



MERCER ROAD

FERNDALE PASS

WHITESBURG REDEVELOPMENT COMPANY, LTD
2601 LEESTOWN ROAD

TRIPLE 48" CULVERT

EXISTING SANITARY
MANHOLE

POINT OF
BEGINNING

PROPOSED 15" SANITARY SEWER

20' PERMANENT
SANITARY SEWER
EASEMENT

N 39° 51' 24" E
20.01'

S 45° 20' 02" E 814.21'

N 45° 20' 02" W 196.02'

N 33° 45' 46" E
36.79'

N 42° 46' 39" W
20.56'

S 33° 45' 46" W
57.59'

PROPOSED 15' R/W
EX. 15' R/W

E.A. Partners, PLLC

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3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (606) 265-8899
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SCALE 1" = 100'

EXHIBIT "A"
20' PERMANENT SANITARY SEWER EASEMENT
WHITESBURG REDEVELOPMENT COMPANY, LTD
2601 LEESTOWN ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JUNE 2013



MERCER ROAD

FERNDALE PASS

WHITESBURG REDEVELOPMENT COMPANY, LTD
2601 LEESTOWN ROAD

50' TEMPORARY
CONSTRUCTION
EASEMENT

PROPOSED 15' SANITARY SEWER
S45°20'02"E 812.60'

TRIPLE 48" CULVERT

EXISTING SANITARY
MANHOLE

POINT OF
BEGINNING

N39°51'24"E
50.18'

ROBINSON WAY

N45°20'02"W 782.37'

N33°45'46"E
35.74'

N47°46'39"W
35.99'

PROPOSED CITATION BYE
EX. R/W
PROPOSED C/A R/W
S33°45'46"W
88.29'

EA Partners, PLLC



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311 WALL STREET
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EXHIBIT "B"

50' TEMPORARY CONSTRUCTION EASEMENT
WHITESBURG REDEVELOPMENT COMPANY, LTD
2601 LEESTOWN ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

JUNE 2013

SCALE 1" = 100'

J:\850\Inco_water\aval\comp_station\exhibit\hillman\exhibit2.dwg

June 13, 2013

20' Permanent Sanitary Sewer Easement
Whitesburg Redevelopment Company, LTD
2601 Leestown Road
Lexington, Fayette County, Kentucky

BEGINNING AT A POINT in the existing southeastern right of way of Robinson Way approximately 350 feet south of Mercer Road; thence with said right of way North 39 degrees 51 minutes 24 seconds East, 20.07 feet to a point; thence leaving said right of way with the proposed sanitary sewer easement South 45 degrees 20 minutes 02 seconds East, 814.21 feet to a point in the proposed western right of way of Future Citation Boulevard; thence with said right of way South 33 degrees 45 minutes 46 seconds West, 57.59 feet to a point; thence leaving said right of way with the proposed sanitary sewer easement North 42 degrees 46 minutes 39 seconds West, 20.56 feet to a point; thence North 33 degrees 45 minutes 46 seconds East, 36.29 feet to a point; thence North 45 degrees 20 minutes 02 seconds West, 796.02 feet to the **POINT OF BEGINNING** and containing 0.39 acres.

June 13, 2013

50' Temporary Construction Easement
Whitesburg Redevelopment Company, LTD
2601 Leestown Road
Lexington, Fayette County, Kentucky

BEGINNING AT A POINT in the existing southeastern right of way of Robinson Way approximately 375 feet south of Mercer Road; thence with said right of way North 39 degrees 51 minutes 24 seconds East, 50.18 feet to a point; thence leaving said right of way with the proposed construction easement South 45 degrees 20 minutes 02 seconds East, 812.60 feet to a point in the proposed western right of way of Future Citation Boulevard; thence with said right of way South 33 degrees 45 minutes 46 seconds West, 88.29 feet to a point; thence leaving said right of way with the proposed construction easement North 42 degrees 46 minutes 39 seconds West, 35.99 feet to a point; thence North 33 degrees 45 minutes 46 seconds East, 35.74 feet to a point; thence North 45 degrees 20 minutes 02 seconds West, 782.372 feet to the **POINT OF BEGINNING** and containing 0.97 acres.

Lexington Fayette Urban County Government
 Department of Environmental Quality and Public Works
 Division of Water Quality

MEMORANDUM OF UNDERSTANDING

County: FAYETTE	Item No.	Parcel No. 2551
Project No:	Project Name: Hillenmeyer Pump Station Decomission	Property Address: Leestown Road

Property Owner(s): DLJS Properties, Inc.
 c/o Steve Haydon
 1421 Lakewood Drive
 Lexington, Kentucky 40502

This Memorandum of Understanding contains all the representations and agreements made between the parties hereto and upon which they relied in completing the proposed transaction. The deed conveys a permanent and a temporary construction easement as shown on the attached Exhibit A (20' proposed sanitary sewer easement), Exhibit B (50' temporary construction easement), and the legal description for the proposed sanitary sewer easement and the temporary construction easement. There shall be no compensation for the easements.

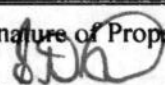
The temporary construction easement within this agreement is for the sole purpose of providing the LFUCG contractor and/or sub-contractor the necessary area to accomplish their work. The temporary construction easement does not include rights for utility relocations outside of the right-of-way limits. Any property that is disturbed will be restored to as good a condition or better than when the construction began. The temporary easement shall terminate at the completion of the project.

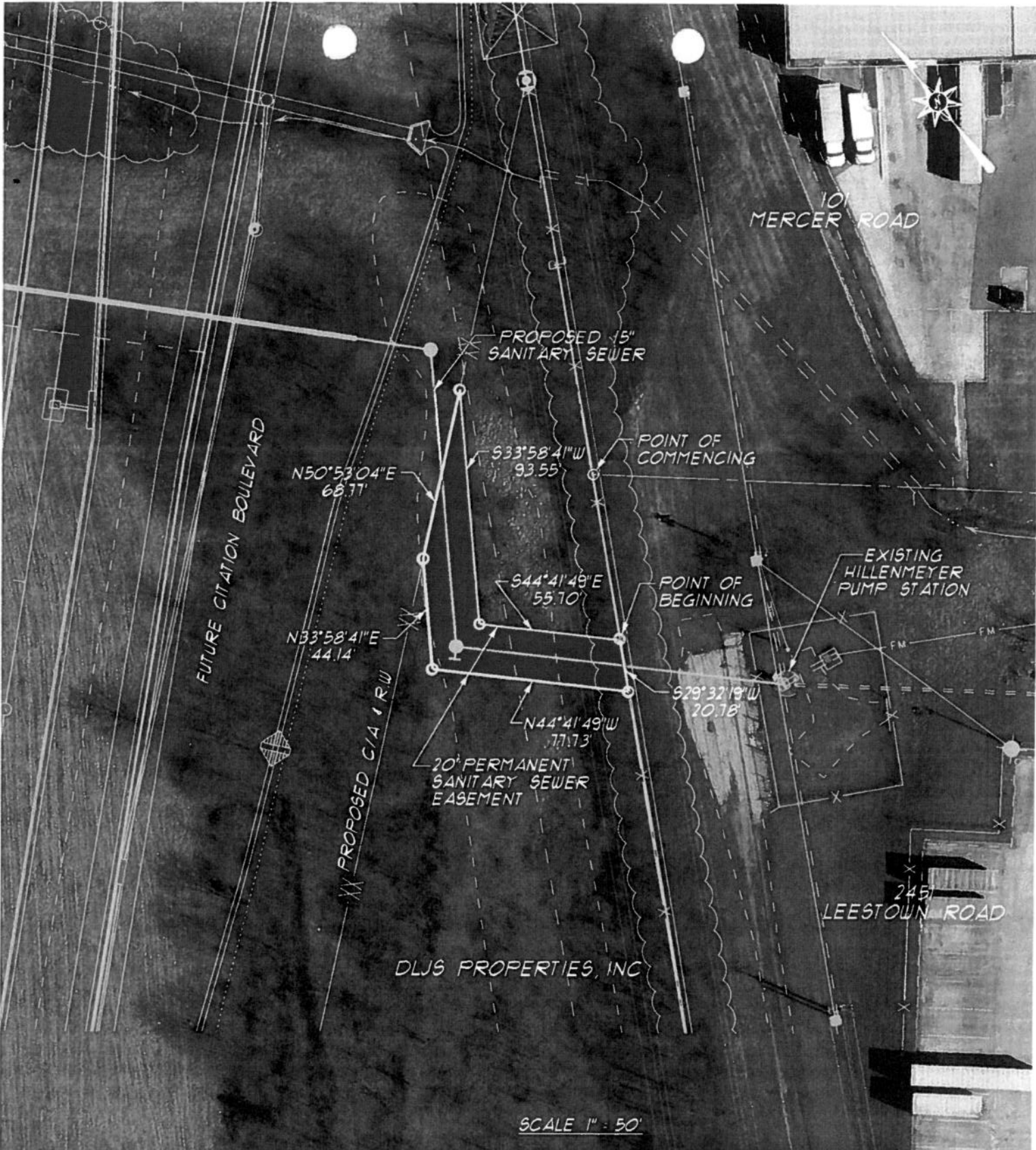
The LFUCG requests permission to access the property, within the temporary construction easement, for the purposes of performing rock soundings associated with a Geotechnical Investigation.

This Memorandum of Understanding, together with the Construction Plans, the Deed of Conveyance and any other documents referenced in these instruments, represent all the terms and conditions of the agreement between the Lexington-Fayette Urban County Government and the Property Owner(s), which was reached without coercion, threats or other promises by either party.

By their signature on this document, the agent representing the Lexington Fayette Urban County Government certifies that they have no direct, indirect, present or contemplated interest in this property and in no way will benefit from this acquisition.

This Memorandum of Understanding was signed this 20th day of June, 2013

Signature of agent(s) for Lexington Fayette Urban County Gov.		Signature of Property Owner(s) 

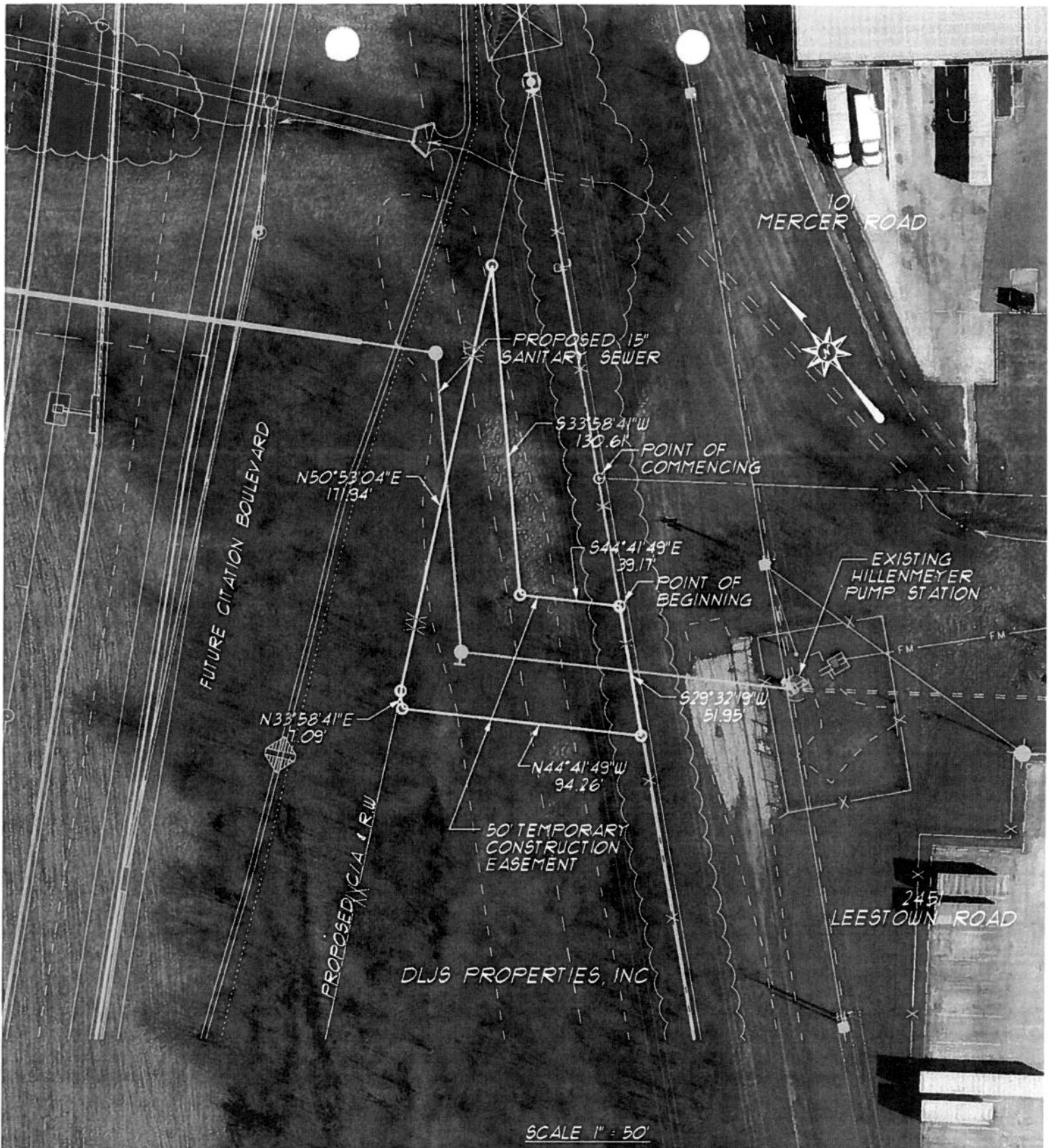


EA Partners, PLLC

SCALE 1" = 50'

EXHIBIT "A"
 20' PERMANENT SANITARY SEWER EASEMENT
 DLJS PROPERTIES, INC
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JUNE 2013

CIVIL ENGINEERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS
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EXHIBIT "B"
 50' TEMPORARY CONSTRUCTION EASEMENT
 DLJS PROPERTIES, INC
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JUNE 2013

June 13, 2013

20' Permanent Sanitary Sewer Easement
DLJS Properties, Inc.
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the grantor's southeastern property line, said point lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the grantor's southeastern property South 29 degrees 32 minutes 19 seconds West, 66.68 feet to the **TRUE POINT OF BEGINNING**; thence continuing with the grantor's southeastern property line South 29 degrees 32 minutes 19 seconds West, 20.78 feet to a point; thence leaving said property line with the proposed sanitary sewer easement North 44 degrees 41 minutes 49 seconds West, 77.73 feet to a point; thence North 33 degrees 58 minutes 41 seconds East, 44.14 feet to a point in the proposed right of way of Citation Boulevard; thence with said right of way North 50 degrees 53 minutes 04 seconds East, 68.77 feet to a point; thence leaving said right of way with the proposed sanitary sewer easement South 33 degrees 58 minutes 41 seconds West, 93.55 feet to a point; thence South 44 degrees 41 minutes 49 seconds East, 55.70 feet to the **POINT OF BEGINNING** and containing 2,711 square feet.

June 13, 2013

50' Temporary Construction Easement
DLJS Properties, Inc.
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the grantor's southeastern property line, said point lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the grantor's southeastern property South 29 degrees 32 minutes 19 seconds West, 51.09 feet to the **TRUE POINT OF BEGINNING**; thence continuing with the grantor's southeastern property line South 29 degrees 32 minutes 19 seconds West, 51.95 feet to a point; thence leaving said property line with the proposed construction easement North 44 degrees 41 minutes 49 seconds West, 94.26 feet to a point; thence North 33 degrees 58 minutes 41 seconds East, 7.09 feet to a point in the proposed right of way of Citation Boulevard; thence with said right of way North 50 degrees 53 minutes 04 seconds East, 171.94 feet to a point; thence leaving said right of way with the proposed construction easement South 33 degrees 58 minutes 41 seconds West, 130.61 feet to a point; thence South 44 degrees 41 minutes 49 seconds East, 39.17 feet to the **POINT OF BEGINNING** and containing 0.16 acres.

Lexington Fayette Urban County Government
 Department of Environmental Quality and Public Works
 Division of Water Quality

MEMORANDUM OF UNDERSTANDING

County: FAYETTE	Item No.	Parcel No.
Project No:	Project Name: Hillenmeyer Pump Station Decomission	Property Address: 2451 Leestown Road

Property Owner(s): FedEx Freight, Inc.
 c/o Mr. Cameron Parsons
 6900 Alcoa Road
 Benton, Arkansas 72015

This Memorandum of Understanding contains all the representations and agreements made between the parties hereto and upon which they relied in completing the proposed transaction. The deed conveys a permanent and a temporary construction easement as shown on the attached Exhibit A (20' proposed sanitary sewer easement), Exhibit B (temporary construction easement), and the legal description for the proposed sanitary sewer easement and the temporary construction easement. There shall be no compensation for the easements.

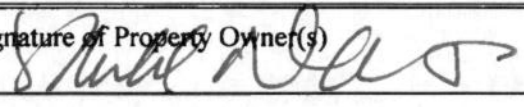
The temporary construction easement within this agreement is for the sole purpose of providing the LFUCG contractor and/or sub-contractor the necessary area to accomplish their work. The temporary construction easement does not include rights for utility relocations outside of the right-of-way limits. Any property that is disturbed will be restored to as good a condition or better than when the construction began. The temporary easement shall terminate at the completion of the project.

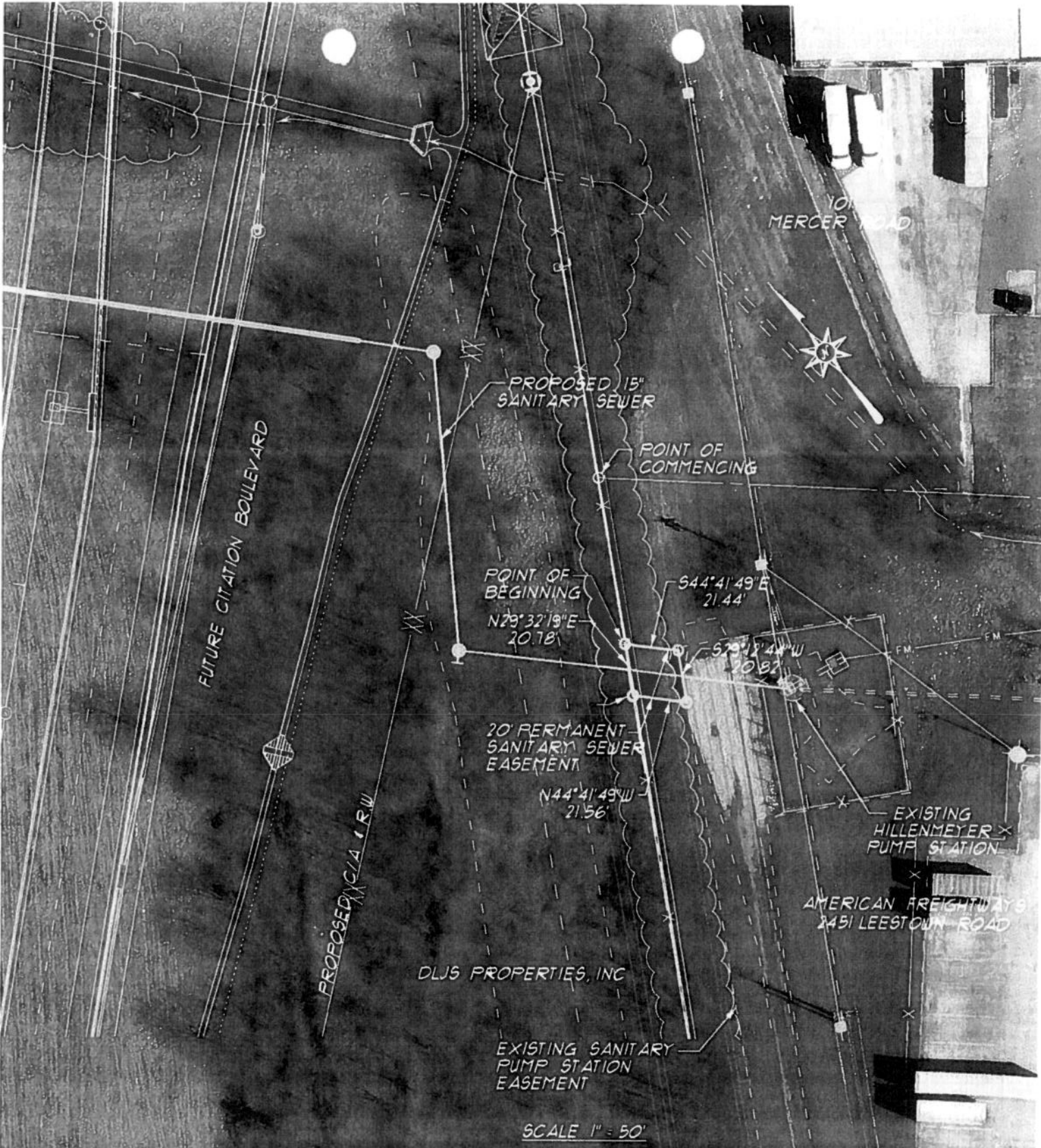
The LFUCG requests permission to access the property, within the temporary construction, for the purposes of performing rock soundings associated with a Geotechnical Investigation.

This Memorandum of Understanding, together with the Construction Plans, the Deed of Conveyance and any other documents referenced in these instruments, represent all the terms and conditions of the agreement between the Lexington-Fayette Urban County Government and the Property Owner(s), which was reached without coercion, threats or other promises by either party.

By their signature on this document, the agent representing the Lexington Fayette Urban County Government certifies that they have no direct, indirect, present or contemplated interest in this property and in no way will benefit from this acquisition.

This Memorandum of Understanding was signed this _____ day of _____, 2013

Signature of agent(s) for Lexington Fayette Urban County Gov.			Signature of Property Owner(s) 

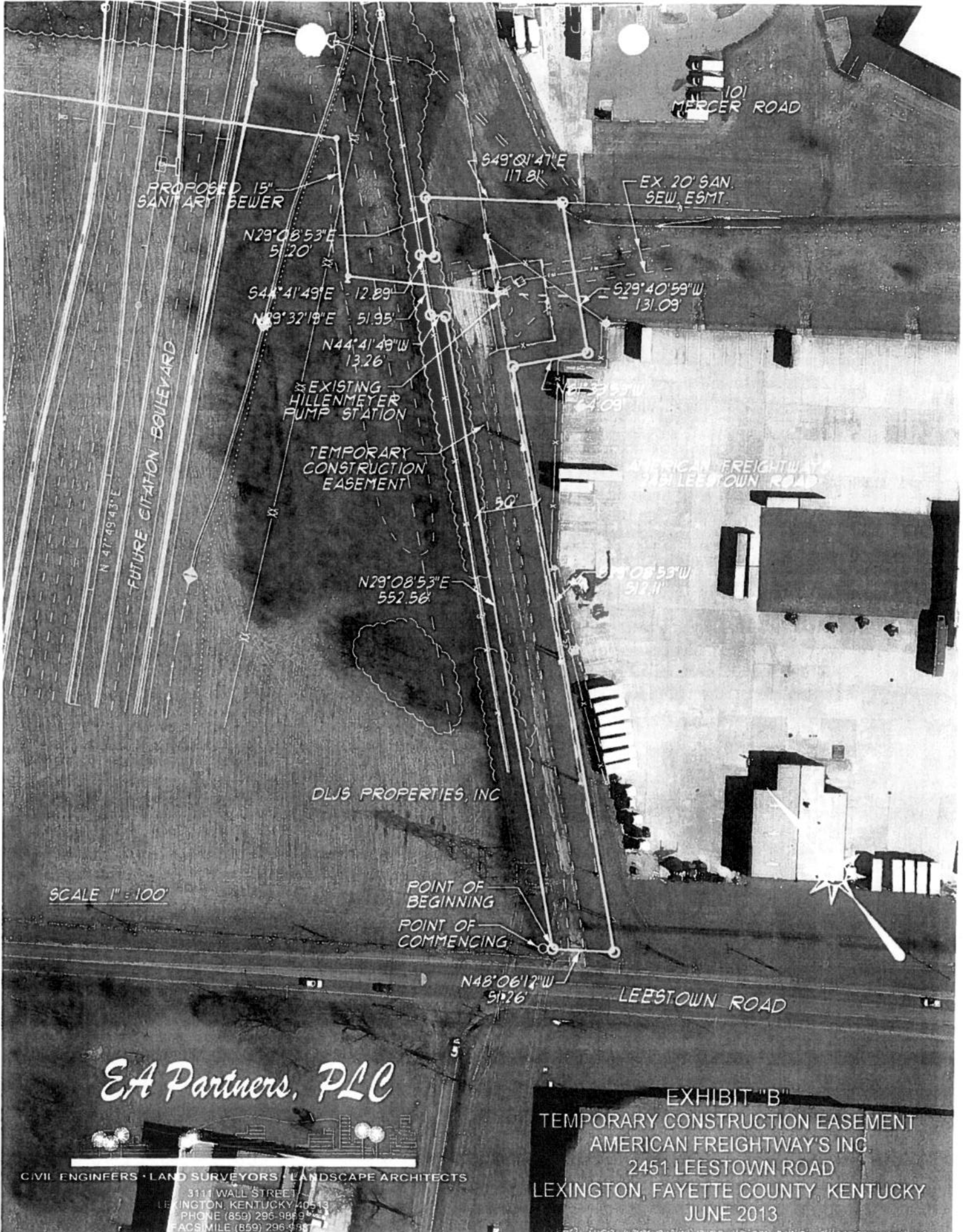


SCALE 1" = 50'

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EXHIBIT "A"
 20' PERMANENT SANITARY SEWER EASEMENT
 AMERICAN FREIGHTWAYS, INC.
 2451 LEESTOWN ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JUNE 2013



EA Partners, PLLC

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 3114 WALL STREET
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 PHONE (859) 295-9869
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EXHIBIT "B"
 TEMPORARY CONSTRUCTION EASEMENT
 AMERICAN FREIGHTWAY'S INC.
 2451 LEESTOWN ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JUNE 2013

June 13, 2013

20' Permanent Sanitary Sewer Easement
American Freightway's Inc.
2451 Leestown Road
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the grantor's northwestern property line, said point also lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the grantor's northwestern property line North 29 degrees 32 minutes 19 seconds West, 66.68 feet to the **TRUE POINT OF BEGINNING** ; thence leaving said property line with the proposed sanitary sewer easement South 44 degrees 41 minutes 49 seconds East, 21.44 feet to a point in the existing pump station easement; thence with said easement South 29 degrees 12 minutes 44 seconds West, 20.82 feet to a point; thence with the proposed sanitary sewer easement North 44 degrees 41 minutes 49 seconds West, 21.56 feet to a point in the grantor's northwestern property; thence with said property line North 29 degrees 32 minutes 19 seconds East, 20.78 feet to the **POINT OF BEGINNING** and containing 430 square feet.

June 13, 2013

Temporary Construction Easement
American Freightway's Inc.
2451 Leestown Road
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the existing northern right of way of Leestown Road, said point also being the grantor's southwestern property corner; thence with the existing right of way of Leestown Road South 48 degrees 06 minutes 12 seconds East, 8.06 feet to the **TRUE POINT OF BEGINNING**; thence leaving said right of way with the proposed construction easement North 29 degrees 08 minutes 53 seconds West, 552.56 feet to a point; thence North 44 degrees 41 minutes 49 seconds East, 13.26 feet to a point in the grantor's western property line; thence with said property line North 29 degrees 32 minutes 19 seconds East, 51.20 feet to a point; thence leaving said property line with the proposed construction easement South 44 degrees 41 minutes 49 seconds East, 12.89 feet to a point; thence North 29 degrees 08 minutes 53 seconds East, 51.20 feet to a point in the grantor's northern property line; thence with the grantor's northern property South 49 degrees 01 minutes 47 seconds East, 117.81 feet to a point; thence leaving said property line with the proposed construction easement South 29 degrees 40 minutes 59 seconds West, 131.09 feet to a point; thence North 61 degrees 33 minutes 53 seconds West, 64.09 feet to a point; thence South 29 degrees 08 minutes 53 seconds West, 512.11 feet to a point in the existing northern right of way of Leestown Road; thence with said right of way North 48 degrees 06 minutes 12 seconds West, 51.26 feet to the **POINT OF BEGINNING** and containing 0.97 acres.

