner of said Hallis; thence with said Sadler, et al, North 42°44'31" West, 58.13 feet to the **TRUE POINT OF BEGINNING**; thence continuing with said Sadler, et al, North 42°44'31" West, 22.44 feet to a point; thence leaving said Sadler, et al for three (3) new lines through the lands of said Hallis: 1) North 16°16'41" West, 62.46 feet to a point, 2) North 16°45'10" East, 84.69 feet to a point, 3) North 39°40'02" East, 74.34 feet to a point in the line with Robert Herrick (1121 Delong Road, DB 1013, PG 280); thence with said Herrick, South 00°04'48" West, 15.69 feet to a point; thence leaving said Herrick for three (3) new lines through the lands of said Hallis: 1) South 39°40'02" West, 60.21 feet to a point, 2) South 16°45'10" West, 79.70 feet to a point, 3) South 16°16'41" East, 79.58 feet to the **TRUE POINT OF BEGINNING**, having an area of 2,205 square feet or 0.05 Acres, more or less; and,

Being a portion of the property conveyed to Mary Hallis, a single person, by deed dated September 28, 2007, of record in Deed Book 2762, Page 736, in the Fayette County Clerk's Office.

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

10' Temporary Construction Easement "B"
(a Portion of 1328 Fenwick Road)
East Hickman Wet Weather
Pump Station Project

BEGINNING at the common corner to Mary Hallis (1328 Fenwick Road, DB 2762, PG 73) and Geary Properties, LLC (1325 Fenwick Road, DB 3458, PG 449), said point being in the Fenwick Road cul-de-sac south right-of-way; thence leaving said Fenwick Road cul-de-sac south right-of-way and with said Geary Properties, LLC, South 00°04'48" West,

143.34 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Geary Properties, LLC for two (2) new lines through the lands of Hallis: 1) South 88°24'47" East, 30.89 feet to a point, 2) North 39°40'02" East, 102.90 feet to a point in the line with Robert Herrick (1121 Delong Road, DB 1013, PG 280); thence with said Herrick, South 00°04'48" East, 15.69 feet to a point; thence leaving said Herrick for two (2) new lines through the lands of said Hallis: 1) South 39°40'02" West, 95.68 feet to a point, 2) North 88°24'47" West, 35.50 feet to a point in the line with said Geary Properties, LLC; thence with said Geary Properties, LLC, North 00°04'48" East, 10.00 feet to the **TRUE POINT OF BEGINNING**, having an area of 1,325 square feet or 0.03 Acres, more or less; and,

Being a portion of the property conveyed to Mary Hallis, a single person, by deed dated September 28, 2007, of record in Deed Book 2762, Page 736, in the Fayette County Clerk's Office.

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

10' Temporary Construction Easement "C"
(a Portion of 1328 Fenwick Road)
East Hickman Wet Weather
Pump Station Project

BEGINNING at the common corner of Mary Hallis (1328 Fenwick Road, DB 2762, PG 73) and Geary Properties, LLC (1325 Fenwick Road, DB 3458, PG 449), said point being in the Fenwick Road cul-de-sac south right-of-way; thence leaving said Fenwick Road cul-de-sac south right-of-way and with said Geary Properties, LLC, South 00°04'48" West, 173.35 feet to the **TRUE POINT OF BEGINNING**; thence leaving said Geary Properties, LLC for three (3) new lines through the lands of said Hallis: 1) South 88°24'27" East, 26.77 feet to a point, 2) South 16°45'10" West, 79.58 feet to a point, 3) South 16°16'41" East, 28.21 feet to a point in the line with Allen and Laura Cline (3424 Smoky Mountain Drive, DB 1635, PG 377); thence with said Cline, North 42°44'31" West, 17.47 feet to a common corner with said Geary Properties, LLC; thence having said Cline and with said Geary Properties, LLC, North 00°04'48" East, 35.98 feet to a point; thence leaving said Geary Properties, LLC for two (2) new lines through the lands of said Hallis: 1) North 16°45'10"

East, 46.82 feet to a point, 2) North 88°24'47" West, 13.44 feet to a point in the line with said Geary Properties, LLC; thence with said Geary Properties, LLC, North 00°04'48" East, 10.00 feet to the **TRUE POINT OF BEGINNING**, having an area of 1,014 square feet or 0.02 Acres, more or less; and,

Being a portion of the property conveyed to Mary Hallis, a single person, by deed dated September 28, 2007, of record in Deed Book 2762, Page 736, in the Fayette County Clerk's Office.

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

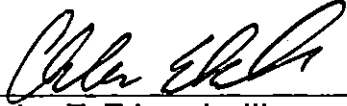
TO HAVE AND TO HOLD the above-described easements together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

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 Grantor. The temporary construction easement will expire upon completion of the construction of the improvement project on the land adjacent to this easement.

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

Grantor 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 the prior written consent of the Grantee.

PREPARED BY:

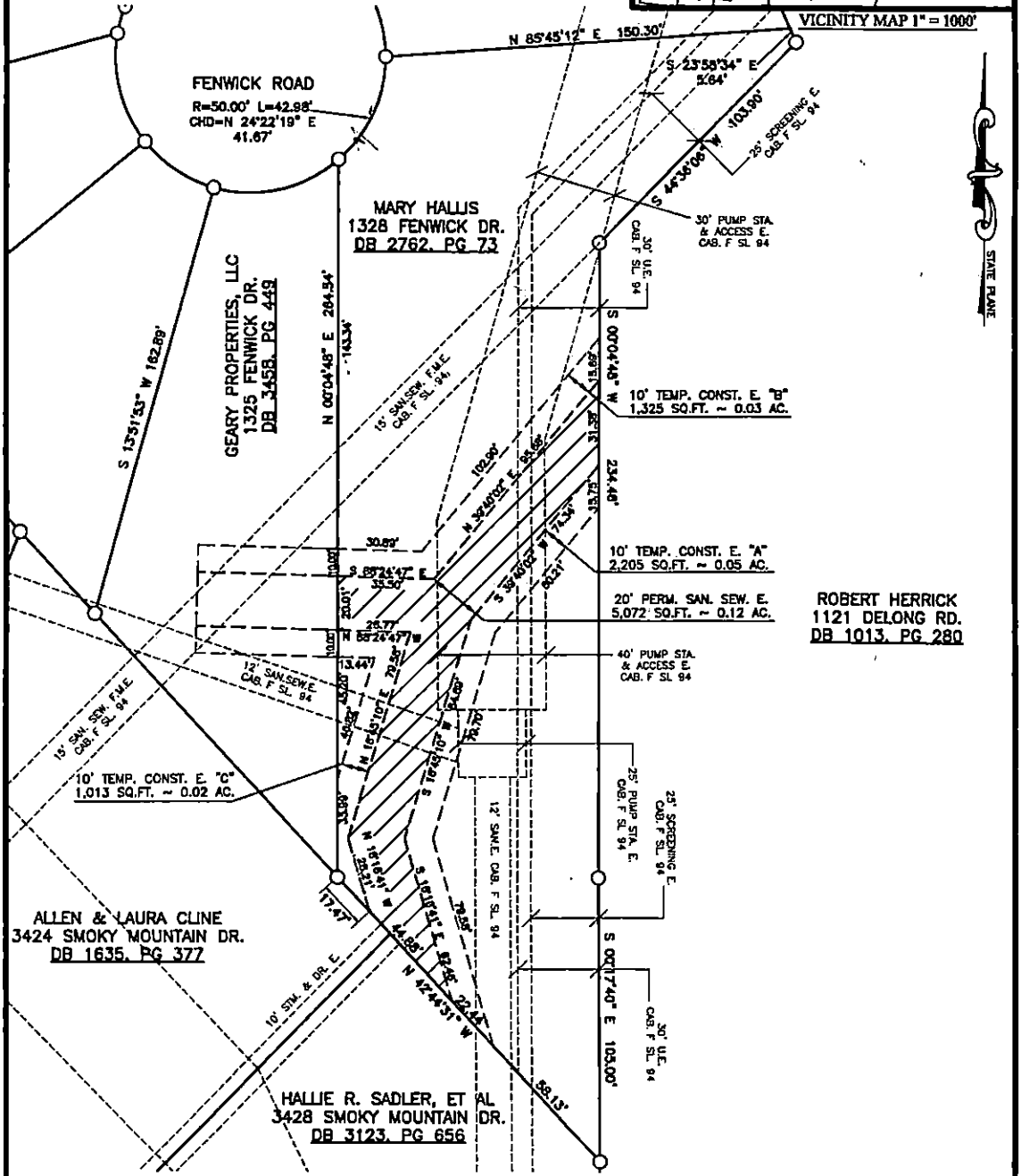
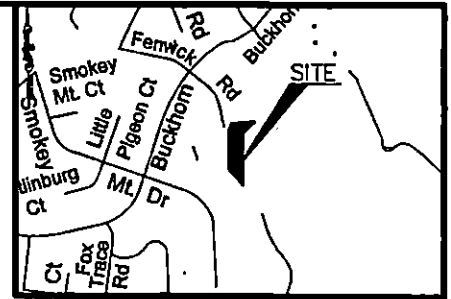


Charles E. Edwards, III
Attorney
Lexington-Fayette Urban County
Government
200 West Main Street, 11th Floor
Lexington, Kentucky 40507
(859) 258-3500

X:\Cases\WATER-AIR\18-RE0460\REV\0815843.DOC

EXHIBIT "A"

20' PERMANENT SANITARY SEWER EASEMENT
 EXHIBIT FOR LFUCG
 MARY HALLIS PROPERTY
 1328 FENWICK ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

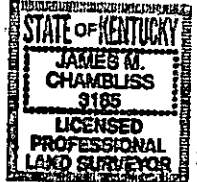
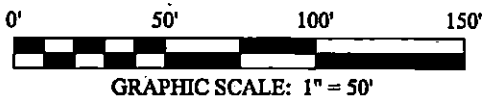


ROBERT HERRICK
 1121 DELONG RD.
 DB 1013, PG 280

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 AND HAVE NOT BEEN FIELD VERIFIED BY INTEGRATED ENGINEERING. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND INTEGRATED ENGINEERING 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 3185 6/23/17
 JAMES M. CHAMBLISS, PLS 3185 DATE



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

201811010089

November 1, 2018 13:34:28 PM

Fees	\$32.00	Tax	\$.00
------	---------	-----	--------

Total Paid	\$32.00
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

9 Pages

348 - 356