

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 27<sup>th</sup> day of SEPTEMBER, 2021, by and between **WMM PROPERTIES, LLC, a Kentucky limited liability company**, P.O. Box 51493, Bowling Green, Kentucky 42102, which is the in-care of tax mailing address for the current year (hereinafter "Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, (hereinafter "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **ONE THOUSAND THREE HUNDRED SIXTY-TWO DOLLARS AND 38/100 CENTS (\$1,362.38)**, 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, permanent right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer 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:

**20' Permanent Sanitary Sewer Easement**  
**New Circle Road Trunk**  
**Sewers A & B Improvement Project**  
**(a portion of 531 W. New Circle Road)**

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

All that tract or parcel of land situated north of West New Circle Road and east of Colesbury Circle in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

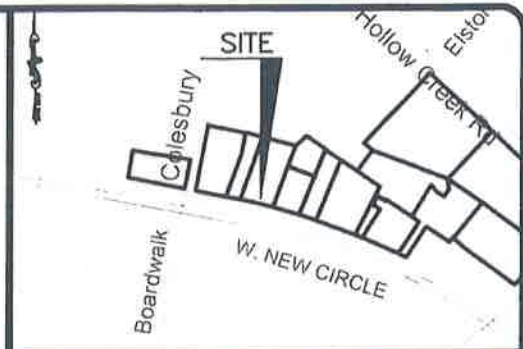
**BEGINNING**, at the common corner of WMM Properties, LLC (Deed Book 2833, Page 206) and Black Swan Investors, LLC (Deed Book 3049, Page 586), said point being in the West New Circle Road north right-of-way; thence leaving said West New Circle Road north right-of-way and with said Black Swan Investors, LLC, North 20°08'23" East, 14.06 feet to the **TRUE POINT OF BEGINNING**; thence continuing with said Black Swan Investors, LLC, North 20°08'23" East, 20.03 feet to a point; thence leaving said Black Swan Investors, LLC for a new line through the lands of said WMM Properties, LLC, South 73°11'51" East, 190.30 feet to a point in the line with Central Bank and Trust (Deed Book 1050, Page 280); thence with said Central Bank and Trust, South 20°08'23" West, 20.03 feet to a point; thence leaving said Central Bank and Trust for a new line through the lands of said WMM Properties, LLC, North 73°11'51" West, 190.30 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 3,806 sq. ft. (gross) and (net) of permanent easement; and

Being a portion of the property conveyed to WMM Properties, LLC, a Kentucky limited liability company, by Deed dated September 19, 2008, of record in Deed Book 2833, Page 206, 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 sanitary sewer placement and construction, installation and relocation through and across the following tract of land located in the confines of

K:\190225 - New Circle Pood Trunk A & B\Survey Info\Working Drawings\190225 NCR Trunk A&B Easements.dwg  
Day & Time: May 27, 2021 - 1:38pm  
Login Name: jchambliss



VICINITY MAP 1" = 1000'

EX. PERM ESMT.=2,538 SQ.FT.  
EX. PERM ESMT. TO BE RELEASED  
AFTER PROJECT COMPLETION=2,538 SQ.FT.  
  
PROP. PERM. ESMT.(GROSS)=3,806 SQ.FT.  
PROP. PERM. ESMT. (NET)=3,806 SQ. FT.  
  
PROP. TEMP. ESMT.(GROSS)=3,287 SQ.FT.  
PROP. TEMP. ESMT.(NET)=3,287 SQ.FT.

**LAND SURVEYOR'S CERTIFICATE:**

THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND INTEGRATED ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

*James M. Chambliss* PLS 5/27/21  
JAMES M. CHAMBLISS, PLS 3185 DATE



20' PERMANENT SANITARY SEWER EASEMENT  
WMM PROPERTIES, LLC  
531 W. NEW CIRCLE ROAD  
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2

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.



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By: SHEA BROWN ,dc

202110040279

October 4, 2021                      10:10:16    AM

Fees	\$59.00	Tax	\$0.00
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Total Paid	\$59.00
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9 Pages

669 - 677