

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 6 day of November, 2013, by and between **JOETTA HUDSON RAGLAND (f/k/a JOETTA HUDSON) and LENDELL RAGLAND, JR.**, wife and husband, 1313 Fenwick Road, Lexington, Kentucky 40515 ("Grantors"), which is also the in-care of tax mailing address for the current tax year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and in consideration of the sum of **Three Thousand Six Hundred Sixty-Nine Dollars and 05/100 Cents (\$3,669.05)**, and other good and valuable consideration, 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, the permanent right to lay, construct, operate, repair, reconstruct and remove sanitary sewer improvements and appurtenances thereto, which sanitary sewer improvements and appurtenances shall be of such dimension, character, construction and use determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

Permanent Sanitary Sewer Easement
1313 Fenwick Road
Century Hills Sanitary Sewer Improvement Project

Described on Exhibit A attached hereto and incorporated herein by reference.

FURTHER, for and in consideration of the foregoing sum, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and

Mail to Grantee
c/o Department of Law, 11th Floor

do hereby **GIVE, GRANT and CONVEY** unto the Grantee, its successors and assigns, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer construction, repair, installation and relocation through and across the following tract of land located within the confines of Lexington-Fayette County, Kentucky, to-wit:

Temporary Construction Easement
1313 Fenwick Road
Century Hills Sanitary Sewer Improvement Project

All temporary construction easements, if any, are described on Exhibit B attached hereto and incorporated herein by reference.

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

The above-described temporary construction easement will expire upon completion of the construction of the improvement project on the land adjacent to this easement, runs with the land for the duration of the improvement project on the adjacent land, and is binding upon the heirs and assigns of the Grantors.

Grantors do hereby covenant to and with said 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 conveyed herein, and that they will **WARRANT GENERALLY** said title.

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 the prior written consent of the Grantee.

The obtaining of this easement was authorized by Resolution No. 389-2013

EXHIBIT A

20-FOOT PERMANENT SANITARY SEWER EASEMENT
&
20-FOOT TEMPORARY CONSTRUCTION EASEMENT
ON THE PROPERTY OF
JOETTA HUDSON RAGLAND AND LENDELL RAGLAND
(WIFE & HUSBAND)
DEED BOOK 1372, PAGE 803
LOT 41, BLOCK W, UNIT 7, SECTION 4 EAST LAKE SUBDIVISION
PLAT CABINET F, SLIDE 94
1313 FENWICK ROAD
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY

All those tracts or parcels of land situated on the southwesterly side of Fenwick Road, easterly from Buckhorn Drive, in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Permanent Sanitary Sewer Easement:

Beginning at a point in the common line of Lot 41 and Lot 36, Block W, Unit 7, Section 4 of East Lake Subdivision (Plat Cabinet F, Slide 94), said point being approximately 7.5 feet northeasterly from the common corner of Lots 41 and 36 aforesaid and Lots 29 and 34, Block W, Unit 7, Section 1 of East Lake Subdivision (Plat Cabinet D, Slide 663) as measured along the common line of Lots 41 and 36; thence along said common line, N 17° 12' 55" E 25.17 feet to the rear common corner of Lot 41 aforesaid and Lot 40, Block W, Unit 7, Section 4 of East Lake Subdivision (Plat Cabinet F, Slide 94); thence along said common line, N 74° 42' 29" E 1.13 feet; thence through Lot 41 for two calls, S 31° 30' 34" E 43.66 feet and S 45° 34' 25" E 20.93 feet to a point in the common line of Lot 41 aforesaid and Lot 42, Block W, Unit 7, Section 4 of East Lake Subdivision (Plat Cabinet F, Slide 94); thence along said common line, S 74° 42' 29" W 23.16 feet to the rear common corner of Lots 41 and 42 aforesaid, said point being in the line of Lot 29, Block W, Unit 7, Section 1 of East Lake Subdivision (Plat Cabinet D, Slide 663) aforesaid; thence along said common line, N 45° 34' 25" W 11.72 feet; thence again through Lot 41, parallel with and twenty feet southwesterly from the third call cited above, N 31° 30' 34" W 29.84 feet to the beginning and containing 1074 square feet.

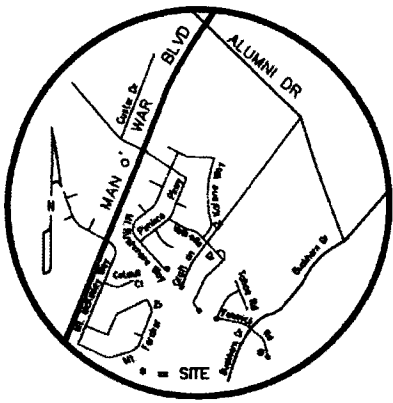
EXHIBIT B

Temporary Construction Easement:

Beginning at a corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 41 and Lot 40, Block W, Unit 7, Section 4 of East Lake Subdivision (Plat Cabinet F, Slide 94); thence along said common line, N 74° 42' 29" E 20.83 feet; thence through Lot 41, parallel with and twenty feet northeasterly from the northeasterly line of the above described permanent sanitary sewer easement, for two calls, S 31° 30' 34" E 35.38 feet and S 45° 34' 25" E 30.15 feet to a point in the common line of Lot 41 aforesaid and Lot 42, Block W, Unit 7, Section 4 of East Lake Subdivision (Plat Cabinet F, Slide 94); thence along said common line, S 74° 42' 29" W 23.16 feet; thence again through Lot 41, along the northeasterly line of the above described permanent sanitary sewer easement, for two calls, N 45° 34' 25" W 20.93 feet and N 31° 30' 34" W 43.66 feet to the beginning and containing 1301 square feet.

Being a twenty-foot wide permanent sanitary sewer easement and a twenty-foot wide temporary construction easement on a portion of the same property conveyed to Joetta Hudson, a single person, by deed dated June 13, 1985, and recorded in Deed Book 1372, Page 803; being designated as Lot 41, Block W, Unit 7, Section 4 of East Lake Subdivision as per the Corrected Amended Final Subdivision Plat recorded in Plat Cabinet F, Slide 94. Joetta Hudson is now married to Lendell Ragland. All of the above referenced instruments are of record in the Fayette County Clerk's office.

EXHIBIT "C"

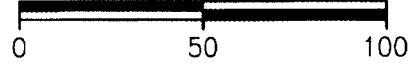


VICINITY MAP

Not To Scale

PROPERTY OWNERS' ADDRESS
 JOETTA HUDSON RAGLAND &
 LENDELL RAGLAND
 1313 FENWICK ROAD
 LEXINGTON, KY 40515

SCALE IN FEET

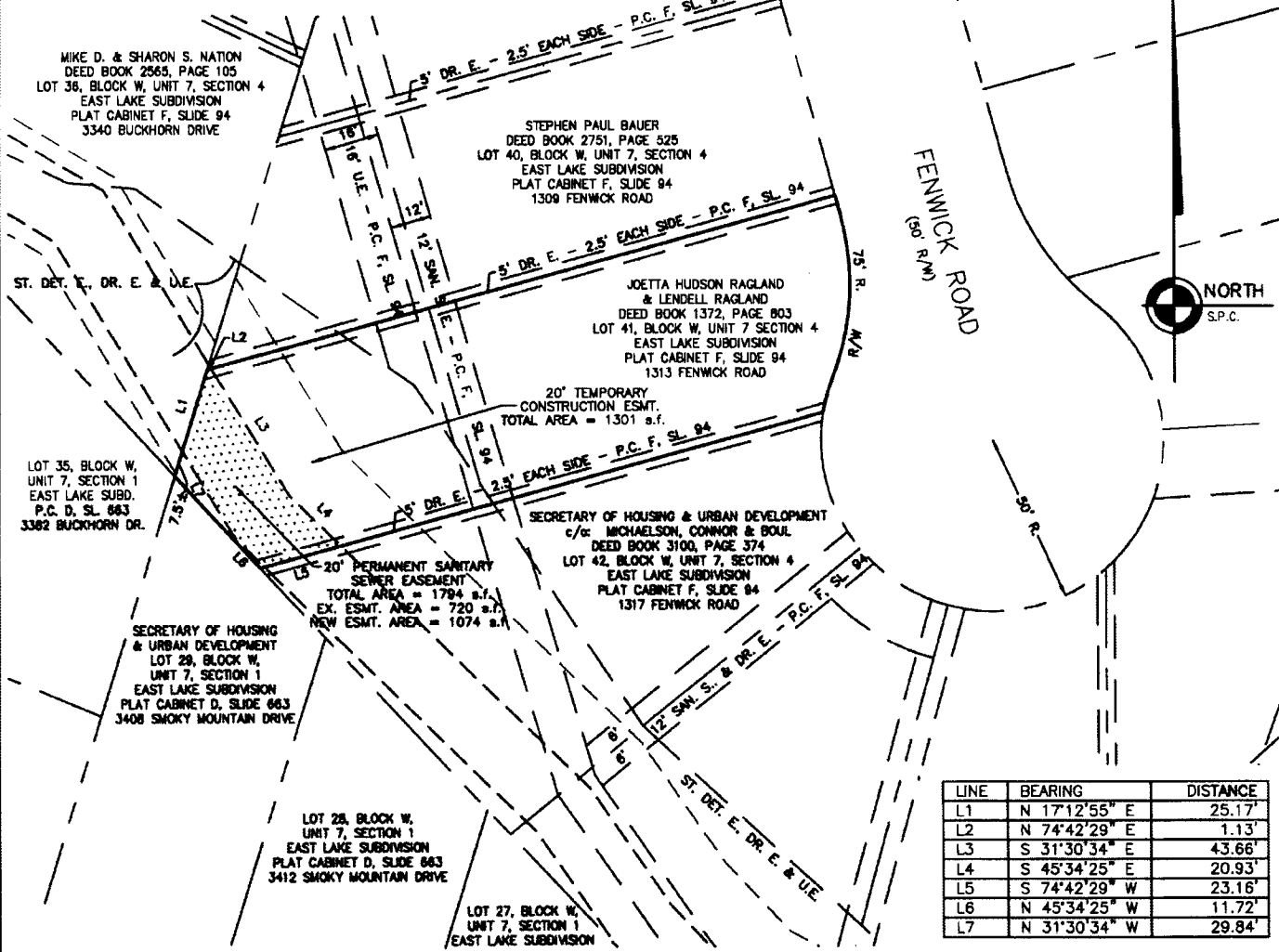


LEGEND

- APPROXIMATE SUBJECT PROPERTY LINE
- APPROXIMATE ADJOINING PROPERTY LINE
- - - PROPOSED SANITARY SEWER EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - TEMPORARY CONSTRUCTION EASEMENT LINE

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, RIGHTS-OF-WAYS, ETC. OF RECORD AND/OR IN EXISTENCE.
3. THE BEARINGS QTED HEREDON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, KY NORTH ZONE, US SURVEY FEET, MAD 83.
4. SELECT FIELD MEASUREMENTS WERE MADE, HOWEVER, NO BOUNDARY SURVEY WAS PERFORMED.



LINE	BEARING	DISTANCE
L1	N 17°12'55" E	25.17'
L2	N 74°42'29" E	1.13'
L3	S 31°30'34" E	43.66'
L4	S 45°34'25" E	20.93'
L5	S 74°42'29" W	23.16'
L6	N 45°34'25" W	11.72'
L7	N 31°30'34" W	29.84'

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.

Reda J. Smith 8/15/13

REDA J. SMITH, PLS # 3323 DATE
 CDP ENGINEERS, INC.
 3250 BLAZER PKWY
 LEXINGTON, KY 40509

STATE OF KENTUCKY
 REDAJ SMITH
 3323
 LICENSED PROFESSIONAL LAND SURVEYOR

SANITARY SEWER EASEMENT PLAT

JOETTA HUDSON RAGLAND & LENDELL RAGLAND
 (WIFE & HUSBAND)
 PROPERTY
 1313 FENWICK ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

cdpengineers
 3250 Blazer Parkway
 Lexington KY 40508
 T 859.264.7500 F 859.264.7501

SCALE: 1" = 50' DATE: AUGUST 13, 2013

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.



By: DOUG BRADLEY ,dc

201401290035

January 29, 2014 9:58:16 AM

Fees	\$26.00	Tax	\$0.00
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Total Paid	\$26.00
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7 Pages

381 - 387