

**TEMPORARY CONSTRUCTION EASEMENT**

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 29<sup>th</sup> day of December, 2022, by and between **KAREN R. ALEXANDER**, a **single person**, 2140 Ft. Harrods Drive, Unit 19, Lexington, Kentucky 40513, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, 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, temporary right to excavate, grade, construct, alter, re-grade and perform

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

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:

**Temporary Construction Easement**  
**Lyon Drive**  
**Stormwater Improvement Project**  
**(a portion of 2140 Ft. Harrods Drive, Unit 19)**

A certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, 590 feet from the intersection of Lyon Drive and Ft. Harrods Drive, more or less, and being more fully described and bounded as follows, to-wit:

Tract 19A

**BEGINNING**, at a nail and washer set in the east line of the Quail Run Townhouses Association, Inc., (formerly Harrods Hill Estates) HOA Lot (Deed Book 1446, Page 43) of Harrods Hill Estates, Unit 2-H, Section 1-A (Plat Cabinet D, Slide 492), having a coordinate of N: 186674.67 E:1548405.91;

Thence a tie bearing of N 65°21'45" W, a distance of 164.08 feet to the common corner of Lot 18 (Virginia L. Bradley, Deed Book 2022, Page 671) and Lot 19, and a point in the north line of Lot 69 (Glen and Mary Bosch, Deed Book 1663, Page 616), which is the **TRUE POINT OF BEGINNING**; having a coordinate of N:186743.07, E:1548256.77.

Thence the following four calls:

- 1) Thence with the line between lot 19 and lot 69 N 65°21'45" W, a distance of 35.00 feet (L1) to a point, being a common corner of Lot 19 and Lot 20 (John K. Ford, Deed Book 3319, Page 345) and a point in the northern line of Lot 68 (Alice A. Sanders, Deed Book 3171, Page 76);
- 2) Thence leaving the line of Sanders and going with the line between Lot 19 and Lot 20, N 24°38'15" E, a distance of 16.12 feet (L2) to a point in said line;
- 3) Thence leaving the line between Lot 19 and Lot 20 and crossing Lot 19, S 65°19'37" E, a distance of

35.00 feet (L3) to a point in the line between Lot 18 (Virginia L. Bradley, Deed Book 2022, Page 671) and Lot 19;

- 4) Thence with the line between Lot 18 and Lot 19, S 24°38'15" W, a distance of 16.10 feet (L4) to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 564 sq. ft. (0.0129 Acres) of temporary construction easement; and

The above tract being a portion of the property conveyed to Karen R. Alexander, a single person, by Deed dated July 19, 2000, of record in Deed Book 2143, Page 600, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, 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 temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

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 interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 458-2022, passed by the Lexington-Fayette Urban County Council on August 30, 2022. Pursuant to KRS 382.135(2)(a), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.

**IN TESTIMONY WHEREOF**, the Grantor has signed this Temporary Construction Easement, this the day and year first above written.

GRANTOR:

Karen R. Alexander  
KAREN R. ALEXANDER

COMMONWEALTH OF KENTUCKY           )  
  )  
COUNTY OF FAYETTE                   )

This instrument was acknowledged, subscribed and sworn to before me by Karen R. Alexander, a single person, on this the 29<sup>th</sup> day of December, 2022.

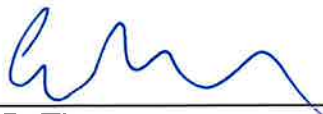
Frank H. Malin  
Notary Public, Kentucky, State-at-Large

My Commission Expires: 8 / 28 / 2023

Notary ID # 629764



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  
X:\Cases\WATER-AIR\22-RE0275\RE\00769482.DOC

**SURVEY NOTES**

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH EASEMENT TRACT 19A ON LOT 19.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. THIS IS NOT A BOUNDARY SURVEY PER KAR 18:150.
4. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
5. PROPERTY SHOWN IS NOT INCLUDED IN THE FLOODPLAIN AS SHOWN ON NFIP PANEL 2100670114E, DATED MARCH 3, 2014.

**LAND SURVEYOR'S CERTIFICATION:**

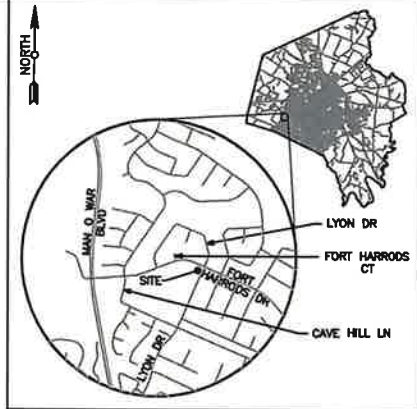
I DO HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

*Timothy D. Woodcock*

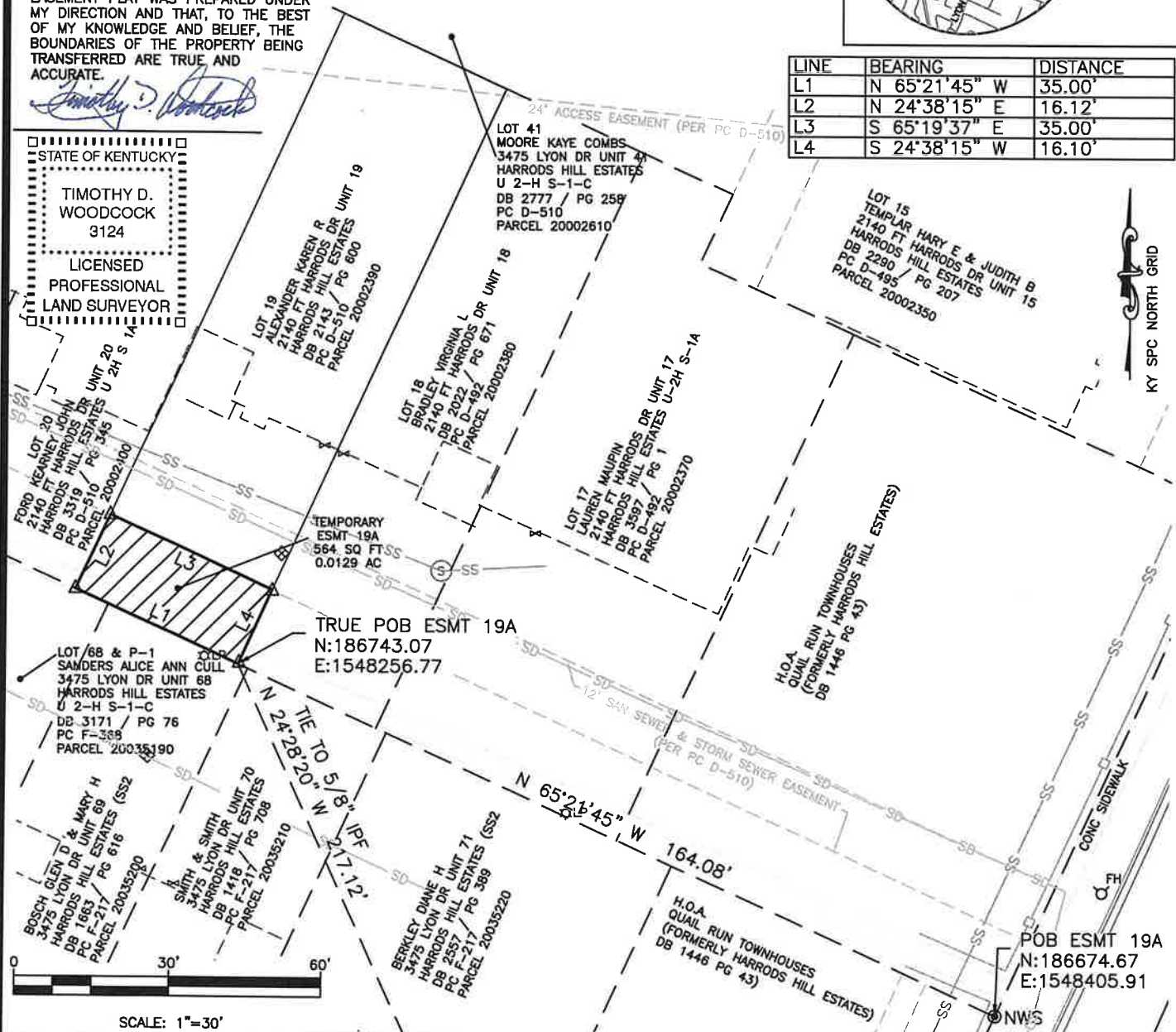
STATE OF KENTUCKY  
 TIMOTHY D. WOODCOCK  
 3124  
 LICENSED PROFESSIONAL LAND SURVEYOR

**LEGEND:**

- DB PG DEED BOOK & PAGE
- PC PG PLAT CABINET & PAGE
- △ CALCULATED CORNER
- ⊙ IPF IRON PIN FOUND
- IPS IRON PIN SET
- ⊙ PFND PINCHED PIPE FOUND
- ⊙ NWS MAG NAIL & WASHER SET
- ⊙ PPF POWER POLE FOUND
- ROW RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY LINE: ADJOINING
- EASEMENT LINE
- MINIMUM BUILDING SETBACK LINE
- SANITARY SEWER
- STORM DRAIN LINE & STRUCTURE
- NEW EASEMENT
- M.B.S.L. ---
- SS --- SS
- SD --- SD



LINE	BEARING	DISTANCE
L1	N 65°21'45" W	35.00'
L2	N 24°38'15" E	16.12'
L3	S 65°19'37" E	35.00'
L4	S 24°38'15" W	16.10'



2022-007 Lyon Dr Easements lot 19 v3 AMJ.dwg



ABBIE JONES CONSULTING  
 PROFESSIONAL LAND SURVEYING & ENGINEERING  
 1022 FONTAINE RD.  
 LEXINGTON, KY 40502  
 859.559.3443  
 www.abbie-jones.com

**TEMPORARY CONSTRUCTION EASEMENT EXHIBIT TRACT 19A**

LOCATED AT: LOT 19, HARRODS HILL ESTATES, UNIT 2-H, SECTION 1-A  
 2140 LYON DRIVE, LEXINGTON, KY, FAYETTE COUNTY

CLIENT: BELL ENGINEERING, 2480 FORTUNE DRIVE SUITE 350, LEXINGTON, KY 40509

OWNER: KAREN R. ALEXANDER, 2140 LYON DRIVE LEXINGTON, KY 40513

PROJECT: 2022-007, SCALE: 1"=30', DATE: 04/8/2022, SIZE: 8.5x11, SHT: 1 OF 1

CAD: JME, PLS: TDW, PLS QC: AMJ

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.



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By: EMILY GENTRY ,dc

202301040003

January 4, 2023                      9:48:50      AM

Fees	\$53.00	Tax	\$ .00
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Total Paid	\$53.00
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7 Pages

513 - 519