

FAYETTE CO, KY FEE \$53.00

SUSAN LAMB  
COUNTY CLERK

PRESENTED/LODGED: 12/13/2023 12:06:44 PM

BOBBIE MARSTELLA, DEPUTY CLERK

202312130071

BK: DB 4050

PG: 406-411



**TEMPORARY CONSTRUCTION EASEMENT**

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 28<sup>th</sup> day of November, 2023, by and between **LEX ALEXANDRIA HOLDINGS, LLC, a Kentucky limited liability company, c/o DeRosa Group, 354 S. Broad, Trenton, New Jersey 08608, 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 **ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$1,500.00)**, 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, temporary right to excavate, grade, construct,

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

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:

**Temporary Construction Easement**  
**Parkers Mill Trunk**  
**Sewer Replacement Project**  
**(a portion of 1321-1369 Alexandria Drive)**

**Tract A**

All of that strip or parcel of land situated on the west side of Alexandria Drive, north of Devonport Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

**BEGINNING**, at a common corner between Lot 2, as shown on the Record Plat of Viley Heights, Unit 3-B (Plat Cabinet A, Slide 25) and Lot 1, as shown on the Record Plat of Viley Heights, Unit 3-C (Plat Cabinet A, Slide 107), said point being in the westerly right-of-way line of Alexandria Drive;

Thence leaving the westerly right-of-way line of Alexandria Drive, with a reference line through the lands of Lot 2, North 23°27'39" West, a distance of 47.51 feet to a point to the **TRUE POINT OF BEGINNING**;

Thence with an existing storm, drainage, sewer, and screening easement line for two (2) calls:

- 1) South 85°13'51" West, a distance of 274.31 feet to a point; and
- 2) North 87°38'09" West, a distance of 6.67 feet to a point;

Thence with a new temporary construction easement line for five (5) calls:

- 1) North 21°05'02" East, a distance of 19.07 feet to a point;
- 2) North 85°28'00" East, a distance of 107.10 feet to a point;

- 3) South 84°36'45" East, a distance of 31.45 feet to a point;
- 4) North 85°13'51" East, a distance of 83.98 feet to a point; and
- 5) North 75°08'51" East, a distance of 51.38 feet to a point;

Thence with an existing sanitary sewer easement line, South 04°44'19" East, a distance of 21.00 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 4,278 sq. ft. (0.098 Acres) of temporary construction easement; and

The above tract being a portion of the property conveyed to Lex Alexandria Holdings, LLC, a Kentucky limited liability company, by Deed dated May 30, 2019, of record in Deed Book 3672, Page 53, in the Fayette County Clerk's Office.

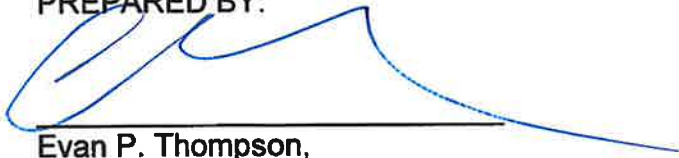
**TO HAVE AND TO HOLD** said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

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 Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of his 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 it is lawfully

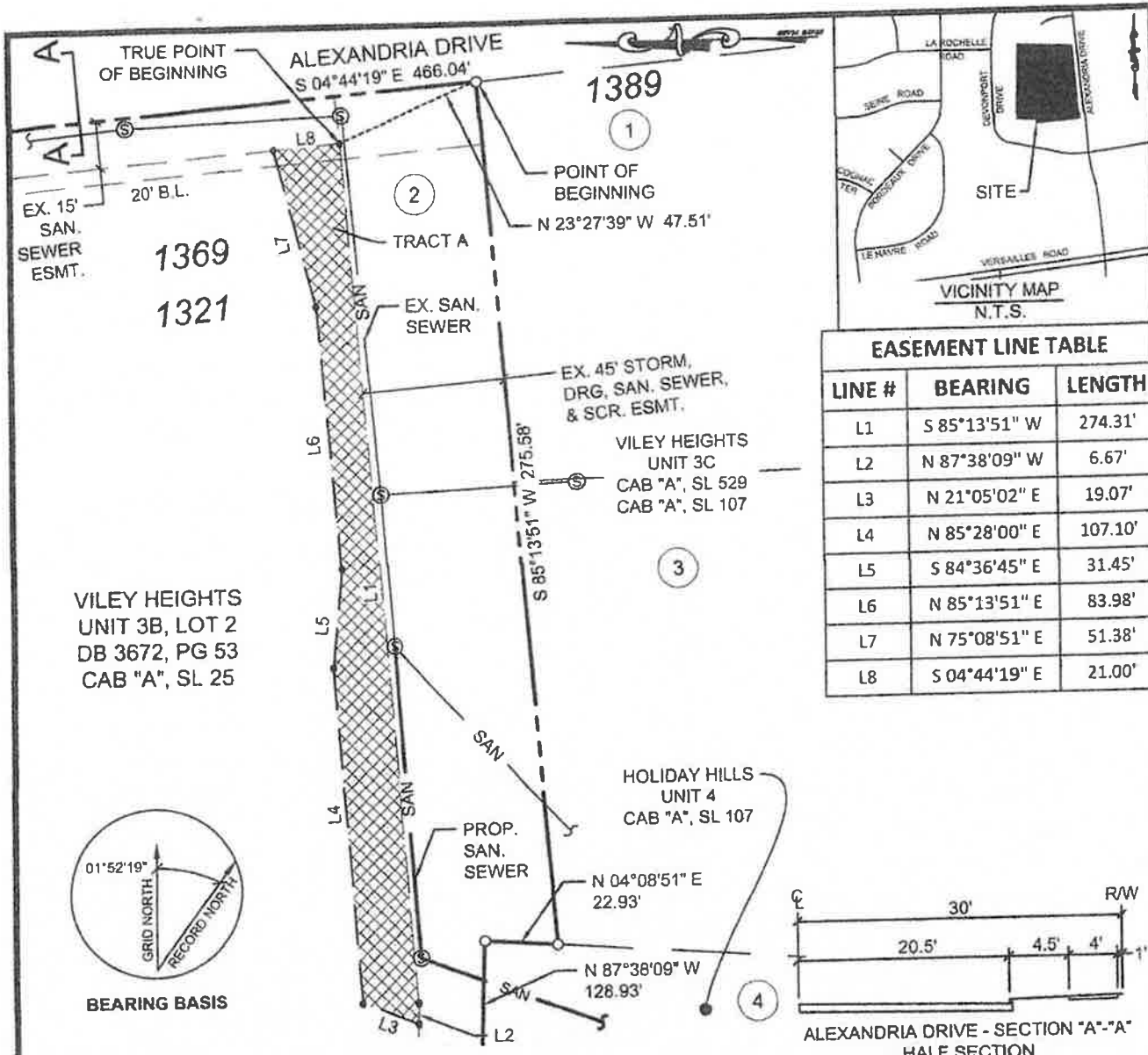


PREPARED BY:

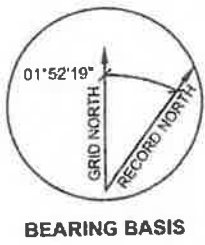


Evan P. Thompson,  
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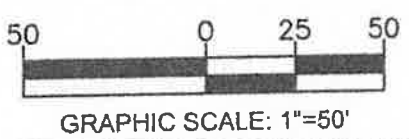
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EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 85°13'51" W	274.31'
L2	N 87°38'09" W	6.67'
L3	N 21°05'02" E	19.07'
L4	N 85°28'00" E	107.10'
L5	S 84°36'45" E	31.45'
L6	N 85°13'51" E	83.98'
L7	N 75°08'51" E	51.38'
L8	S 04°44'19" E	21.00'



TEMP. ESMT. AREA  
4,278 SQ. FT. (0.098 AC)



**NOTES:**

1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 3672, PAGE 53) AND CORRESPONDING PLAT (CABINET "A" SLIDE 25) 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 TEMPORARY CONSTRUCTION EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
3. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

**SANITARY SEWER EASEMENT EXHIBIT**  
**LEX ALEXANDRIA HOLDINGS, LLC.**  
**1321 1369 ALEXANDRIA DRIVE**  
**PARKERS MILL TRUNK SEWER REPLACEMENT**  
**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**LEXINGTON, KENTUCKY**



**FIGURE 1**  
2815.304

FEBRUARY 2023