

PRESENTED/LODGED: 06/18/2024 08:48:31 AM

MELISSA STELTER, DEPUTY CLERK 202406180046

BK: DB 4078

PG: 354-358

R-157-2023
Deed #8592

PERMANENT EASEMENT

This **PERMANENT EASEMENT** is made and entered into this the 13TH day of JUNE, 2024, by and between **CHARLES MARTIN LAYMAN**, a **single person**, 3380 Sweet Clover Lane, Lexington, Kentucky 40509, which is the in-care of tax mailing address for the current year ("Grantor"), 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 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 assigns, the permanent to right to excavate, grade, construct, alter, re-grade and

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

perform related work for the purpose of stormwater improvements and construction, installation, repair, 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:

Permanent Easement
Barnard Drive Stormwater
Improvement Project
(a portion of 1000 Culzean Court)

All that strip or parcel of land located at the southern end of Culzean Court on the Layman property, in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

STARTING, at the common property corner of Layman (Deed Book 2677, Page 289) and Harding (Deed Book 2742, Page 513), said corner being the northeast corner of the Layman property and the northwest corner of the Harding property; the real **POINT OF BEGINNING**; for the permanent easement; thence along a 12 foot Storm Sewer and Drainage Easement, S 3° 21' 43" E, 9.85 feet; thence N 30° 47' 41" W, 8.96 feet; thence along the curvature of the property boundary with a chord bearing N 61° 59' 20" E, chord length 4.48 feet, radius 50.00 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 20 square feet of permanent easement; and,

Being a portion of the same property conveyed to Charles Martin Layman, a single person, by Deed dated September 20, 2006, of record in Deed Book 2677, Page 289, 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 permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantor. 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 as 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 interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 157-2023, passed by the Lexington-Fayette Urban County Council on March 23, 2023, and by Amended Resolution 178-2024, passed by the Lexington-Fayette Urban County Council on April 25, 2024. 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 Permanent Easement, this the day and year first above written.


GRANTOR:

BY: 
CHARLES MARTIN LAYMAN

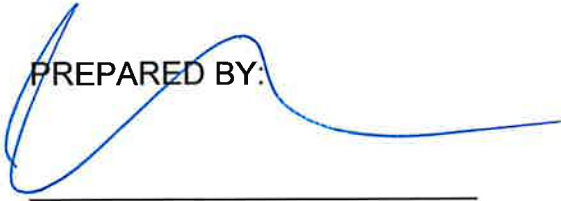
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by
Charles Martin Layman, a single person, on this the 13TH day of
June, 2024.





Notary Public, Kentucky, State-at-Large
My Commission Expires: 05 / 10 / 2025
Notary ID # KYNP27704

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

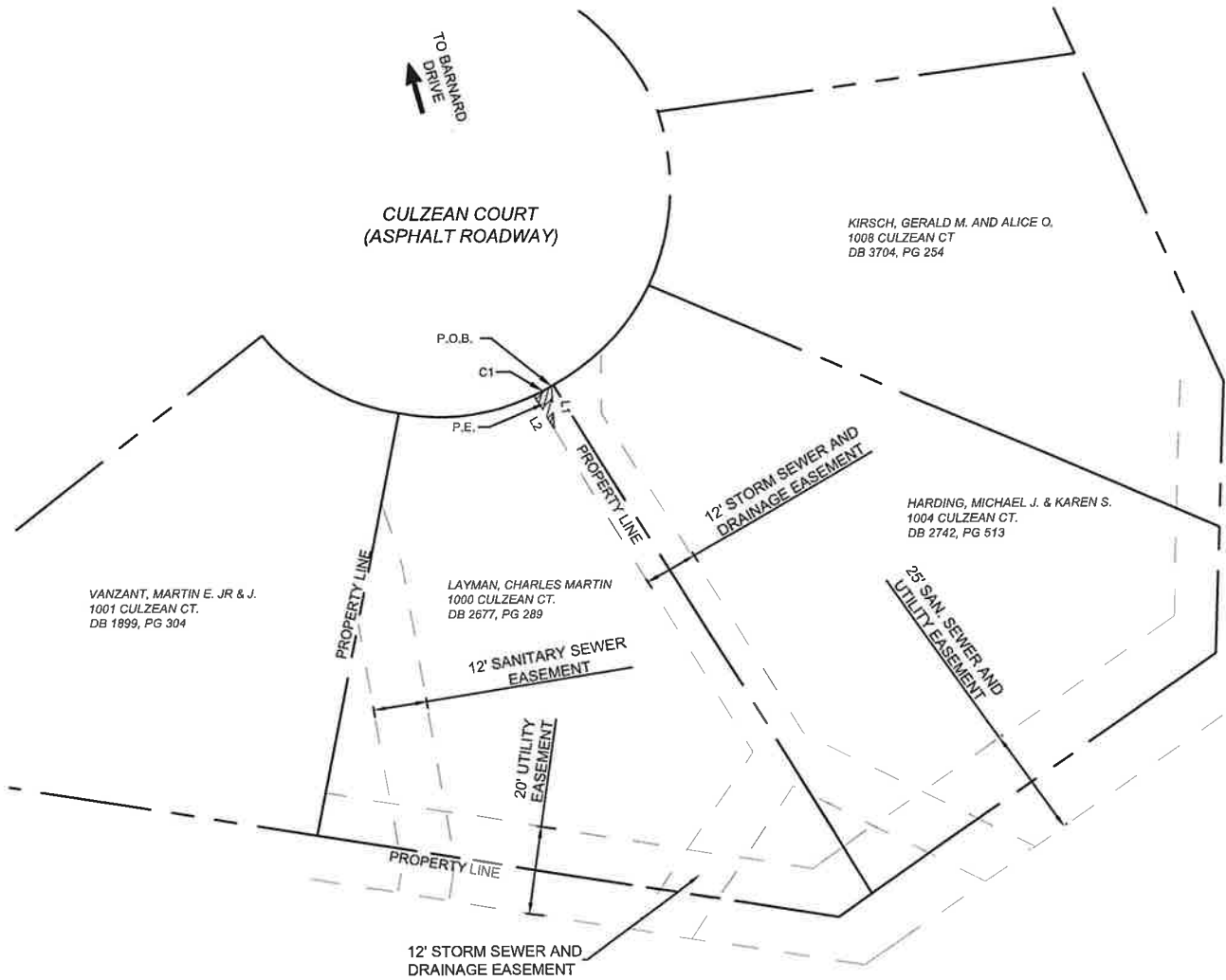
12/22/2023 12:24:28 PM - P:\IERI\1681\200-11681-2\1002\CAD\SHSHEETFILES\EASEMENTS\BARNARD\EASEMENT_1000_CULZEAN_12-22-23.DWG - PACHOLIK, LUCY

BASIS OF BEARINGS

- PROPERTY LINES, UTILITY EASEMENT, AND STORM SEWER AND DRAINAGE EASEMENT WERE DERIVED FROM "FINAL RECORD PLAT AUTUMN RIDGE UNIT 5-C" BY EA PARTNERS, LOCATED AT THE FAYETTE CO. CLERK'S OFFICE IN CAB. "L" SLIDE 395.

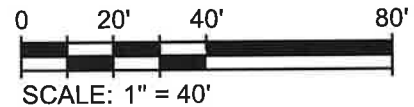
LEGEND


-  PROPERTY LINE
-  NEW PERMANENT EASEMENT
P.E. = 20 SF



LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.85'	S 3°21'43" E
L2	8.96'	N 30°47'41" W

CURVE TABLE					
CURVE #	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C1	4.48'	N61°59'20"E	4.48'	50.00'	5°08'10"



 <p>TETRA TECH www.tetrattech.com 424 LEWIS HARGETT CIRCLE, SUITE 110 LEXINGTON, KY 40503 TEL: 859.223.8000 FAX: 859.224.1025</p>	LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT PERMANENT STORM SEWER AND DRAINAGE EASEMENT ON THE PROPERTY OF 1000 CULZEAN CT DEED BOOK NO. 2677 PAGE 289	PROJ: 200-11681-21002 DATE: 12/22/2023 DESN: LCP
	EXHIBIT A	
	Bar Measures 1 inch	

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