

DEED OF EASEMENT

This **PERMANENT SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 1 day of JUNE, 2021, by and between **AOIBHEALL NIRHIANNON, a single person**, 305 Rosemont Garden, Lexington, Kentucky 40503, 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 **THREE HUNDRED DOLLARS AND 00/100 DOLLARS (\$300.00)**, 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, permanent right to lay, install, construct, maintain, repair, reconstruct, and remove sidewalks and other related improvements and appurtenances thereto, which said sidewalk and appurtenances shall be of such dimension, character, construction and use as determined by Grantee, along, through, under and across the following tract of land located in Lexington, Fayette County, Kentucky and more particularly described as follows, to wit:

Permanent Sidewalk Easement
Rosemont Garden
Sidewalk Improvement Project
(a portion of 305 Rosemont Garden)
Parcel No. 13

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

BEGINNING at a point on the existing Rosemont Garden right-of-way line 17.59 feet left of centerline Station 4+84.96; thence with an easement line, N 28 Degrees 36 Minutes 41 Seconds E a distance of 1.10 feet to a point on the easement line; thence along the easement line, S 57 Degrees 56 Minutes 11 Seconds E a distance of 40.04 feet to a point on the easement line; thence with an easement line, S 28 Degrees 36 Minutes 04 Seconds W a distance of 0.23 feet to a point on the existing Rosemont Garden right-of-way line; thence along the right-of-way line, N 59 Degrees 11 Minutes 07 Seconds W a distance of 39.99 feet to the **POINT OF BEGINNING**; and,

The above described parcel contains 27 square feet of permanent easement; and

Being a portion of the same property conveyed to Aoibheall NiRhiannon, a single person, by Deed dated June 24, 2016, of record in Deed Book 3409, Page 725, in the Fayette County Clerk's Office. There is excepted a tract (being a portion of Lot 21, in Rosemont Garden Extended of the Turner Subdivision) conveyed to Jan Williamson, a single person, by Deed dated May 24, 2012, of record in Deed Book 3075, Page 40, 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 lay, install, construct, maintain, repair, reconstruct, and remove sidewalks and other related improvements and appurtenances thereto, which said sidewalk and appurtenances shall be of such dimension, character, construction and use as determined by Grantee, along, through, under and across the following tract of land located in Lexington, Fayette County, Kentucky, and more particularly described as follows:

Temporary Construction Easement
Rosemont Garden
Sidewalk Improvement Project
(a portion of 305 Rosemont Garden)
Parcel No. 13

BEGINNING at a point on the existing Rosemont Garden right-of-way line 17.56 feet from the Rosemont Garden centerline Station 7+47.21; thence with a proposed easement line, N 28 Degrees 36 Minutes 42 Seconds E a distance of 3.70 feet to a point on the proposed easement line; thence along the proposed easement line, S 58 Degrees 19 Minutes 20 Seconds E a distance of 18.86 feet to a point on the proposed easement line; thence along the proposed easement line, N 33 Degrees 17 Minutes 15 Seconds E a distance of 4.49 feet to a point on the proposed easement line; thence along the proposed easement line, S 57 Degrees 59 Minutes 14 Seconds E a distance of 19.11 feet to a point on the proposed easement line; thence along the proposed easement line, S 27 Degrees 07 Minutes 33 Seconds W a distance of 4.35 feet to a point on the proposed easement line; thence along the proposed easement line, S 58 Degrees 57 Minutes 55 Seconds E a distance of 1.58 feet to a point on the proposed easement line; thence along the proposed easement line, S 28 Degrees 36 Minutes 04 Seconds W a distance of 3.16 feet to a corner on the proposed easement line; thence along the proposed easement line, N 59 Degrees 11 Minutes 07 Seconds W a distance of 39.99 feet to the **POINT OF BEGINNING**; and,

The above described parcel contains 222 square feet of temporary construction easement; and,

Being a portion of the same property conveyed to Aoibheall NiRhiannon, a single person, by Deed dated June 24, 2016, of record in Deed Book 3409, Page 725, in the Fayette County Clerk's Office. There is excepted a tract (being a portion of Lot 21, in Rosemont Garden Extended of the Turner Subdivision) conveyed to Jan Williamson, a single person, by Deed dated May 24, 2012, of record in Deed Book 3075, Page 40, in the Fayette County Clerk's Office.

PREPARED BY:



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

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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: MELISSA STELTER ,dc

202107230043

July 23, 2021

9:04:04 AM

Fees	\$53.00	Tax	\$.00
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Total Paid	\$53.00
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