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BOOK 3217 PAGE 46

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 28 day of January, 2014, by and between **J & G HOLDINGS, LLC**, a Kentucky limited liability company, P.O. Box 647, London, Kentucky 40743 ("Grantor"), which is also the in-care of tax mailing address for the current tax year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and in consideration of the sum of **SIXTEEN THOUSAND FOUR HUNDRED FIFTY DOLLARS AND 00/100 CENTS (\$16,450.00)**, and other good and valuable consideration, 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, 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:

Force Main Permanent Easement
(A Portion of 5085 Athens Boonesboro Road)
Blue Sky Force Main
Sanitary Sewer Improvement Project

Described on Exhibit A attached hereto and incorporated herein by reference.

FURTHER, for and in consideration of the foregoing sum, 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, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer construction, repair, installation and relocation through and across the following tract of land located within the confines of Lexington-Fayette

Mail to: L.F.U.C.G.
 Dept. of Law
 200 E. Main St.
 Lex., KY 40507

(CCF)

County, Kentucky, to-wit:

Temporary Construction Easement
(A Portion of 5085 Athens Boonesboro Road)
Blue Sky Force Main
Sanitary Sewer Improvement Project

All temporary construction easements, if any, are described on Exhibit B attached hereto and incorporated herein by reference.

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.

Grantor does hereby covenant to and with said 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 conveyed herein, and that it will **WARRANT SPECIALLY** said title.

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 the prior written consent of the Grantee.

The obtaining of this easement was authorized by Resolution No. 408-2013 passed by the Lexington-Fayette Urban County Council on July 9, 2013. Pursuant to KRS 382.135(2)(a), this public utility easement is exempt from the requirements related to certificate of consideration. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

IN TESTIMONY WHEREOF, the parties have signed this Easement, the day and

year first above written.

GRANTOR:

J & G HOLDINGS, LLC

BY: James Begley

ITS: Member

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Easement was subscribed, sworn to and acknowledged before me by James Begley, as member of J & G Holdings, LLC, a Kentucky limited liability company, on this the 28th day of January, 2014.

My commission expires: 3-14-15

Sue Kirby
Notary Public, State-At-Large Kentucky

PREPARED BY: John P. Watz

John P. Watz, Esq.
HENRY WATZ/RAINE &
MARINO, PLLC
401 West Main Street, Suite 314
Lexington, Kentucky 40507
(859) 258-3500

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EXHIBIT A

PERMANENT FORCE MAIN EASEMENT

(a portion of 5085 Athens Boonesboro Road)

Blue Sky Force Main

Sanitary Sewer Improvement Project

Beginning at in the Grantor's south property line, N83°18'06"E, 17.91 feet from the Grantor's southwest property corner;
Thence, leaving said property line, N51°57'08"W, 11.23 feet;
Thence, N07°14'33"W, 25.23 feet;
Thence, N54°17'56"W, 172.23 feet;
Thence, N66°43'02"W, 190.81 feet;
Thence, N65°44'15"W, 84.43 feet;
Thence, N51°34'15"W, 111.90 feet;
Thence, N50°30'10"W, 159.51 feet;
Thence, N54°11'20"W, 95.43 feet;
Thence, N55°19'38"W, 195.08 feet;
Thence, N54°49'28"W, 117.30 feet;
Thence, N54°34'07"W, 157.22 feet;
Thence, N55°17'25"W, 198.56 feet;
Thence, N56°13'48"W, 155.23 feet;
Thence, N56°30'13"W, 253.83 feet;
Thence, N55°36'52"W, 301.39 feet;
Thence, S33°27'21"W, 4.51 feet to the northeast right of way line of Athens Boonesboro Road;
Thence, with said right of way line, N53°09'26"W, 15.03 feet;
Thence, leaving said right of way line, N33°27'21"E, 18.87 feet;
Thence, S55°36'52"E, 316.51 feet;
Thence, S56°30'13"E, 253.75 feet;
Thence, S56°13'48"E, 155.38 feet;
Thence, S55°17'25"E, 198.78 feet;
Thence, S54°34'07"E, 157.28 feet;
Thence, S54°49'28"E, 117.20 feet;
Thence, S55°19'38"E, 195.16 feet;
Thence, S54°11'20"E, 96.06 feet;
Thence, S50°30'10"E, 159.86 feet;
Thence, S51°34'15"E, 109.90 feet;
Thence, S65°44'15"E, 82.44 feet;
Thence, S66°43'02"E, 192.32 feet;
Thence, S54°17'56"E, 180.39 feet;
Thence, S07°14'33"E, 25.59 feet;
Thence, S51°57'08"E, 20.20 feet to the Grantor's south property line;
Thence, with said property line, S83°18'06"W, 21.31 feet to the Point of Beginning and containing 33,852 square feet, 0.777 acres.

Being a part of that property conveyed to J&G Holdings, Inc. by deed dated March 30, 2012 in Deed Book 3064, Page 025, in the Fayette County Clerk's Office.

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT CE-1

(a portion of 5085 Athens Boonesboro Road)

Blue Sky Force Main

Sanitary Sewer Improvement Project

A thirty foot wide Temporary Construction Easement northeast of and adjoining the fifteen foot wide Permanent Force Main Easement along its northeast side and described as follows:

Beginning at the southeast corner of the permanent force main easement in the Grantor's south property line;

Thence, leaving said property line N51°57'08"W, 20.20 feet;

Thence, N07°14'33"W, 25.59 feet;

Thence, N54°17'56"W, 180.39 feet;

Thence, N66°25'24"W, 274.75 feet;

Thence, N50°56'17"W, 269.74 feet;

Thence, N54°11'20"W, 96.06 feet;

Thence, N55°19'38"W, 195.16 feet;

Thence, N54°49'28"W, 117.20 feet;

Thence, N54°34'07"W, 157.28 feet;

Thence, N55°17'25"W, 198.78 feet;

Thence, N56°13'48"W, 155.38 feet;

Thence, N56°30'13"W, 253.75 feet;

Thence, N55°36'52"W, 316.51 feet;

Thence, S33°27'21"W, 18.87 feet to the northeast right of way line of Athens Boonesboro Road;

Thence, with said right of way line. N53°09'26"W, 30.05 feet;

Thence, leaving said right of way line, N33°27'21"E, 47.58 feet;

Thence, S55°36'52"E, 346.77 feet;

Thence, S56°30'13"E, 253.59 feet;

Thence, S56°13'48"E, 155.70 feet;

Thence, S55°17'25"E, 199.21 feet;

Thence, S54°34'07"E, 157.40 feet;

Thence, S54°49'28"E, 117.01 feet;

Thence, S55°19'38"E, 195.33 feet;

Thence, S54°11'20"E, 97.33 feet;

Thence, S50°30'10"E, 160.54 feet;

Thence, S51°34'15"E, 105.89 feet;

Thence, S65°44'15"E, 78.46 feet;

Thence, S66°43'02"E, 195.32 feet;

Thence, S54°17'56"E, 196.72 feet;

Thence, S07°14'33"E, 26.31 feet;

Thence, S51°57'08"E, 38.12 feet to the Grantor's south property line;

Thence, with said property line S83°18'06"W, 42.62 feet to the Point of Beginning and containing 69,424 square feet, 1.594 acres.

Being a part of that property conveyed to J&G Holdings, Inc. by deed dated March 30, 2012 in Deed Book 3064, Page 025, in the Fayette County Clerk's Office.

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

201402180091

February 18, 2014 11:35:39 AM

Fees	\$23.00	Tax	\$.00
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Total Paid	\$23.00
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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: April 08, 2014

Re: Easements and Asset Acquisition Forms
(300 Canebrake Drive; 5085, 5191, and 5301 Athens Boonesboro Road;
647, and 697 Delong Road; 3720 Richmond Road; and 331, and 351 United
Court)
Log No. 13-RE0641

Enclosed are the original recorded easements conveying permanent easements across the above-referenced properties to the Urban County Government for the Blue Sky Force Main Sanitary Sewer Improvement Project. Please file the easements with the authorizing legislation, Resolution No. 408-2013.

Also enclosed are the completed Asset Acquisition forms for the properties. After you have signed and dated the forms, please forward them to Kim Bryan in the Department of Finance.

If you have any questions, please let me know.

Keith Horn
Managing Attorney

Enclosures

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

VariousProperties(Memo to Nelson)/00435368