

15-FOOT PERMANENT SANITARY SEWER EASEMENT
&
TEMPORARY CONSTRUCTION EASEMENTS
ON THE PROPERTY OF
COMMONWEALTH OF KENTUCKY,
UNIVERSITY OF KENTUCKY
DEED BOOK 114, PAGE 245
1100 NICHOLASVILLE ROAD

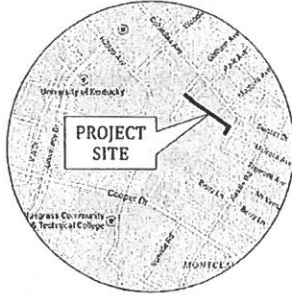
The easement shall consist of a fifteen (15) foot strip of land to be used as a permanent easement bordered on one side by a ten (10) foot temporary easement, total width being twenty five (25) feet, with the exception that neither the permanent nor the temporary easement shall conflict with an existing public street right-of-way or adjacent property boundary. The easement and/or right-of-way shall be over, across and under the real property of said Grantor for the purpose of constructing, maintaining, operating, and repairing a sanitary sewer main, together with all necessary appurtenant facilities and structures (including service lines from the main to the adjacent property where needed), and being all those tracts or parcels of land situated on the westerly side of Beaumont Avenue and on the southerly side of Marquis Avenue and Park Avenue and near the southeast corner of Oldham Court, in Lexington, Fayette County, Kentucky; said centerline of the proposed easement and/or right-of-way being more fully described and bounded as follows, to-wit

Beginning at a point 10 feet, more or less, southwest of the southwest corner of the common property line of 520 Oldham Court (Parcel 04018950) and the Commonwealth of Kentucky, University of Kentucky (Parcel 04018930), said point being in southeasterly right-of-way of Oldham Court and near an existing sanitary sewer manhole; thence along the centerline of said easement S60° 42' E, 176 feet, more or less, to a point and said point being a sanitary sewer manhole; thence, S59° 20' E, 460 feet, more or less, to a point and said point being a sanitary sewer manhole; thence, S58° 42' E, 146 feet, more or less, to a point and said point being a sanitary sewer manhole; thence, S32° 09' W, 115 feet, more or less, to a point and said point being 9 feet, more or less, west of the southwest corner of 619 Beaumont Avenue (Parcel 10771300). Said permanent easement shall be 13,475 square feet, more or less; together with a ten-foot wide temporary construction easement lying to one side of the above described fifteen-foot wide permanent sanitary sewer easement and said temporary easement shall be 8,829 square feet, more or less. The temporary easements as well as temporary construction/staging areas (a 115 feet by 125 feet construction/staging area at the northwest end of the project at 14,375 square feet and a 50 feet by 100 feet construction/staging area at the southeast end of the project at 5,000 square feet) shall terminate and revert to grantor at the

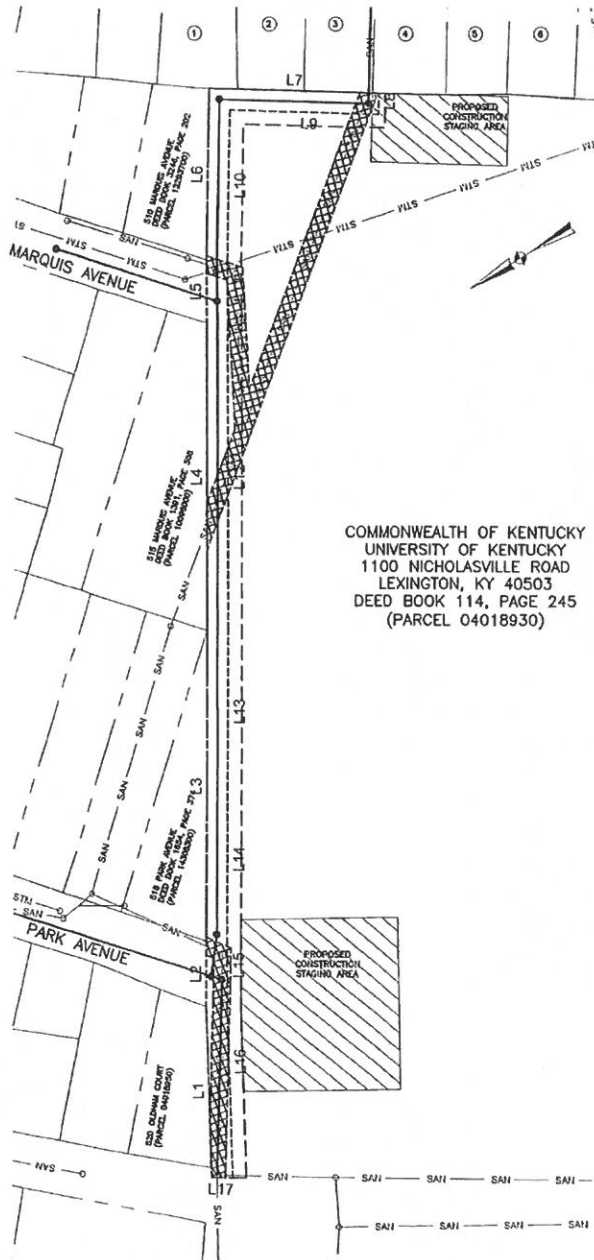
completion of the construction project. See attached drawing of easement plat as Exhibit "B".

Being a fifteen-foot wide permanent sanitary sewer easement and temporary construction easements on a portion of the same property conveyed to grantor by deed dated September 14, 1898, and of record in Deed Book 114, Page 245 (Parcel 04018930). All of the above referenced instruments are of record in the Fayette County Clerk's office.

- ① 013 BEAUMONT AVENUE
DEED BOOK 2898, PAGE 411
(PARCEL 10179700)
- ② 015 BEAUMONT AVENUE
DEED BOOK 1182, PAGE 381
(PARCEL 15468600)
- ③ 019 BEAUMONT AVENUE
DEED BOOK 2554, PAGE 013
(PARCEL 10771300)
- ④ 021 BEAUMONT AVENUE
DEED BOOK 2750, PAGE 01
(PARCEL 15019900)
- ⑤ 025 BEAUMONT AVENUE
DEED BOOK 3221, PAGE 0
(PARCEL 13333300)
- ⑥ 029 BEAUMONT AVENUE
DEED BOOK 1538, PAGE 04
(PARCEL 11730300)



Line No.	Length	Direction
L1	123.93	S61° 17' 57"E
L2	47.53	S59° 16' 57"E
L3	225.28	S59° 13' 23"E
L4	223.62	S59° 24' 46"E
L5	45.47	S59° 43' 52"E
L6	124.16	S58° 25' 39"E
L7	122.70	S32° 14' 11"W
L8	15.23	N57° 55' 03"W
L9	107.57	N32° 22' 06"E
L10	108.83	N58° 25' 39"W
L11	45.34	N59° 43' 52"W
L12	223.69	N59° 24' 46"W
L13	112.67	N59° 13' 23"W
L14	112.63	N59° 13' 23"W
L15	47.26	N59° 16' 57"W
L16	124.51	N61° 17' 57"W
L17	15.02	N31° 56' 13"E



STATE OF KENTUCKY
BRYAN K. LOVAN
LICENSED PROFESSIONAL LAND SURVEYOR

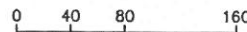
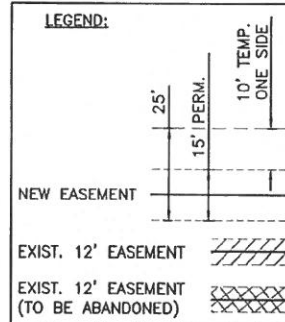
LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BEARINGS AND DISTANCES AS SHOWN ON THIS PLAT ARE TRUE AND ACCURATE.

Bryan K. Lovan DATE: 7-9-15
BRYAN K. LOVAN, PLS #2780
KENTUCKY ENGINEERING GROUP, PLLC
P.O. BOX 1034
VERSAILLES, KENTUCKY 40383

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECORD THE PERMANENT SANITARY SEWER EASEMENT AS SHOWN.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, LEASES, RIGHT-OF-WAYS, ETC OF RECORD AND/OR IN EXISTENCE.
3. THE BEARINGS CITED HEREON ARE BASED ON THE STATE PLAN COORDINATE SYSTEM, KY NORTH ZONE, US SURVEY FEET, NAD 83.



P:\PROJECTS\LUCC\15001-Marquis and Park Sewer\DWG\15001-EASEMENT PLATS-UK.dwg KEG 7/06/15

P.O. Box 1034
VERSAILLES, KENTUCKY 40383



SANITARY SEWER EASEMENT EXHIBIT PLAT
MARQUIS & PARK SANITARY
SEWER REPLACEMENT
COMMONWEALTH OF KENTUCKY
UNIVERSITY OF KENTUCKY
1100 NICHOLASVILLE ROAD - LEXINGTON, KENTUCKY 40503

Project No.	15001
Date	APRIL 2015
Dwg. No.	1
Sheet	1