

R-234-2025
Deed # 8624

FAYETTE CO, KY FEE \$56.00

SUSAN LAMB
COUNTY CLERK

PRESENTED/LODGED: 06/18/2025 02:50:27 PM

MELISSA STELTER, DEPUTY CLERK 202506180231

BK: DB 4137

PG: 119-125



PERMANENT EASEMENT

This **PERMANENT EASEMENT** is made and entered into this the 11 day of JUNE, 2025, by and between **NICOLA JABBOUR and ROUBA DAABOUL, husband and wife**, 2232 Savannah Lane, Lexington, Kentucky 40513, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **TEN DOLLARS AND 00/100 CENTS (\$10.00)**, 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, the permanent to right to excavate, grade, construct, alter, re-grade and perform related

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

work for the purpose of storm sewer improvements and construction, installation, 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 Easement
Savannah-Guilford Stormwater
Improvement Project
(a portion of 2232 Savannah Lane)

All that tract or parcel of land situated at the front of 2232 Savannah Lane in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

COMMENCING, at the common corner of Nicola Jabbour (2232 Savannah Lane, Deed Book 3710, Page 476) and Karen S. Mason, Trustee (2228 Savannah Lane, Deed Book 4077, Page 332), said point being in the Savannah Lane west right-of-way and having NAD 83 Kentucky State Plane North Zone (2011) coordinates of North 191,496.62 and East 1,547,989.80;

Thence leaving said Mason and with said Savannah Lane west right-of-way along a curve to the right having a radius of 475.00', an arc distance of 13.36 feet and a chord South 09°27'26" West, 13.36 feet to a point in the north line of an existing 12-foot wide storm sewer and drainage easement (Plat Cabinet K, Slide 845);

Thence leaving said Savannah Lane and with said storm sewer and drainage easement, North 29°33'55" West, 17.00 feet to a point in the line with said Mason;

Thence leaving said storm sewer and drainage easement and with said Mason, South 81°20'55" East, 10.71 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 72 square feet, more or less, of permanent easement; and,

A portion of the same property conveyed to Nicola Jabbour, a married person, by Deed dated October 30, 2019, of

record in Deed Book 3710, Page 476, in the Fayette County Clerk's Office.

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

TOGETHER with the right to use the above-described easement during the time the storm sewer is being constructed, repaired or reconstructed, with the right of ingress and egress upon said easement as may be reasonably necessary for the construction and maintenance of said project.

The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantors. 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 as 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 interest 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 has good right to sell and convey the same as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 234-2025, passed by the Lexington-Fayette Urban County Council on May 29, 2025. Pursuant to KRS

KRS 382.135(2)(a), this deed of easement, which pertains to a public utility, need not contain a statement of consideration.

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


GRANTORS:

BY: 
NICOLA JABBOUR

BY: 
ROUBA DAABOUL

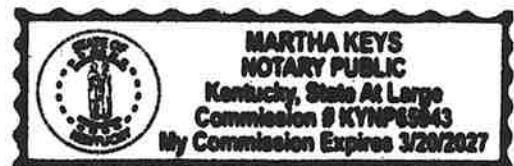
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Nicola Jabbour and Rouba Daaboul, husband and wife, on this the 11th day of June, 2025.


Notary Public, Kentucky, State-at-Large

My Commission Expires: 03 / 20 / 2027

Notary ID # KYNP65943

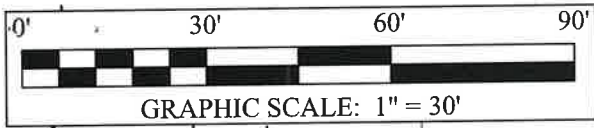


PREPARED BY:



William D. Razor,
Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

4930-9003-4495, v. 1



LEGEND

 PERM. STM. SEW. E.

STATE PLANE

KAREN S. MASON, TTEE
KAREN S. MASON
REVOCABLE LIVING TRUST
2228 SAVANNAH LN
D.B. 4077. PG. 332

12' STM. & DRG. E. PERM. STM. SEW. E. 72 SQ. FT.
PC K SL 845

P.O.B.
N:191496.62
E:1547989.80

12' SAN. SEW. E.
PC K SL 845

NICOLA JABBOUR
2232 SAVANNAH LN
D.B. 3710. PG. 476

MOHAMMAD J. IQBAL
& NOREEN IQBAL
2236 SAVANNAH LN
D.B. 3381. PG. 642

SAVANNAH LANE

CC

REV. DATE: 4/07/25

651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
www.primeeng.com

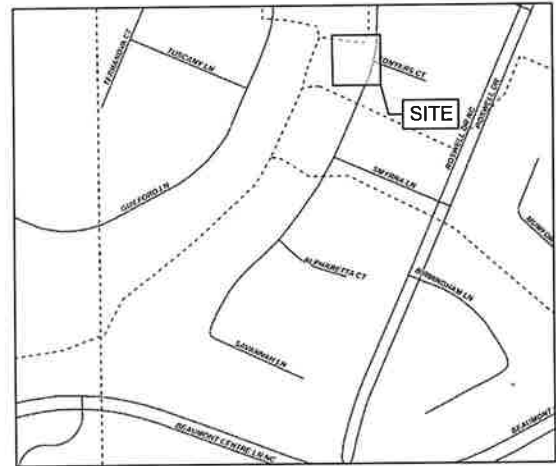


SAVANNAH-GUILFORD LFUCG STORMWATER IMPROVEMENT
EASEMENT EXHIBITS
NICOLA JABBOUR
2232 SAVANNAH LANE
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

P:\Projects\2021\KYO\WP-21544 - Savannah-Guilford Stormwater\500-CAD\520-Survey\524-Working Drawings\Exhibits\21544 SAVANNAH-GUILFORD EASEMENTS.dwg
Day & Time: Apr 07, 2025 - 1:37pm
Login Name: jchembliss

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°33'55" W	17.00'
L2	S 81°20'55" E	10.71'

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	475.00'	13.36'	S 09°27'26" W	13.36'



VICINITY MAP
NTS

PROP. PERM. ESMT. (GROSS)=72 SQ.FT.
PROP. PERM. ESMT. (NET)=72 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 DEFINED IN 201 KAR 18:150 AND PRIME AE GROUP 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
Digitally signed by James M. Chambliss, PLS
Date: 2025.04.07 14:21:30 -04'00'

JAMES M. CHAMBLISS, PLS 3185 DATE



REV. DATE: 4/07/25
651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
www.primeeng.com

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EASEMENT EXHIBITS
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2232 SAVANNAH LANE
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2