

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 15th day of MARCH, 2022, by and between **HAYMAKER DEVELOPMENT CO., LLC**, a **Kentucky limited liability company**, 3120 Wall Street, Suite 300, Lexington, Kentucky 40503, 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 **EIGHT THOUSAND TWO HUNDRED EIGHTY-SEVEN DOLLARS AND 15/100 CENTS (\$8,287.15)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby

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

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
Tract A-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along said southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC in Deed Book 2490, Page 579 and depicted on Plat Cabinet R, Slide 756; thence leaving said right-of-way with the line of Parcel 2 for two (2) calls:

1. South 50°36'47" West 37.53 feet;
2. South 07°37'59" West 29.34 feet to the **TRUE POINT OF BEGINNING**; thence with said line of Parcel 2 for one (1) call:
3. South 07°37'59" West 29.04 feet; thence leaving the line of Parcel 2 with a new severance line for one (1) call:
4. South 51°09'27" West 111.19 feet to a point in the line of an existing Sanitary easement described in Deed Book 1489, Page 681; thence with said easement line for one (1) call:
5. South 79°51'17" West 113.54 feet; thence leaving said existing easement line with a new severance line two (2) calls:
6. North 76°07'10" East 81.80 feet;

7. North 51°09'27" East 157.69 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.069 Acres (2,991.34 sq. ft.) of permanent easement; and

Permanent Sanitary Sewer Easement
Tract B-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along said southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC in Deed Book 2490, Page 579 and depicted on Plat Cabinet R, Slide 756; thence South 50°54'15" West 678.86 feet to the **TRUE POINT OF BEGINNING**, said point being in the line of an existing sanitary sewer easement described in Deed Book 1489, Page 681; thence with said easement line for two (2) calls:

1. South 27°41'33" West 194.62 feet;
2. South 53°48'33" West 187.86 feet; thence leaving said existing easement line with a new severance line for two (2) calls:
3. North 48°23'31" East 177.85 feet;
4. North 33°26'38" East 197.93 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.081 Acres (3,507.21 sq. ft.) of permanent easement; and

Permanent Sanitary Sewer Easement
Tract C-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being

approximately 521.14 feet along the southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC. In Deed Book 2490, Page 579 and depicted on Plat Cabinet R, Slide 756; thence South 45°16'24" West 1187.60 feet to the TRUE POINT OF BEGINNING, said point being in the line of an existing sanitary sewer easement described in Deed Book 1489, Page 681; thence with said existing easement line for two (2) calls:

1. South 17°34'41" West 243.38 feet;
2. South 66°14'22" West 235.53 feet; thence leaving said existing easement line with a new severance line for three (3) calls:
3. North 07°16'32" West 9.61 feet;
4. North 66°18'30" East 222.76 feet;
5. North 20°44'31" East 243.66 feet to the TRUE POINT OF BEGINNING; and,

The above-described parcel contains 0.085 Acres (3,717.55 sq. ft.) of permanent easement; and

The above Tracts A, B and C-Parcel 1 being a portion of the property conveyed to Haymaker Development Co., LLC, a Kentucky limited liability company, by Deed dated October 18, 2019, of record in Deed Book 3708, Page 644, in the Fayette County Clerk's Office.

Permanent Sanitary Sewer Easement
Tract A-Parcel 2
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along said southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 1 as depicted on Plat Cabinet R, Slide 756, and conveyed to Haymaker Development Co., LLC by Deed Book 3708, Page 644 of said records; thence leaving said right-of-way with the line of Parcel 1 for two (2) calls:

1. South 50°36'47" West 37.53 feet;
2. South 07°37'59" West 29.34 feet to the **TRUE POINT OF BEGINNING**; thence leaving the line of Parcel 1 with a new severance line for three (3) calls:
 3. North 51°09'27" East 21.84 feet;
 4. South 78°49'49" East 127.60 feet;
 5. North 62°10'18" East 221.37 feet to a point in the existing Sanitary easement line described in Deed Book 1489, Page 681; thence with said existing easement line for one (1) call:
6. South 58°40'46" West 235.85 feet; thence leaving said existing easement line with a new severance line for two (2) calls:
 7. North 78°49'49" West 116.40 feet;
 8. South 51°09'27" West 33.57 feet to a point on the line of Parcel 1; thence with the line of Parcel 1 for one (1) call:
9. North 07°37'59" East 29.04 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.105 Acres (4,584.22 sq. ft.) of permanent easement; and

Permanent Sanitary Sewer Easement
Tract B-Parcel 2
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along said southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 1 as depicted on Plat Cabinet R, Slide 756, and conveyed to Haymaker Development Co., LLC by Deed Book 3708, Page 644 of said records; thence leaving said right-of-way and Parcel 1 with a line of reference for one (1) call:

1. North 80°28'35" East 406.09 feet to the **TRUE POINT OF BEGINNING**, said point being in the line the

existing sanitary easement described in Deed Book 1489, Page 681; thence with said easement line for one (1) call:

2. North 39°28'06" East 89.02 Feet to the southern right-of-way line of Sir Barton Way described in Plat Cabinet L, Slide 243; thence with the right-of-way of Sir Barton for one (1) call:
3. South 48°59'37" East 12.20 Feet; thence leaving said right-of-way with a new severance line for two (2) calls:
4. South 39°40'06" West 60.05 feet;
5. South 62°10'18" West 31.05 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 0.021 Acres (899.46 sq. ft.) of permanent easement; and

The above Tracts A and B-Parcel 2, being a portion of the property conveyed to Haymaker Development Co., LLC, a Kentucky limited liability company, by Deed dated August 18, 2004, of record in Deed Book 2490, Page 579, 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:

10' Temporary Construction Easement
Tract A-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along the southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC in Deed Book 2490, Page 579 and depicted on Plat Cabinet R, Slide 756; thence leaving said right-of-way with the line of Parcel 2 for two (2) calls:

1. South 50°36'47" West 37.53 feet;
2. South 07°37'59" West 14.82 feet to the **TRUE POINT OF BEGINNING**; thence leaving the line of Parcel 2 with a new severance line for eight (8) calls:
 3. South 51°09'27" West 166.00 feet;
 4. South 76°07'10" West 162.49 feet;
 5. South 43°39'38" West 272.93 feet;
 6. South 33°26'38" West 248.80 feet;
 7. South 48°23'31" West 234.89 feet;
 8. South 20°44'31" West 335.24 feet;
 9. South 66°18'30" West 226.04 feet;
 10. South 07°16'32" East 355.37 feet to a point in the existing Sanitary easement line described in Deed Book 1489, Page 681; thence leaving the existing easement line for two (2) calls:
 11. North 37°27'53" East 14.21 feet;
 12. North 07°16'32" West 328.19 feet to the southernmost corner of Tract C herein described; thence with the line of Tract C for three (3) calls:
 13. North 07°16'32" West 9.61 feet;
 14. North 66°18'30" East 222.76 feet;
 15. North 20°44'31" East 243.66 feet to the northernmost corner of Tract C at a point in said existing easement line; thence continuing severance line for two (2) calls:
 16. North 20°44'31" East 93.32 feet;
 17. North 48°23'31" East 55.89 feet to the southernmost corner of Tract B at a point in said existing easement; thence with the line of Tract B for two (2) calls:
 18. North 48°23'31" East 177.85 feet;

19. North 33°26'38" East 197.93 feet to the northernmost corner of Tract B at a point in said existing easement; thence continuing severance line for three (3) calls:
 20. North 33°37'05" East 52.17 feet;
 21. North 43°39'38" East 268.23 feet;
 22. North 76°07'10" East 79.99 feet to the southwestern most corner of Tract A at a point in said existing easement; thence with the line of Tract A for two (2) calls:
 23. North 76°07'10" East 81.80 feet;
 24. North 51°09'27" East 157.69 feet to the line of Parcel 2; thence with the line of Parcel 2 for one (1) call:
 25. North 07°37'59" East 14.52 feet to the **TRUE POINT OF BEGINNING**; and,
- The above described parcel contains 0.456 Acres (19,874.14 sq. ft.) of temporary construction easement; and

10' Temporary Construction Easement
Tract B-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along the southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC. In Deed Book 2490, Page 579 and depicted on Plat Cabinet R, Slide 756; thence leaving said right-of-way with the line of Parcel 2 for two (2) calls:

1. South 50°36'47" West 37.53 feet;
2. South 07°37'59" West 58.38 feet to the **TRUE POINT OF BEGINNING**, said point also being a corner to Tract A, herein described; thence leaving the line of Parcel 2 with the line of Tract A for one (1) call:
3. South 51°09'27" West 111.19 feet to a point in the existing Sanitary easement line described in Deed Book 1489, page 681; thence leaving the line of Tract A and said existing easement with a new severance line for eight (8) calls:

4. South 51°09'27" West 29.86 feet;
5. South 76°07'10" West 160.40 feet;
6. South 43°39'38" West 261.51 feet;
7. South 33°26'38" West 250.05 feet;
8. South 48°23'31" West 231.45 feet;
9. South 20°44'31" West 340.46 feet;
10. South 66°18'30" West 216.20 feet;
11. South 07°16'32" East 345.28 feet to a point in said existing easement line; thence leaving said existing easement line with a new severance line for nine (9) calls:
 12. North 37°27'53" East 14.21 feet;
 13. North 07°16'32" West 327.71 feet;
 14. North 66°18'30" East 212.93 feet;
 15. North 20°44'31" East 342.20 feet;
 16. North 48°23'31" East 230.30 feet;
 17. North 33°26'38" East 250.47 feet;
 18. North 43°39'38" East 257.71 feet;
 19. North 76°07'10" East 159.70 feet;
 20. North 51°09'27" East 132.74 feet to the line of Parcel 2; thence with the line of Parcel 2 for one (1) call:
 21. North 07°37'59" East 14.52 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 0.443 Acres (19,300.85 sq. ft.) of temporary construction easement; and

Temporary Construction Easement
Tract C-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along the southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC in Deed Book 2490, page 579 and depicted on Plat Cabinet R, Slide 756; thence leaving said right-of-way for one (1) call:

1. South 48°16'20" West 834.95 feet to the **TRUE POINT OF BEGINNING**, said point being in the line of Temporary Construction Easement A, herein described; thence with said temporary easement line for one (1) call:
2. South 33°26'38" West 30.04 feet; thence leaving said temporary easement A with a new severance line for four (4) calls:
3. North 59°26'54" West 48.04 feet;
4. North 47°17'30" West 44.58 feet;
5. South 77°57'41" West 13.03 feet;
6. North 78°57'13" West 5.49 feet to the line of the parcel conveyed to C.M. Gatton Trust in Deed Book 2413, Page 561; thence with the line of Gatton for one (1) call:
7. North 24°05'51" East 116.72 feet; thence leaving the line of Gatton with a new severance line for four (4) calls:
8. South 26°36'53" East 13.36 feet;
9. South 11°27'37" West 72.96 feet;
10. South 47°17'30" East 40.48 feet;
11. South 59°26'54" East 46.36 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 0.108 Acres (4,718.41 sq. ft.) of temporary construction easement; and

Temporary Construction Easement
Tract D-Parcel 1
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along the southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 2 conveyed to Haymaker Development Co., LLC. In Deed Book 2490, Page 579 and depicted on Plat Cabinet R, Slide 756; thence leaving said right-of-way for one (1) call:

1. South 47°46'06" West 1,037.95 feet to the **TRUE POINT OF BEGINNING**, said point being in the line of Temporary Construction Easement A, herein described; thence with said temporary easement A for one (1) call:
2. South 48°23'31" West 38.62 feet; thence leaving temporary easement A with a new severance line for two (2) calls:
3. North 02°34'08" West 35.98 feet;
4. North 01°51'31" East 47.89 feet to the line of the parcel conveyed to C. M. Gatton Trust in Deed Book 2413, Page 561; thence with the line of Gatton for two (2) calls:
5. North 80°43'03" East 17.02 feet;
6. North 24°05'51" East 35.13 feet; thence leaving the line of Gatton with a new severance line for two (2) calls:
7. South 01°51'31" West 82.54 feet;
8. South 02°34'08" East 10.49 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 0.055 Acres (2,403.83 sq. ft.) of temporary construction easement; and

The above Tracts A, B, C and D-Parcel 1, being a portion of the property conveyed to Haymaker Development Co., LLC, a Kentucky limited liability company, by Deed dated October 18, 2019, of record in Deed Book 3708, Page 644, in the Fayette County Clerk's Office.

Temporary Construction Easement
Tract A-Parcel 2
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along said southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 1 as depicted on Plat Cabinet R, Slide 756, and conveyed to Haymaker

Development Co., LLC by Deed Book 3708, Page 644 of said records; thence leaving said right-of-way with the line of Parcel 1 for two (2) calls:

1. South 50°36'47" West 37.53 feet;
2. South 07°37'59" West 14.82 feet to the **TRUE POINT OF BEGINNING**; thence leaving the line of Parcel 1 with a new severance line for three (3) calls:
 3. North 51°09'27" East 15.98 feet;
 4. South 78°49'49" East 83.04 feet;
 5. North 11°10'11" East 48.68 feet to the right-of-way of Meeting Street; thence with the line of Meeting Street for one (1) call:
 6. North 87°14'59" East 30.00 feet; thence leaving the right-of-way of Meeting Street with a new severance line for three (3) calls:
 7. South 27°50'19" East 53.87 feet;
 8. North 62°10'18" East 260.94 feet;
 9. North 39°28'06" East 104.83 feet to a point on an arc; said arc being the right-of-way line transitioning between Meeting Street and Sir Barton Way; thence with said right-of-way line for one (1) call:
 10. An arc to the right having a radius of 39.51 feet and a Chord Bearing of South 67°59'20" East and a Chord Length of 9.64 feet to the tangent of said arc in the western right-of-way line of Sir Barton Way as depicted on Plat Cabinet L, Slide 243; thence continuing with said right-of-way of Sir Barton for one (1) call:
11. South 48°59'37" East 0.80 feet to the existing sanitary sewer easement line described in Deed Book 1489, Page 681; thence leaving said right-of-way with a new severance line for two (2) calls:
 12. South 39°28'06" West 109.71 feet;
 13. South 62°10'18" West 67.43 feet to a corner of Tract A, herein described; thence with the line of Tract A for three (3) calls:
 14. South 62°10'18" West 221.37 feet;
 15. North 78°49'49" West 127.60 feet;
 16. South 51°09'27" West 21.84 feet to the line of Parcel 1; thence with the line of Parcel 1 for one (1) call:

17. North 07°37'59" East 14.52 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 0.184 Acres (7,993.36 sq. ft.) of temporary construction easement; and

Temporary Construction Easement
Tract B-Parcel 2
Liberty Road Trunk
Sewer Improvement Project
(a portion of 2050 Meeting Street)

COMMENCING, at a point in the southern right-of-way line of Meeting Street as depicted in Plat Cabinet R, Slide 539 of the Fayette County Clerk's records, said point being approximately 521.14 feet along said southern right-of-way of Meeting Street from the centerline of Sir Barton Way. Said point also being a corner to Parcel 1 as depicted on Plat Cabinet R, Slide 756, and conveyed to Haymaker Development Co., LLC by Deed Book 3708, Page 644 of said records thence leaving said right-of-way with the line Parcel 1 for two (2) calls:

1. South 50°36'47" West 37.53 feet;
2. South 07°37'59" West 58.38 feet to a corner of Tract A, described herein, said point being the **TRUE POINT OF BEGINNING**; thence leaving the line of Parcel 1 with the line of Tract A for two (2) calls:
3. North 51°09'27" East 33.57 feet;
4. South 78°49'49" East 116.40 feet to the line of the existing sanitary easement described in Deed Book 1489, Page 681; thence leaving the line of Tract A and the existing sanitary line with a new severance line for two (2) calls:
5. South 78°49'49" East 8.95 feet;
6. North 62°10'18" East 325.81 feet to the southwestern most corner of Tract B, herein described, and the existing sanitary easement line; thence with the line of Tract B for two (2) calls:
7. North 62°10'18" East 31.05 feet;
8. North 39°40'06" East 60.05 feet to the southern right-of-way line of Sir Barton Way depicted on Plat

Cabinet L, Slide 243; thence with said right-of-way line for one (1) call:

9. South 48°59'37" East 10.00 feet; thence leaving said right-of-way with a new severance line for seven (7) calls:
 10. South 39°40'06" West 32.83 feet;
 11. South 50°19'54" East 5.00 feet;
 12. South 39°40'06" West 50.00 feet;
 13. North 50°19'54" West 13.71 feet;
 14. South 62°10'18" West 339.63 feet;
 15. North 78°49'49" West 124.23 feet;
 16. South 51°09'27" West 39.44 feet to the line of Parcel 1; thence with the line of Parcel 1 for one (1) call:
 17. North 07°37'59" East 14.52 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 0.141 Acres (6,159.97 sq. ft.) of temporary construction easement; and

The above Tracts A and B-Parcel 2, being a portion of the property conveyed to Haymaker Development Co., LLC, a Kentucky limited liability company, by Deed dated August 18, 2004, of record in Deed Book 2490, Page 579, 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 its 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 it is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that it will **WARRANT SPECIALLY** said title.

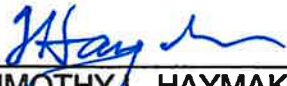
The obtaining of this easement was authorized by Resolution 298-2021, passed by the Lexington-Fayette Urban County Council on June 10, 2021. Pursuant to KRS 382.135(2)(a), this deed of easement, which pertains to a public utility, need not contain a statement of consideration.

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

GRANTOR:

HAYMAKER DEVELOPMENT CO., LLC, a
Kentucky limited liability company

BY:



TIMOTHY L. HAYMAKER,
MANAGING MEMBER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Timothy L. Haymaker, as a Managing Member, by and on behalf of Haymaker Development Co., LLC, a Kentucky limited liability company, on this the 15TH day of MARCH, 2022.

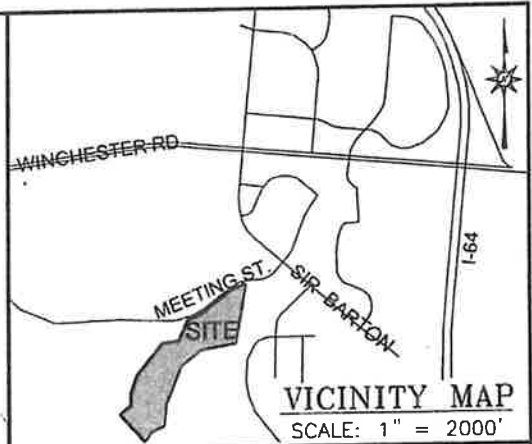
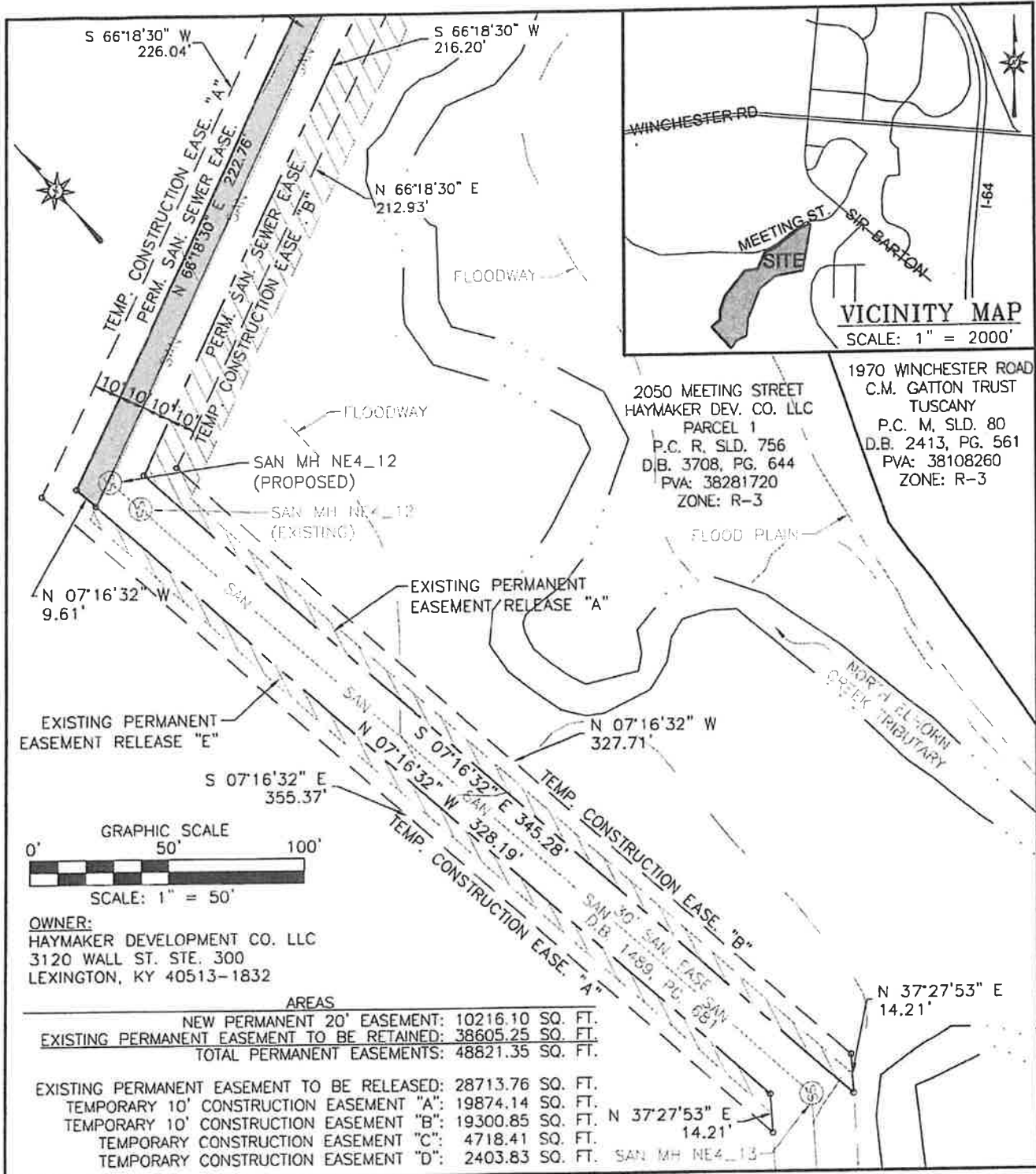


[Signature]
Notary Public, Kentucky, State-at-Large
My Commission Expires: 05 / 10 / 2025
Notary ID # KYNP27704

PREPARED BY:

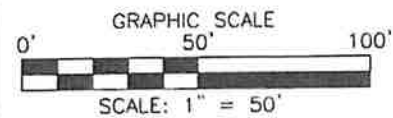
[Signature]

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



2050 MEETING STREET
 HAYMAKER DEV. CO. LLC
 PARCEL 1
 P.C. R. SLD. 756
 D.B. 3708, PG. 644
 PVA: 38281720
 ZONE: R-3

1970 WINCHESTER ROAD
 C.M. GATTON TRUST
 TUSCANY
 P.C. M. SLD. 80
 D.B. 2413, PG. 561
 PVA: 38108260
 ZONE: R-3



OWNER:
 HAYMAKER DEVELOPMENT CO. LLC
 3120 WALL ST. STE. 300
 LEXINGTON, KY 40513-1832

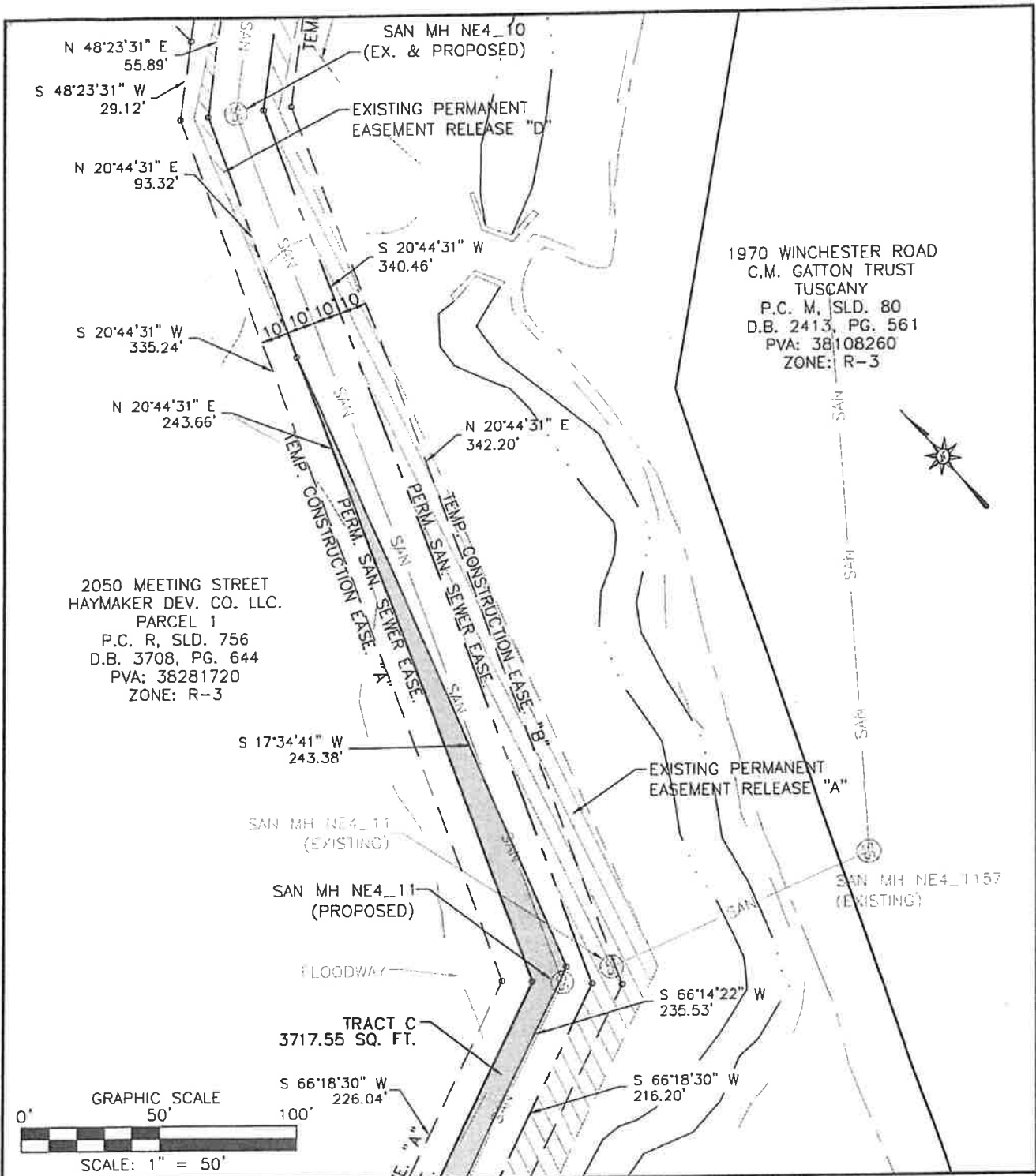
AREAS	
NEW PERMANENT 20' EASEMENT:	10216.10 SQ. FT.
EXISTING PERMANENT EASEMENT TO BE RETAINED:	38605.25 SQ. FT.
TOTAL PERMANENT EASEMENTS:	48821.35 SQ. FT.
EXISTING PERMANENT EASEMENT TO BE RELEASED:	28713.76 SQ. FT.
TEMPORARY 10' CONSTRUCTION EASEMENT "A":	19874.14 SQ. FT.
TEMPORARY 10' CONSTRUCTION EASEMENT "B":	19300.85 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT "C":	4718.41 SQ. FT.
TEMPORARY CONSTRUCTION EASEMENT "D":	2403.83 SQ. FT.



Environmental, Civil Engineering Consultants, Land Surveying
 128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
 Ph.(859) 559-0516 - Fax: (859) 523-0095
 www.visionengr.com

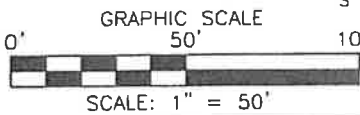
**EXHIBIT SHOWING
 SANITARY SEWER EASEMENT
 TO BE ACQUIRED FROM
 HAYMAKER DEVELOPMENT CO., LLC.
 2050 MEETING STREET (PARCEL 1)
 LEXINGTON, KENTUCKY**

REVISED: 6/17/2021



2050 MEETING STREET
 HAYMAKER DEV. CO. LLC.
 PARCEL 1
 P.C. R, SLD. 756
 D.B. 3708, PG. 644
 PVA: 38281720
 ZONE: R-3

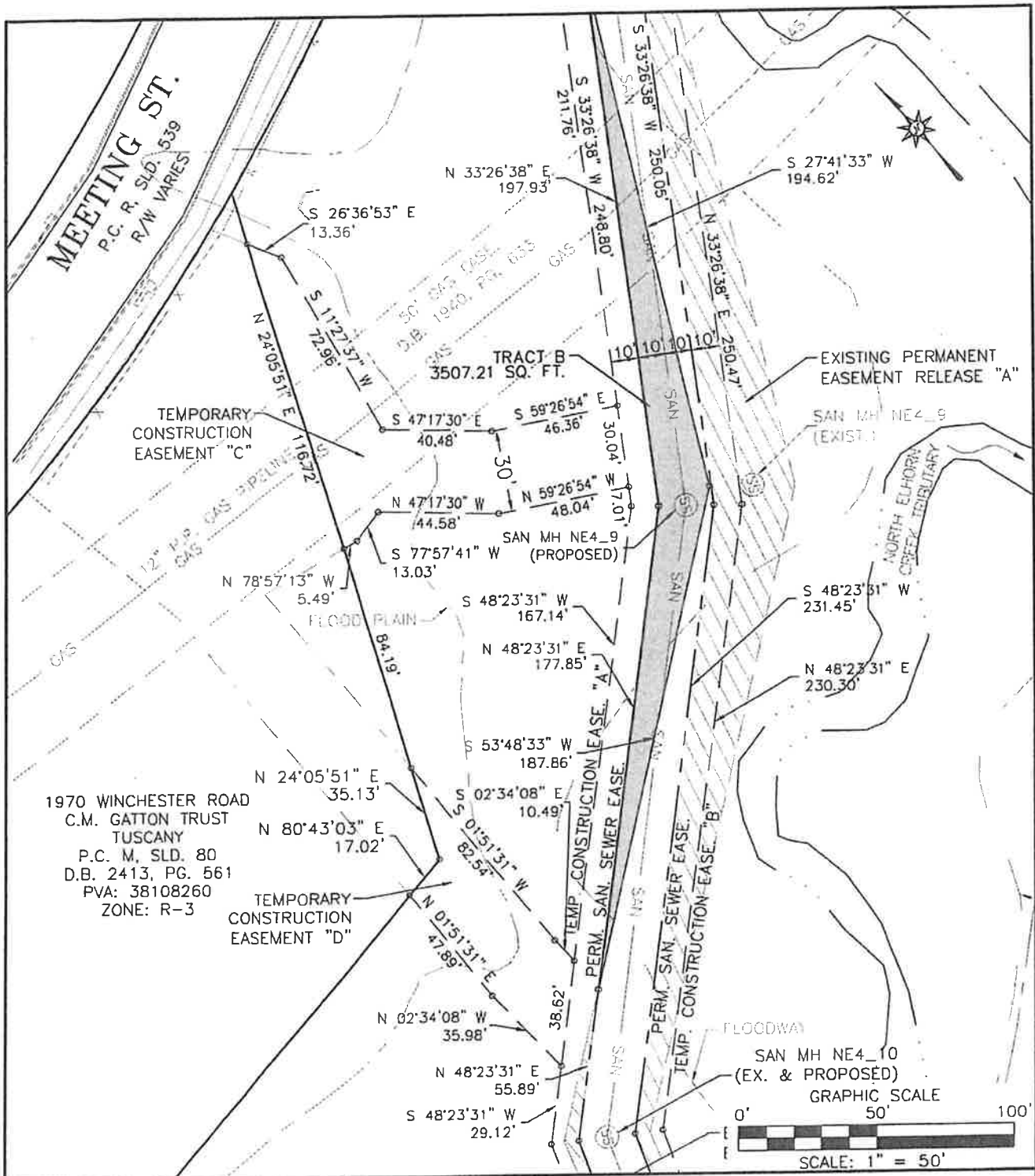
1970 WINCHESTER ROAD
 C.M. GATTON TRUST
 TUSCANY
 P.C. M, SLD. 80
 D.B. 2413, PG. 561
 PVA: 38108260
 ZONE: R-3



Environmental, Civil Engineering Consultants, Land Surveying
 128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
 Ph. (859) 559-0516 - Fax: (859) 523-0095
 www.visionengr.com

**EXHIBIT SHOWING
 SANITARY SEWER EASEMENT
 TO BE ACQUIRED FROM
 HAYMAKER DEVELOPMENT CO. LLC.
 2050 MEETING STREET (PARCEL 1)
 LEXINGTON, KENTUCKY**

REVISED: 6/17/2021

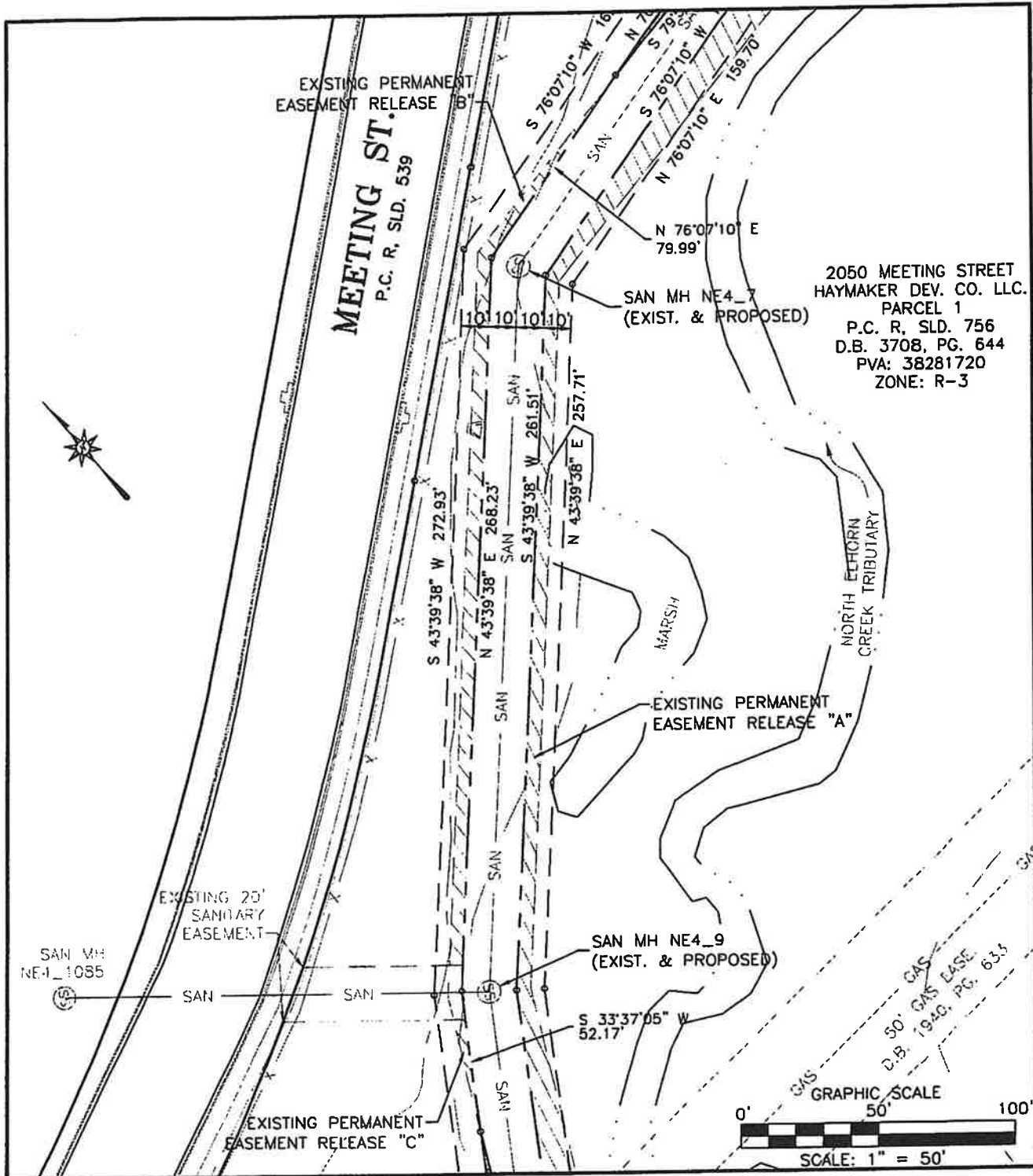


VISION ENGINEERING

Environmental, Civil Engineering Consultants, Land Surveying
128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
Ph. (859) 559-0516 - Fax: (859) 523-0095
www.visionengr.com

EXHIBIT SHOWING
SANITARY SEWER EASEMENT
TO BE ACQUIRED FROM
HAYMAKER DEVELOPMENT CO. LLC.
2050 MEETING STREET (PARCEL 1)
LEXINGTON, KENTUCKY

REVISED: 6/17/2021



Environmental, Civil Engineering Consultants, Land Surveying
128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
Ph. (859) 559-0516 - Fax: (859) 523-0095
www.visionengr.com

**EXHIBIT SHOWING
SANITARY SEWER EASEMENT
TO BE ACQUIRED FROM
HAYMAKER DEVELOPMENT CO. LLC
2050 MEETING STREET (PARCEL 1)
LEXINGTON, KENTUCKY**

REVISED: 6/17/2021



2151 MEETING STREET
CONTINENTAL 385 FUND, LLC
LOT 1
TUSCANY UNIT 5-A, SEC 1
P.C. R, SLD. 668
D.B. 3542, PG. 197
PVA: 38272920
ZONE: R-3

EXISTING PERMANENT
EASEMENT RELEASE "B"

MEETING ST.
P.C. R, SLD. 539

TRACT A
2991.34 SQ. FT.

POINT OF
COMMENCEMENT

S 50°36'47" W
37.53'

S 07°37'59" W
14.82'

N 07°37'59" E
14.52'

S 07°37'59" W
29.04'

N 07°37'59" E
14.52'

2050 MEETING STREET
HAYMAKER DEVELOPMENT CO., LLC.
PARCEL 2
P.C. R, SLD. 756
D.B. 2490, PG. 579
PVA: 38281720
ZONE: R-3

EXISTING PERMANENT
EASEMENT RELEASE "A"

TEMP. CONSTRUCTION EASE. "A"

TEMP. CONSTRUCTION EASE. "B"

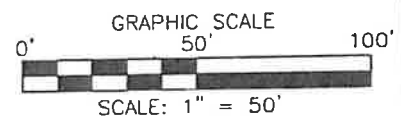
S 51°09'27" W
29.88'

SAN MH
(PROPOSED)

S 76°07'10" W 162.49'
N 76°07'10" E 81.80'
S 76°07'10" E 160.40'
N 76°07'10" W 139.70'
N 76°07'10" E 79.99'

SAN MH NE4_7
(EXIST. & PROPOSED)

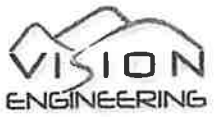
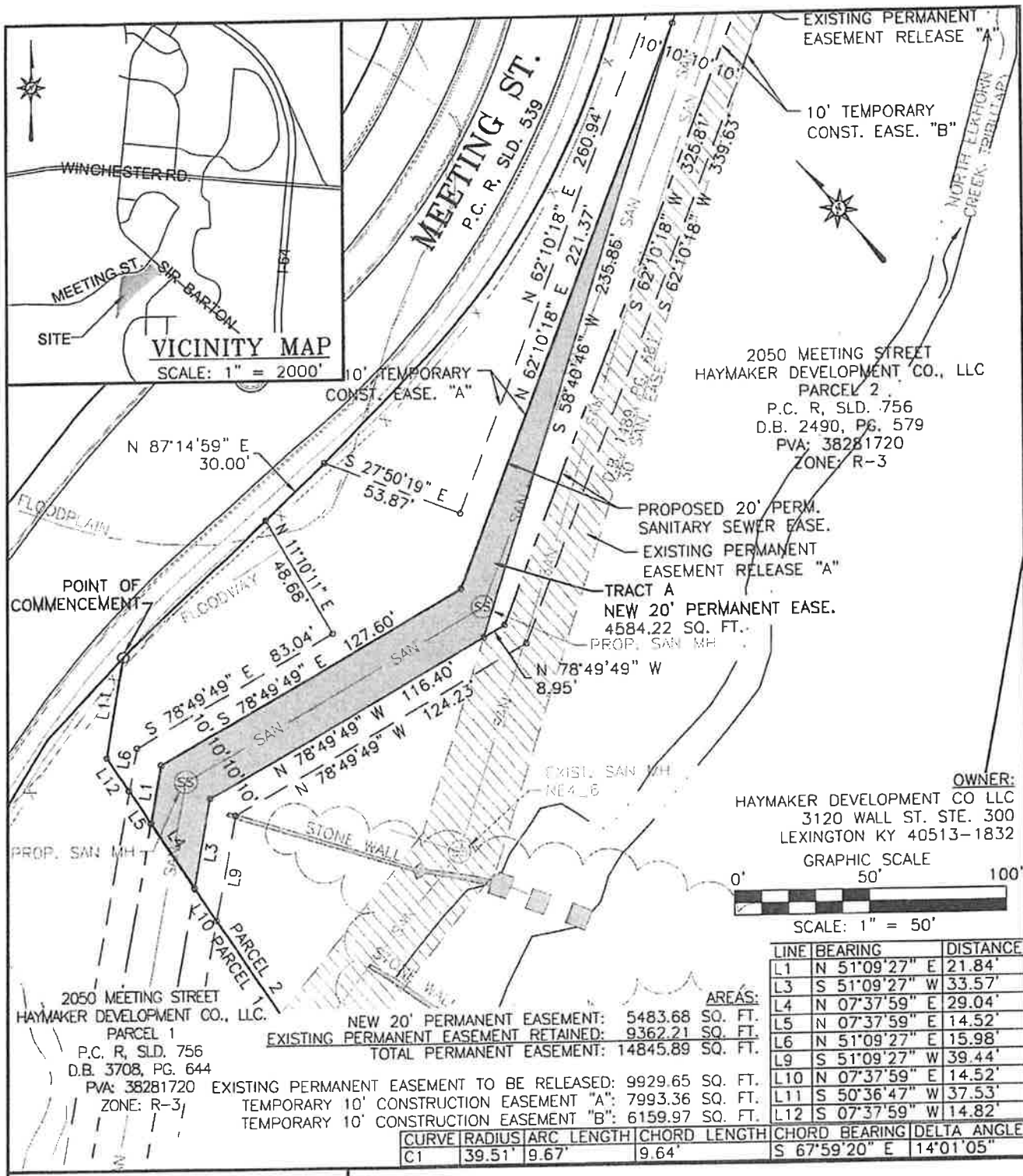
2050 MEETING STREET
HAYMAKER DEV. CO. LLC.
PARCEL 1
P.C. R, SLD. 756
D.B. 3708, PG. 644
PVA: 38281720
ZONE: R-3



Environmental, Civil Engineering Consultants, Land Surveying
128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
Ph. (859) 559-0516 - Fax: (859) 523-0095
www.visionengr.com

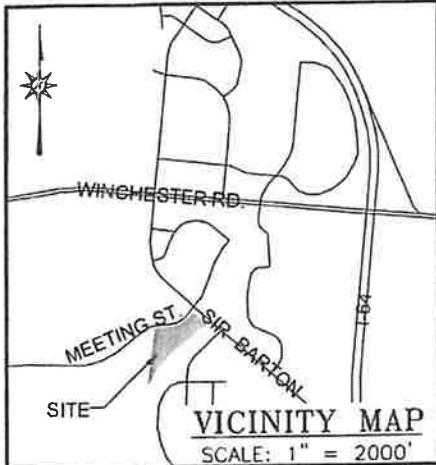
EXHIBIT SHOWING
SANITARY SEWER EASEMENT
TO BE ACQUIRED FROM
HAYMAKER DEVELOPMENT CO. LLC.
2050 MEETING STREET (PARCEL 1)
LEXINGTON, KENTUCKY

REVISED: 6/17/2021



Environmental, Civil Engineering Consultants, Land Surveying
128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
Ph. (859) 559-0516 - Fax: (859) 523-0095
www.visionengr.com

**EXHIBIT SHOWING SANITARY SEWER EASEMENT
TO BE ACQUIRED FROM
HAYMAKER DEVELOPMENT CO. LLC.
2050 MEETING STREET, PARCEL 2
LEXINGTON, KENTUCKY**



2151 MEETING STREET
 CONTINENTAL 385 FUND, LLC
 LOT 1
 TUSCANY UNIT 5-A, SEC 1
 P.C. R, SLD. 668
 D.B. 3542, PG. 197
 PVA: 38272920
 ZONE: R-3

SIR BARTON WAY
 P.C. L, SLD. 243
 100' R/W

TRACT B
 NEW 20' PERMANENT EASE.
 899.46 SQ. FT.

EXISTING PERMANENT
 EASEMENT RELEASE "C"
 EXISTING PERMANENT
 EASEMENT RELEASE "B"

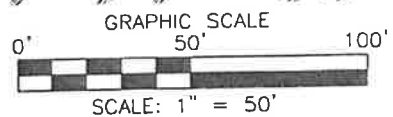
10' TEMPORARY
 CONST. EASE. "A"

EXISTING PERMANENT
 EASEMENT RELEASE "A"

10' TEMPORARY
 CONST. EASE. "B"

OWNER:

HAYMAKER DEVELOPMENT CO LLC
 3120 WALL ST. STE. 300
 LEXINGTON KY 40513-1832



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	39.51'	9.67'	9.64'	S 67°59'20" E	14°01'05"

LINE	BEARING	DISTANCE
L1	N 51°09'27" E	21.84'
L3	S 51°09'27" W	33.57'
L4	N 07°37'59" E	29.04'
L5	N 07°37'59" E	14.52'
L6	N 51°09'27" E	15.98'
L9	S 51°09'27" W	39.44'
L10	N 07°37'59" E	14.52'
L11	S 50°36'47" W	37.53'
L12	S 07°37'59" W	14.82'

**EXHIBIT SHOWING SANITARY SEWER EASEMENT
 TO BE ACQUIRED FROM
 HAYMAKER DEVELOPMENT CO. LLC.
 2050 MEETING STREET, PARCEL 2
 LEXINGTON, KENTUCKY**

VISION ENGINEERING
 Environmental, Civil Engineering Consultants, Land Surveying
 128 E. Reynolds Rd, Suite 150, Lexington, KY 40517
 Ph. (859) 559-0516 - Fax: (859) 523-0095
 www.visionengr.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: MELISSA STELTER ,dc

202203210239

March 21, 2022

13:50:27 PM

Fees	\$104.00	Tax	\$.00
------	----------	-----	--------

Total Paid	\$104.00
------------	----------

THIS IS THE LAST PAGE OF THE DOCUMENT

24 Pages

535 - 558