

GRANT OF EASEMENT

THIS EASEMENT, entered into on the 12th day of June, 2014 by and between **REBECCA CALLAHAN KEMPER**, a single person, 2128 Rollingdale Drive, Lexington, Kentucky 40513, ("Grantors") and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"); the Grantee's address is the in-care-of tax mailing address for the current tax year.

WITNESSETH:

That said party of the first part, in consideration of FOUR HUNDRED SIXTY NINE DOLLARS AND FORTY CENTS (\$469.40) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, construct, operate, repair, reconstruct and remove sanitary sewer improvements and appurtenances thereto, which sanitary sewer improvements and appurtenances shall be of such dimension, character, construction and use determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

PERMANENT STORM SEWER EASEMENT
(a portion of 245 Kenlock Drive)

Beginning at a point in the front property line of Lot 25 of Devondale Subdivision, Unit 1-D, of record in Plat Cabinet B, Slide 19, said point located 8.85' from the

Mail to:
Glenda Humphrey George
Department of Law
200 East Main Street
Lexington, KY 40507

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northeast property corner of Lot 25, said point also located in the southerly extent of the existing Sanitary, Storm, and Utility Easement, thence from said point of beginning and running with said existing easement's southerly extent North 77 West, 121.69', to a point in the easterly extent of the existing Sanitary, Storm, and Utility Easement which runs parallel with the rear property line of Lot 25, thence with said easterly extent, South 8 degrees 15' West, 13.92', thence leaving said existing easement, South 77 East, 115.89', to a point in the front property line, thence running with the front property line, North 31 degrees 31' East, a chord distance of 14.64', to the point of beginning, and containing 1648 square feet.

Being a portion of the same property conveyed to Rebecca Callahan Kemper, a single person by deed dated November 4, 1994 of record in Deed Book 1759 Page 305 in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the foregoing sum, the receipt of which is hereby acknowledged, party of the first part does hereby grant unto the party of the second part, its successors and assigns, temporary easement to the following described property, viz:

TEMPORARY CONSTRUCTION EASEMENT
(a portion of 245 Kenlock)

Beginning at a point in the front property line of Lot 25 of Devondale Subdivision, Unit 1-D, of record in Plat Cabinet B, Slide 19, said point located a chord distance of 28.53' from the northeast property corner of Lot 25, said point also being located at the southeast corner of the above-described Permanent Storm Sewer Easement, thence from said point of beginning and running with southerly extent of the above described Permanent Storm Sewer Easement, North 77 degrees West, 115.89', to a point in the easterly extent of existing Sanitary, Storm, and Utility Easement which runs parallel with the rear property line of Lot 25, thence with said easterly extent, South 8 degrees 15' West, 5', thence leaving said easterly extent, South 77 degrees East, 114.33', to a point in the front property line, thence running with the front property line, North 25 degrees 51'

East a chord distance of 5.13' to the point of beginning and containing 574 square feet.

Being a portion of the same property conveyed to Rebecca Callahan Kemper, a single person by deed dated November 4, 1994 of record in Deed Book 1759 Page 305 in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described easement together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

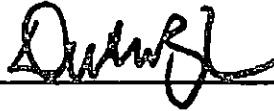
The above-described temporary construction easement will expire upon completion of the construction of the improvement project on the land adjacent to this easement, runs with the land for the duration of the improvement project on the adjacent land, and is binding upon the heirs and assigns of the Grantors.

Grantors do hereby covenant to and with said Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the easements conveyed herein, and that they will **WARRANT GENERALLY** said title.

Grantors 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 the prior written consent of the Grantee.

The obtaining of this easement was authorized by Resolution No. 452-2013 passed by the Lexington-Fayette Urban County Council on August 29, 2013.

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: DOUG BRADLEY ,dc

201406180158

June 18, 2014

11:39:28 AM

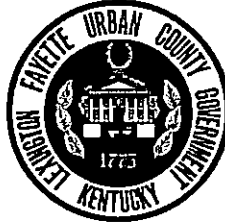
Fees	\$20.00	Tax	\$.00
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Total Paid	\$20.00
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5 Pages

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Lexington-Fayette Urban County Government
DEPARTMENT OF LAW

Jim Gray
Mayor

Janet M. Graham
Commissioner

To: Meredith Nelson, Council Clerk
Council Clerk's Office

From: Department of Law


Date: June 24, 2014

Re: Grant of Easement
(a portion of 245 Kenlock Drive)
Log No. 13-RE0717

Enclosed is the original recorded Grant of Easement conveying permanent and temporary easements across the above-referenced property to the Urban County Government for the Walhampton Stormwater Project. Please file the easement with the authorizing legislation, Resolution No. 452-2013.

Also enclosed is the completed Asset Acquisition form for the property. After you have signed and dated the form, please forward to Kim Bryan in the Department of Finance.

If you have any questions, please let me know.



Glenda Humphrey George
Managing Attorney

Enclosure

Cc: Kim Bryan, Department of Finance
Beth Florence, Department of Finance