

**PERMANENT SANITARY SEWER EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT** is made and entered into this the 30<sup>th</sup> day of June, 2022, by and between **EVA WADE, a single person**, 836 Spring Meadows Drive, Lexington, KY 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 DOLLARS AND 00/100 CENTS (\$100.00)**, 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, construct, alter, re-grade and perform related work for the purpose of sanitary sewer improvements and construction,

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

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**  
**Wolf Run Trunk F**  
**Sanitary Sewer Improvement Project**  
**(a portion of 836 Spring Meadows Drive)**

Tract A

All that strip or parcel of land situated southeast of the intersection of Spring Meadows Drive and Harrodsburg Road (US Highway 68) in Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

**BEGINNING** at a common corner between Lots 4P and 4Q of Unit 3, as shown on the Amended Final Record Plan of the H & E Property (Harrod's Park), Unit 3, Lot 4, Block "B" (Plat Cabinet H, Slide 194); said point being in the northeasterly boundary line of the Allendale Subdivision (Plat Cabinet E, Slide 721 and Slide 691);

Thence with the southeasterly property line of Lot 4P, N 41°26'37" E, 2.13 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with the southeasterly property line of Lot 4P, N 41°26'37" E, 16.62 feet to a point;

Thence leaving the southeasterly property line of Lot 4P, with an existing sanitary sewer easement line through the lands of Lot 4Q for two (2) calls:

- 1) S 52°03'48" E, 13.18 feet to a point;
- 2) S 45°46'26" E, 4.85 feet to a point in the northwesterly property line of Lot 4R;

Thence with the northwesterly property line of Lot 4R, S 41°26'37" W, 13.71 feet to a point;

Thence leaving the northwesterly property line of Lot 4R, with a new permanent sanitary sewer easement line through

the lands of Lot 4Q, N 59°29'35" W, 18.33 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.006 Acres (277 sq. ft.) of permanent easement; and,

**Permanent Sanitary Sewer Easement**  
**Wolf Run Trunk F**  
**Sanitary Sewer Improvement Project**  
**(a portion of 836 Spring Meadows Drive)**

**Tract B**

All that strip or parcel of land situated southeast of the intersection of Spring Meadows Drive and Harrodsburg Road (US Highway 68) in Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

**BEGINNING** at a common corner between Lots 4P and 4Q of Unit 3, as shown on the Amended Final Record Plan of the H & E Property (Harrod's Park), Unit 3, Lot 4, Block "B" (Plat Cabinet H, Slide 194); said point being in the northeasterly boundary line of the Allendale Subdivision (Plat Cabinet E, Slide 721 and Slide 691);

Thence with the southeasterly property line of Lot 4P, N 41°26' 37" E, 28.76 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with the southeasterly property line of Lot 4P, N 41°26' 37" E, 13.02 feet to a point;

Thence leaving the southeasterly property line of Lot 4P, with an existing sanitary sewer easement line through the lands of Lot 4Q for three (3) calls:

- 1) S 56°08' 29" E, 5.73 feet to a point;
- 2) S 33°51' 37" W, 13.43 feet to a point; and
- 3) N 52°03' 48" W, 7.47 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.002 Acres (87 sq. ft.) of permanent easement; and,

**Permanent Sanitary Sewer Easement**  
**Wolf Run Trunk F**  
**Sanitary Sewer Improvement Project**  
**(a portion of 836 Spring Meadows Drive)**

Tract C

All that strip or parcel of land situated southeast of the intersection of Spring Meadows Drive and Harrodsburg Road (US Highway 68) in Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

**BEGINNING** at a common corner between Lots 4P and 4Q of Unit 3, as shown on the Amended Final Record Plan of the H & E Property (Harrod's Park), Unit 3, Lot 4, Block "B" (Plat Cabinet H, Slide 194); said point being in the northeasterly boundary line of the Allendale Subdivision (Plat Cabinet E, Slide 721 and Slide 691);

Thence with the northeasterly boundary line of the Allendale Subdivision, N 45°14' 25" W, 18.03 feet to a common corner with Lot 4R;

Thence leaving the northeasterly boundary line of the Allendale Subdivision, with the northwesterly property line of Lot 4R, N 41°26' 37" E, 30.37 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the northwesterly property line of Lot 4R, with an existing sanitary sewer easement line through the lands of Lot 4Q for three (3) calls:

- 1) N 45°46'26" W, 0.47 feet to a point;
- 2) N 33°51'37" E, 14.71 feet to a point; and
- 3) S 56°58'08" E, 2.44 feet to a point in the northwesterly property line of the aforesaid Lot 4R;

Thence with the northwesterly property line of Lot 4R, S 41° 26'37" W, 14.96 feet to the **TRUE POINT OF BEGINNING**;

and,

The above-described parcel contains 0.001 Acres (22 sq. ft.) of permanent easement; and,

All of the above tracts being a portion of the property conveyed to Eva Wade, a single person, by deed dated March 28, 1996, of record in Deed Book 1840, Page 227, in the Fayette County Clerk's Office.

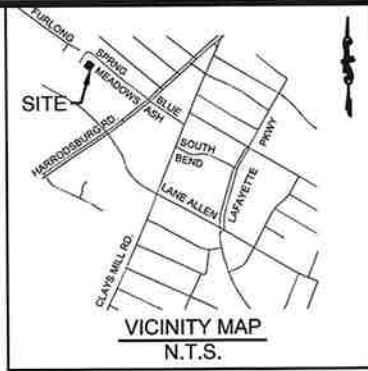
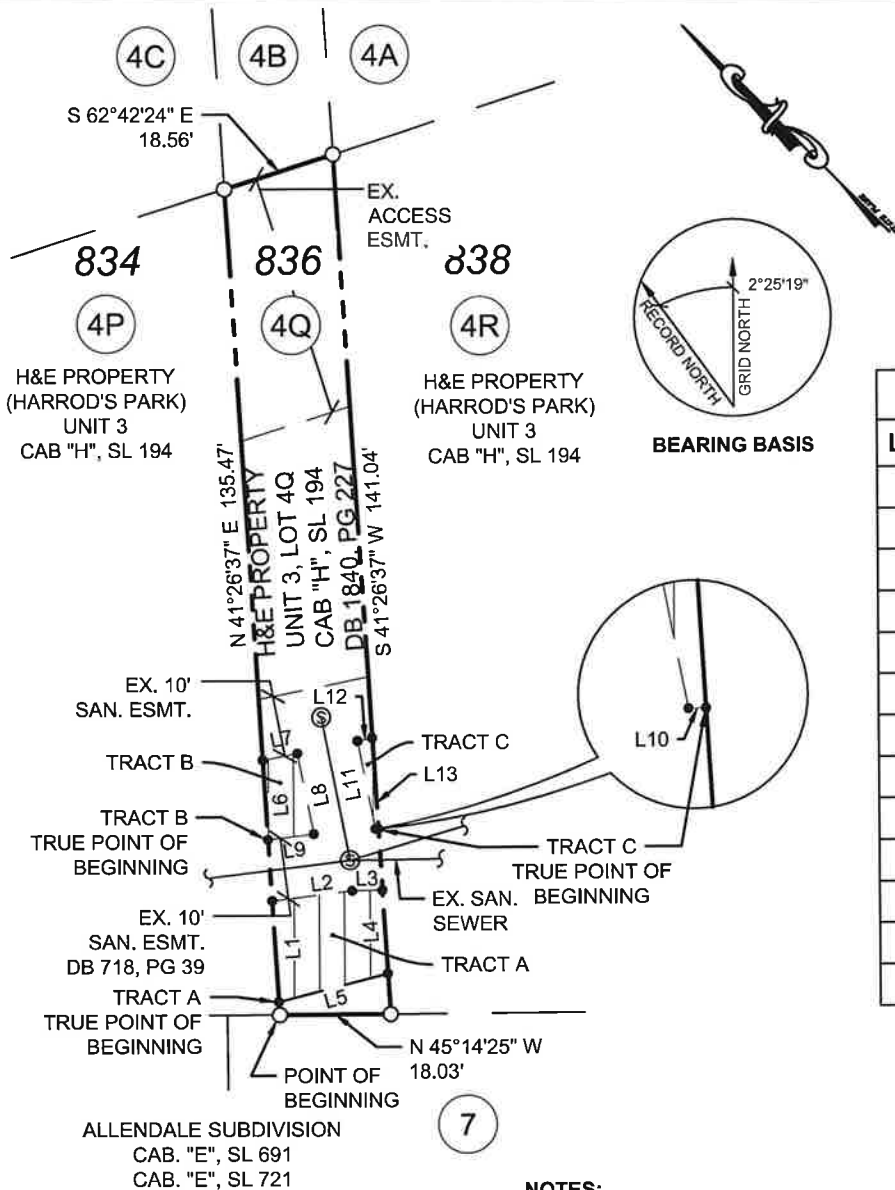
**TO HAVE AND TO HOLD** the above-described easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

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 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 she is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that she will **WARRANT GENERALLY** said title.

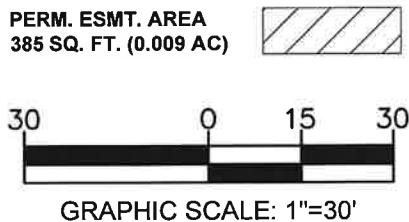
The obtaining of this easement was authorized by Resolution 042-2022, passed by the Lexington-Fayette Urban County Council on February 10, 2022. Pursuant to KRS 382.135(2)(a), this permanent sanitary sewer easement, which pertains to a public utility, need not contain a statement of consideration.





EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	16.62'	N 41°26'37" E
L2	13.18'	S 52°03'48" E
L3	4.85'	S 45°46'26" E
L4	13.71'	S 41°26'37" W
L5	18.33'	N 59°29'35" W
L6	13.02'	N 41°26'37" E
L7	5.73'	S 56°08'29" E
L8	13.43'	S 33°51'37" W
L9	7.47'	N 52°03'48" W
L10	0.47'	N 45°46'26" W
L11	14.71'	N 33°51'37" E
L12	2.44'	S 56°58'08" E
L13	14.96'	S 41°26'37" W

- NOTES:**
1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 1840, PAGE 227) AND CORRESPONDING PLAT (CABINET "H" SLIDE 194) OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE. THE ORIGIN OF BEARINGS SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983, STATE PLANE KENTUCKY NORTH ZONE AS OBSERVED FROM KYCORS STATION "KYTG" USING A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
  2. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A PERMANENT SANITARY SEWER EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
  3. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.



**SANITARY SEWER EASEMENT EXHIBIT**  
**EVA WADE**  
**836 SPRING MEADOWS DRIVE**  
**WOLF RUN TRUNK F SEWER IMPROVEMENTS**  
**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**  
**LEXINGTON, KENTUCKY**



**FIGURE 1**

APRIL 2022

2815.298

