

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 11th day of April, 2017, by and between **MARY F. MERIDETH, a single person**, whose mailing address is 766 Paradise Lane, Lexington, Kentucky 40509 ("Grantor"), 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 **TEN DOLLARS AND NO CENTS (\$10.00)** and other good and valuable consideration, 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, the permanent right to lay, construct, operate, repair, reconstruct and remove sanitary sewer line improvements and appurtenances thereto, which sanitary sewer line 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
(a portion of 766 Paradise Lane)**Paradise Lane Pump Station and
Force Main Project**

All that tract or parcel of land situated between Liberty Road and Wilderness Road near Paradise Lane in Lexington, Fayette County, Kentucky, and being a strip of land 6 feet wide on each side of the centerline for a proposed sanitary sewer, as more fully described and bounded as follows, to wit:

Charles E. Edwards, III, Attorney
LFUCG Department of Law
200 East Main Street, 11th Floor
Lexington, Kentucky 40507

BEGINNING at a point in the northerly right-of-way of Wilderness Road, said point being the westernmost corner of the Fayette County Board of Education property (DB 2913, PG 590), as witnessed by a found iron pin with survey cap (PLS 3185) located in said right-of-way, bearing South 46°49'29" East, 5.00 feet from said corner; thence leaving said right-of-way with the western property line of Fayette County Board of Education, North 52°12'38" East, 460.88 feet to a point, said point being located at the approximate centerline for a proposed sanitary sewer, and also being the TRUE POINT OF BEGINNING; thence leaving the western property line of Fayette County Board of Education, with the centerline of a proposed sanitary sewer through the lands of Albert and Mary Merideth, North 43°17'22" West, 291.09 feet to the POINT OF ENDING at the center of an existing sanitary sewer manhole, and containing approximately 3,565 square feet (0.082 acres); and,

Being a portion of the same property conveyed to Albert E. Merideth and Mary F. Merideth, husband and wife, by Deed dated March 20, 1964, of record in Deed Book 791, Page 142, in the Fayette County Clerk's Office. Said Albert E. Merideth died intestate on May 14, 2008, as evidenced by his Last Will and Testament of record in Will Book 278, Page 383, in the Fayette County Clerk's Office. The property became vested in Mary F. Merideth, his wife by virtue of the survivorship clause in the above referenced deed.

FURTHER, for and in consideration of the foregoing sum, 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, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer line 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
(a portion of 766 Paradise Lane)

**Paradise Lane Pump Station and
Force Main Project**

A tract or parcel of land situated between Liberty Road and Wilderness Road near Paradise Lane in Lexington, Fayette County, Kentucky, and being a strip of land 10 feet on each

side of the centerline for a proposed sanitary sewer as more fully described and bounded as follows, to wit:

BEGINNING at a point in the northerly right-of-way of Wilderness Road, said point being the westernmost corner of the Fayette County Board of Education property (DB 2913, PG 590), as witnessed by a found iron pin with survey cap (PLS 3185) located in said right-of-way, bearing South 46°49'29" East, 5.00 feet from said corner; thence leaving said right-of-way with the western property line of Fayette County Board of Education, North 52°12'38" East, 460.88 feet to a point, said point being located at the approximate centerline for a proposed sanitary sewer, and also being the TRUE POINT OF BEGINNING; thence leaving the western property line of Fayette County Board of Education, with the centerline of a proposed sanitary sewer through the lands of Albert and Mary Merideth, North 43°17'22" West, 291.09 feet to the POINT OF BEGINNING at the center of an existing sanitary sewer manhole, and containing approximately 5,942 gross square feet (0.136 acres), or 2,377 net square feet (0.054 acres), which excludes the proposed permanent easement area; and,

Being a portion of the same property conveyed to Albert E. Merideth and Mary F. Merideth, husband and wife, by Deed dated March 20, 1964, of record in Deed Book 791, Page 142, in the Fayette County Clerk's Office. Said Albert E. Merideth died intestate on May 14, 2008, as evidenced by his Last Will and Testament of record in Will Book 278, Page 383, in the Fayette County Clerk's Office. The property became vested in Mary F. Merideth, his wife by virtue of the survivorship clause in the above referenced deed.

TO HAVE AND TO HOLD the above-described easement 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 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 Grantor.

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 said 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.

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 the prior written consent of the Grantee.

The obtaining of this easement was authorized by Resolution No. 101-2017 passed by the Lexington-Fayette Urban County Council on February 23, 2017. Pursuant to KRS 382.135(2)(a), this public utility easement is exempt from the requirements related to certificate of consideration. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

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

GRANTOR:

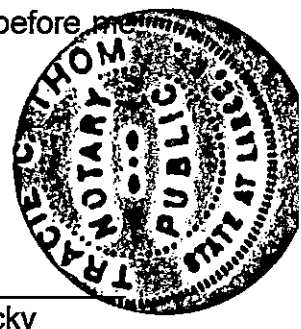
BY: 
MARY F. MERIDETH

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Easement was subscribed, sworn to and acknowledged before me by Mary F. Merideth, a single person, on this the 11th day of April, 2017.

My commission expires: 1/14/18

Mae C. Thom
Notary Public, State-at-Large, Kentucky




PREPARED BY:

Charles E. Edwards, III
Charles E. Edwards, III,
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

201811130024

November 13, 2018 9:00:07 AM

Fees	\$23.00	Tax	\$0.00
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Total Paid	\$23.00
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