

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 17th day of December, 2020, by and between **ALLYSON WARFORD and LUKE WARFORD, wife and husband**, 3665 Niles Court, Kentucky 40517, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **THREE HUNDRED NINE DOLLARS AND 00/100 (\$309.00)**, 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 Grantee, its successors and assigns, temporary 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:

Temporary Construction Easement
Southeastern Hills Trunk Sewer Improvement Project
(a portion of 3665 Niles Court)

All that strip or parcel of land situated on Niles Court south of Niles Drive in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows:

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

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BEGINNING, at a point in the right-of-way line of Niles Court, said point also being a common corner between lots 16 and 17, Block " A" , as shown on the Corrected Amended Final Record Plan of Melody Village, Unit 1 (Cabinet A, Slide 378);

Thence leaving the right-of-way line of Niles Court and with the easterly property line of Lot 16, S 57° 58' 02" W, 162.17 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving the easterly property line of Lot 16, and with a new temporary construction easement line through the lands of Lot 17 for two (2) calls:

- 1) S 85° 55' 58" E, 61.20 feet to a point; and
- 2) S 85° 36' 48" E, 111.62 feet to a point in the westerly property line of Lot 18;

Thence continuing with the westerly property line of Lot 18, S 13° 16' 42" W, 18.02 feet to a point;

Thence leaving the westerly property line of Lot 18, and with an existing 40-foot storm, sanitary, and utility easement line through the lands of Lot 17, N 83° 06' 18" W, 183.02 feet to a point in the easterly property line of the aforesaid Lot 16;

Thence continuing with the easterly property line of Lot 16, N 57° 58' 02" E, 15.92 feet to the **TRUE POINT OF BEGINNING**; and,

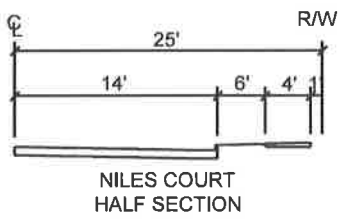
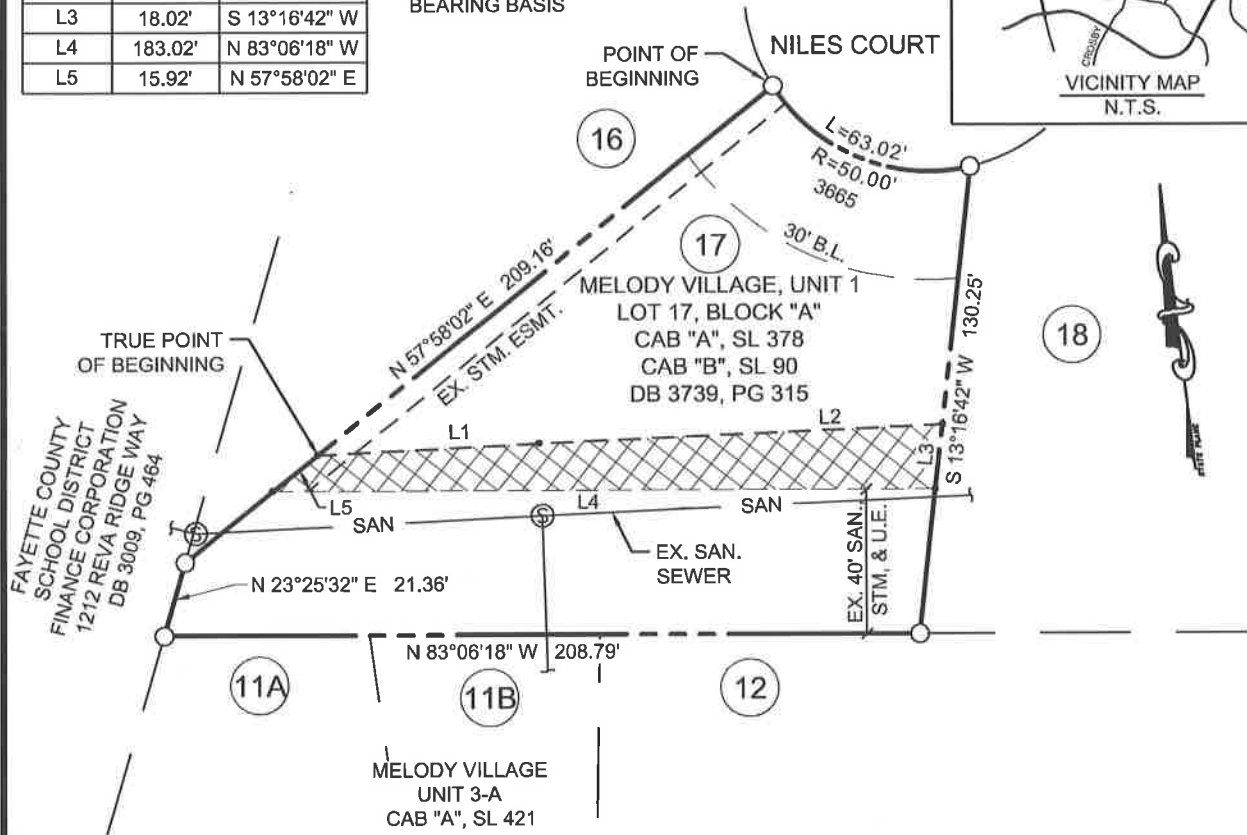
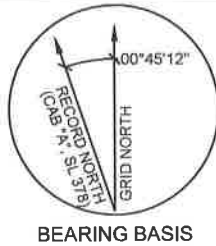
The above described parcel contains 2,472 sq. ft. (0.057 Acres) of temporary construction easement; and

Being a portion of the property conveyed to Allyson Warford and Luke Warford, wife and husband, by Deed dated February 17, 2020, of record in Deed Book 3739, Page 315, in the Fayette County Clerk's Office.

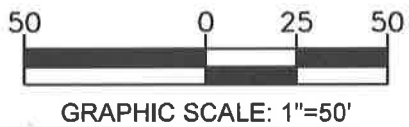
TO HAVE AND TO HOLD said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

EXHIBIT A

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	61.20'	S 85°55'58" E
L2	111.62'	S 85°36'48" E
L3	18.02'	S 13°16'42" W
L4	183.02'	N 83°06'18" W
L5	15.92'	N 57°58'02" E



TEMP. ESMT. AREA
2,472 SQ. FT. (0.057 AC)



NOTES:

1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 3739, PAGE 315) AND CORRESPONDING PLATS (CABINET A, SLIDE 378 AND CABINET B, SLIDE 90) OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE. THE ORIGIN OF BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, STATE PLANE KENTUCKY NORTH AS OBSERVED FROM KYCORS STATION "KYTG" USING A TRIMBLE R10, DUAL FREQUENCY RECEIVER.
2. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A TEMPORARY CONSTRUCTION EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
3. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

**SANITARY SEWER EASEMENT EXHIBIT
LUKE AND ALLYSON WARFORD
3665 NILES COURT
SOUTHEASTERN HILLS TRUNK SEWER IMPROVEMENTS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY**



FIGURE 1

SEPTEMBER 2020

2815.046

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: EMILY GENTRY ,dc

202101040376

January 4, 2021 15:16:04 PM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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6 Pages

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