

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 15th day of August, 2019, by and between **DAVID I. ANFOUS and RANA ANFOUS, husband and wife**, 1091 Meridian Court, Lexington, Kentucky 40504, which is the in-care of tax mailing address for the current year (hereinafter "Grantors"), 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 **ONE THOUSAND SEVEN HUNDRED TEN AND 72/100 DOLLARS (\$1,710.72)**, 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 **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
Wolf Run Trunk B & C Sewer Replacement Project
(a portion of 1536 Alexandria Drive)

COMMENCING, at a point in the east right-of-way of Alexandria Drive, being a common corner of 1536 Alexandria Drive (David Anfous, Deed Book 2921, Page

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

(CC-F)

585) and 1548 Alexandria Drive (David Anfous, Deed Book 2921, Page 585); thence along the common line of 1536 and 1548 Alexandria Drive, N 89°30'55" E, a distance of 203.29 feet, to the **TRUE POINT OF BEGINNING**; thence leaving said common line and with a permanent easement, N 09°58'04" W, a distance of 12.19 feet; thence, N 80°01'56" E, a distance of 111.65 feet, to a point in the common line of 1536 Alexandria Drive and Lot 8, of Block "C" of Gardenside Subdivision, Unit 16-B (Plat Cabinet C, Slide 297, in the Fayette County Clerk's Office); thence along said common line, S 06°12'17" E, a distance of 20.04 feet; thence leaving said common line, and with a permanent easement, S 80°01'56" W, a distance of 63.59 feet, to a point in the common line of 1536 and 1548 Alexandria Drive; thence along said common line, S 89°30'55" W, a distance of 47.39 feet, to the **POINT OF BEGINNING**; and,

The above described parcel contains 2,037.39 square feet of permanent easement; and

Being a portion of the property conveyed to David I. Anfous, a single person (now married), by deed dated December 29, 2009, of record in Deed Book 2921, Page 585, in the Fayette County Clerk's Office.

Permanent Sanitary Sewer Easement
Wolf Run Trunk B & C Sewer Replacement Project
(a portion of 1548 Alexandria Drive)

COMMENCING, at a point in the east right-of-way of Alexandria Drive, being a common corner of 1536 Alexandria Drive (David Anfous, Deed Book 2921, Page 585) and 1548 Alexandria Drive (David Anfous, Deed Book 2921, Page 585); thence along the common line of 1536 and 1548 Alexandria Drive, N 89°30'55" E, a distance of 202.69 feet, to the **TRUE POINT OF BEGINNING**; thence leaving said common line and with a permanent easement, S 00°59'39" W, a distance of 100.32 feet, to a point in the common line of 1548 and 1556 Alexandria Drive (The Alex, LLC, Deed Book 3516, Page 746); thence along said common line, N 89°35'46" E, a distance of 20.01 feet; thence leaving said line and with a permanent easement, N 00°59'39" E, a distance of 95.65 feet; thence N 80°01'56" E, a distance of 28.49 feet, to a point in the common line of 1536 and 1548 Alexandria Drive; thence along said common

line, S 89°30'55" W, a distance of 47.99 feet, to the **POINT OF BEGINNING**; and,

The above described parcel contains 2,072.28 square feet of permanent easement; and,

Being a portion of the property conveyed to David I. Anfous, a single person (now married), by deed dated December 29, 2009, of record in Deed Book 2921, Page 585, 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, Grantors have **BARGAINED** and **SOLD** and do 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 "A" and Exhibit "B", attached hereto, and more particularly described as follows:

Temporary Construction Easement
Wolf Run B & C Trunk Sewer Replacement Project
(a portion of 1536 Alexandria Drive)

COMMENCING, at a point in the east right-of-way of Alexandria Drive, being a common corner of 1536 Alexandria Drive (David Anfous, Deed Book 2921, Page 585) and 1548 Alexandria Drive (David Anfous, Deed Book 2921, Page 585); thence along the common line of 1536 and 1548 Alexandria Drive, N 89°30'55" E, a distance of 193.15 feet to the **TRUE POINT OF BEGINNING**; thence leaving said common line and with a temporary easement, N 09°58'04" W, a distance of 20.52 feet; thence N 80°01'56" E, a distance of 122.31 feet, to a point in the common line of 1536 Alexandria Drive and Lot 8, of Block "C" of Gardenside Subdivision, Unit 16-B (Plat Cabinet C, Slide 297, in the Fayette County Clerk's Office); thence along the common line, S 06°12'17" E, a distance of 40.59 feet, to a common corner with 1536 and 1548 Alexandria Drive; thence along

the common line of 1536 and 1548 Alexandria Drive, S 89°30'55" W, a distance of 121.30 feet, to the **POINT OF BEGINNING**, excepting the area covered by permanent easement (2,037.39 square feet); and,

The above described parcel contains a total area of 1,667.45 square feet of temporary construction easement;

Being a portion of the same property conveyed to David I. Anfous, a single person (now married), by deed dated December 29, 2009, of record in Deed Book 2921, Page 585, in the Fayette County Clerk's Office.

Temporary Construction Access Easement
Wolf Run B & C Trunk Sewer Replacement Project
(a portion of 1536 Alexandria Drive)

BEGINNING, at a point in the east right-of-way of Alexandria Drive, being a common corner of 1536 Alexandria Drive (David Anfous, Deed Book 2921, Page 585) and 2284 Versailles Road (Stonehorse, LLC, Deed Book 2292, Page 675); thence along the common line of 1536 Alexandria Drive and 2284 Versailles Road, N 89°38'04" E, a distance of 209.54 feet; thence leaving said common line and with a new access easement, S 06°47'03" E, a distance of 75.10 feet; thence S 80°01'56" W, a distance of 20.03 feet; thence N 06°47'03" W, a distance of 58.33 feet; thence S 89°38'04" W, a distance of 191.66 feet, to a point in said right-of-way; thence along said right-of-way, N 00°21'56" W, a distance of 20.00 feet, to the **POINT OF BEGINNING**; and

The above described parcel contains a total area of 5,346.32 square feet (0.123 Acres) of temporary construction access easement; and,

Being a portion of the same property conveyed to David I. Anfous, a single person (now married), by deed dated December 29, 2009, of record in Deed Book 2921, Page 585, in the Fayette County Clerk's Office.

Temporary Construction Easement
Wolf Run B & C Trunk Sewer Replacement Project
(a portion of 1548 Alexandria Drive)

COMMENCING, at a point in the east right-of-way of Alexandria Drive, being a common corner of 1536

Alexandria Drive (David Anfous, Deed Book 2921, Page 585) and 1548 Alexandria Drive (David Anfous, Deed Book 2921, Page 585); thence along the common line of 1536 and 1548 Alexandria Drive, N 89°30'55" E, a distance of 192.69 feet, to the **TRUE POINT OF BEGINNING**; thence leaving said common line and with a temporary construction easement, S 88°27'22" E, a distance of 100.30 feet, to a point in the common line of 1548 Alexandria Drive and 1556 Alexandria Drive (The Alex, LLC, Deed Book 3516, Page 746); thence along said common line, N 00°08'45" E, a distance of 40.01 feet; thence leaving said line and with a temporary construction easement, N 88°27'22" W, a distance of 87.15 feet; thence N 09°25'05" W, a distance of 80.11 feet, to a point in the common line of 1536 and 1548 Alexandria Drive; thence along said line, S 00°03'54" W, a distance of 118.69 feet, to the **POINT OF BEGINNING**, excepting the area covered by permanent easement (2,072.28 square feet); and,

The above described parcel contains a total area of 2,460.12 square feet of temporary construction easement; and,

Being a portion of the same property conveyed to David I. Anfous, a single person (now married), by deed dated December 29, 2009, of record in Deed Book 2921, Page 585, 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 easements run with the land for the duration of the improvement project and are binding upon the successors and assigns of the Grantors. The above-described permanent easements run with the land in perpetuity and is binding upon the successors and assigns of the Grantors. The temporary construction easements shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantors shall have the full right to use the surface of the land lying over said permanent easements 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 easements without prior written consent of the Grantee.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the 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 as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 59-2019, passed by the Lexington-Fayette Urban County Council on February 7, 2019. Pursuant to KRS 382.135(2)(a), this deed of easement, which pertains to a public utility, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantors have signed this Deed of Easement, this the day and year first above written.

GRANTORS:



DAVID I. ANFOUS



RANA ANFOUS

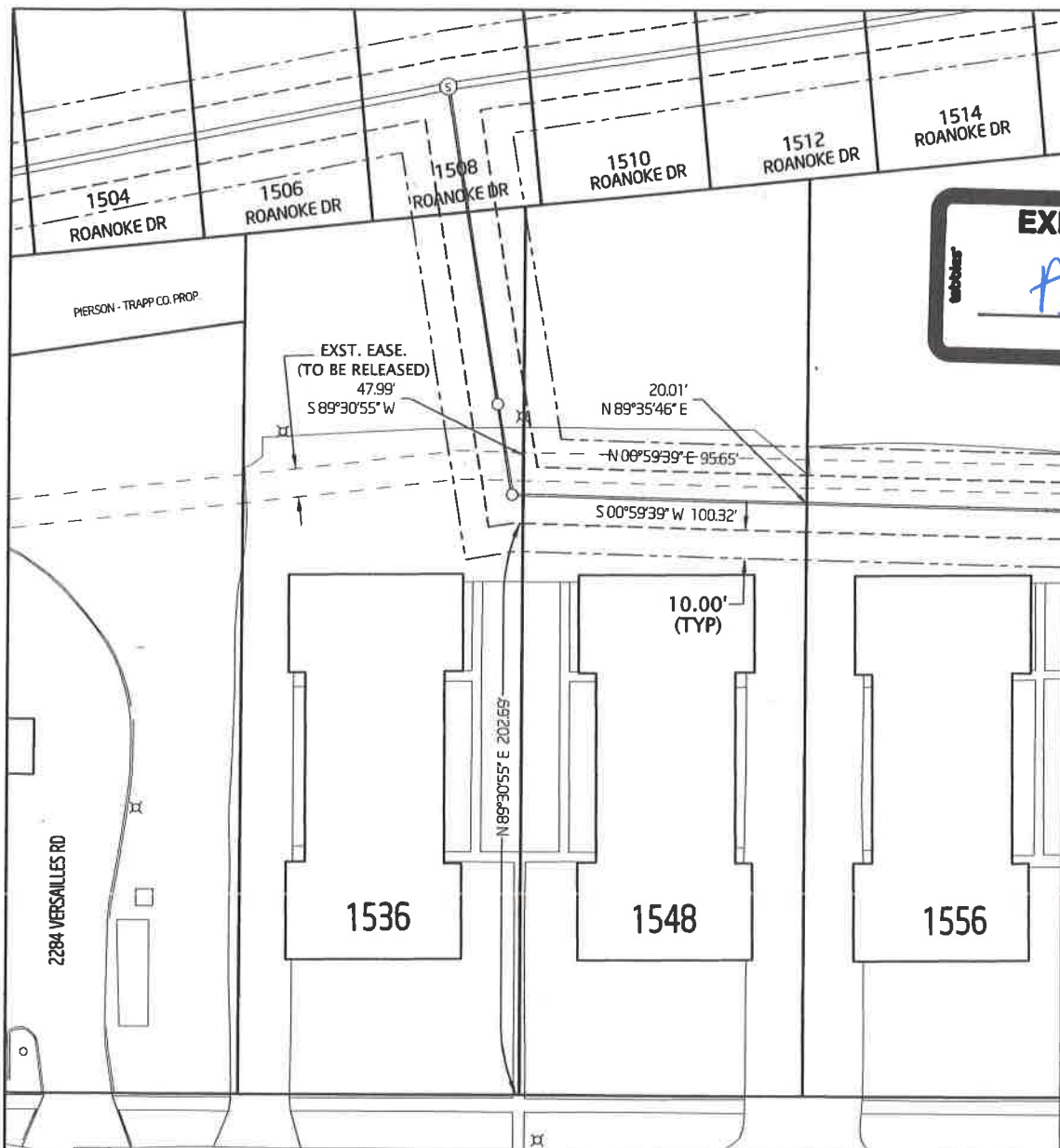


EXHIBIT
 A

ALEXANDR

SURVEY EXHIBIT

1548 ALEXANDRIA DRIVE
 LEXINGTON FAYETTE CO., KY
 GARDENSIDE 20-A
 RECORDED IN PLAT CABINET C SLIDE 556

DATE JAN-2018



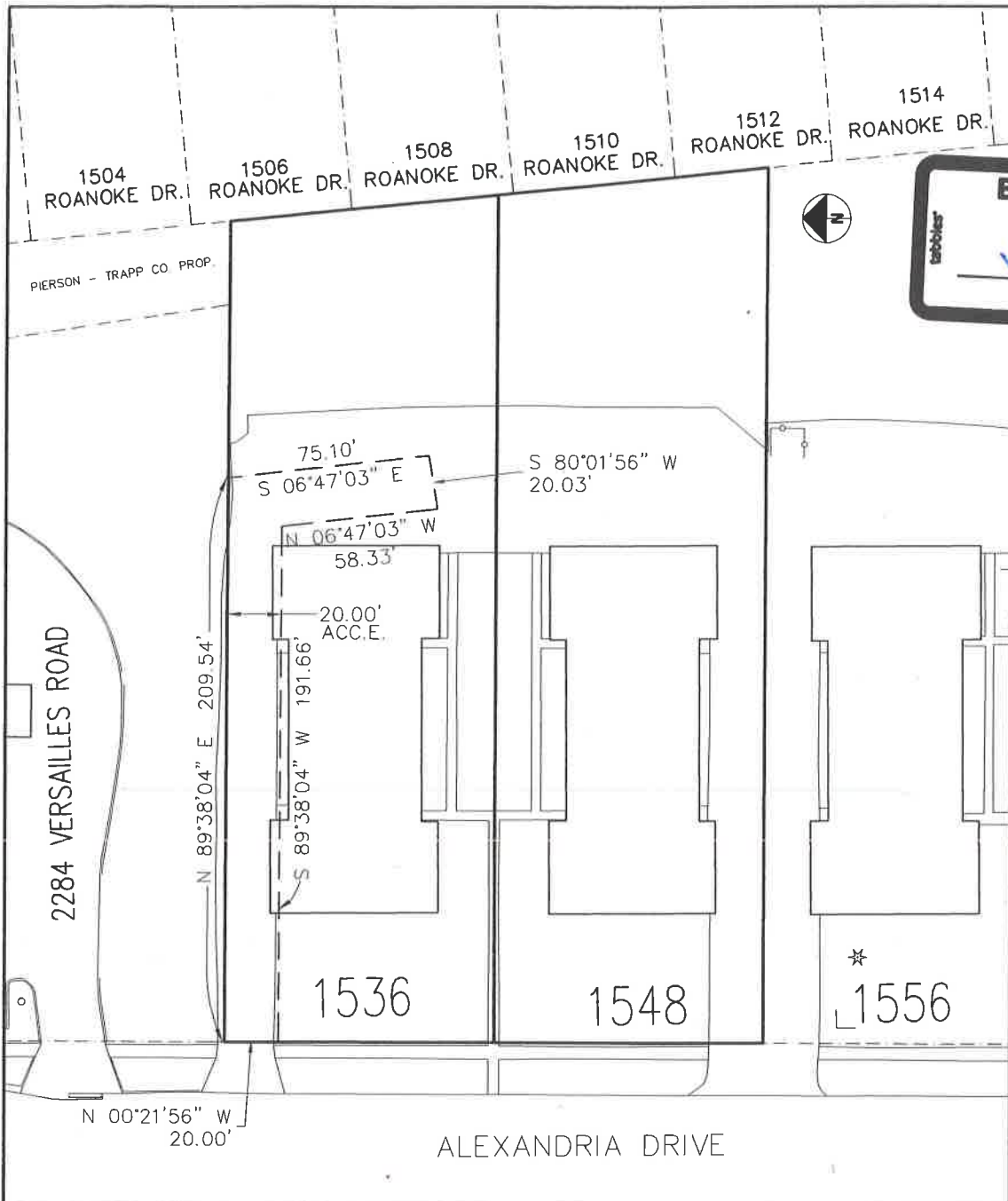
SURVEY NOTES

- 1- THE BASIS OF BEARINGS FOR THIS SURVEY IS KENTUCKY STATE PLANE NORTH (NAD83) GEOID MODEL 12-B.
- 2- THIS SURVEY IS SUITABLE AS AN URBAN CLASS SURVEY.



LEGEND

- NEW SEWER LINE
- EASEMENT (PERMANENT)
- EASEMENT (TEMPORARY)
- EASEMENT (RELEASED)
- PROPERTY LINE



SURVEY EXHIBIT

1536 ALEXANDRIA DRIVE
LEXINGTON FAYETTE CO., KY
GARDENSIDE 20-A
RECORDED IN PLAT CABINET C SLIDE 556

DATE MAR-2018



SURVEY NOTES

1- THE BASIS OF BEARINGS FOR THIS SURVEY IS KENTUCKY STATE PLANE NORTH (NAD83). GEOID MODEL 12-B.

2- THIS SURVEY IS SUITABLE AS AN URBAN CLASS SURVEY.



LEGEND

- (S) NEW SEWER LINE
- - - - - EASEMENT (ACCESS)
- - - - - EASEMENT (TEMPORARY)
- - - - - EASEMENT (RELEASED)
- PROPERTY LINE

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: EMILY GENTRY ,dc

201908260081

August 26, 2019 9:24:58 AM

Fees	\$35.00	Tax	\$.00
------	---------	-----	--------

Total Paid	\$35.00
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

10 Pages

457 - 466