

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 24th day of February, 2021, by and between **JILLIAN BROOKE FAITH, a single person**, 3682 Appian Way, Lexington, Kentucky 40517, 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 **TWO HUNDRED TWENTY-ONE DOLLARS AND 63/100 DOLLARS (\$221.63)**, 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, 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, Tract A
Southeastern Hills Trunk Sewer Improvement Project
(a portion of 3682 Appian Way)

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

All that strip or parcel of land situated on the east side of Appian Way in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

BEGINNING at a point in the easterly right of way line of Appian Way, said point being a common corner between Lot 23A, Block "E" as shown on the Amended Final Record Plat of Lot 23, Block "E", Millcreek Subdivision, Unit 4, Section 3 (Cabinet I, Slide 371) and Lot 24, Block " E" as shown on the Final Record Plat of Millcreek Subdivision, Unit 4, Section 4 (Cabinet I, Slide 192);

Thence leaving Lot 24, and with the easterly right of way line of Appian Way, N 45° 16' 12" E, 66.43 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the easterly right of way line of Appian Way, and with a new permanent sanitary sewer easement line through the lands of Lot 23A for three (3) calls:

- 1) S 46° 58' 39" E, 17.28 feet to a point;
- 2) S 45° 02' 49" W, 4.33 feet to a point; and
- 3) S 44° 57' 11" E, 42.28 feet to a point in an existing 20-foot Sanitary Sewer Easement line;

Thence with the existing Sanitary Sewer Easement line, N 63 ° 49' 34" W, 63.01 feet to a point in the easterly right of way line of Appian Way;

Thence with the easterly right of way of Appian Way, N 45° 16' 12" E, 24.10 feet to the **TRUE POINT OF BEGINNING**;
and,

The above-described parcel contains 676 square feet (0.015 Acres) of permanent easement; and

Being a portion of the property conveyed to Jillian Brooke Faith, a single person, by Deed dated June 20, 2019, of record in Deed Book 3679, Page 275, 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 "A" attached hereto, and more particularly described as follows:

Temporary Construction Easement, Tract B
Southeastern Hills Trunk Sewer Improvement Project
(a portion of 3682 Appian Way)

All that strip or parcel of land situated on the east side of Appian Way in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

BEGINNING at a point in the easterly right of way line of Appian Way, said point being a common corner between Lot 23A, Block "E" as shown on the Amended Final Record Plat of Lot 23, Block "E", Millcreek Subdivision, Unit 4, Section 3 (Cabinet I, Slide 371) and Lot 24, Block "E" as shown on the Final Record Plat of Millcreek Subdivision, Unit 4, Section 4 (Cabinet I, Slide 192);

Thence leaving Lot 24, and with the easterly right of way line of Appian Way, N 45° 16' 12" E, 66.43 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with the easterly right of way line of Appian Way, N 45° 16' 12" E, 10.01 feet to a point;

Thence leaving the easterly right of way line of Appian Way, and with a new temporary construction easement line through the lands of Lot 23A for two (2) calls:

- 1) S 46° 58' 39" E, 17.24 feet to a point; and
- 2) S 45° 02' 49" W, 10.01 feet to a point in the line of a new sanitary sewer easement;

Thence continuing with a new sanitary sewer easement line, N 46° 58' 39" W, 17.28 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains a total area of 173 square feet (0.004 Acres) of temporary construction easement; and

Temporary Construction Easement, Tract C
Southeastern Hills Trunk Sewer Improvement Project
(a portion of 3682 Appian Way)

All that strip or parcel of land situated on the east side of Appian Way in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

BEGINNING at a point in the easterly right of way line of Appian Way, said point being a common corner between Lot 23A, Block "E" as shown on the Amended Final Record Plat of Lot 23, Block "E", Millcreek Subdivision, Unit 4, Section 3 (Cabinet I, Slide 371) and Lot 24, Block "E" as shown on the Final Record Plat of Millcreek Subdivision, Unit 4, Section 4 (Cabinet I, Slide 192);

Thence with the easterly right of way line of Appian Way, N 45° 16' 12" E, 42.33 feet to a point;

Thence leaving the easterly right of way line of Appian Way, with an existing 20-foot Sanitary Sewer Easement line through the lands of Lot 23A, S 63° 49' 34" E, 63.01 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with a new permanent sanitary sewer easement line, N 44° 57' 11" W, 7.61 feet to a point;

Thence continuing with a new temporary construction easement line for two (2) calls:

- 1) N 45° 02' 49" E, 14.05 feet to a point; and
- 2) S 53° 47' 51" E, 9.25 feet to a point in the aforesaid existing 20-foot Sanitary Sewer Easement line;

Thence continuing with the existing 20-foot Sanitary Sewer Easement line for two (2) calls:

- 1) S 45° 17' 43" W, 14.97 feet to a point; and
- 2) N 63° 49' 34" W, 1.55 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains a total area of 134 square feet (0.003 Acres) of temporary construction easement; and

Temporary Construction Easement, Tract D
Southeastern Hills Trunk Sewer Improvement Project
(a portion of 3682 Appian Way)

All that strip or parcel of land situated on the east side of Appian Way in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

BEGINNING at a common corner between Lot 23A, Block "E" as shown on the Amended Final Record Plat of Lot 23, Block "E", Millcreek Subdivision, Unit 4, Section 3 (Cabinet I, Slide 371) and Lot 18, Block "E" as shown on the Amended Final Record Plat of Millcreek Subdivision, Unit 4, Section 3 (Cabinet H, Slide 642), said point being in the northerly line of Lot 25, Block "E" as shown on the Final Record Plat of Millcreek Subdivision, Unit 4, Section 4 (Cabinet I, Slide 192);

Thence leaving the northerly line of Lot 25, with the common line between Lot 23A and Lot 18, N 45° 17' 43" E, 42.18 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the westerly property line of Lot 18, and with an existing 20-foot Sanitary Sewer Easement line through the lands of Lot 23A for two (2) calls:

- 1) N 63° 49' 34" W, 7.41 feet to a point; and
- 2) N 45° 17' 43" E, 16.06 feet to a point;

Thence continuing with a new temporary construction easement line for two (2) calls:

- 1) S 67° 32' 28" E, 3.60 feet to a point; and
- 2) S 63° 23' 40" E, 3.89 feet to a point in the westerly property line of the aforesaid Lot 18;

Thence with the westerly property line of Lot 18, S 45° 17' 43" W, 16.28 feet to the **TRUE POINT OF BEGINNING**;
and,

The above-described parcel contains a total area of 114 square feet (0.003 Acres) of temporary construction easement; and

All tracts being a portion of the property conveyed to Jillian Brooke Faith a single person, by Deed dated June 20, 2019, of record in Deed Book 3679, Page 275, 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 her 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 she is

PREPARED BY:



EVAN P. THOMPSON

Attorney

Lexington-Fayette Urban

County Government

Department of Law, 11th Floor

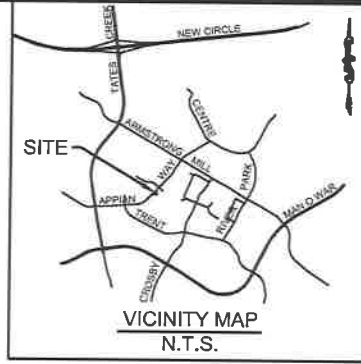
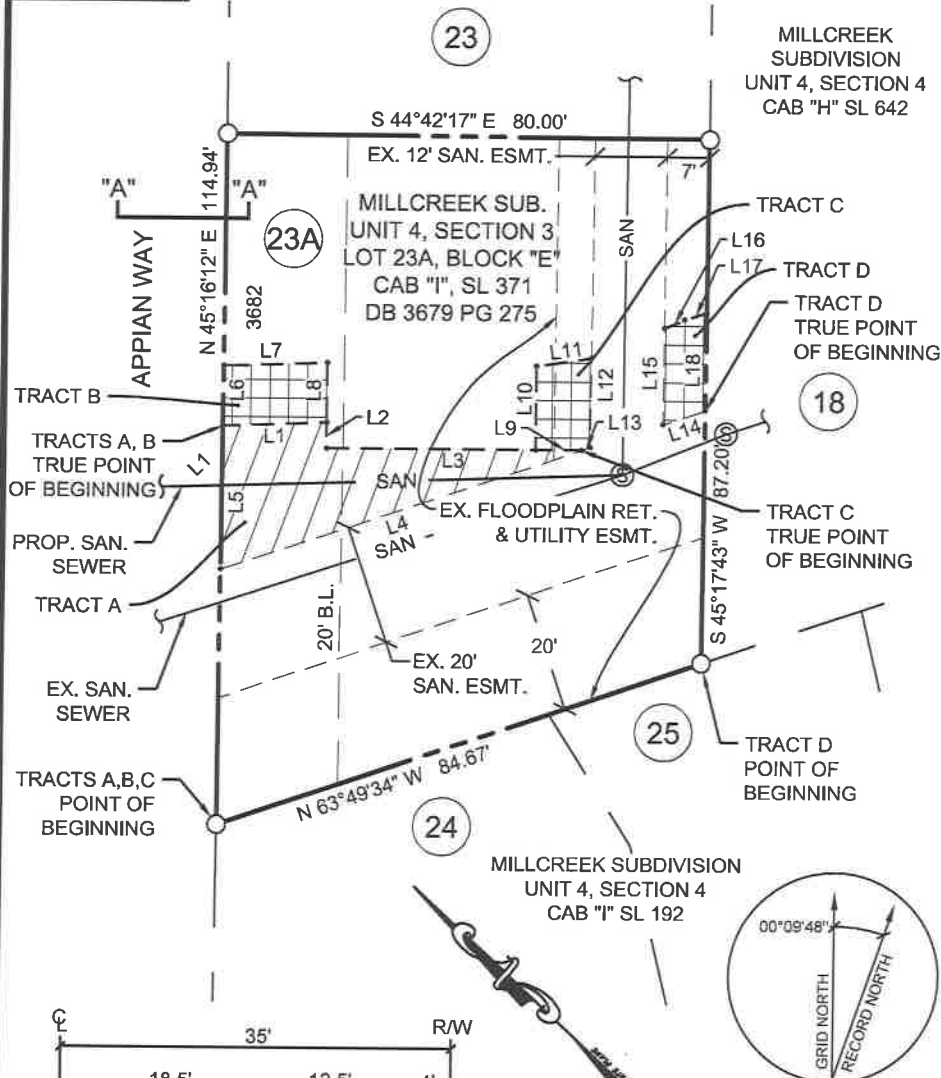
200 East Main Street

Lexington, Kentucky 40507

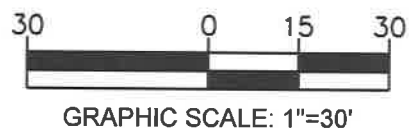
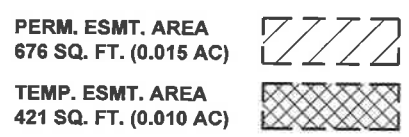
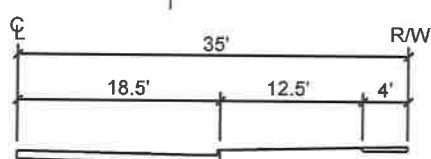
(859) 258-3500

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EXHIBIT A



EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.28'	S 46°58'39" E
L2	4.33'	S 45°02'49" W
L3	42.28'	S 44°57'11" E
L4	63.01'	N 63°49'34" W
L5	24.10'	N 45°16'12" E
L6	10.01'	N 45°16'12" E
L7	17.24'	S 46°58'39" E
L8	10.01'	S 45°02'49" W
L9	7.61'	N 44°57'11" W
L10	14.05'	N 45°02'49" E
L11	9.25'	S 53°47'51" E
L12	14.97'	S 45°17'43" W
L13	1.55'	N 63°49'34" W
L14	7.41'	N 63°49'34" W
L15	16.06'	N 45°17'43" E
L16	3.60'	S 67°32'28" E
L17	3.89'	S 63°23'40" E
L18	16.28'	S 45°17'43" W



NOTES:

1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 3679, PAGE 275) AND CORRESPONDING PLAT (CABINET I, SLIDE 371) OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE. THE ORIGIN OF BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, STATE PLANE KENTUCKY NORTH AS OBSERVED FROM KYCORS STATION "KYTG" USING A TRIMBLE R10, DUAL FREQUENCY RECEIVER.
2. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A PERMANENT SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
3. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

SANITARY SEWER EASEMENT EXHIBIT
JILLIAN BROOKE FAITH
3682 APPIAN WAY
SOUTHEASTERN HILLS TRUNK SEWER IMPROVEMENTS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY



FIGURE 1

SEPTEMBER 2020

2815.046

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: MELISSA STELTER ,dc

202103030077

March 3, 2021 9:42:51 AM

Fees	\$62.00	Tax	\$.00
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Total Paid	\$62.00
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10 Pages

299 - 308