

**TEMPORARY CONSTRUCTION EASEMENT**

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 27<sup>th</sup> day of APRIL, 2022, by and between **MJI PROPERTIES, LLC**, a **Kentucky limited liability company**, 3400 Moundview Court, Lexington, Kentucky 40502, 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 **FIFTY DOLLARS AND 00/100 (\$50.00)**, 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,

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

temporary 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:

**Temporary Construction Easement**  
**West Hickman Main Trunk E**  
**Sewer Improvement Project**  
**(a portion of 1108 Centre Parkway)**

All of that strip or parcel of land situated on the west side of Centre Parkway, approximately 200 feet north of the intersection with Olympia Road in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

**BEGINNING**, at the common corner of Martin O. Navarro Salas and Julie A. Blandon Ramirez (1108 Centre Parkway, Deed Book 3517, Page 567) and Angela M. Powell & Nathan M. Powell (1106 Center Parkway, Deed Book 3528, Page 704), said point being in the Centre Parkway west right-of-way; thence leaving said Centre Parkway and with said Powell, South 85°11'02" West, 209.10 feet to a point in the line with Clark C. Landrum and Sandy Landrum (3505 Olympia Road, Deed Book 1968, Page 191); thence leaving said Powell and with said Landrum, South 26°14'24" East, 8.57 feet to the **TRUE POINT OF BEGINNING** in the east line of an existing 30-foot utility and sanitary sewer easement (Plat Cabinet B, Slide 118); thence leaving said Landrum for three (3) new lines through the lands of said Salas and Ramirez:

- 1) With said utility and sanitary sewer easement, North 41°32'33" East, 7.70 feet to a point in the west line of an existing 20-foot sanitary sewer easement (Plat Cabinet B, Slide 118);
- 2) With said sanitary sewer easement, South 25°36'05" East, 22.22 feet to a point;
- 3) Leaving said sanitary sewer easement, North 79°59'02" West, 8.53 feet to a point in the line with said Landrum;

Thence with said Landrum, North 26°14'24" West, 14.27 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 128 sq. ft. more or less (gross and net) of temporary construction easement; and

Being a portion of the property conveyed to MJI Properties, LLC, a Kentucky limited liability company, by Deed dated November 24, 2021, of record in Deed Book 3906, Page 746, 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 its 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 seized in fee simple of said property and has good right to sell and convey the same as herein done, and that it will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 030-2022, passed by the Lexington-Fayette Urban County Council on January 27, 2022. Pursuant to KRS 382.135(2)(a), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.



PREPARED BY:

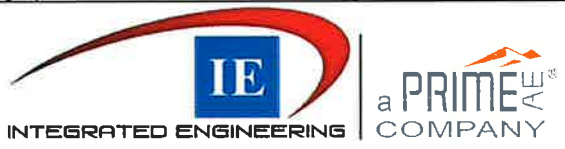
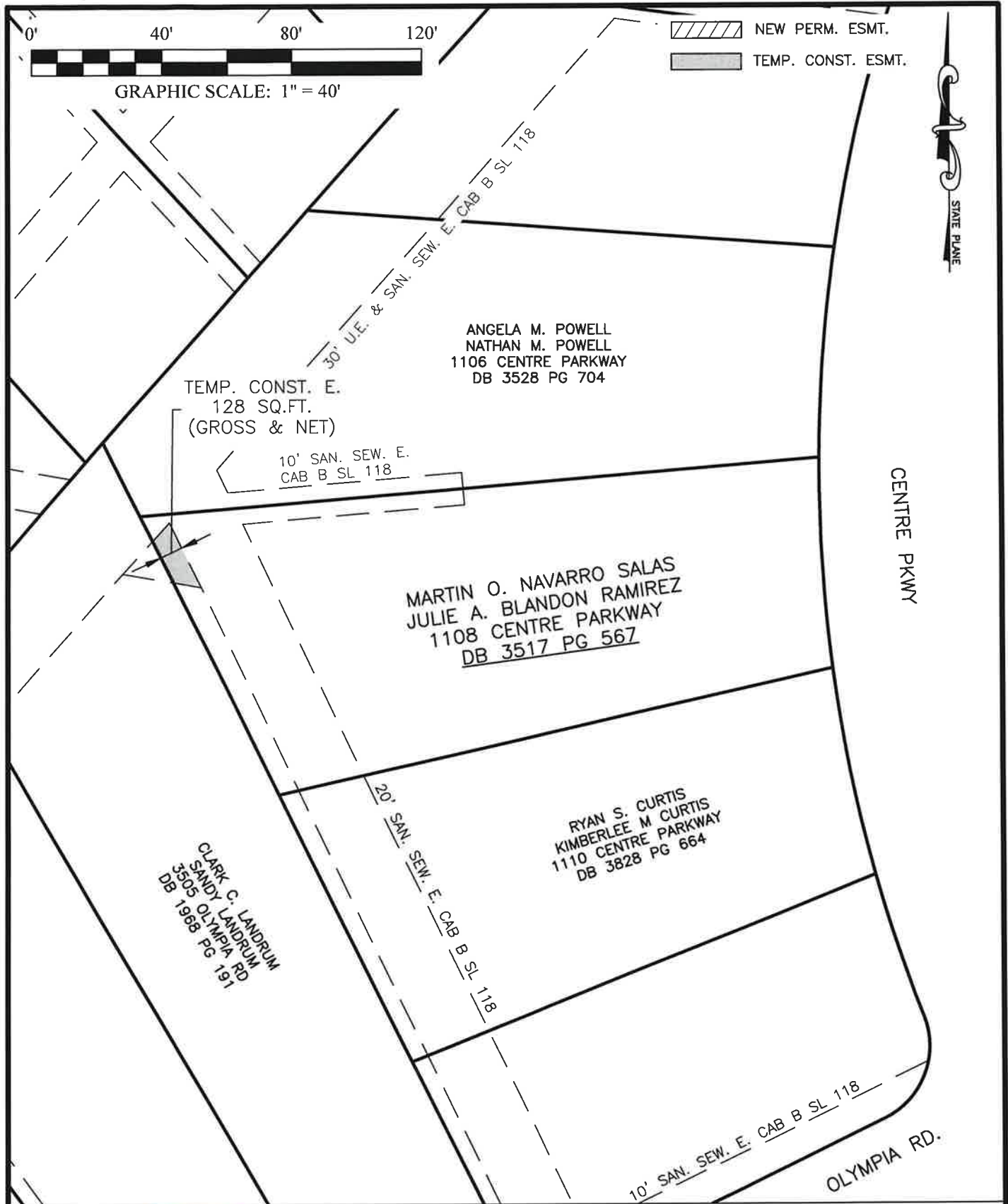


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Evan P. Thompson, Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11th Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

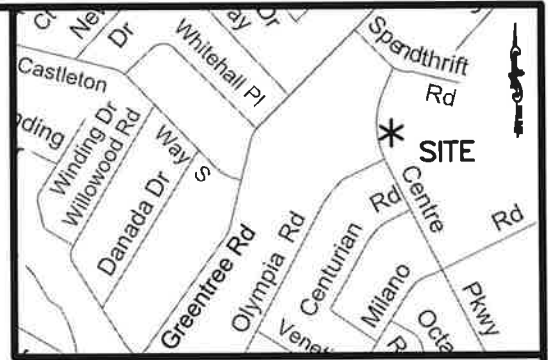
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Day & Time: Nov 11, 2021 - 9:56am Login Name: kurt.hesselbach



WEST HICKMAN TRUNK E SEWER PROJECT  
TEMPORARY SANITARY SEWER EASEMENT  
MARTIN O. NAVARRO SALAS & JULIE A. BLANDON RAMIREZ  
1108 CENTRE PARKWAY  
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

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VICINITY MAP N.T.S.

EX. PERM ESMT.=N/A  
PROP. PERM ESMT.=N/A

PROP. TEMP. ESMT.(GROSS)=128 SQ.FT.  
PROP. TEMP. ESMT.(NET)=128 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 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

\_\_\_\_\_  
DATE



WEST HICKMAN TRUNK E SEWER PROJECT  
TEMPORARY SANITARY SEWER EASEMENT  
MARTIN O. NAVARRO SALAS & JULIE A. BLANDON RAMIREZ  
1108 CENTRE PARKWAY  
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2

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.



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By: MELISSA STELTER ,dc

202204290102

April 29, 2022 15:33:15 PM

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

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