

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 16TH day of NOVEMBER, 2022, by and between **ADELE TERESA FLANERY**, a **single person**, 1757 Traveller Road, Lexington, Kentucky 40504, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, 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, temporary right to excavate, grade, construct, alter, re-grade and perform

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

related work for the purpose of sanitary sewer improvements and construction, installation 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:

Temporary Construction Easement
Parkers Mill Trunk
Sewer Replacement Project
(a portion of 1757 Traveller Road)

All of that strip or parcel of land situated on the west side of Traveller Road, north of Darien Road in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

BEGINNING, at a common corner between Lots 2 and 3, Block "F", as shown on the plat of Gardenside Subdivision, Unit 11-B (Plat Cabinet C, Slide 147), said point being in the easterly property line of Fayette County, Kentucky (Deed Book 992, Page 491);

Thence with the easterly property line of Fayette County, Kentucky, South 10°39' 14" East, a distance of 5.01 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the easterly property line of Fayette County, Kentucky, with an existing utility easement line through the lands of Lot 2, North 82°45'46" East, a distance of 15.03 feet to a point;

Thence with a new temporary construction easement line for two (2) calls:

- 1) South 10°39' 14" East, a distance of 24.99 feet to a point; and
- 2) South 79°20' 46" West, a distance of 15.00 feet to a point in the easterly property line of the aforesaid Fayette County, Kentucky;

Thence with the easterly property line of Fayette County, Kentucky, North 10°39' 14" West, a distance of 25.89 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 382 sq. ft. (0.009 Acres) of temporary construction easement; and

The above tract being a portion of the property conveyed to Adele Teresa Flanery, a single person, by Deed dated April 6, 2005, of record in Deed Book 2542, 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.

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 temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 460-2022, passed by the Lexington-Fayette Urban County Council on August 30, 2022. Pursuant to KRS 382.135(2)(a), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantor has signed this Temporary Construction Easement, this the day and year first above written.

GRANTOR:



ADELE TERESA FLANERY

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Adele
Teresa Flanery, a single person, on this the 16TH day of NOVEMBER, 2022.



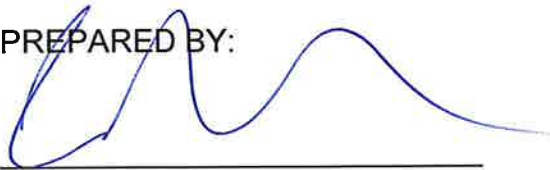


Notary Public, Kentucky, State-at-Large

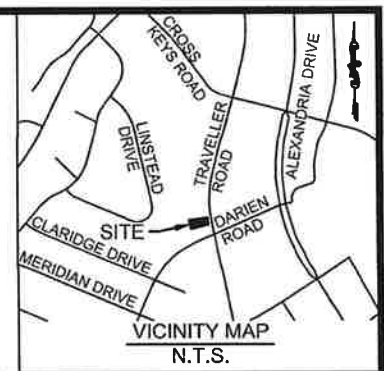
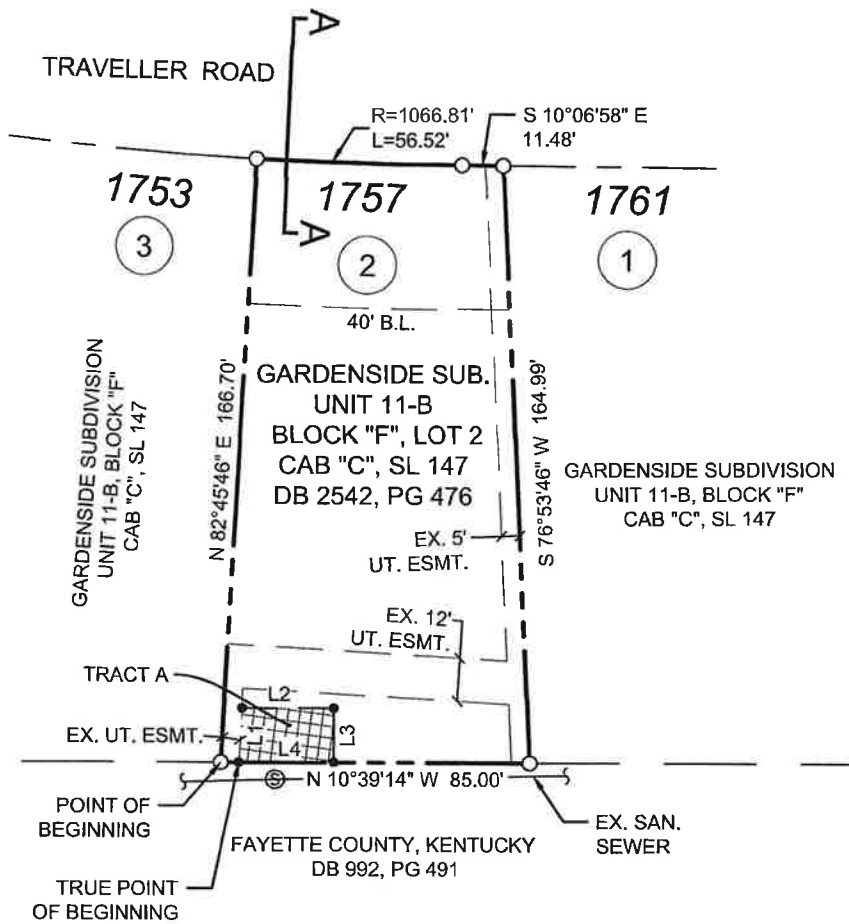
My Commission Expires: 05 / 10 / 2025

Notary ID # KYNP 27704

PREPARED BY:

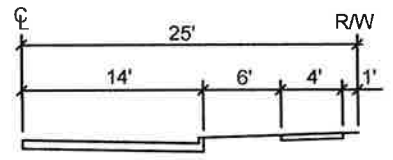
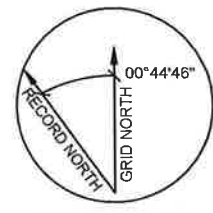


Evan P. Thompson,
Attorney Sr.
Lexington-Fayette Urban
County Government
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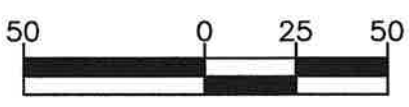


EASEMENT LINE TABLE

LINE #	BEARING	LENGTH
L1	N 82°45'46" E	15.03'
L2	S 10°39'14" E	24.99'
L3	S 79°20'46" W	15.00'
L4	N 10°39'14" W	25.89'



TEMP. ESMT. AREA
382 SQ. FT. (0.009 AC)



NOTES:

1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 2542, PAGE 476) AND CORRESPONDING PLAT (CABINET "C" SLIDE 147) OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE. THE ORIGIN OF BEARINGS SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983, STATE PLANE KENTUCKY NORTH ZONE AS OBSERVED FROM KYCORS STATION "KYTG" USING A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
2. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A TEMPORARY CONSTRUCTION EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
3. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

SANITARY SEWER EASEMENT EXHIBIT
ADELE TERESA FLANERY
1757 TRAVELLER ROAD
PARKERS MILL TRUNK SEWER REPLACEMENT
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY



FIGURE 1

AUGUST 2022

2815.304

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: HALLIE WOOSLEY ,dc

202211220250

November 22, 2022 14:09:38 PM

Fees \$50.00 Tax \$0.00

Total Paid \$50.00

THIS IS THE LAST PAGE OF THE DOCUMENT

6 Pages

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