

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 16<sup>TH</sup> day of JUNE, 2022, by and between **YASIR M. AHMAD and Wafa D. AHMAD, husband and wife**, 3426 Greentree Road, Lexington, Kentucky 40517, which is the in-care of tax mailing address for the current year (hereinafter "Grantors"), 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 **TWO HUNDRED NINETY-EIGHT DOLLARS AND 50/100 CENTS (\$298.50)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED and SOLD** and do hereby **GIVE, GRANT and CONVEY** unto the

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

Grantee, its successors and assigns, permanent right to excavate, grade, construct, alter, re-grade and perform 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:

**Permanent Sanitary Sewer Easement "A"**  
**West Hickman Trunk E**  
**Sewer Improvement Project**  
**(a portion of 3426 Greentree Road)**

All that tract or parcel of land situated on the southeast side of Greentree Road, approximately 100 feet southwest of the north intersection of Dixiana Drive in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

**BEGINNING**, at a common corner of Yasir M. Ahmad (3426 Greentree Road, Deed Book 3853, Page 504) and Karen L. Roach and Bill Roach (3422 Greentree Road, Deed Book 1983, Page 675) said point being in the Greentree Road southeast right-of-way; thence leaving said Roach and with said Greentree Road, South 43°43'30" West, 6.00 feet to the **TRUE POINT OF BEGINNING** in the southeast line of an existing 6-foot sanitary sewer easement (Deed Book 887, Page 285); thence leaving said Greentree Road and with said sanitary sewer easement, South 46°16'30" East, 126.81 feet to a point in the northwest line of a 12-foot utility easement (Cabinet C, Slide 224); thence with said utility easement, South 44°31'28" West, 5.40 feet to a point; thence leaving said utility easement for five (5) new lines through the lands of said Ahmad:

1. North 46°10'11" West, 62.42 feet to a point,
2. North 43°48'07" East, 4.70 feet to a point,
3. North 46°10'52" West, 29.69 feet to a point,
4. South 43°49'08" West, 4.69 feet to a point,
5. North 46°10'11" West, 34.62 feet to a point in said Greentree Road;

Thence with said Greentree Road, North 43°43'30" East, 5.16 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 530 square feet (gross and net) of permanent easement; and

**Permanent Sanitary Sewer Easement "B"**  
**West Hickman Trunk E**  
**Sewer Improvement Project**  
**(a portion of 3426 Greentree Road)**

**BEGINNING**, at the common corner of Yasir M. Ahmad (3426 Greentree Road, Deed Book 3853, Page 504) and Karen L. Roach and Bill Roach (3422 Greentree Road, Deed Book 1983, Page 675) said point being in the Greentree Road southeast right-of-way; thence leaving said Greentree Road and with said Roach, South 46°16'30" East, 138.89 feet to a point; thence leaving said Roach, South 44°31'28" West, 6.00 feet to the intersection of the southeast line of an existing 6-foot sanitary sewer easement (Deed Book 887, Page 285) and the northwest line of an existing 12-foot utility easement (Cabinet C, Slide 224) at the **TRUE POINT OF BEGINNING**; thence with said sanitary sewer easement, South 46°16'30" East, 10.99 feet to a point in the northwest line of a 50-foot bridle path, utility and sanitary sewer easement (Cabinet C, Slide 224); thence leaving said sanitary sewer easement and with said bridle path, South 43°43'30" West, 5.44 feet to a point; thence leaving said bridle path, North 46°10'11" West, 11.07 feet to a point in said 12-foot utility easement; thence with said 12-foot utility easement, North 44°31'28" East, 5.42 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 60 square feet (gross and net) of permanent easement; and

Both of the above tracts being a portion of the property conveyed to Yasir M. Ahmad, a married person, by Deed dated January 31, 2020, of record in Deed Book 3853, Page 504, 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 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"**  
**West Hickman Trunk E**  
**Sewer Improvement Project**  
**(a portion of 3426 Greentree Road)**

**BEGINNING**, at a common corner of Yasir M. Ahmad (3426 Greentree Road, Deed Book 3853, Page 504) and Karen L. Roach and Bill Roach (3422 Greentree Road, Deed Book 1983, Page 675) said point being in the Greentree Road southeast right-of-way; thence leaving said Roach and with said Greentree Road, South 43°43'30" West, 11.16 feet to a point; thence leaving said Greentree Road for three (3) new lines through the lands of said Ahmad:

1. South 46°10'11" East, 34.62 feet to a point,
2. South 43°49'08" West, 10.00 feet to a point,
3. North 46°10'11" West, 34.61 feet to a point in said Greentree Road;

Thence with said Greentree Road, North 43°43'30" East, 10.00 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 346 square feet (gross and net) of temporary construction easement; and

**Temporary Construction Easement "B"**  
**West Hickman Trunk E**  
**Sewer Improvement Project**  
**(a portion of 3426 Greentree Road)**

**BEGINNING**, at a common corner of Yasir M. Ahmad (3426 Greentree Road, Deed Book 3853, Page 504) and Karen L. Roach and Bill Roach (3422 Greentree Road, Deed Book 1983, Page 675) said point being in the Greentree Road southeast right-of-way; thence leaving said Roach and with said Greentree Road, South 43°43'30" West, 11.16 feet to a point; thence leaving said Greentree Road, South 46°10' 11" East, 64.32 feet to the **TRUE POINT OF BEGINNING**;

thence for four (4) new lines through the lands of said Ahmad:

1. South 46°10'11" East, 62.42 feet to a point,
2. South 44°31'28" West, 10.00 feet to a point,
3. North 46°10'11" West, 62.29 feet to a point,
4. North 43°48'07" East, 10.00 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 624 square feet (gross and net) of temporary construction easement; and

**Temporary Construction Easement "C"**  
**West Hickman Trunk E**  
**Sewer Improvement Project**  
**(a portion of 3426 Greentree Road)**

**BEGINNING**, at a common corner of Yasir M. Ahmad (3426 Greentree Road, Deed Book 3853, Page 504) and Karen L. Roach and Bill Roach (3422 Greentree Road, Deed Book 1983, Page 675) said point being in the Greentree Road southeast right-of-way; thence leaving said Roach and with said Greentree Road, South 43°43'30" West, 11.16 feet to a point; thence leaving said Greentree Road, South 46°10' 11" East, 138.74 feet to the **TRUE POINT OF BEGINNING**; thence for four (4) new lines through the lands of said Ahmad:

1. South 46°10'11" East, 11.07 feet to a point,
2. South 43°43'30" West, 10.00 feet to a point,
3. North 46°10'11" West, 11.20 feet to a point,
4. North 44°31'28" East, 10.00 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 111 square feet (gross and net) of temporary construction easement; and

All of the abovementioned tracts being a portion of the property conveyed to Yasir M. Ahmad, a married person, by Deed dated January 31, 2020, of record in Deed Book 3853, Page 504, in the Fayette County Clerk's Office.

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

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 prior written consent of the Grantee.

Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the 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 as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 030-2022, passed by the Lexington-Fayette Urban County Council on January 27, 2022. Pursuant to KRS



PREPARED BY:

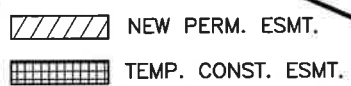


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EVAN P. THOMPSON,  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11th Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

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GREENTREE ROAD

DONALD P. CROSS  
ROSALIE CROSS  
3418 GREENTREE RD  
DB 967 PG 255

KAREN L. ROACH  
& BILL ROACH  
3422 GREENTREE RD  
DB 1983 PG 675

10' TEMP. CONST. E. "A"  
346 SQ.FT.  
(GROSS & NET)

YASIR M. AHMAD  
3426 GREENTREE RD  
DB 3853 PG 504

PROP. PERM. SAN. SEW. E. "A"  
530 SQ.FT.  
(GROSS & NET)

10' TEMP. CONST. E. "B"  
624 SQ.FT.  
(GROSS & NET)

PROP. PERM. SAN. SEW. E. "B"  
60 SQ.FT.  
(GROSS & NET)

10' TEMP. CONST. E. "C"  
111 SQ.FT.  
(GROSS & NET)

ADAM JOSHUA CRAMER  
KELLI MARIE CRAMER  
3430 GREENTREE RD  
DB 3261 PG 720

MARGARET FAYE SITHER  
REVOCABLE LIVING TRUST  
3427 SUTHERLAND DR  
DB 2507 PG 497

SHEILA K. NORMANT  
& DAVID A. NORMANT  
3431 SUTHERLAND DR  
DB 2656 PG 320

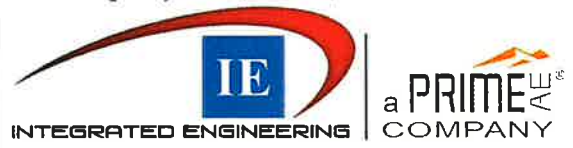
50' BRIDLE PATH, U.E.  
& SAN. SEW. E.  
CAB C SL 224

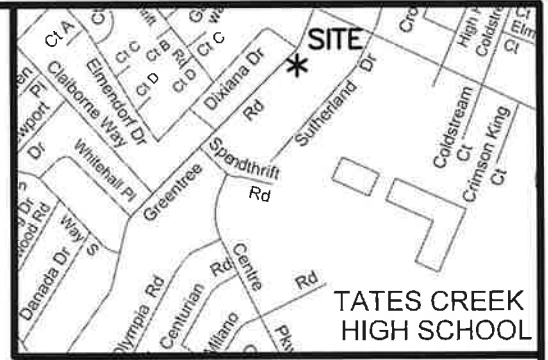
RGW PROPERTY, LLC  
3435 SUTHERLAND DR  
DB 3301 PG 167  
PROPERTY 8

WEST HICKMAN TRUNK E SEWER PROJECT  
20' PERMANENT SANITARY SEWER EASEMENT  
YASIR M. AHMAD  
3426 GREENTREE ROAD

LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

K:\200126 - West Hickman Trunk Sewers\Survey Info\Working Drawings\Easements\200126 Easements - Kurt\_SSM.dwg  
Day & Time: Feb 08, 2022 - 1:42pm Login Name: kurt.hesselbach





VICINITY MAP N.T.S.

LINE	BEARING	DISTANCE
L1	N 43°43'30" E	5.16'
L2	S 46°16'30" E	126.81'
L3	S 44°31'28" W	5.40'
L4	N 46°10'11" W	62.42'
L5	N 43°48'07" E	4.70'
L6	N 46°10'52" W	29.69'
L7	S 43°49'08" W	4.69'
L8	N 46°10'11" W	34.62'
L9	N 44°31'28" E	5.42'
L10	S 46°16'30" E	10.99'
L11	S 43°43'30" W	5.44'
L12	N 46°10'11" W	11.07'

EX. PERM ESMT.=N/A

PROP. PERM. ESMT.=590 SQ. FT. (GROSS & NET)

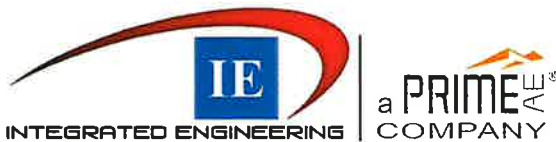
EX. PERM. ESMT.=N/A

PROP. TEMP. ESMT.=1,081 SQ.FT. (GROSS & NET)

**LAND SURVEYOR'S CERTIFICATE:**

THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND INTEGRATED ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

JAMES M. CHAMBLISS, PLS 3185 \_\_\_\_\_ DATE



WEST HICKMAN TRUNK E SEWER PROJECT  
 20' PERMANENT SANITARY SEWER EASEMENT  
 YASIR M. AHMAD  
 3426 GREENTREE ROAD  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2

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.



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By: MELISSA STELTER ,dc

202206220121

June 22, 2022                      13:37:38    PM

Fees	\$65.00	Tax	\$ .00
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Total Paid	\$65.00
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11 Pages

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