

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 7TH day of DECEMBER, 2022, by and between **JASON S. STURGEON, a single person**, 2372 Le Havre Road, Lexington, Kentucky 40504, which is the in-care of tax mailing address for the current year (hereinafter "Grantor"), 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 **FIVE HUNDRED DOLLARS AND 00/100 CENTS (\$500.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and

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

assigns, permanent right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer improvements and construction, installation 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
Parkers Mill Trunk
Sewer Improvement Project
(a portion of 2372 Le Havre Road)

Tract A

All that strip or parcel of land situated on the southeast side of Le Havre Road, north of Versailles Road (US Highway 60) in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING, at a common corner between Lots 19 and 20, as shown on the Amended Final Plat of Lot 4, Unit 1-A and Plat of Unit 2, Holiday Hills Subdivision (Plat Cabinet D, Slide 583), said point being in the westerly boundary line of the H.D. and Nellie Million Property (Plat Cabinet D, Slide 396);

Thence leaving the westerly boundary line of the H.D. and Nellie Million Property, with the northeasterly property line of Lot 19, North 53°27'24" West, a distance of 141.06 feet to a point;

Thence leaving the northeasterly property line of Lot 19, with a reference line through the lands of Lot 20, North 35°40'15" East, a distance of 6.00 feet to the **TRUE POINT OF BEGINNING**;

Thence with an existing drainage and utility easement line, North 53°27'24" West, a distance of 14.33 feet to a point;

Thence with an existing sanitary sewer easement line, North 41°19'08" East, a distance of 59.21 feet to a point;

Thence with an existing drainage and utility easement line, South 63°10'12" East, a distance of 8.60 feet to a point;

Thence with a new permanent sanitary sewer easement line, South 35°40'15" West, 60.46 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.016 Acres (680 sq. ft.) of permanent easement; and

Tract A, being a portion of the property conveyed to Jason S. Sturgeon, a single person, by Deed dated February 23, 2006, of record in Deed Book 2627, Page 652, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the sum hereinbefore mentioned, 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, temporary right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer placement and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

Temporary Construction Easement
Parkers Mill Trunk
Sewer Improvement Project
(a portion of 2372 Le Havre Road)

Tract B

All that strip or parcel of land situated on the southeast side of Le Havre Road, north of Versailles Road (US Highway 60) in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING, at a common corner between Lots 19 and 20, as shown on the Amended Final Plat of Lot 4, Unit 1-A and Plat of Unit 2, Holiday Hills Subdivision (Plat Cabinet D, Slide 583), said point being in the westerly boundary line of the H.D. and Nellie Million Property (Plat Cabinet D, Slide 396);

Thence leaving the westerly boundary line of the H.D. and Nellie Million Property, with the northeasterly property line of Lot 19, North 53°27'24" West, a distance of 141.06 feet to a point;

Thence leaving the northeasterly property line of Lot 19, with a reference line through the lands of Lot 20, North 35°40' 15" East, a distance of 6.00 feet to the **TRUE POINT OF BEGINNING;**

Thence with a new permanent sanitary sewer easement line, North 35°40'15" East, a distance of 60.46 feet to a point;

Thence with an existing drainage and utility easement line, South 63°10'12" East, a distance of 10.12 feet to a point;

Thence with a new temporary construction easement line, South 35°40'15" West, a distance of 62.17 feet to a point;

Thence with an existing drainage and utility easement line, North 53°27'24" West, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING;** and,

The above described parcel contains 0.014 Acres (613 sq. ft.) of temporary construction easement; and

Tract B, being a portion of the property conveyed to Jason S. Sturgeon, a single person, by Deed dated February 23, 2006, of record in Deed Book 2627, Page 652, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described easements 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 temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

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 prior written consent of the Grantee.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that he is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that he will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 460-2022, passed by the Lexington-Fayette Urban County Council on August 30, 2022. Pursuant to KRS 382.135(2)(a), this deed of easement, which pertains to a public utility, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantor has signed this Deed of Easement, this the day and year first above written.

GRANTOR:

BY:



JASON S. STURGEON

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Jason S. Sturgeon, a single person, on this the 7TH day of December, 2022.



Notary Public, Kentucky, State-at-Large

My Commission Expires: 05 / 10 / 2025

Notary ID # KYNP27764

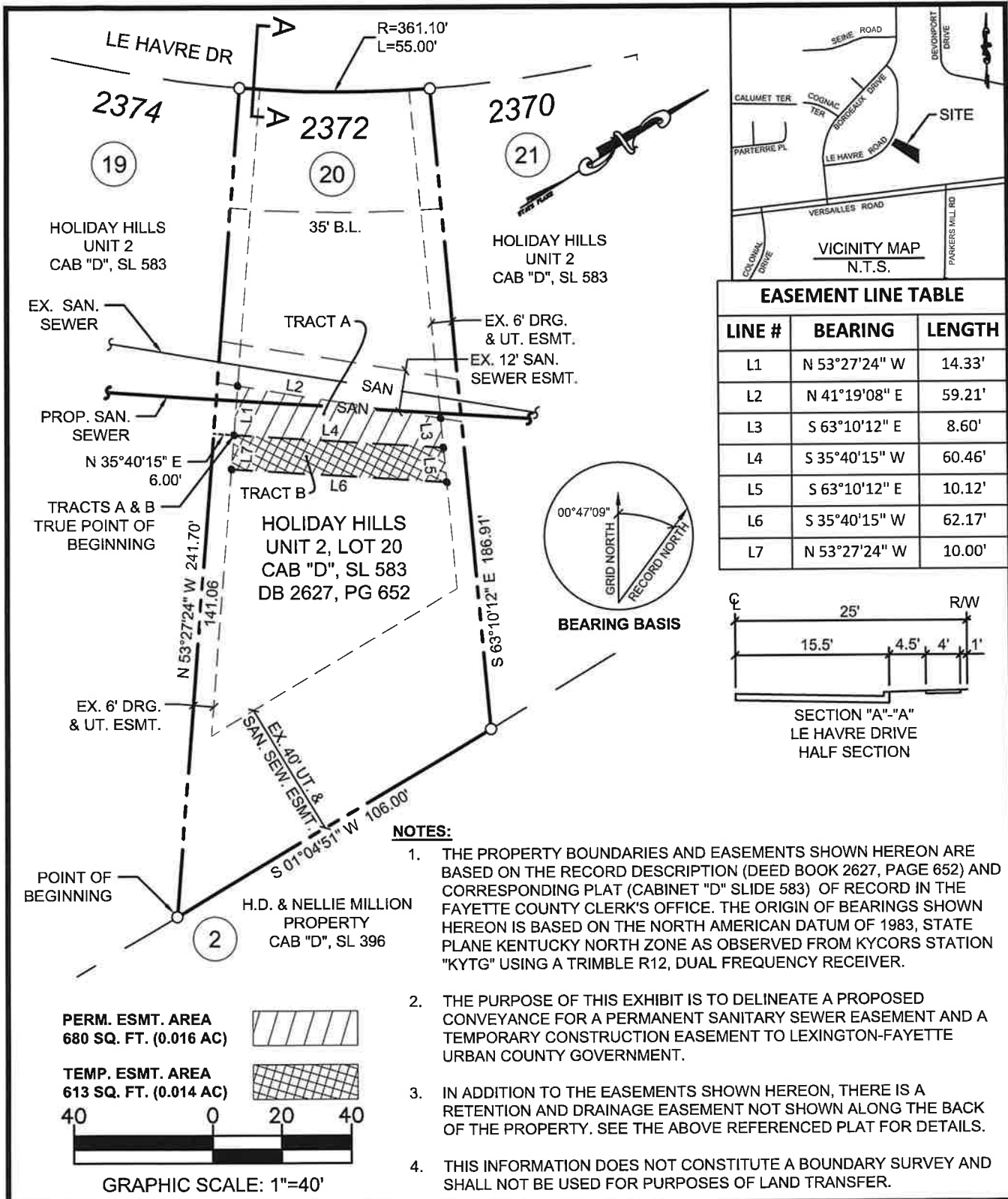


PREPARED BY:



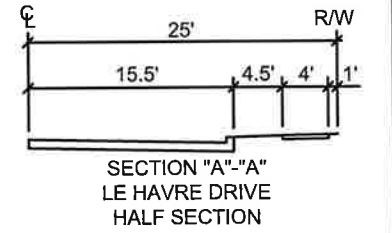
EVAN P. THOMPSON,
Attorney Sr.
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

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EASEMENT LINE TABLE

LINE #	BEARING	LENGTH
L1	N 53°27'24" W	14.33'
L2	N 41°19'08" E	59.21'
L3	S 63°10'12" E	8.60'
L4	S 35°40'15" W	60.46'
L5	S 63°10'12" E	10.12'
L6	S 35°40'15" W	62.17'
L7	N 53°27'24" W	10.00'

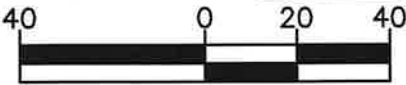


NOTES:

1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 2627, PAGE 652) AND CORRESPONDING PLAT (CABINET "D" SLIDE 583) OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE. THE ORIGIN OF BEARINGS SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983, STATE PLANE KENTUCKY NORTH ZONE AS OBSERVED FROM KYCORS STATION "KYTG" USING A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
2. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
3. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THERE IS A RETENTION AND DRAINAGE EASEMENT NOT SHOWN ALONG THE BACK OF THE PROPERTY. SEE THE ABOVE REFERENCED PLAT FOR DETAILS.
4. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

PERM. ESMT. AREA
 680 SQ. FT. (0.016 AC)

TEMP. ESMT. AREA
 613 SQ. FT. (0.014 AC)



GRAPHIC SCALE: 1"=40'

SANITARY SEWER EASEMENT EXHIBIT
JASON S. STURGEON
2372 LE HAVRE ROAD
PARKERS MILL TRUNK SEWER REPLACEMENT
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY



FIGURE 1

NOVEMBER 2022

2815.304

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: BOBBIE MARSTELLA ,dc

202212090073

December 9, 2022 9:45:23 AM

Fees	\$56.00	Tax	\$.00
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Total Paid	\$56.00
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8 Pages

340 - 347