

**GRANT OF EASEMENT**

This **EASEMENT** is made and entered into this 11 day of August 2016, by and between **CRYSTAL R. HILLARD**, a single person, 316 Ethel Drive, Nicholasville, Kentucky 40356 ("Grantor"), which is the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee");

**WITNESSETH:**

That for and in the nominal consideration of **Three Thousand Four Hundred Ninety-Four Dollars and 00/100 Cents (\$3,494.00)**, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, his successors and assigns, the permanent right to lay, construct, operate, repair, maintain, reconstruct and remove a storm sewer line and related storm water inlet, which storm sewer line and facilities 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 Easement**  
**(a portion of 1027 Oak Hill Drive)**  
**Meadows-Northland-Arlington, Phase 5F Stormwater**  
**Improvement Project**  
**Parcel No. 1**

Being a tract of land lying in the City of Lexington, Fayette County, Kentucky, along Oak Hill Drive and being a part of the property known as 1027 Oak Hill Drive and being more particularly described as such:

Hon. Charles E. Edwards, III, Attorney  
 LFUCG Dept. of Law  
 200 E. Main Street, 11<sup>th</sup> Floor  
 Lexington, KY 40507  
 (CC-F)

Beginning at the northeast corner of said 1027 Oak Hill Drive, said point being a corner common to 1031 Oak Hill Drive, 1018 Churchill Drive, and 1016 Churchill Drive; thence along the line between 1027 Oak Hill Drive and 1031 Churchill Drive, South 39 deg 08 min 55 sec East, a distance of 15.00 feet to a point; thence with the following lines through said 1027 Oak Hill Drive; South 50 deg 51 min 13 sec West, a distance of 35.91 feet to a point; North 39 deg 08 min 47 sec West, a distance of 15.00 feet to a point in the line between 1027 Oak Hill Drive and 1116 Churchill Drive; thence with the said line between 1027 Oak Hill Drive and 1116 Churchill Drive; North 50 deg 51 min 13 sec East, a distance of 35.91 feet to the Point of Beginning. The above described parcel contains 539 square feet; and,

Being a portion the same property conveyed to Crystal R. Hillard, a single person, by Deed dated July 23, 2003, of record in Deed Book 2381, Page 416, in the Fayette County Clerk's Office.

**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, re-grade and perform related work for the purpose of storm sewer construction and related storm water inlet, 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 1027 Oak Hill Drive)**  
**Meadows-Northland-Arlington, Phase 5F Stormwater**  
**Improvement Project**  
**Parcel No. 1**

Being a tract of land lying in the City of Lexington, Fayette County, Kentucky along Oak Hill Drive and being a part of the property known as 1027 Oak Hill Drive and being more particularly described as such:

Beginning at the northeast corner of said 1027 Oak Hill Drive said point being a corner common to 1031 Oak Hill Drive, 1018 Churchill Drive, and 1016 Churchill Drive; thence along the line between

1027 Oak Hill Drive and 1031 Oak Hill Drive, South 39 deg 08 min 55 sec East, a distance of 15.00 feet to the TRUE POINT OF BEGINNING of the tract described herein; thence continuing with the line between 1027 Oak Hill Drive and 1031 Oak Hill Drive, South 39 deg 08 min 55 sec East, a distance of 10.00 feet to a point; thence with the following lines through said 1027 Oak Hill Drive; South 50 deg 51 min 13 sec West, a distance of 45.91 feet to a point; North 39 deg 08 min 47 sec West, a distance of 25.00 feet to a point in the line between 1027 Oak Hill Drive and 1116 Churchill Drive; thence with the said line between 1027 Oak Hill Drive and 1116 Churchill Drive, North 50 deg 51 min 13 sec East, a distance of 10.00 feet to a point; thence with the following lines through said 1027 Oak Hill Drive; South 39 deg 08 min 47 sec East, a distance of 15.00 feet to a point; North 50 deg 51 min 13 sec East, a distance of 35.91 feet to the TRUE POINT OF BEGINNING. The above described parcel contains 609 square feet; and,

Being a portion of the same property conveyed to Crystal R. Hillard, a single person, by Deed dated July 23, 2003, of record in Deed Book 2381, Page 416, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above described easements together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns, for the purposes and uses herein designated.

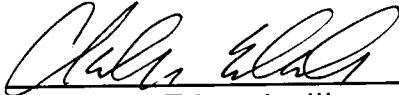
The above-described temporary construction easement will expire upon completion of the construction of the improvement project on the land adjacent to these easements, run with the land for the duration of the improvement project on the adjacent land and is binding upon the heirs and assigns of the Grantor.

Grantor does hereby 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 easements herein, 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



PREPARED BY:




Charles E. Edwards, III,  
Attorney

Lexington-Fayette Urban  
County Government  
Department of Law, 11<sup>th</sup> 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.



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By: EMILY GENTRY ,dc

201608110247

August 11, 2016                      14:49:41    PM

Fees	\$23.00	Tax	\$ .00
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Total Paid	\$23.00
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