

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 9th day of December, 2020, by and between **JOHN P. COYLE, a single person**, 808 Eagle Crest Drive, Versailles, Kentucky 40383, 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 **FOUR HUNDRED FIFTY-EIGHT DOLLARS AND 60/100 DOLLARS (\$458.60)**, 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 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
Wolf Run Trunks D & E Sewer Replacement Project
(a portion of 1857 Normandy Road)

BEGINNING, at the northeast property corner shared Iron Will Properties, thence 18.70 feet in a southwardly direction along the right of way of Normandy Rd to a point, thence

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

97.84 feet at a bearing N 88°30'28" W to a point on the existing building on the Grantor's property, thence 0.57 feet at a bearing N 16°50'57" W along the existing building to the northeast corner of the building, thence 1.71 feet at a bearing S 73°09'03" W along the existing building to a point, thence 4.71 feet at a bearing N 88°30'28" W to the northern property line shared with Iron Will Properties, thence 105.24 feet at a bearing N 81°17'34" E along the northern property line back to the **POINT OF BEGINNING**; and,

The above-described parcel contains 965.37 square feet of permanent easement; and

Being a portion of the property conveyed to John P. Coyle, a single person, by Deed dated September 27, 2013, of record in Deed Book 3188, Page 470, 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, 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
Wolf Run D & E Trunk Sewer Replacement Project
(a portion of 1857 Normandy Road)

BEGINNING, at a point on the eastern property line, said property line being the right of way of Normandy Rd, approximately 18.70' from the northeast property corner shared with Iron Will Properties, thence 97.84 feet at a bearing N 88°30'28" W to a point on the existing building on the Grantor's property, thence 10.54 feet at a bearing S 16°50'57" E along the existing building to a point, thence 28.81 feet at a bearing S 89°33'36" E to the northwest corner

of the existing building, thence 5.53 feet at a bearing N 73°04'01" E along the existing building to a point, thence 27.31 feet at a bearing N 76°27'42" E to the northwest corner of the existing building, thence 9.86 feet at a bearing S 16°55'59" E along the existing building to a point, thence 32.92 feet at a bearing S 88°30'28" E to the right of way of Normandy Rd, thence 10.19 feet in a northwardly direction along the right of way of Normandy Rd back to the **POINT OF BEGINNING**; and,

The above-described parcel contains a total area of 818.22 square feet of temporary construction easement;

Being a portion of the property conveyed to John P. Coyle, a single person, by Deed dated September 27, 2013, of record in Deed Book 3188, Page 470, 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 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 his 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 he is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that he will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 256-2020, passed by the Lexington-Fayette Urban County Council on June 11, 2020. Pursuant to KRS 382.135(2)(a), this deed of easement, which pertains to a public utility, need not contain a statement of consideration.

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

GRANTOR:

BY: 

JOHN P. COYLE

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PARCEL LINE DATA

LINE #	BEARING	DISTANCE
L1	N81°17'34"E	105.24'
L2	N88°30'28"W	4.71'
L3	S73°09'03"W	1.71'
L4	N16°50'57"W	0.57'
L5	N88°30'28"W	97.84'
L6	S16°50'57"E	10.54'
L7	S89°33'36"E	28.81'
L8	N73°04'01"E	5.53'
L9	N76°27'42"E	27.31'
L10	S16°55'59"E	9.86'
L11	S88°30'28"E	32.92'

1853 NORMANDY RD.
 PARCEL NO. 27013700
 DB 3626 PG 637
 IRON WILL PROPERTIES LLC

1857 NORMANDY RD.
 PARCEL NO. 20398800
 DB 3188 PG 470
 JOHN COYLE

1861 NORMANDY RD.
 PARCEL NO. 51262720
 DB 3691 PG 60
 EDWARD & JOANNE
 TRAMMEL

913 HOLLY SPRINGS DR.
 PARCEL NO. 54230300
 DB 1752 PG 562
 SEAN & ELIZABETH
 GREEN

NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A SANITARY SEWER EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
2. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

LEGEND:




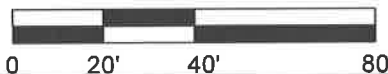
-  - PERMANENT UTILITY EASEMENT (965,3737 SQ FT)
-  - TEMPORARY CONSTRUCTION EASEMENT (818,2243 SQ FT)
-  - PROPOSED SEWER LINE

EXHIBIT "A"
 UTILITY EASEMENT EXHIBIT

MAY 11, 2020
 JOHN COYLE
 PROPERTY
 1857 NORMANDY RD
 LEXINGTON, KY 40504

SCALE: 1"= 40'



LFUCG
 DIVISION OF WATER QUALITY
 WOLF RUN TRUNK SEWER LINES D & E

200 E MAIN STREET
 LEXINGTON, KY 40507



engineering | architecture | geospatial
 www.grwinc.com

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: PATTY DAVIS ,dc

202012210120

December 21, 2020 9:14:00 AM

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

591 - 597