

DEED OF EASEMENT

This **PERMANENT STORMWATER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 26th day of October, 2022, by and between the **TURTLE PROPERTIES, LLC**, a Kentucky **limited liability company**, 236 E. Reynolds Road, Lexington, Kentucky 40517, 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 **FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$4,500.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has

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

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 stormwater 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 Exhibits, and more particularly described as follows, to wit:

Permanent Stormwater Easement
Lyon Drive
Stormwater Improvement Project
(a portion of 3288 Lyon Drive)

A drainage easement for a certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, approximately 300 feet east of the intersection of Lyon Drive and Ft. Harrods Drive and being more fully described and bounded as follows, to-wit:

Tract 2B-2

BEGINNING, at an 5/8 inch iron pin found in the east line of Lot 1A of Harrods Hill Subdivision, Unit 2-M, Block B, Section 1 (Plat Cabinet I, Slide 257), having a coordinate of N:187291.915 E:1547737.743;

Thence a tie bearing of S 18° 34' 29" E, a distance of 99.15 feet to a calculated corner in the east line of Lot 2B and the west right-of-way of Lyon Drive; thence along the line of Lot 2B and said right-of-way, S 70°37'45" W, a distance of 32.86 feet to a point, which is the **TRUE POINT OF BEGINNING**, having a coordinate of N: 187168.13 E: 1547744.99; thence the following four calls:

- 1) Thence with said right-of-way, S 70°34'11" W, a distance of 17.87 feet (L6) to a point;
- 2) Thence leaving said right-of-way, N 52°27'42" W, a distance of 3.97 feet (L7) to a point;
- 3) Thence N 70°34'32" E, a distance of 17.89 feet (L8) to a point;

4) Thence S 52°27'42" E, a distance of 3.93 feet (L9) to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 59 sq. ft. (0.001 Acres) of permanent easement; and

Tract 2B-2, being a portion of the property conveyed to Turtle Properties, LLC, a Kentucky limited liability company, by Deed dated January 6, 2003, of record in Deed Book 2336, Page 531, 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 stormwater 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 Exhibits, attached hereto, and more particularly described as follows:

Temporary Construction Easement
Lyon Drive
Stormwater Improvement Project
(a portion of 2201 Ft. Harrods Drive)

A drainage easement for a certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, approximately 300 feet east of the intersection of Lyon Drive and Ft. Harrods Drive and being more fully described and bounded as follows, to-wit:

Tract 3A
BEGINNING, at an 5/8 inch iron pin found in the east line of Lot 1A of Harrods Hill Subdivision, Unit 2-M, Block B, Section 1 (Plat Cabinet I, Slide 257), having a coordinate of N:187291.915 E:1547737.743;

Thence a tie bearing of N 89° 27'26" W, a distance of 101.97 feet to a calculated corner in the north line of Lot 3 and the south line of Timothy and Cathy Evans; thence leaving the line of Evans and going along the east line of Lot 3, S 19° 25' 47" E, a distance of 128.94 feet to a calculated corner, which is the **TRUE POINT OF BEGINNING**, having a coordinate of N:187171.29 E:1547678.67; thence the following four calls:

- 1) Thence S 19°25'47" E, a distance of 25.04 feet (L1) to a point on the east line of Lot 3 and adjoining Lot 2B (both owned by Turtle Properties LLC) on the west line and also being in the north right-of-way of Ft. Harrods Drive;
- 2) Thence with said right-of-way, S 70°34'11" W, a distance of 39.44 feet (L2) to a point on the line between Lot 3 and Lot 4 (Deed Book 2336, Page 531);
- 3) Thence leaving said right-of-way, N 19°27'54" W, a distance of 25.02 feet (L3) with said Lots 3 and 4 to a point on said line;
- 4) Thence leaving the line of Lot 4 and crossing Lot 3, N 70°33'01" E, a distance of 39.46 feet (L4) to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 987 sq. ft. (0.02 Acres) of temporary construction easement; and

Temporary Construction Easement
Lyon Drive
Stormwater Improvement Project
(a portion of 2205 Ft. Harrods Drive)

A drainage easement for a certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, approximately 300 feet east of the intersection of Lyon Drive and Ft. Harrods Drive and being more fully described and bounded as follows, to-wit:

Tract 4A

BEGINNING, at an 5/8 inch iron pin found in the east line of Lot 1A of Harrods Hill Subdivision, Unit 2-M, Block B, Section 1 (Plat Cabinet I, Slide 257), having a coordinate of N:187291.915 E:1547737.743;

Thence a tie bearing of N 89° 27' 45" W, a distance of 154.36 feet to a calculated corner in the north line of Lot 4 and the south line of Timothy and Cathy Evans, which is the **TRUE POINT OF BEGINNING**, having a coordinate of N:187293.36 E:1547583.39 for the following three calls:

- 1) Thence S 20°27'38" W, a distance of 19.17 feet to a point on the west line of Lot 4 and adjoining Lot 5 (both owned by Turtle Properties, LLC) on the east line;
- 2) Thence N 19°27'53" W, a distance of 19.18 feet (L15) with said Lots 4 and 5, to a point on the south line of Evans (Deed Book 1645, Page 596);
- 3) Thence with south line of Evans (Deed Book 1645, Page 596); S 89°28'24" E, a distance of 13.09 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 118 sq. ft. (0.0027 Acres) of temporary construction easement; and

Temporary Construction Easement
Lyon Drive
Stormwater Improvement Project
(a portion of 2209 Ft. Harrods Drive)

A drainage easement for a certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, approximately 300 feet east of the intersection of Lyon Drive and Ft. Harrods Drive and being more fully described and bounded as follows, to-wit:

Tract 5B

BEGINNING, at an 5/8 inch iron pin found in the east line of Lot 1A of Harrods Hill Subdivision, Unit 2-M, Block B, Section 1 (Plat Cabinet I, Slide 257), having a coordinate of N:187291.915 E:1547737.743;

Thence a tie bearing of N 89°27' 45" W, a distance of 167.45 feet to a calculated corner in the north line of Lot 4 and 5, and the south line of Timothy and Cathy Evans to a point, which is the **TRUE POINT OF BEGINNING**, having the coordinate of N:187293.48 E:1547570.30. Thence the following four calls:

- 1) Thence along the line of Lot 4 and 5, S 19° 27'53" E, a distance of 19.18 feet to a point;
- 2) Thence turning across Lot 5, S 20°27'38" W, a distance of 34.28 feet to a point in the line between Lot 5 and 6;
- 3) Thence along the line of Lot 5 and 6, N 19°27'53" W, a distance of 53.47 feet to a point in the southern line of Evans (Deed Book 1645, Page 596);
- 4) Thence with the southern line of Evans (Deed Book 1645, Page 596); S 89°27'45" E, a distance of 23.41 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 799 sq. ft. (0.0183 Acres) of temporary construction easement; and

Temporary Construction Easement
Lyon Drive
Stormwater Improvement Project
(a portion of 2213 Ft. Harrods Drive)

A drainage easement for a certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, approximately 300 feet east of the intersection of Lyon Drive and Ft. Harrods Drive and being more fully described and bounded as follows, to-wit:

Tract 6B

BEGINNING, at an 5/8 inch iron pin found in the east line of Lot 1A of Harrods Hill Subdivision, Unit 2-M, Block B, Section 1 (Plat Cabinet I, Slide 257), having a coordinate of N:187291.915 E:1547737.743;

Thence a tie bearing of N 89° 27'45" W, a distance of 190.86 feet to a calculated corner in the north line of Lot 5 and 6 (both owned by Turtle Properties, LLC, Deed Book 2336, Page 531), and the south line of Evans (Deed Book 1645, Page 596) to a point, which is the **TRUE POINT OF BEGINNING**, having a coordinate of N: 187293.70 E: 1547546.89 for the following seven calls;

- 1) Thence with Lot 5 (Turtle Properties, LLC, Deed Book 2336, Page 531), S 19°27'53" E, a distance of 53.47 feet to a point in the line with Lot 5 and 6 (both owned by Turtle Properties, LLC, Deed Book 2336, Page 531);
- 2) Thence across Lot 6, S 20°27'38" W, a distance of 39.53 feet (L1) to a point in Lot 6 (Turtle Properties, LLC Deed Book 2336, Page 531);
- 3) Thence S 19°32'22" E, a distance of 100.51 feet to a point in the right-of-way of Ft. Harrods Drive;
- 4) Thence with the right-of-way of Ft. Harrods Drive, S 70°34'11" W, a distance of 107.77 feet to a point in the right-of-way of Ft. Harrods Drive;
- 5) Thence following the right-of-way of Ft. Harrods Drive with a curve turning to the left with an arc length of 192.69 feet, with a radius of 470.00 feet, with a chord bearing of S 82°18'45" W, with a chord length of 191.34 feet to an iron pin found;
- 6) Thence along the line with Wood (Deed Book 2763, Page 502), Morgan (Deed Book 2353, Page 739) and Mansoor (Deed Book 2738, Page 098) N 36°00'11" E, a distance of 302.01 feet to a point at the corner with Evans (Deed Book 1645, Page 596);
- 7) Thence with the southern line of Evans (Deed Book 1645, Page 596) S 89°28'24" E, a distance of 76.11 feet back to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 39,798 sq. ft. (0.9136 Acres) of temporary construction easement; and

Temporary Construction Easement
Lyon Drive
Stormwater Improvement Project
(a portion of 3288 Ft. Harrods Drive)

A drainage easement for a certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, approximately 300 feet east of the intersection of Lyon Drive and Ft. Harrods Drive and being more fully described and bounded as follows, to-wit:

Tract 2B-1

BEGINNING, at an 5/8 inch iron pin found in the east line of Lot 1A of Harrods Hill Subdivision, Unit 2-M, Block B, Section 1 (Plat Cabinet I, Slide 257), having a coordinate of N:187291.915 E:1547737.743;

Thence a tie bearing of S 18° 34'29" E, a distance of 99.15 feet to a calculated corner in the east line of Lot 2B and the west right-of-way of Lyon Drive, which is the TRUE POINT OF BEGINNING, having a coordinate of N:187197.93 E:1547769.33; thence the following eight calls:

- 1) Thence with said right-of-way, S 19°25'49" E, a distance of 20.00 feet (L1) to a point on the east line of lot 2B and the north right-of-way of Ft. Harrods Drive;
- 2) Thence leaving the right-of-way of Lyon Drive and going with said right-of-way of Ft. Harrods Drive, S 70°37'45" W, a distance of 32.86 feet to a point on the line of Lot 2B and said right-of-way;
- 3) Thence leaving said right-of-way, N 52°27'42" W, a distance of 3.93 feet (L2) to a point;
- 4) Thence S 70°34'32" W, a distance of 17.89 feet (L3) to a point;
- 5) Thence S 52°27'42" E, a distance of 3.97 feet (L4) to a point in the aforementioned right-of-way;
- 6) Thence with said right-of-way, S 70°34'11" W, a distance of 43.63 feet to a point in the line of Lot 3 (Turtle Properties, LLC, Deed Book 2336, Page 531) and Lot 2B;
- 7) Thence leaving said right-of-way and going with the line between Lot 2B and Lot 3, N 19°25'49" W, a distance of 20.00 feet to a point in said line;
- 8) Thence leaving said line and crossing Lot 2B, N 70°34'11" E, a distance of 94.36 feet to the TRUE POINT OF BEGINNING; and,

The above described parcel contains 1,827 sq. ft. (0.04 Acres) of temporary construction easement; and

Tracts 3A, 4A, 5B, 6B and Tract 2B-1, being a portion of the property conveyed to Turtle Properties, LLC, a Kentucky limited liability company, by Deed dated January 6, 2003, of record in Deed Book 2336, Page 531, 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 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 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 the 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 interest 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 same as herein done, and that they 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 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.

GRANTOR:

**TURTLE PROPERTIES, LLC, a
Kentucky limited liability company**

BY: 

**JAMES P. ATKINS,
MEMBER**

BY: 

**JAMES P. ATKINS, JR.,
MEMBER**

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COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by James P. Atkins and James P. Atkins, Jr., both Members, for and on behalf of Turtle Properties, LLC, a Kentucky limited liability company, on this the 26th day of October, 2022.



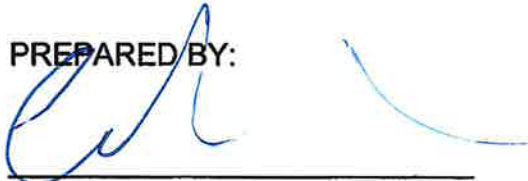
Notary Public, Kentucky, State-at-Large

My Commission Expires: 12 / 9 / 2025

Notary ID # KYNP 41574



PREPARED BY:



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

SURVEY NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH A TEMPORARY CONSTRUCTION AND PERMANENT DRAINAGE EASEMENT ON LOT 2B.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
4. 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
- △ IPF CALCULATED CORNER
- IPS IRON PIN FOUND
- 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
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT DRAINAGE EASEMENT

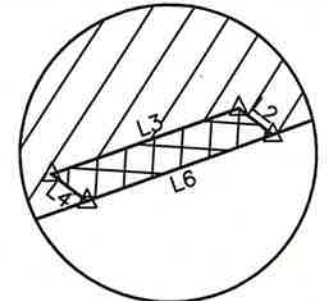
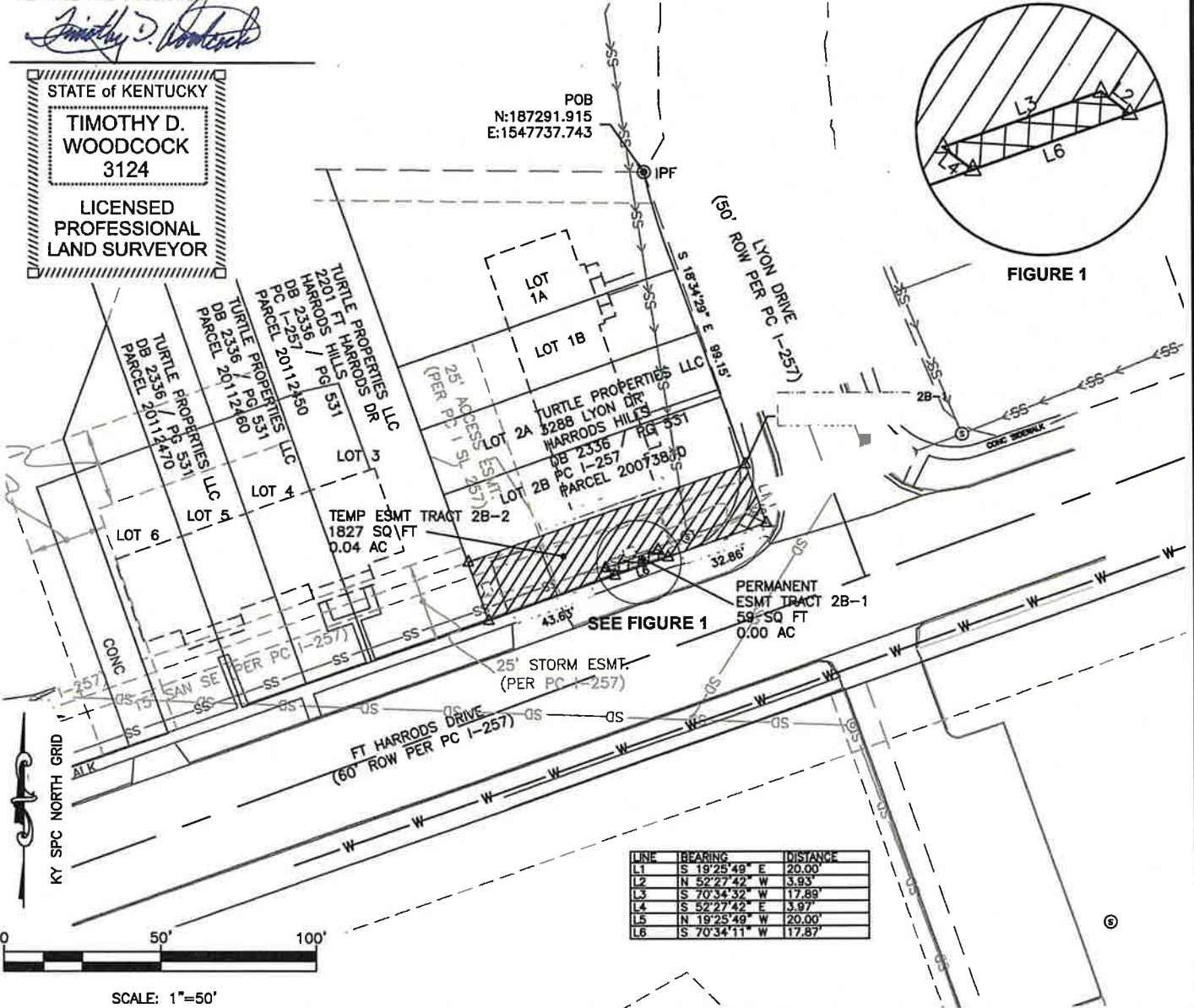


FIGURE 1



LINE	BEARING	DISTANCE
L1	S 19°25'49" E	20.00'
L2	N 52°27'42" W	3.93'
L3	S 70°34'52" W	17.89'
L4	S 52°27'42" E	3.97'
L5	N 19°25'49" W	20.00'
L6	S 70°34'11" W	17.87'

2022-007 Lyon Dr Easements LOT 2A-B and lot 3 Turtle prop v43 ala.dwg

SCALE: 1"=50'



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

TEMPORARY CONSTRUCTION AND PERMANENT DRAINAGE EASEMENT EXHIBIT TRACTS 2B-1 & 2B-2

LOCATED AT: LOCATED AT: LOTS 2A & 2B HARROD HILLS ESTATES, UNIT 2-A
 3288 LYON DRIVE, LEXINGTON, KY, FAYETTE COUNTY

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

OWNER: TURTLE PROPERTIES LLC 2213 FT HARRODS DRIVE LEXINGTON KY

PROJECT: 2022-007, SCALE: 1"=50', DATE: 09/15/2022, SIZE: 8.5x11, SHT: 1 OF 1
 CAD: JME, PLS: TDW, PLS QC: AMJ

SURVEY NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH A TEMPORARY CONSTRUCTION EASEMENT ON LOT 3.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
4. 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

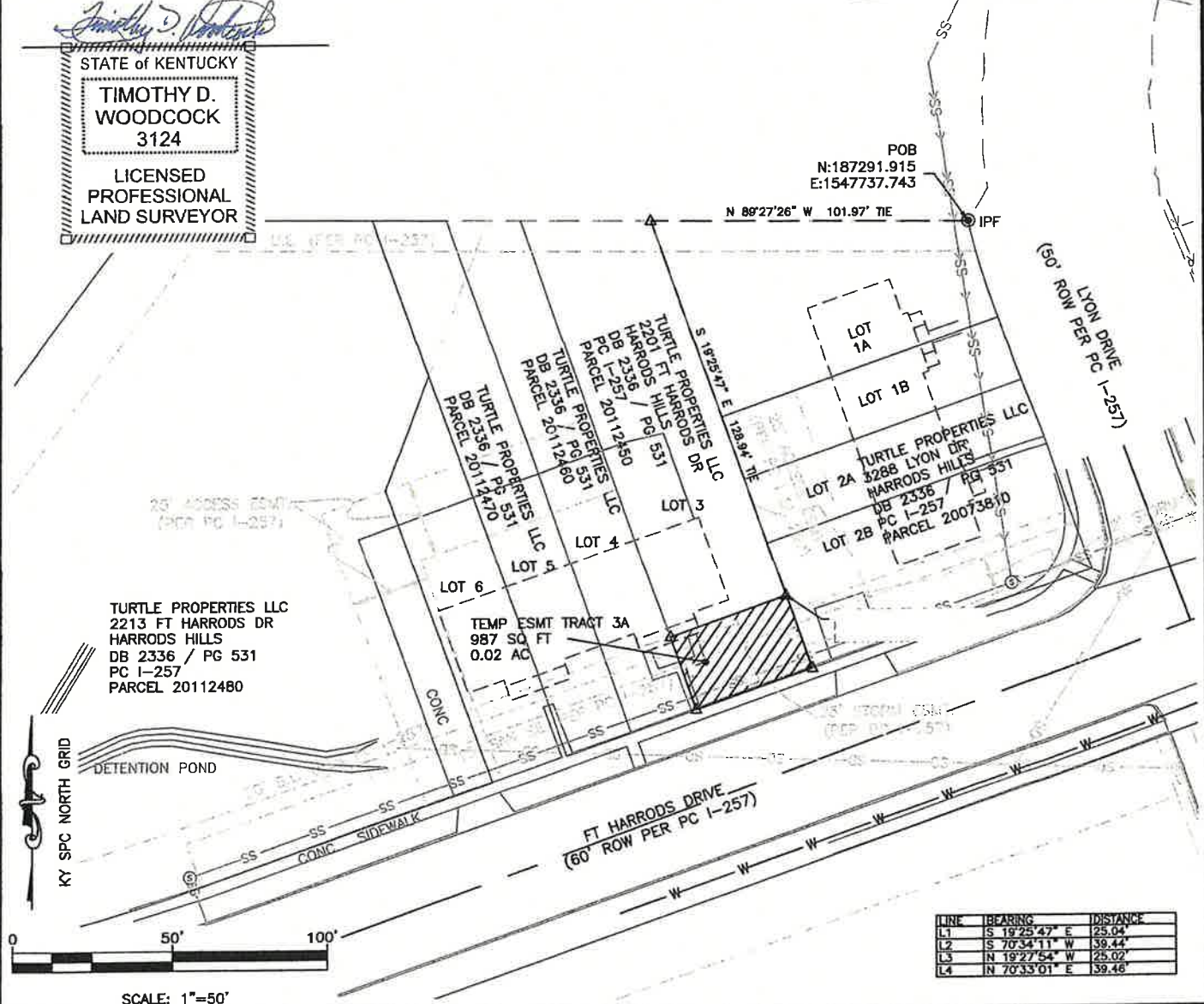
STATE of KENTUCKY
TIMOTHY D. WOODCOCK
 3124
 LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND:

- PC PG DEED BOOK & PAGE
- PLAT CABINET & PAGE
- ▲ CALCULATED CORNER
- IFP 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
- ▨ TEMPORARY CONSTRUCTION EASEMENT



2022-007 Lyon Dr Easements LOT 2A-B and lot 3 Turtle prop v42 tdw.dwg



LINE	BEARING	DISTANCE
L1	S 19°25'49" E	25.04
L2	S 70°34'11" W	59.44
L3	N 19°27'54" W	25.02
L4	N 70°33'01" E	59.46

SCALE: 1"=50'

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

LOCATED AT: LOCATED AT: LOT 3 HARROD HILLS ESTATES, UNIT 2-A
 2201 FT HARRODS DRIVE, LEXINGTON, KY, FAYETTE COUNTY

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

OWNER: TURTLE PROPERTIES LLC 2213 FT HARRODS DRIVE LEXINGTON KY

PROJECT: 2022-007, SCALE: 1"=50', DATE: 04/1/2022, SIZE: 8.5x11, SHT: 1 OF 1
 CAD: JME, PLS: TDW, PLS QC: AMJ

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 1022 FONTAINE RD.
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SURVEY NOTES

1. THE PURPOSE OF THIS PLAT FOR DRAINAGE EASEMENT.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
4. PROPERTY SHOWN IS NOT INCLUDED IN THE FLOODPLAIN AS SHOWN ON NFIP PANEL 2100670114E, DATED MARCH 3, 2014.

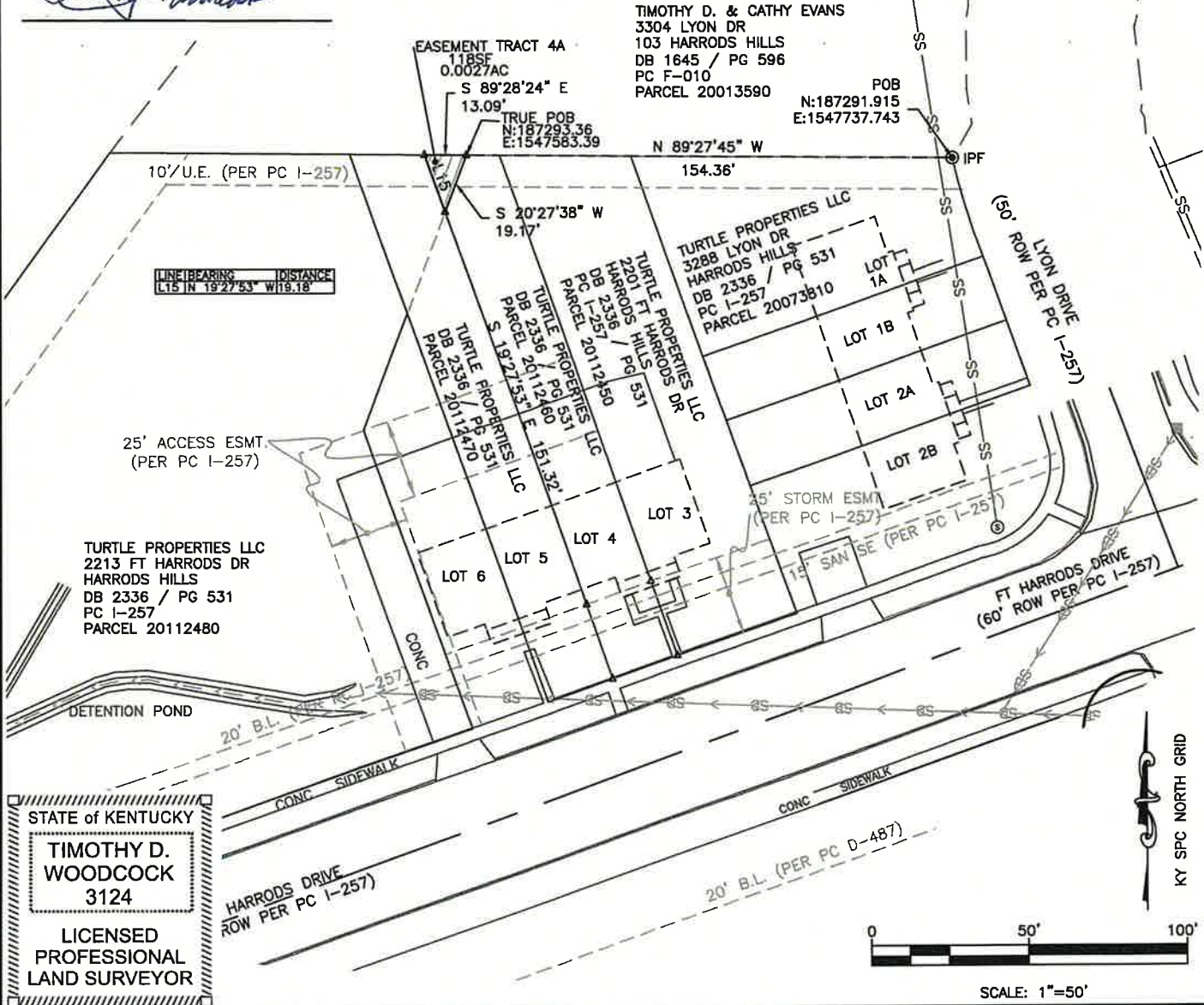
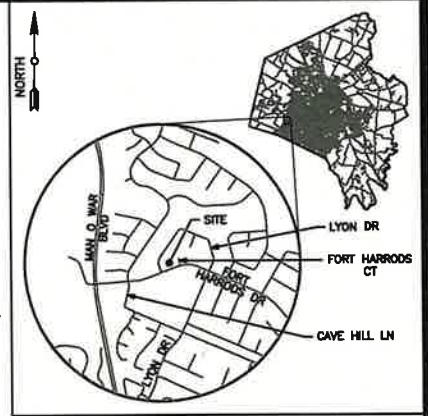
LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS RECORD EASEMENT 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

LEGEND:

DB PG	DEED BOOK & PAGE
PC PG	PLAT CABINET & PAGE
⊙ 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
---	TEMPORARY CONSTRUCTION EASEMENT



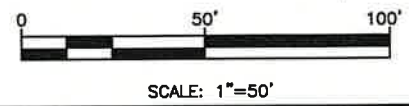
2022-007 Lyon Dr Easements LOTS 4-6 Turtle prop V46 tdw.dwg

STATE of KENTUCKY
TIMOTHY D. WOODCOCK
 3124
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Abbie Jones
 consulting
 ABBIE JONES CONSULTING
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 1022 FONTAINE RD.
 LEXINGTON, KY 40502
 859.559.3443
 www.abbie-jones.com

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

LOCATED AT: LOT 4 HARROD HILLS SUBDIVISION,
 UNIT 2-M, BLOCK B SECTION 1
 2205 FT HARRODS DRIVE, LEXINGTON, KY, FAYETTE COUNTY
 CLIENT: BELL ENGINEERING, 2480 FORTUNE DRIVE SUITE 350,
 LEXINGTON, KY 40509
 OWNER: TURTLE PROPERTIES LLC 2213 FT HARRODS DRIVE LEXINGTON KY
 PROJECT: 2022-007, SCALE: 1"=50', DATE: 09/15/2022, SIZE: 8.5x11, SHT: 1 OF 1
 CAD: JME, PLS: TDW, PLS QC: AMJ



SURVEY NOTES

1. THE PURPOSE OF THIS PLAT FOR DRAINAGE EASEMENT.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
4. PROPERTY SHOWN IS NOT INCLUDED IN THE FLOODPLAIN AS SHOWN ON NFIP PANEL 2100670114E, DATED MARCH 3, 2014.

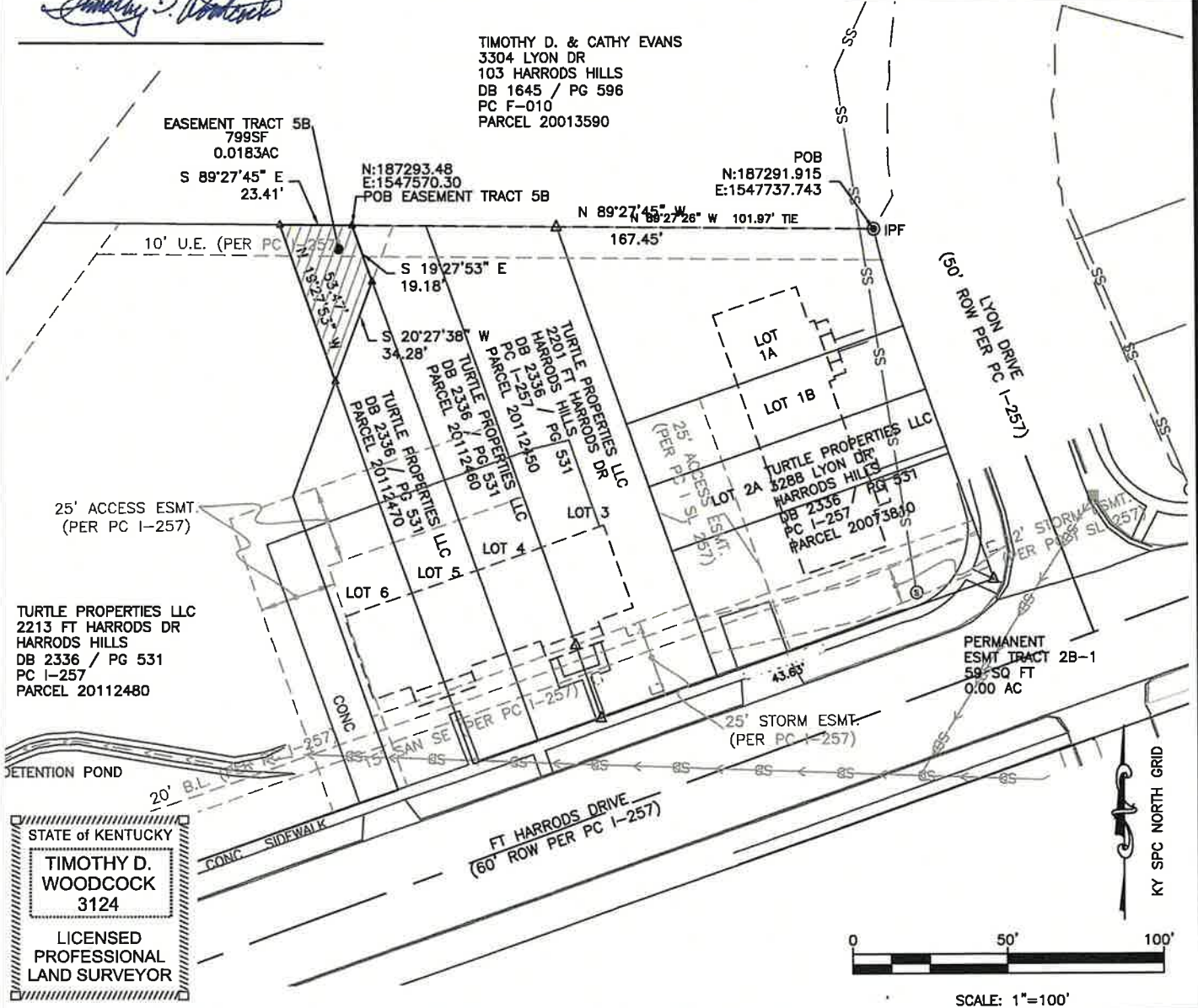
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Timothy D. Woodcock

LEGEND:

DB PG	DEED BOOK & PAGE
PC PG	PLAT CABINET & PAGE
⊙ IPF	IRON PIN FOUND
⊙ IPS	IRON PIN SET
⊙ PPFND	PINCHED PIPE FOUND
⊙ NWS	MAG NAIL & WASHER SET
⊙ PP	POWER POLE
⊙ ROW	RIGHT-OF-WAY
---	PROPERTY LINE
---	PROPERTY LINE: ADJOINING
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	SANITARY SEWER
---	STORM DRAIN LINE & STRUCTURE



2022-007 2209 Lyon Dr Easements LOTS 5 v43 tdw.dwg

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



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

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

LOCATED AT: LOT 5 HARROD HILLS SUBDIVISION,
 UNIT 2-M, BLOCK B SECTION 1
 2209 FT HARRODS DRIVE, LEXINGTON, KY, FAYETTE COUNTY

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

OWNER: TURTLE PROPERTIES LLC 2213 FT HARRODS DRIVE LEXINGTON KY

PROJECT: 2022-007, SCALE: 1"=50', DATE: 09/19/2022, SIZE: 8.5x11, SHT: 1 OF 1
 CAD: JME, PLS: TDW, PLS QC: AMJ

SURVEY NOTES

1. THE PURPOSE OF THIS PLAT FOR DRAINAGE EASEMENTS LOT 6A, LOT 6B.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
4. PROPERTY SHOWN IS NOT INCLUDED IN THE FLOODPLAIN AS SHOWN ON NFIP PANEL 2100670114E, DATED MARCH 3, 2014.

LAND SURVEYOR'S CERTIFICATION:

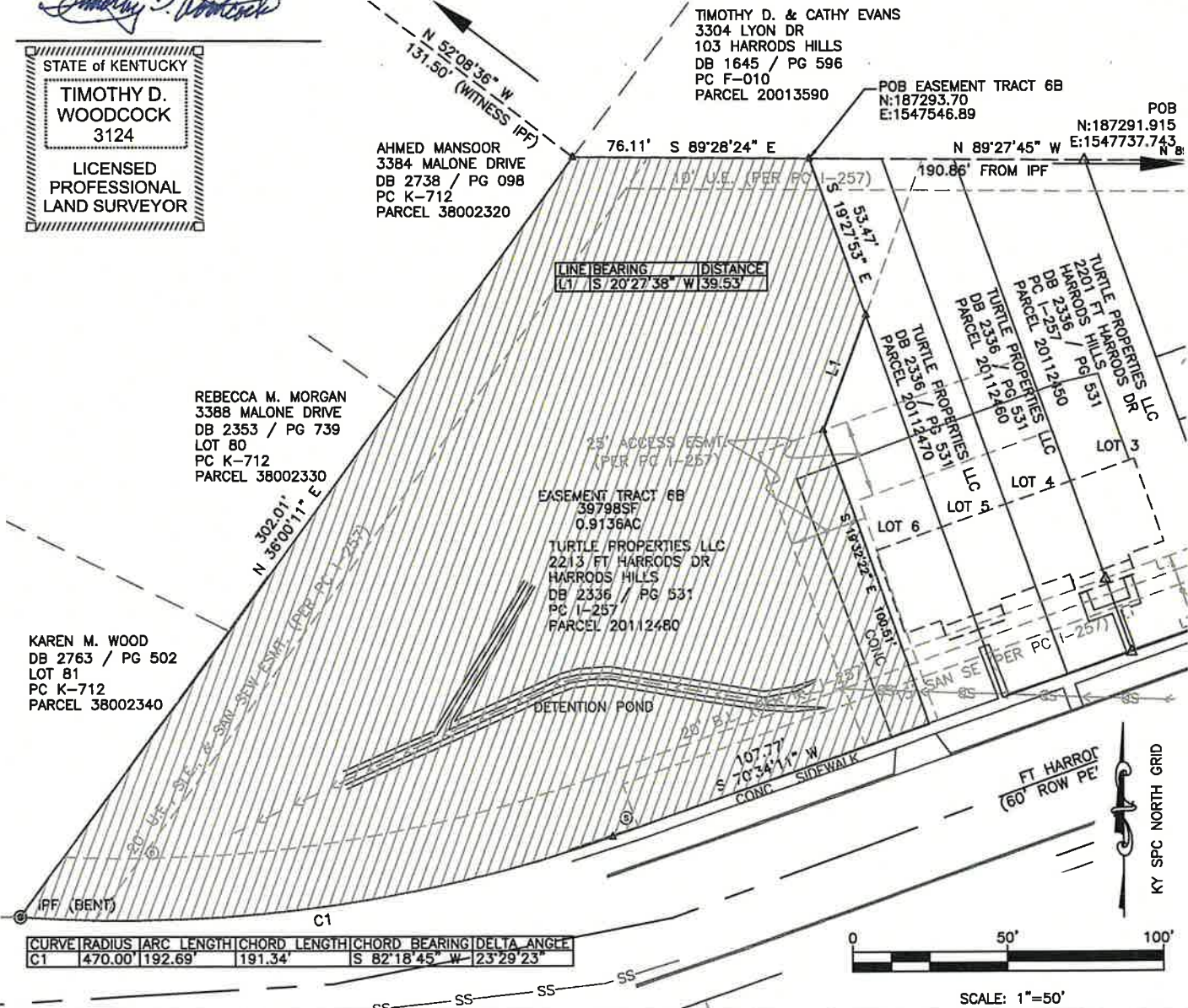
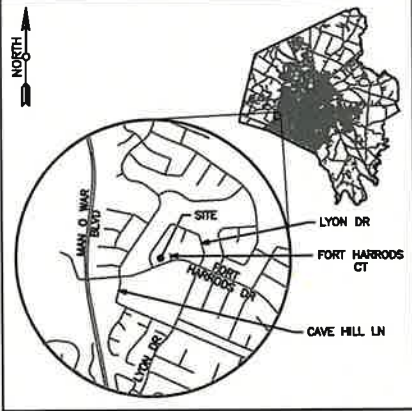
I DO HEREBY CERTIFY THAT THIS RECORD EASEMENT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

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
- IPF IRON PIN FOUND
- IFS 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



2022-007 2209 Lyon Dr Easements LOTS 5 v43 tdw.dwg



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TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

LOCATED AT: LOT 6 HARROD HILLS SUBDIVISION,
 UNIT 2-M, BLOCK B SECTION 1
 2213 FT HARRODS DRIVE, LEXINGTON, KY, FAYETTE COUNTY

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

OWNER: TURTLE PROPERTIES LLC 2213 FT HARRODS DRIVE LEXINGTON KY

PROJECT: 2022-007, SCALE: 1"=50', DATE: 09/19/2022, 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.



By: MELISSA STELTER ,dc

202210280040

October 28, 2022 9:34:03 AM

Fees	\$83.00	Tax	\$.00
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Total Paid	\$83.00
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17 Pages

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