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FAYETTE CO, KY FEE \$56.00  
PRESENTED / LODGED: 03-20-2023 01:38:44 PM

RECORDED: 03-20-2023  
SUSAN LAMB  
CLERK  
BY: MELISSA STELTER  
DEPUTY CLERK

**BK: DB 4007**  
**PG: 79-85**

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 13<sup>TH</sup> day of MARCH, 2023, by and between **1509 TRENT BLVD., LLC, a Kentucky limited liability company**, 159 N. Broadway, Lexington, Kentucky 40507, 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 **THIRTY FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS (\$34,250.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and

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

**CONVEY** unto the Grantee, its successors and 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**  
**East Hickman Force**  
**Main Replacement Project**  
**(a portion of 1509 Trent Boulevard)**

**BEGINNING**, at a point on the western property line shared with the right-of-way of Trent Blvd., adjacent to an existing 15 foot utility easement, and approximately 41.98 feet from the southwest property corner; thence along the western property line, 16.35 feet at a bearing of N 11°52'07" (L1); thence 385.95 feet at a bearing of S 69°40'42" E (L2) to the eastern property line shared with Huber/Turner; thence along the eastern property line, 23.25 feet at a bearing of S 55°10'22" E (L3); thence leaving the property line 24.09 feet at a bearing of S 65°28'31" W (L4) to a point on the existing utility easement; thence along the existing utility easement, 382.77 feet at a bearing of N 68°20'07" W (L5) to the **POINT OF BEGINNING**; and,

The above-described Tract contains 7,251.13 sq. ft. of permanent easement; and

Being a portion of the property conveyed to 1509 Trent Blvd., LLC, a Kentucky limited liability company, by Deed dated April 8, 2010, of record in Deed Book 2938, Page 506, 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 "B" and Exhibit "C", attached hereto, and more particularly described as follows:

**Temporary Construction Easement**  
**East Hickman Force**  
**Main Replacement Project**  
**(a portion of 1509 Trent Boulevard)**

Tract No. 1

**BEGINNING**, at a point on the western property line shared with the right-of-way of Trent Blvd., adjacent to the above-described permanent easement, and approximately 58.34 feet from the southwest property corner; thence along the permanent easement, 385.95 feet at a bearing of S 69°40'42" E (L2) to the eastern property line shared with Huber/Turner; thence along the eastern property line, 31.99 feet at a bearing of N 52°54'42" W (L6); thence leaving the eastern property line, 361.62 feet at a bearing of N 69°33'15" W (L7) to the western property line; thence along the western property line, 11.83 feet at a bearing of S 11°52'07" E (L8) to the **POINT OF BEGINNING**; and,

Tract No. 2

**BEGINNING**, at a point on the eastern property line shared with Huber/Turner, adjacent to the above-described permanent easement, approximately 50.95 feet from the eastern property corner, said point being the intersections of L3 and L4; thence 24.09 feet at a bearing of S 65°28'31" W (L4) to the existing 15 foot utility easement; thence along the existing utility easement 13.86 feet at a bearing of S 68°20'07" E (L9); thence 20.58 feet at a bearing of N 65°28'31" E (L10) to the eastern property line; thence along the eastern property line, 11.71 feet at a bearing of N 55°51'30" W (L11) to the **POINT OF BEGINNING**; and,

The above described Tract No. 1 and 2, contains 3,812 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to 1509 Trent Blvd., LLC, a Kentucky limited liability company, by Deed dated April 8, 2010, of record in Deed Book 2938, Page 506, 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.

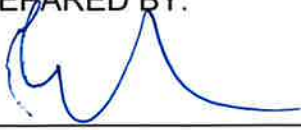
The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the 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 its 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 it is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that it will **WARRANT GENERALLY** said title.



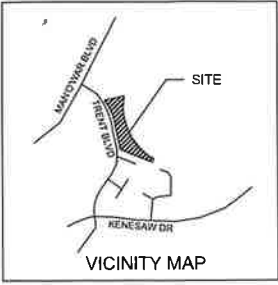
PREPARED BY:



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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

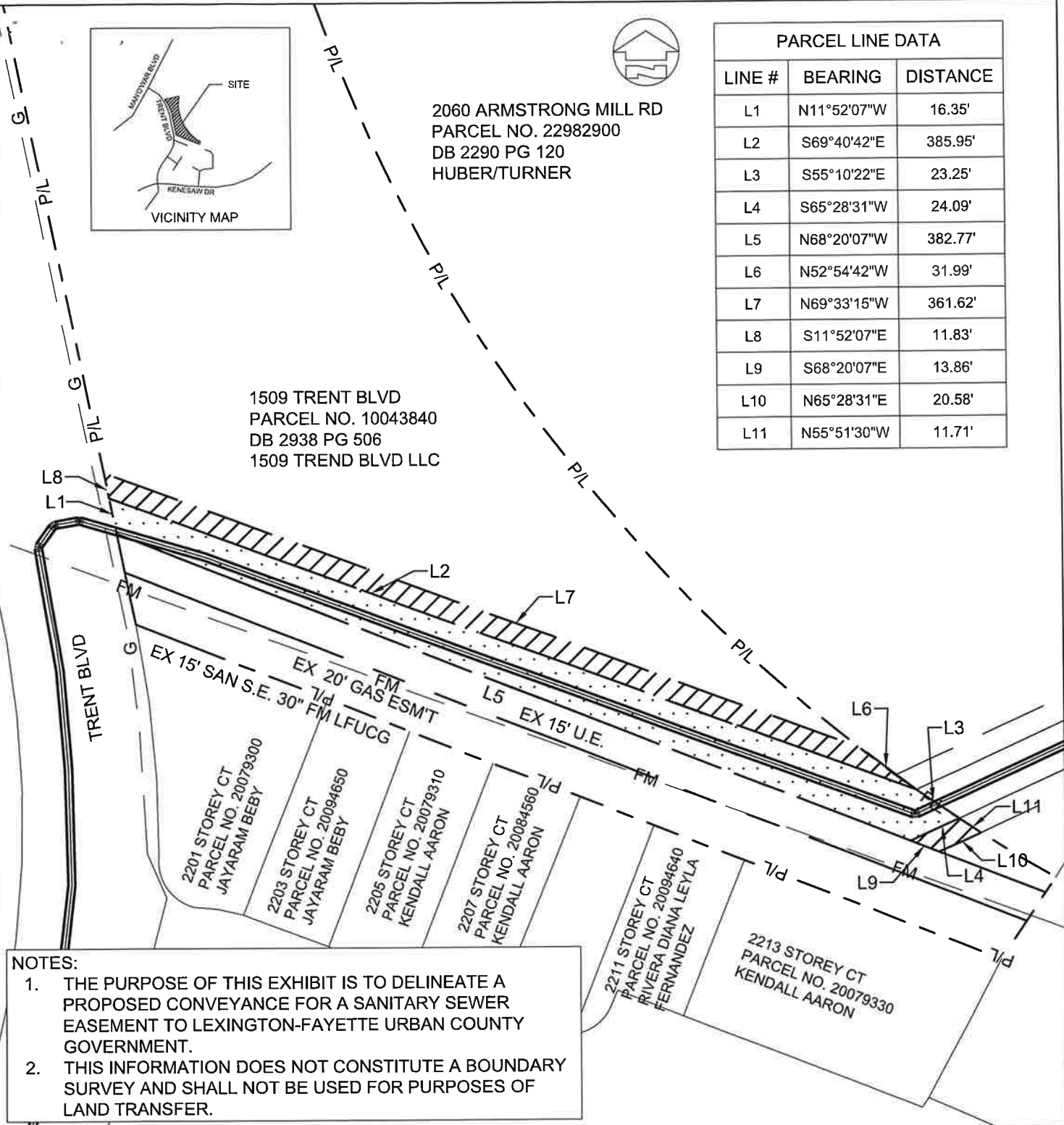
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2060 ARMSTRONG MILL RD  
 PARCEL NO. 22982900  
 DB 2290 PG 120  
 HUBER/TURNER

1509 TRENT BLVD  
 PARCEL NO. 10043840  
 DB 2938 PG 506  
 1509 TRENT BLVD LLC




PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N11°52'07"W	16.35'
L2	S69°40'42"E	385.95'
L3	S55°10'22"E	23.25'
L4	S65°28'31"W	24.09'
L5	N68°20'07"W	382.77'
L6	N52°54'42"W	31.99'
L7	N69°33'15"W	361.62'
L8	S11°52'07"E	11.83'
L9	S68°20'07"E	13.86'
L10	N65°28'31"E	20.58'
L11	N55°51'30"W	11.71'



**NOTES:**

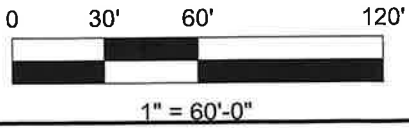
1. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A SANITARY SEWER EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
2. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

**LEGEND:**

-  - NEW PERMANENT SANITARY SEWER EASEMENT (7251.13 SQ FT)
-  - TEMPORARY CONSTRUCTION EASEMENT (3812 SQ FT)
-  - PROPOSED SEWER LINE

SANITARY SEWER  
 EASEMENT EXHIBIT  
 JULY 25, 2022  
 1509 TRENT BLVD LLC

1509 TRENT BLVD  
 LEXINGTON, KY 40515



LFUCG  
 DIVISION OF WATER QUALITY  
 EAST HICKMAN FM

200 E MAIN STREET  
 LEXINGTON, KY 40507

