

DEED OF EASEMENTS

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 21 day of November, 2017, by and between **ANDERSON VICTORY HAVEN TRAINING CENTER, LLC**, a Kentucky limited liability company, 1720 Sharkey Way, Lexington, Kentucky 40511, 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 **FORTY-TWO THOUSAND AND 00/100 DOLLARS (\$42,000.00)**, 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, the permanent right to lay, construct, operate, repair, reconstruct and remove a sanitary sewer, improvements and appurtenances thereto, which sanitary sewer 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, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

Permanent Sanitary Sewer Easement
(a portion of 2501 Russell Cave Road)
Expansion Area 3

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

DTC

Beginning at a point, said point on the common property line of Anderson Victory Haven Training Center, LLC and Eaton Farms, Inc.; said point being 28.69' southwest of the southern edge of an unimproved road that crosses the common property line; said point also being on the centerline of a proposed trunk sewer line belonging to the Lexington Fayette Urban County Government's Expansion Area 3 (EA-3) project and more fully described as follows:

From the point of beginning, N 25° 37' 03.91" E, 10.38 feet to a point; said point being on the aforementioned common property line; Thence leaving said property line and running across Anderson Victory Haven Training Center, LLC property S 53° 04' 29.71" E, 166.55 feet to a point; Thence S 64° 24' 51.83" E, 249.96 feet to a point; Thence S 64° 15' 31.75" E, 271.40 feet to a point; Thence S 64° 46' 34.15" E, 390.76 feet to a point; Thence S 64° 43' 14.33" E, 400.80 feet to a point; Thence S 64° 43' 37.34" E, 399.10 feet to a point; Thence S 64° 38' 16.47" E, 352.74 feet to a point; Thence S 64° 25' 01.73" E, 400.02 feet to a point; Thence S 64° 54' 14.58" E, 404.10 feet to a point; Thence S 19° 54' 14.58" E, 68.04 feet to a point; Thence S 25° 46' 22.15.75" W, 391.92 feet to a point; Thence S 18° 57' 45.75" E, 76.71 feet to a point; Thence S 18° 57' 45.75" E, 360.92 feet to a point; Thence S 18° 57' 45.75" E, 324.53 feet to a point; Thence S 65° 18' 45.24" E, 117.19 feet to a point; Thence S 20° 18' 45.24" E, 29.11 feet to a point; said point being on the common property line of Anderson Victory Haven Training Center, LLC and Anderson Ramsey, LLC; said point also being approximately 27.91 feet west of the western edge of pavement of Russell Cave Road; Thence with said common property line N 65° 05' 56.09" W, 146.30 feet to a point; Thence leaving the common property line of Anderson Victory Haven Training Center, LLC and Anderson Ramsey, LLC N 18° 57' 45.75" W, 333.14 feet to a point; Thence N 18° 57' 45.75" W, 360.92 feet to a point; Thence N 18° 57' 45.75" W, 84.94 feet to a point; Thence N 25° 46' 22.15" E, 391.73 feet to a point; Thence N 19° 54' 14.58" W, 51.33 feet to a point; Thence N 64° 54' 14.58" W, 395.90 feet to a point; Thence N 64° 25' 01.63" W, 400.04 feet to a point; Thence N 64° 38' 16.51" W, 352.71 feet to a point; Thence N 64° 43' 37.34" W, 399.09 feet to a point; Thence N 64° 43' 14.33" W, 400.80 feet to a point; Thence N 64° 46' 34.15" W, 390.83 feet to a point; Thence N 64° 15' 31.75" W, 271.46 feet to a point; Thence N 64° 24' 51.83" W, 251.92 feet to a point; N 53° 07' 28.68" W, 164.52 feet to a point; said point being on

the common property line of Anderson Victory Haven Training Center, LLC and Eaton Farms, Inc.; Thence with said common property line N 25° 37' 03.91" E, 10.27 feet to the point of beginning;

The above described parcel contains 2.01 acres (87,754.87 sq. ft.) of permanent easement; and

Being a twenty foot wide permanent sanitary easement on a portion of the same property conveyed to Anderson Victory Haven Training Center, LLC, a Kentucky limited liability company, by deed dated September 1, 2005, of record in Deed Book 2582, Page 252, of record in the office of the Fayette County Clerk.

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 Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

Temporary Construction Easement
(a portion of 2501 Russell Cave Road)
Expansion Area 3

Beginning at a point, said point on the common property line of Anderson Victory Haven Training Center, LLC and Eaton Farms, Inc.; said point being 28.69' southwest of the southern edge of an unimproved road that crosses the common property line; said point also being on the centerline of a proposed trunk sewer line belonging to the Lexington Fayette Urban County Government's Expansion Area 3 (EA-3) project and more fully described as follows:

From the point of beginning, N 25° 37' 03.91" E, 25.68 feet to a point; said point being on the aforementioned common

property line; Thence leaving said property line and running across Anderson Victory Haven Training Center, LLC property S 53° 02' 14.75" E, 168.08 feet to a point; Thence S 64° 24' 51.83" E, 248.50 feet to a point; Thence S 64° 15' 31.75" E, 271.35 feet to a point; Thence S 64° 46' 34.15" E, 390.71 feet to a point; Thence S 64° 43' 14.33" E, 400.80 feet to a point; Thence S 64° 43' 37.34" E, 399.12 feet to a point; Thence S 64° 38' 16.47" E, 352.75 feet to a point; Thence S 64° 25' 01.79" E, 400.02 feet to a point; Thence S 64° 54' 14.58" E, 410.25 feet to a point; Thence S 19° 54' 14.58" E, 66.59 feet to a point; Thence S 25° 46' 22.15" W, 391.74 feet to a point; Thence S 18° 57' 45.75" E, 84.75 feet to a point; Thence S 18° 57' 45.75" E, 360.92 feet to a point; Thence S 18° 57' 45.75" E, 318.11 feet to a point; Thence S 65° 18' 45.24" E, 102.84 feet to a point; Thence S 20° 18' 45.24" E, 50.36 feet to a point; said point being on the common property line of Anderson Victory Haven Training Center, LLC and Anderson Ramsey, LLC; said point also being approximately 20.81 feet west of the western edge of pavement of Russell Cave Road; Thence with said common property line N 65° 05' 56.09" W, 160.33 feet to a point; Thence leaving the common property line of Anderson Victory Haven Training Center, LLC and Anderson Ramsey, LLC N 18° 57' 45.75" W, 328.34 feet to a point; Thence N 18° 57' 45.75" W, 360.92 feet to a point; Thence N 18° 57' 45.75" W, 101.21 feet to a point; Thence N 25° 46' 22.15" W, 391.36 feet to a point; Thence N 19° 54' 14.58" W, 33.18 feet to a point; Thence N 64° 54' 14.58" W, 393.85 feet to a point; Thence N 64° 25' 01.63" W, 400.03 feet to a point; Thence N 64° 38' 16.47" W, 352.72 feet to a point; Thence N 64° 43' 37.34" W, 399.08 feet to a point; Thence N 64° 43' 14.33" W, 400.80 feet to a point; Thence N 64° 45' 30.69" W, 377.70 feet to a point; Thence N 64° 15' 31.75" W, 271.48 feet to a point; Thence N 64° 27' 26.59" W, 265.55 feet to a point; Thence N 53° 08' 13.24" W, 164.01 feet to a point; said point being on the common property line of Anderson Victory Haven Training Center, LLC and Eaton Farms, Inc.; Thence with said common property line N 25° 37' 03.91" E, 15.40 feet to the point of beginning;

The above described parcel contains 4.009 acres (174,634.60 sq. ft.), but excludes the area of permanent easement, leaving a net 1.99 acres (86,879.72 square feet) of temporary construction easement; and

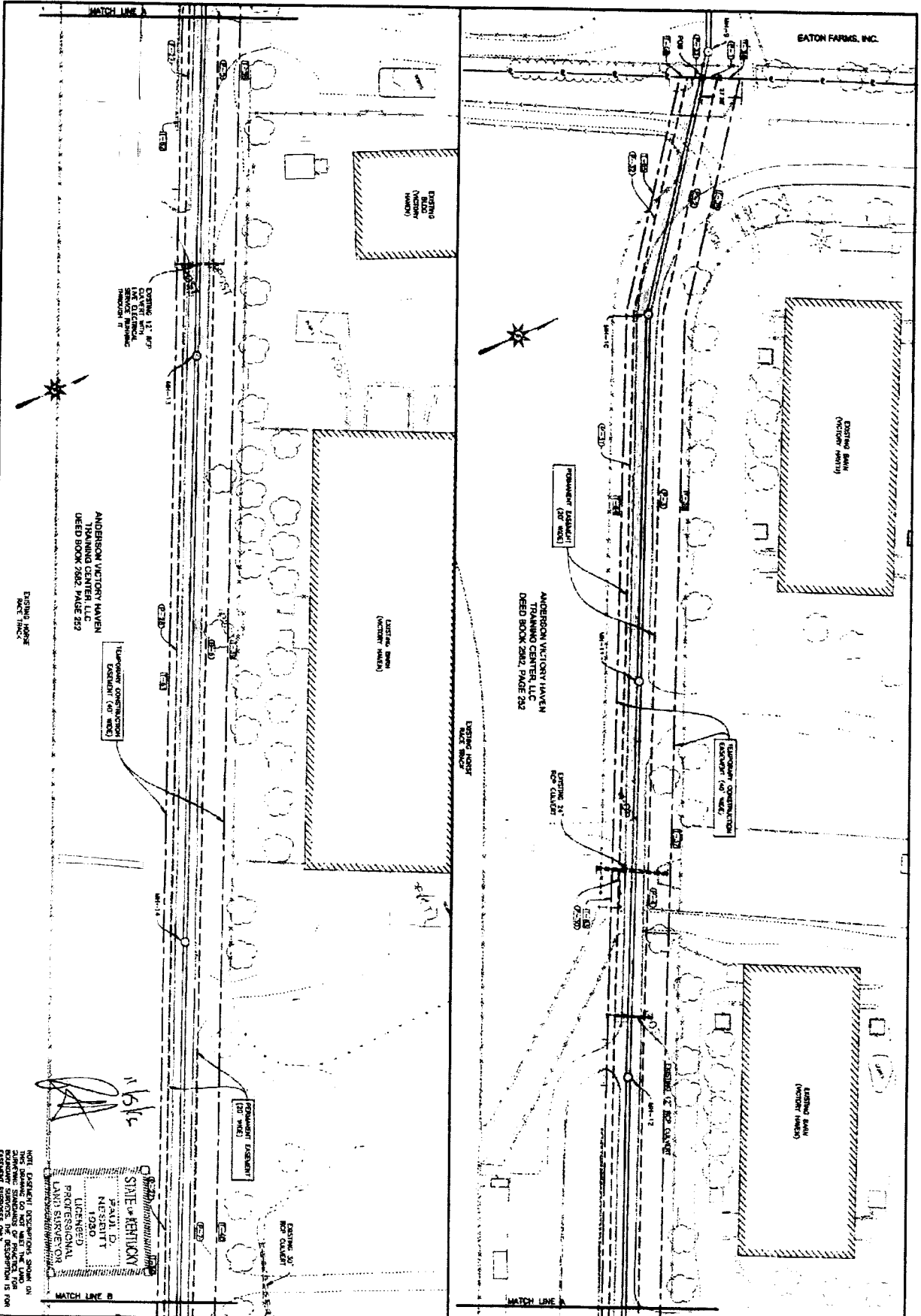
Being a forty foot wide temporary construction easement on a portion of the same property conveyed to Anderson Victory Haven Training Center, LLC, a Kentucky limited liability company, by deed dated September 1, 2005, of record in Deed Book 2582, Page 252, of record in the office of the Fayette County Clerk.

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.

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 Grantor. The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantor 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.

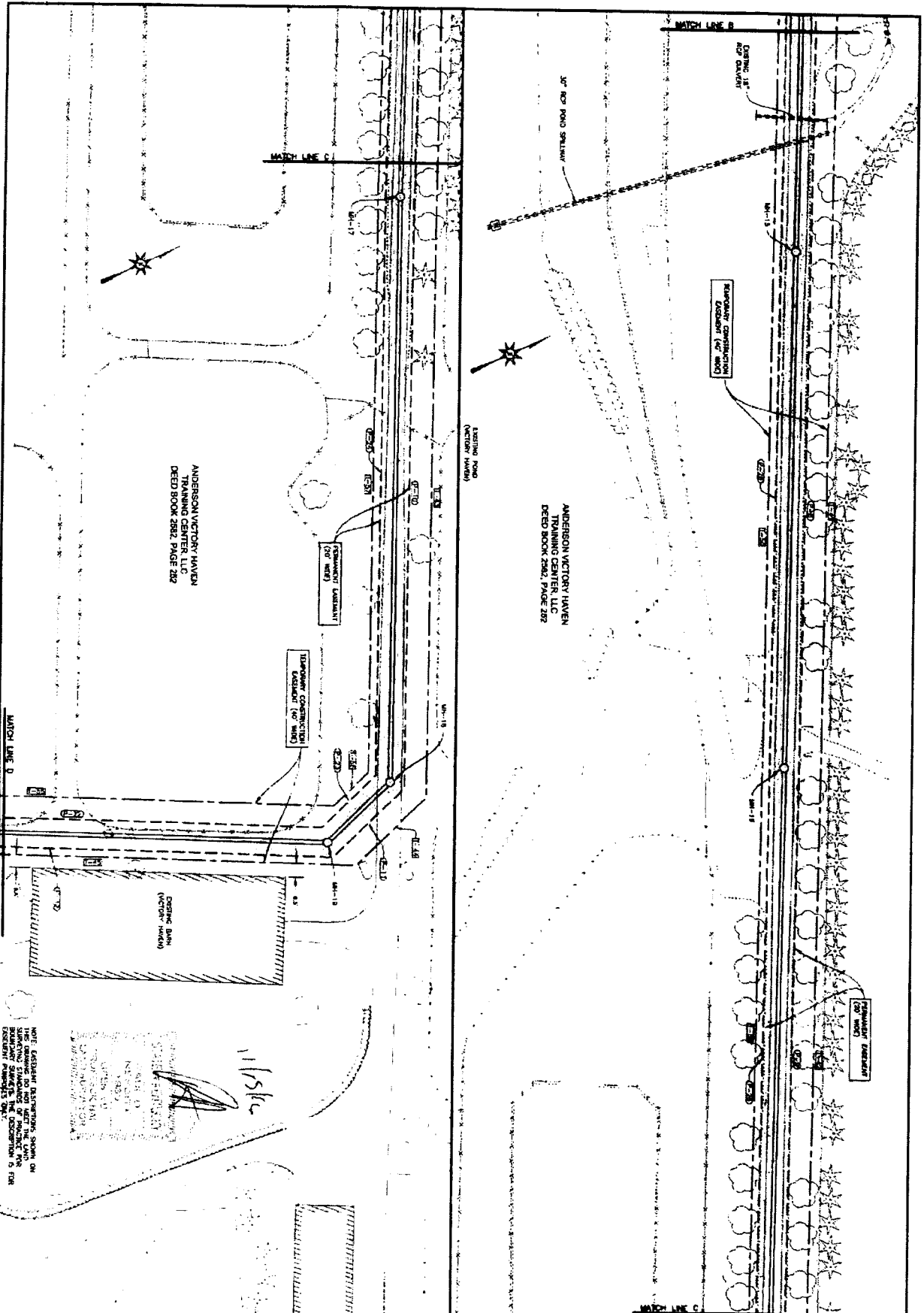
Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that it is



nesbitt engineering, inc.
 643 - 30' TRUNK LINE, ANDERSON VICTORY HAVEN MOU EXHIBIT A
 APRIL, 2016

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT
EXPANSION AREA 3 - 30" TRUNK LINE
LFUCG BID No.:
RMP ID No. CR-4
ANDERSON VICTORY HAVEN MOU - EXHIBIT A

NOT TO SCALE



ANDERSON VICTORY HAVEN
TRAINING CENTER, LLC
DEED BOOK 2882, PAGE 282

ANDERSON VICTORY HAVEN
TRAINING CENTER, LLC
DEED BOOK 2882, PAGE 282

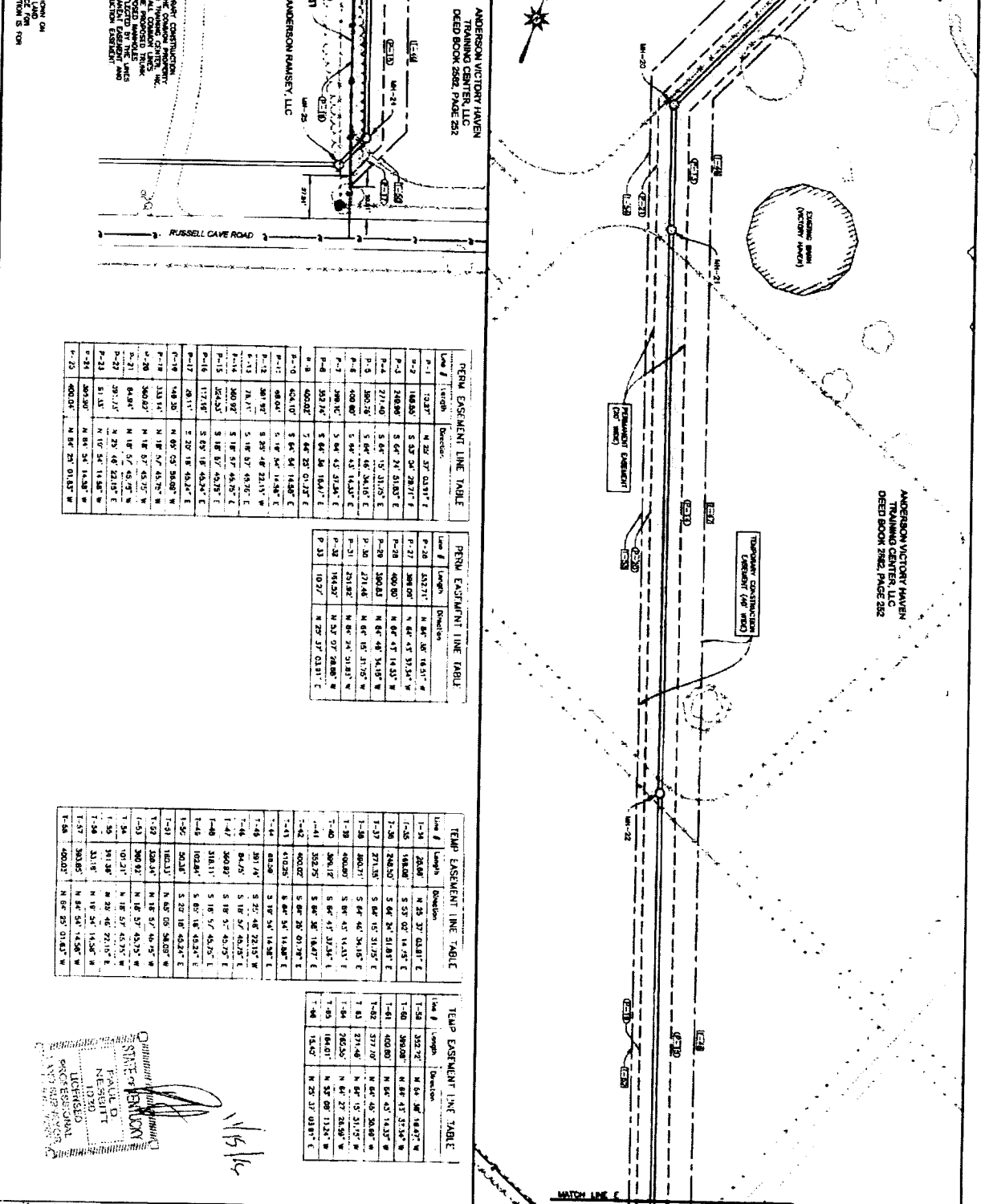
NOTE: EXISTING UTILITIES SHOWN ON SURVEYING PLANS AND FIELD RECORDS ARE SHOWN FOR INFORMATION ONLY. THE LOCATION OF ANY EXISTING UTILITIES IS NOT GUARANTEED BY THE ENGINEER.

11/15/16
KLC

	nesbitt engineering, inc.		LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT	
	EAS - 30" TRUNK LINE ANDERSON VICTORY HAVEN MOU EXHIBIT A		EXPANSION AREA 3 - 30" TRUNK LINE	
	KLC	665.35.05	LFUCG BID No.: RMP ID No. CR-4	
	APRIL, 2016	P:\JUN05-16-04 Ser Ser1-05 Plans\1022 - Henry Henning	ANDERSON VICTORY HAVEN MOU - EXHIBIT A	

NOTE: ALL DIMENSIONS AND DISTANCES SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS APPROXIMATE. THE EXACT DIMENSIONS SHALL BE DETERMINED BY FIELD SURVEY. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THE DIMENSIONS AND DISTANCES SHOWN ON THIS DRAWING.

NOTE: THE REMAINDER AND THEREAFTER CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTINGS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTINGS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.



PERM EASEMENT LINE TABLE

Line #	Length	Direction
P-1	13.87'	N 22° 37' 03.11" E
P-2	18.83'	S 53° 30' 28.11" W
P-3	24.88'	S 66° 29' 01.83" E
P-4	271.40'	S 66° 15' 31.95" E
P-5	385.24'	S 66° 46' 34.10" E
P-6	409.80'	S 66° 45' 14.43" E
P-7	398.10'	S 66° 45' 21.24" E
P-8	353.14'	S 66° 26' 18.67" E
P-9	402.02'	S 66° 25' 01.27" E
P-10	424.10'	S 66° 54' 14.87" E
P-11	48.64'	S 19° 46' 14.48" E
P-12	381.92'	S 19° 46' 23.11" W
P-13	78.17'	S 19° 37' 48.37" E
P-14	300.92'	S 19° 57' 46.75" E
P-15	252.53'	S 19° 57' 46.75" E
P-16	172.18'	S 82° 18' 45.34" E
P-17	28.11'	S 20° 18' 45.34" E
P-18	148.20'	N 86° 52' 58.89" W
P-19	133.14'	N 19° 57' 43.75" W
P-20	306.87'	N 19° 57' 43.75" W
P-21	64.84'	N 19° 57' 43.75" W
P-22	297.17'	N 23° 46' 22.19" E
P-23	51.13'	N 10° 54' 14.88" W
P-24	303.00'	N 81° 54' 14.88" W
P-25	400.07'	N 81° 25' 01.83" W

PERM EASEMENT LINE TABLE

Line #	Length	Direction
P-26	132.71'	N 84° 36' 18.51" W
P-27	309.09'	N 84° 45' 31.54" W
P-28	409.00'	N 84° 45' 14.53" W
P-29	320.83'	N 84° 46' 34.15" W
P-30	271.46'	N 84° 15' 31.95" W
P-31	271.46'	N 84° 24' 01.83" W
P-32	194.83'	N 53° 07' 28.89" W
P-33	102.7'	N 22° 37' 03.11" E

TEMP EASEMENT LINE TABLE

Line #	Length	Direction
T-14	25.68'	N 23° 37' 03.11" E
T-15	18.83'	S 53° 30' 28.11" W
T-16	24.88'	S 66° 29' 01.83" E
T-17	271.40'	S 66° 15' 31.95" E
T-18	385.24'	S 66° 46' 34.10" E
T-19	409.80'	S 66° 45' 14.43" E
T-20	398.10'	S 66° 45' 21.24" E
T-21	353.14'	S 66° 26' 18.67" E
T-22	402.02'	S 66° 25' 01.27" E
T-23	424.10'	S 66° 54' 14.87" E
T-24	48.64'	S 19° 46' 14.48" E
T-25	381.92'	S 19° 46' 23.11" W
T-26	78.17'	S 19° 37' 48.37" E
T-27	300.92'	S 19° 57' 46.75" E
T-28	252.53'	S 19° 57' 46.75" E
T-29	172.18'	S 82° 18' 45.34" E
T-30	28.11'	S 20° 18' 45.34" E
T-31	148.20'	N 86° 52' 58.89" W
T-32	133.14'	N 19° 57' 43.75" W
T-33	306.87'	N 19° 57' 43.75" W
T-34	64.84'	N 19° 57' 43.75" W
T-35	297.17'	N 23° 46' 22.19" E
T-36	51.13'	N 10° 54' 14.88" W
T-37	303.00'	N 81° 54' 14.88" W
T-38	400.07'	N 81° 25' 01.83" W

TEMP EASEMENT LINE TABLE

Line #	Length	Direction
T-39	322.72'	N 84° 36' 18.51" W
T-40	309.09'	N 84° 45' 31.54" W
T-41	409.00'	N 84° 45' 14.53" W
T-42	271.46'	N 84° 46' 34.15" W
T-43	271.46'	N 84° 15' 31.95" W
T-44	271.46'	N 84° 24' 01.83" W
T-45	202.53'	N 53° 07' 28.89" W
T-46	102.7'	N 22° 37' 03.11" E

nesbitt engineering, inc.
 11511
 STATE OF VIRGINIA
 LICENSED PROFESSIONAL ENGINEER
 13750
 NESBITT ENGINEERING, INC.

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT
 EXPANSION AREA 3 - 30" TRUNK LINE
 LFCUG BID No.:
 RMP ID No. CR-4
 APRIL, 2014

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT
 EXPANSION AREA 3 - 30" TRUNK LINE
 LFCUG BID No.:
 RMP ID No. CR-4
 ANDERSON VICTORY HAVEN MOU - EXHIBIT A

**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

201712010152

December 1, 2017 15:18:10 PM

Fees \$35.00 Tax \$.00

Total Paid \$35.00

THIS IS THE LAST PAGE OF THE DOCUMENT

10 Pages

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