

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 2nd day of FEBRUARY, 2025, by and between **DANIEL BENNETT COY and JENNA COY**, ^{ALSO} husband and wife, 126 Venice Park, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year (hereinafter "Grantors"), 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 **TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/100 CENTS (\$2,500.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, permanent 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 sanitary sewer improvements and construction, installation, repair, maintenance 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 G
Sewer Improvement Project
(a portion of 126 Venice Park)

Tract A

All that strip or parcel of land situated between Southland Drive and Venice Park, southwest of Rosemont Garden, in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING, at a common corner with Isabel Jenkins and Sawyer Holcomb (Deed Book 3784, Page 289), said point being in the northerly property line of Evolution Properties (Deed Book 3860, Page 104);

Thence with the easterly property line of Isabel Jenkins and Sawyer Holcomb, North 21°47'00" East, a distance of 75.88 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the easterly property line of Isabel Jenkins and Sawyer Holcomb, with a new permanent sanitary sewer easement line through the lands of Daniel Bennett Coy and Jenna Coy, South 44°54'23" East, a distance of 176.84 feet to a point in the westerly property line of Lexington-Fayette Urban County Government (Deed Book 4107, Page 658);

Thence with the westerly property line of Lexington-Fayette Urban County Government, South 21°47'00" West, a distance of 21.78 feet to a point;

Thence leaving the westerly property line of Lexington-Fayette Urban County Government, with a new permanent sanitary sewer easement line through the lands of Daniel Bennett Coy and Jenna Coy for two (2) calls:

- 1) North 44°54'23" West, a distance of 143.67 feet to a point; and
- 2) South 44°45'43" West, a distance of 13.34 feet to a point in an existing sanitary sewer easement line;

Thence with the existing sanitary sewer easement line, North 45°14'17" West, a distance of 20.00 feet to a point;

Thence with a new permanent sanitary sewer easement line for two (2) calls:

- 1) North 44°45'43" East, a distance of 13.45 feet to a point; and
- 2) North 44°54'23" West, a distance of 13.17 feet to a point in the easterly property line of the aforesaid Isabel Jenkins and Sawyer Holcomb;

Thence with the easterly property line of Isabel Jenkins and Sawyer Holcomb, North 21°47'00" East, a distance of 21.78 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.087 Acres (3,805 sq. ft.) of permanent easement; and

Tract A, being a portion of the same property conveyed to Daniel Bennett Coy and Jenna Coy, husband and wife, by Deed dated August 26, 2021, of record in Deed Book 3874, Page 667 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, Grantors have **BARGAINED** and **SOLD** and do 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, repair, maintenance and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

Temporary Construction Easement
Wolf Run Trunk G
Sewer Improvement Project
(a portion of 126 Venice Park)

Tract B

All that strip or parcel of land situated between Southland Drive and Venice Park, southwest of Rosemont Garden, in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING, at a common corner with Isabel Jenkins and Sawyer Holcomb (Deed Book 3784, Page 289), said point being in the northerly property line of Evolution Properties (Deed Book 3860, Page 104);

Thence with the easterly property line of Isabel Jenkins and Sawyer Holcomb, North 21°47'00" East, a distance of 75.88 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with the easterly property line of Isabel Jenkins and Sawyer Holcomb, North 21°47'00" East, a distance of 10.89 feet to a point;

Thence leaving the easterly property line of Isabel Jenkins and Sawyer Holcomb, with a new temporary construction easement line through the lands of Daniel Bennett Coy and Jenna Coy, South 44°54'23" East, a distance of 176.84 feet to a point in the westerly property line of Lexington-Fayette Urban County Government (Deed Book 4107, Page 658);

Thence with the westerly property line of Lexington-Fayette Urban County Government, South 21°47'00" West, a distance of 10.89 feet to a point;

Thence leaving the westerly property line of Lexington-Fayette Urban County Government, with a new permanent sanitary sewer easement line through the lands of Daniel Bennett Coy and Jenna Coy, North 44°54'23" West, a distance of 176.84 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.041 Acres (1,768 sq. ft.) of temporary construction easement; and

Tract C

All that strip or parcel of land situated between Southland Drive and Venice Park, southwest of Rosemont Garden, in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING, at a common corner with Isabel Jenkins and Sawyer Holcomb (Deed Book 3784, Page 289), said point being in the northerly property line of Evolution Properties (Deed Book 3860, Page 104);

Thence with the easterly property line of Isabel Jenkins and Sawyer Holcomb, North 21°47'00" East, a distance of 39.41 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with the easterly property line of Isabel Jenkins and Sawyer Holcomb, North 21°47'00" East, a distance of 14.69 feet to a point;

Thence leaving the easterly property line of Isabel Jenkins and Sawyer Holcomb, with a new permanent sanitary sewer easement line through the lands of Daniel Bennett Coy and Jenna Coy for two (2) calls:

- 1) South 44°54'23" East, a distance of 13.17 feet to a point; and
- 2) South 44°45'43" West, a distance of 13.45 feet to a point in an existing sanitary sewer easement line;

Thence with the existing sanitary sewer easement line, North 45°14'17" West, a distance of 7.43 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.003 Acres (139 sq. ft.) of temporary construction easement; and

Tract D

All that strip or parcel of land situated between Southland Drive and Venice Park, southwest of Rosemont Garden, in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING, at a common corner with Lot 3 as shown on the Final Record Plan of the Gay Property (Plat Cabinet B, Slide 750) and Lexington-Fayette Urban County Government (Deed Book 4107, Page 658);

Thence with the westerly property line of Lexington-Fayette Urban County Government, North 21°47'00" East, a distance of 27.12 feet to the **TRUE POINT OF BEGINNING;**

Thence leaving the westerly property line of Lexington-Fayette Urban County Government, with an existing sanitary sewer easement line through the lands of Daniel Bennett Coy and Jenna Coy, North 45°14'17" West, a distance of 148.97 feet to a point;

Thence with a new permanent sanitary sewer easement line for two (2) calls:

- 1) North 44°45'43" East, a distance of 13.34 feet to a point; and
- 2) South 44°54'23" East, a distance of 143.67 feet to a point in the westerly property line of the aforesaid Lexington-Fayette Urban County Government;

Thence with the westerly property line of Lexington-Fayette Urban County Government, South 21°47'00" West, a distance of 13.58 feet to the **TRUE POINT OF BEGINNING;**

The above-described parcel contains 0.043 Acres (1,890 sq. ft.) of temporary construction easement; and

Tract B, C and D, being a portion of the same property conveyed to Daniel Bennett Coy and Jenna Coy, husband and wife, by Deed dated August 26, 2021, of record in Deed Book 3874, Page 667, in the Fayette County Clerk's Office.

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

TOGETHER with the right to use the above-described easements during the time the sanitary sewer is being constructed, repaired or reconstructed, with the right of

ingress and egress upon said easements as may be reasonably necessary for the construction and maintenance of said project.

The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantors. The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantors. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project or maintenance thereof.

Grantors 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.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the easements as herein done, and they will **WARRANT GENERALLY** said title.


The obtaining of this easement was authorized by Resolution 308-2023, passed by the Lexington-Fayette Urban County Council on June 15, 2023. Pursuant to KRS

IN TESTIMONY WHEREOF, the Grantors have signed this Deed of Easement,
this the day and year first above written.

BY: Daniel Bennett Coy
DANIEL BENNETT COY

BY: Jenna Coy
JENNA COY

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

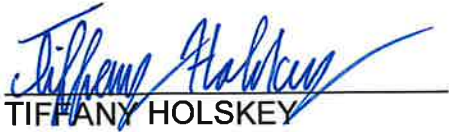


Notary Public, Kentucky, State-at-Large

My Commission Expires: 05 / 10 / 2025

Notary ID # KYNP27704

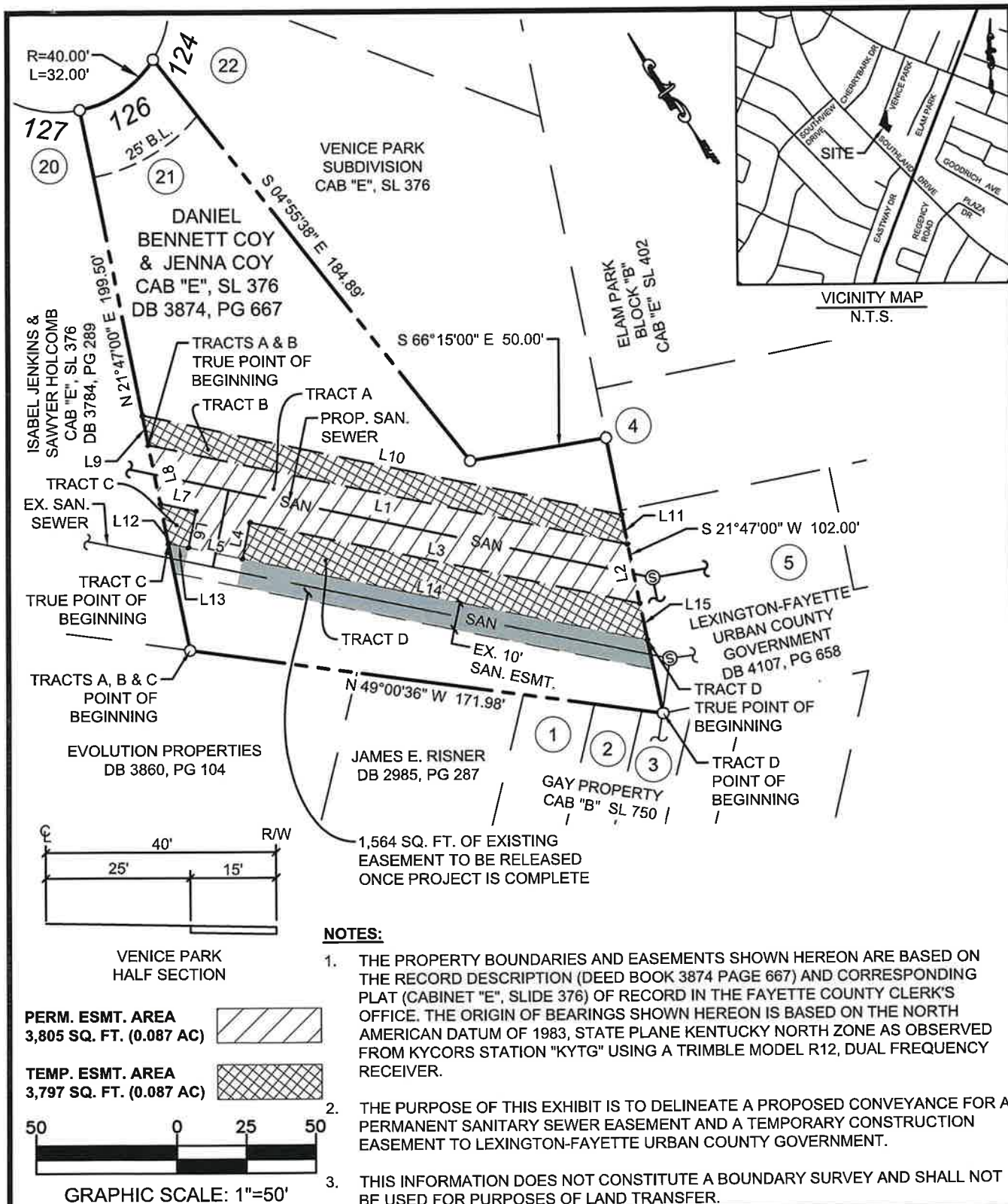
PREPARED BY:



TIFFANY HOLSKEY

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Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
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4921-2910-6704, v. 1



SANITARY SEWER EASEMENT EXHIBIT
DANIEL BENNETT COY & JENNA COY
126 VENICE PARK
WOLF RUN TRUNK G SEWER IMPROVEMENTS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY



SHEET 1 OF 2

JANUARY 2025

2815.298

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	176.84'	S 44°54'23" E
L2	21.78'	S 21°47'00" W
L3	143.67'	N 44°54'23" W
L4	13.34'	S 44°45'43" W
L5	20.00'	N 45°14'17" W
L6	13.45'	N 44°45'43" E
L7	13.17'	N 44°54'23" W
L8	21.78'	N 21°47'00" E
L9	10.89'	N 21°47'00" E
L10	176.84'	S 44°54'23" E
L11	10.89'	S 21°47'00" W
L12	14.69'	N 21°47'00" E
L13	7.43'	N 45°14'17" W
L14	148.97'	N 45°14'17" W
L15	13.58'	S 21°47'00" W

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