

PERMANENT EASEMENT

This **PERMANENT EASEMENT** is made and entered into this the 19th day of May, 2022, by and between **GK & SONS, LLC, a Kentucky limited liability company**, 929 Mason Headley Road, Lexington, Kentucky 40504, 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 **ONE HUNDRED EIGHTY-TWO DOLLARS AND 00/100 CENTS (\$182.00)**, 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, the permanent to right to excavate, grade,

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

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 Exhibit "A", and more particularly described as follows, to wit:

Permanent Easement
Joyland Area
Storm Drainage Improvement Project
(a portion of 2108-2110 Lisa Circle)

All that tract or parcel of land situated on the southwesterly terminus to Lisa Circle in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING, at a point on the easterly property line of subject property, common corner to 2112-2114 Lisa Circle; thence with the southerly line of subject property, N 58°58' 20" W 46.50 feet to a point; thence N 71°27' 20" W 9.62 feet to a point; thence leaving the southerly property line of subject property and traversing through the lands of subject property, N 67°51'19" E 32.58 feet to a point; thence N 62°37'50" E 3.05 feet to a point in the common line of 2112-2114 Lisa Circle; thence with the common line of 2112-2114 Lisa Circle, S 21°33'04" E 43.77 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 0.02 Acres, more or less, of permanent drainage easement; and,

A portion of the same property conveyed to GK & Sons, LLC, a Kentucky limited liability company, by Deed dated January 11, 2016, of record in Deed Book 3370, Page 282, 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 permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantor. 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 as 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 it will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 127-2022, passed by the Lexington-Fayette Urban County Council on March 17, 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 Permanent Easement, this the day and year first above written.

[Intentionally Left Blank]

GRANTOR:

GK & SONS, LLC, a
Kentucky limited liability company

BY: [Signature]
W. GLENN IRVING,
MEMBER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by W. Glenn Irving, Member, for and behalf of GK & Sons, LLC, a Kentucky limited liability company, on this the 19th day of May, 2022.



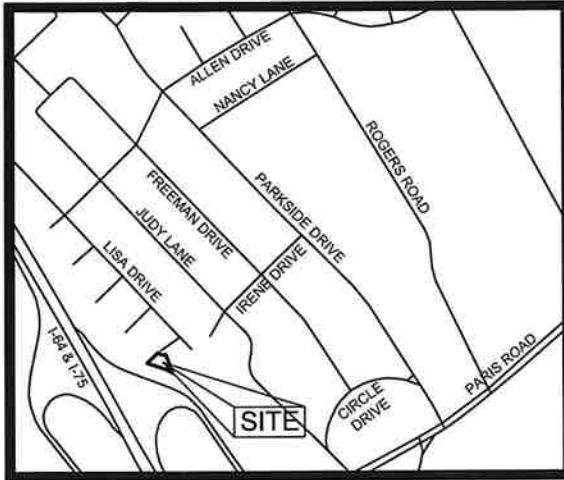
[Signature]
Notary Public, Kentucky, State-at-Large
My Commission Expires: 05 | 10 | 2025
Notary ID # KYNP 27704

PREPARED BY:

[Signature]
EVAN P. THOMPSON
Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500



JASON D. BANKS, PLS
 1211 JESSAMINE STATION | NICHOLASVILLE, KY
 859.881.0020 | BANKSENGINEERING.NET



VICINITY MAP

SCALE 1"=1000'

NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.
2. SELECT FIELD MEASUREMENTS WERE MADE, HOWEVER, NO BOUNDARY SURVEY WAS PERFORMED.
3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE FULL EXTERIOR BOUNDARIES OF THE PROPERTIES SHOWN AND DEPICTED HEREON.

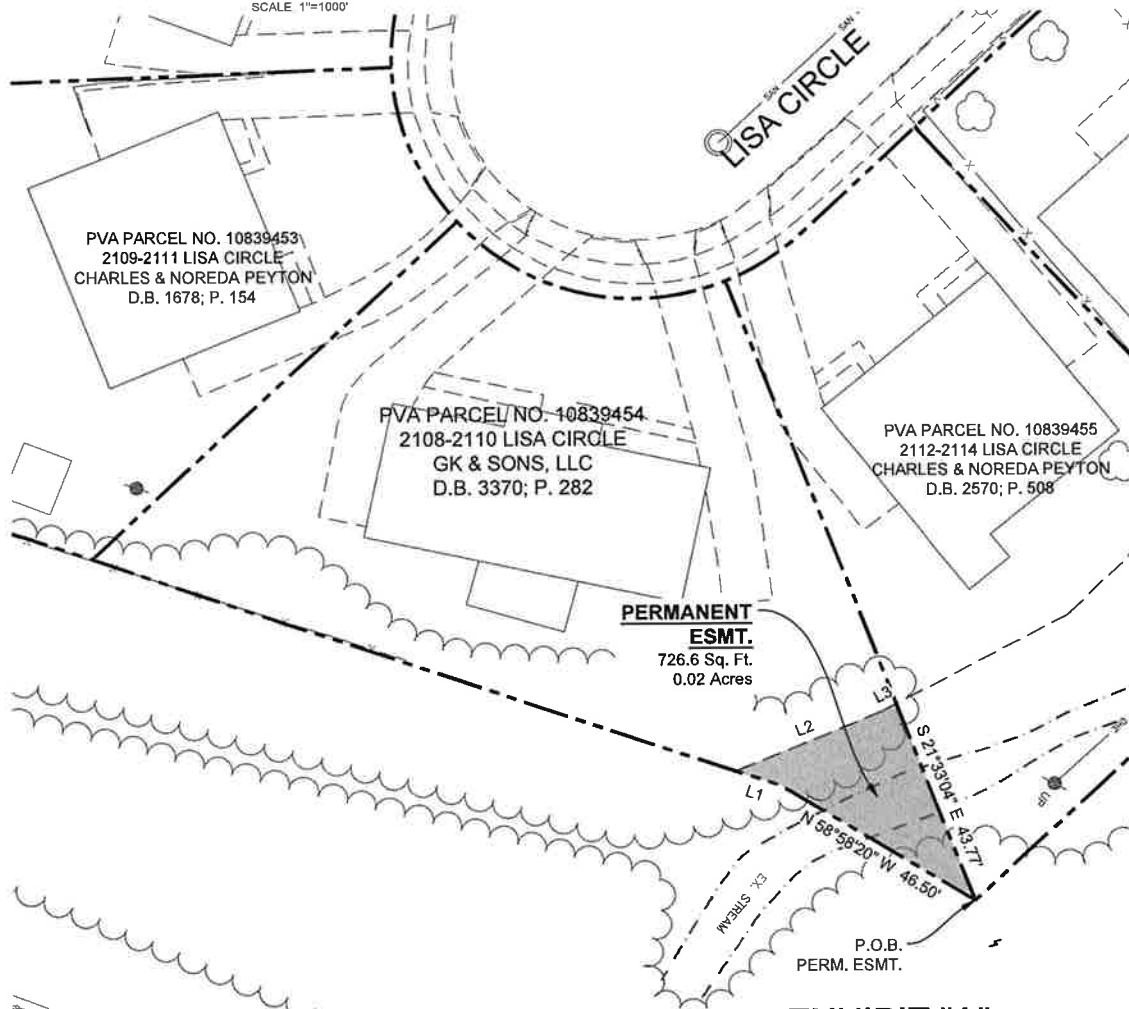


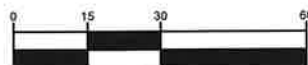
EXHIBIT "A"

DRAINAGE & DETENTION EASEMENT
 Lexington-Fayette Urban
 County Government
 THROUGH THE PROPERTY OF

GK & Sons, LLC
 PARCEL 10839454
 D.B. 3370; P. 282
 2108-2110 Lisa Circle
 Lexington, Kentucky

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 71°27'20" W	9.62'
L2	N 67°51'19" E	32.58'
L3	N 62°37'50" E	3.05'

GRAPHIC SCALE



1 inch = 30 feet

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

202205230256

May 23, 2022 15:27:21 PM

Fees	\$50.00	Tax	\$.00
Total Paid		\$50.00	

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6 Pages

643 - 648