

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 3<sup>rd</sup> day of May, 2019, by and between **SAYRE CHRISTIAN VILLAGE APTS. II, INC.**, a Kentucky non-profit corporation, 3816 Camelot Drive, Lexington, Kentucky 40517-1742, 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-FOUR AND 00/100 DOLLARS (\$224.00)**, 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, 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**  
**Lansdowne South Trunk Sewer Replacement Project**  
**(a portion of 3824 Camelot Drive)**

All of that tract or parcel of land being a permanent sewer easement situated south of Wilson Downing Road in

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

(CCF)

Lexington, Fayette County, Kentucky and being more particularly described as follows, to wit:

Beginning at a point in the northeast corner of the property and being a common corner to 560 Greenfield Drive property (Deed Book 1257, Page 209), Belleau Wood Subdivision, Unit 1-F, AMD Lot 2D and in the southern right-of-way line of a parcel of land owned by the Lexington-Fayette Urban County Government (Deed Book 3556, Page 245); said point being **THE POINT OF BEGINNING OF THE PROPOSED PERMANENT SANITARY SEWER EASEMENT**; thence S 22°26'37" W, a distance of 14.38 feet; thence N 57°02'01" W, a distance of 51.57 feet; thence N 23°03'32" E, a distance of 13.58 feet; thence S 57°52'50" E, a distance of 51.29 feet, more or less to the **POINT OF BEGINNING**; and,

The above described parcel contains 708.52 square feet of permanent easement; and

Included in the above described proposed permanent sanitary sewer easement area description is an existing sanitary sewer easement of 71.03 square feet, resulting in a net increase of 637.49 square feet of new easement area; and,

Being a portion of the property conveyed to Sayre Christian Village Apts. II, Inc., a Kentucky non-profit corporation, by deed dated May 2, 2008, of record in Deed Book 2802, Page 245, 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**  
**Lansdowne South Trunk Sewer Replacement Project**  
**(a portion of 3824 Camelot Drive)**

One tract or parcel of land being a temporary construction easement situated south of Wilson Downing Road in Lexington, Fayette County, Kentucky and being more particularly described as follows, to wit:

**Tract No. 1**

Beginning at a point in the northeast corner of the property and being a common corner to 560 Greenfield Drive property (Deed Book 1257, Page 209) Belleau Wood Subdivision, Unit 1-F, AMD Lot 2D and in the southern right-of-way line of a parcel of land owned by the Lexington-Fayette Urban County Government (Deed Book 3556, Page 245); thence S 22°26'37" W, 14.38 feet, more or less along the common property line with the 560 Greenfield Drive property to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT**; thence S 22°26'37" W, a distance of 10.17 feet; thence N 57°02'01" W, a distance of 51.69 feet; thence N 23°03'32" E, a distance of 10.15 feet; thence S 57°02'01" E, a distance of 51.57 feet, more or less to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT**; and,

The above described parcel contains 516.30 square feet of temporary construction easement; and,

Being a portion of the property conveyed to Sayre Christian Village Apts. II, Inc., a Kentucky non-profit corporation, by deed dated May 2, 2008, of record in Deed Book 2802, Page 245, 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.

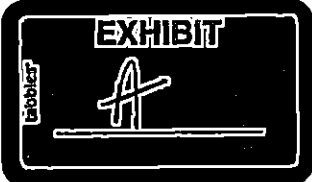
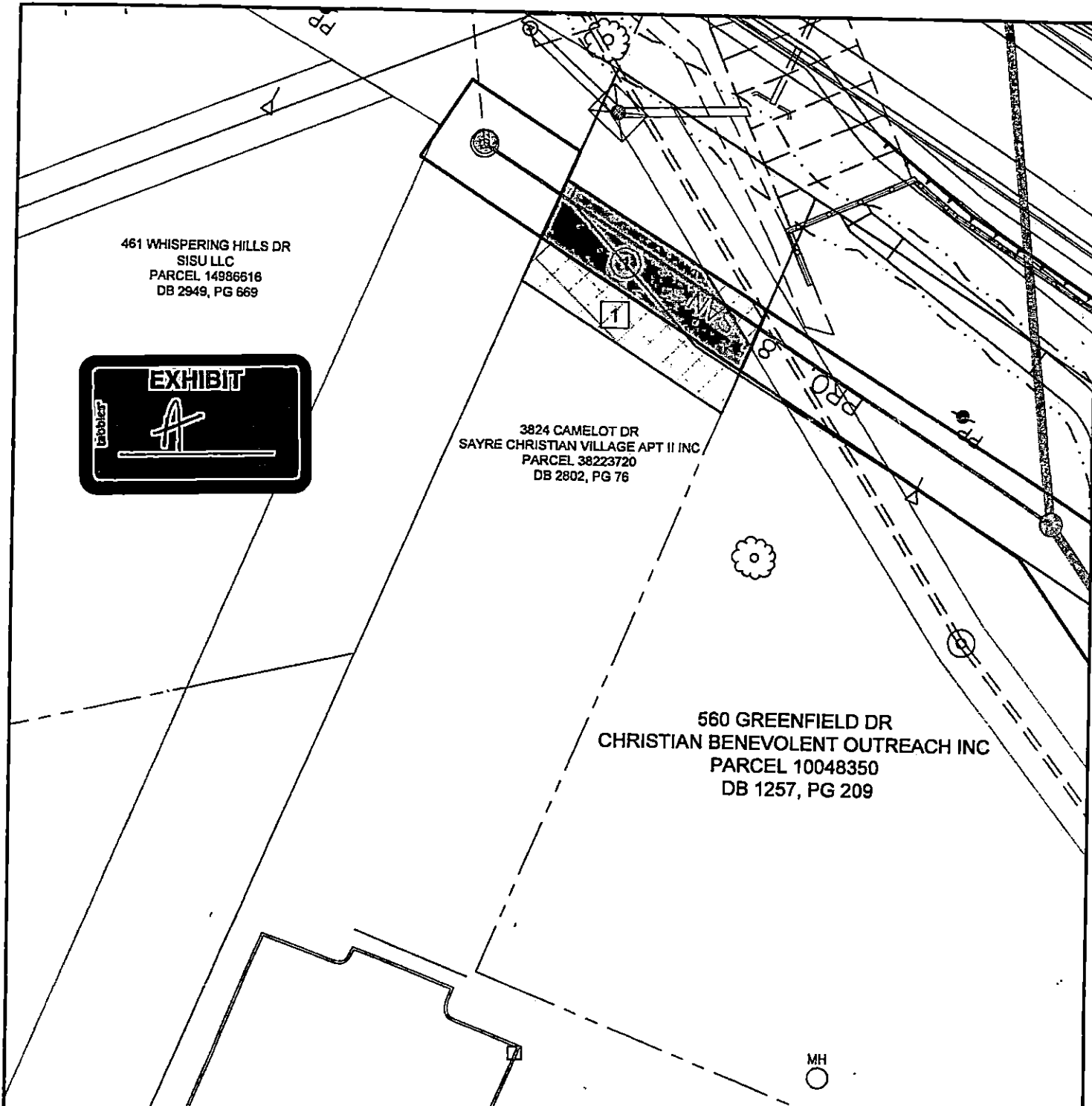
Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its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

The obtaining of this easement was authorized by Resolution 58-2019, 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 Grantor has signed this Deed of Easement, this the day and year first above written.

[Signatures on next page]





BASIS OF BEARINGS:  
NAD 83 KY NORTH

GRAPHIC SCALE: 1" = 30'

0 30 60

① PERMANENT EASEMENT TRACT NO.	EXISTING EASEMENT AREA
① TEMPORARY CONSTRUCTION EASEMENT TRACT NO.	TEMPORARY CONSTRUCTION EASEMENT
⚠ EXISTING EASEMENT TO BE RELEASED TRACT NO.	NEW PERMANENT EASEMENT AREA
	EX. EASEMENT AREA TO BE RELEASED

MH

**SANITARY SEWER EASEMENT 3824 CAMELOT DRIVE**

**ECSI, LLC**  
CIVIL • ENVIRONMENTAL • MINING  
340 S BROADWAY • LEXINGTON, KY 40517 • (859) 233-2103 • fax (859) 259-3394

DATE - 5/14/2018	PROJECT NO. 1016-001
DRAWN - kmf	
PROJECT NAME - LANSLOWNE SOUTH TRUNK SEWER REPLACEMENT	
PROJECT LOCATION - LEXINGTON, KENTUCKY	

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

201905080107

May 8, 2019

10:27:24 AM

Fees	\$26.00	Tax	\$ .00
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Total Paid	\$26.00
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