

LFUCG

West Hickman Trunk Sewer Lines B & C

Pinnacle Homeowners Association, Inc. Parcel

4250 Clearwater Way

40' Permanent Easement

Beginning at a point in the southern line of the parcel conveyed to LFUCG in Deed Book 2294, Page 54 depicted as Coons Property in Plat Cabinet L, Slide 691. Said point being South 82° 01' 54" West 172.15 feet from a found 5/8" dia. rebar with cap stamped "EAP LS 2115", the northwest corner of Pinnacle Subdivision, Unit 2 as recorded in Plat Cabinet L, Slide 787 of the Fayette County Clerk's records; thence with a new severance line for five (5) calls:

1. South 01° 26' 22" East 420.94 feet;
2. South 15° 50' 33" West 344.06 feet;
3. South 43° 29' 33" West 172.47 feet;
4. South 15° 50' 53" West 427.46 feet;
5. South 20° 57' 30" West 53.35 feet to a point on the southern Right-of-Way line of Clearwater Way as depicted in Plat Cabinet K, Slide 060; thence with said Right-of-Way for one (1) call:

6. Along a curve to the right having a Radius of 971.39 feet, a Delta Angle of 02° 22' 22" and a Long Chord of North 62° 57' 47" West 40.23 feet; thence with a new severance line for five (5) calls:

7. North 20° 57' 30" East 48.19 feet;
8. North 15° 50' 53" East 436.41 feet;
9. North 43° 29' 33" East 172.47 feet;
10. North 15° 50' 33" East 328.14 feet;
11. North 01° 26' 22" West 410.45 feet to a point on the southern line of said LFUCG parcel; thence with said line of one (1) call:

12. North 82° 15' 51" East 40.24 feet to the Point of Beginning containing 1.293 Acres.

20' Construction Easement "A"

Beginning at a point in the southern line of the parcel conveyed to LFUCG in Deed Book 2294, Page 54 depicted as Coons Property in Plat Cabinet L, Slide 691. Said point being the northwest corner of the above described 40' Permanent Easement; thence with the line of said LFUCG for one (1) call:

1. South $82^{\circ} 15' 51''$ West 20.12 feet; thence with a new severance line, parallel with and 20 feet from the western line of said Permanent Easement for five (5) calls:
2. South $01^{\circ} 26' 22''$ East 405.20 feet;
3. South $15^{\circ} 50' 33''$ West 320.18 feet;
4. South $43^{\circ} 29' 33''$ West 172.47 feet;
5. South $15^{\circ} 50' 53''$ West 440.44 feet;
6. South $20^{\circ} 57' 30''$ West 44.54 feet to a point on the southern Right-of-Way line of Clearwater Way as depicted in Plat Cabinet K, Slide 060; thence with said Right-of-Way for one (1) call:
7. Along a curve to the left having a Radius of 971.39 feet, a Delta Angle of $01^{\circ} 11' 279''$ and a Long Chord of South $61^{\circ} 10' 53''$ East 20.19 feet to the southwest corner of the above described 40' Permanent Easement; thence with the western line of said Permanent Easement for five (5) calls:
8. North $20^{\circ} 57' 30''$ East 48.19 feet;
9. North $15^{\circ} 50' 53''$ East 436.41 feet;
10. North $43^{\circ} 29' 33''$ East 172.47 feet;
11. North $15^{\circ} 50' 33''$ East 328.14 feet;
12. North $01^{\circ} 26' 22''$ West 410.45 feet to the Point of Beginning containing 0.638 Acres.

20' Construction Easement "B"

Beginning at a point in the southern line of the parcel conveyed to LFUCG in Deed Book 2294, Page 54 depicted as Coons Property in Plat Cabinet L, Slide 691. Said point being the northeast corner of the above described 40' Permanent Easement; thence with the eastern line of said Permanent Easement for five (5) calls:

1. South 01° 26' 22" East 420.94 feet;
2. South 15° 50' 33" West 344.06 feet;
3. South 43° 29' 33" West 172.47 feet;
4. South 15° 50' 53" West 427.46 feet;
5. South 20° 57' 30" West 53.35 feet to a point on the southern Right-of-Way line of Clearwater Way as depicted in Plat Cabinet K, Slide 060; thence with said Right-of-Way for one (1) call:
6. Along a curve to the left having a Radius of 971.39 feet, a Delta Angle of 01° 10' 59" and a Long Chord of South 64° 44' 28" East 20.06 feet; thence with a new severance line for three (3) calls:
7. North 20° 57' 30" East 55.74 feet;
8. North 15° 51' 31" East 425.21 feet;
9. North 43° 29' 33" East 172.47 feet to a point on the line of Lot 124 of Pinnacle Subdivision, Unit 2 as recorded in Plat Cabinet L, Slide 787; thence with the line of Lots 124, 125, 126, 127, 128, 129 and 130 for four (4) calls:
10. North 08° 13' 25" East 14.76 feet;
11. North 11° 35' 04" East 70.34 feet;
12. North 13° 46' 53" East 69.56 feet;
13. North 18° 03' 54" East 201.55 feet; thence with a new severance line for one (1) call:
13. North 01' 26' 22" West 426.19 feet to a point on the southern line of said LFUCG parcel; thence with said line for one (1) call:
14. South 82° 15' 51" West 20.12 feet to the Pointy of Beginning containing 0.605 Acre.

The above described 40.00 foot Permanent Easement and 20.00 foot Construction Easements "A" and "B" shall encumber the parcel conveyed to Pinnacle Homeowners Association, Inc. in Deed Book 2621, Page 669 and depicted as Pinnacle Development II, Inc. Property in Plat Cabinet M, Slide 878 of the Fayette County Clerk's records.