

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 6th day of January, 202~~2~~^{3 ADB}, by and between **LAUREN MAUPIN**, a single person, 2140 Ft. Harrods Drive, Unit 17, Lexington, Kentucky 40513, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, 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, temporary right to excavate, grade, construct, alter, re-grade and perform

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

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
Lyon Drive
Stormwater Improvement Project
(a portion of 2140 Ft. Harrods Drive, Unit 17)

A certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, 570 feet from the intersection of Lyon Drive and Ft. Harrods Drive, more or less, and being more fully described and bounded as follows, to-wit:

Tract 17A

BEGINNING, at a nail and washer set in the east line of the Quail Run Townhouses Association, Inc., (formerly Harrods Hill Estates) HOA Lot (Deed Book 1446, Page 43) of Harrods Hill Estates, Unit 2-H, Section 1-A (Plat Cabinet D, Slide 492), having a coordinate of N: 186674.67 E:1548405.91;

Thence a tie bearing of N 65° 21' 45" W, a distance of 81.99 feet to the common corner of Lot 17 and the aforementioned Quail Run HOA, and a point in the north line of lot 71 (Diane H. Berkley, Deed Book 2557, Page 389), which is the **TRUE POINT OF BEGINNING**; having a coordinate of N:186708.85, E:1548331.38.

Thence the following four calls:

- 1) Thence with the line between Lot 17 and Lot 71, N 65°21'45" W, a distance of 52.08 feet (L1) to a point at the northern line of Lot 70 (Nancye Hughes Smith, Deed Book 1418, Page 708);
- 2) Thence leaving the line of Smith and going with the line between Lot 17 and Lot 18 (Virginia L. Bradley, Deed Book 2022, Page 671) N 24°38'15" E, a distance of 16.08 feet (L2) to a point in said line;
- 3) Thence leaving the line between Lots 17 and Lot 18 and crossing Lot 17, S 65°19'37" E, a distance of 52.07 feet (L3) to a point in the line between Lot 17 and the aforementioned Quail Run HOA property;

4) Thence with the line between said Quail Run HOA and Lot 17, S 24°38'15" W, a distance of 16.05 feet (L4) to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 837 sq. ft. (0.192 Acres) of temporary construction easement; and

The above tract being a portion of the property conveyed to Lauren Maupin, a single person, by Deed dated June 28, 2018, of record in Deed Book 3597, Page 001, 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.

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 temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the 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 same as herein done, and that she will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 458-2022, passed by the Lexington-Fayette Urban County Council on August 30, 2022. Pursuant to KRS

382.135(2)(a), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.

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

GRANTOR:

LAUREN MAUPIN

COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Lauren Maupin, a single person, on this the 6th day of January, 2022. ^{3 THM}

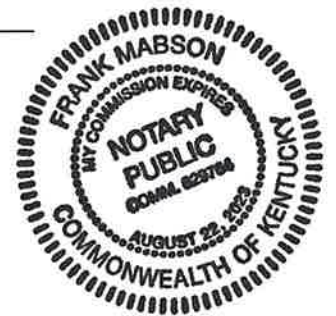
Notary Public, Kentucky, State-at-Large

My Commission Expires: 8 / 22 / 2023

Notary ID # 629764

PREPARED BY:

Evan P. Thompson,
Attorney Sr.
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500
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SURVEY NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH EASEMENT TRACT 17A ON LOT 17.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. THIS IS NOT A BOUNDARY SURVEY PER KAR 18:150.
4. NO PROPERTY CORNERS WERE SET FOR THIS PROPERTY
5. PROPERTY SHOWN IS NOT INCLUDED IN THE FLOODPLAIN AS SHOWN ON NFIP PANEL 2100670114E, DATED MARCH 3, 2014.

LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

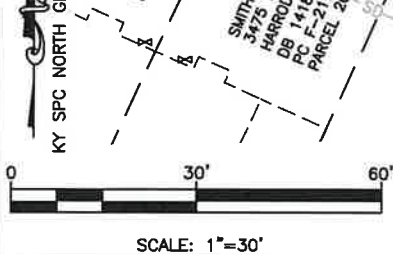
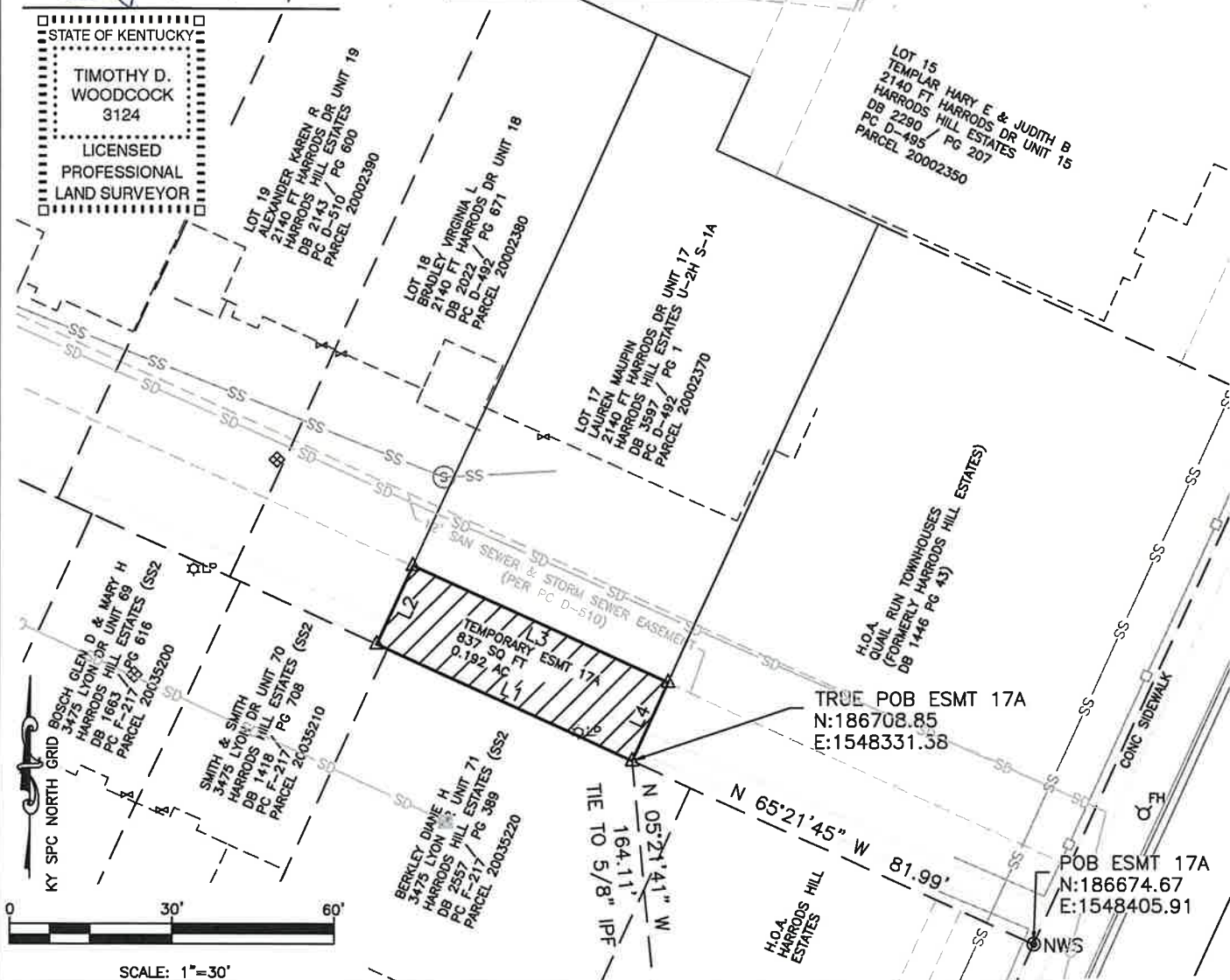
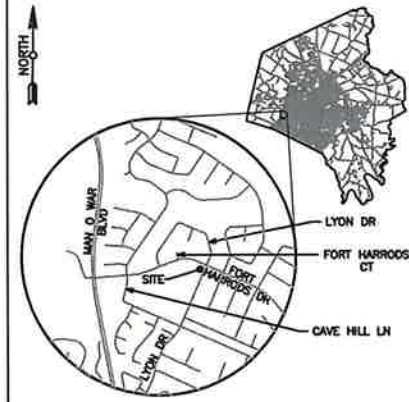
Timothy D. Woodcock

STATE OF KENTUCKY
 TIMOTHY D. WOODCOCK
 3124
 LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND:

- DB PG DEED BOOK & PAGE
- PC PG PLAT CABINET & PAGE
- △ CALCULATED CORNER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- PFND PINCHED PIPE FOUND
- NWS MAG NAIL & WASHER SET
- PPF POWER POLE FOUND
- ROW RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY LINE: ADJOINING
- EASEMENT LINE
- MINIMUM BUILDING SETBACK LINE
- SANITARY SEWER
- STORM DRAIN LINE & STRUCTURE
- NEW EASEMENT

LINE	BEARING	DISTANCE
L1	N 65°21'45" W	52.08'
L2	N 24°38'15" E	16.08'
L3	S 65°19'37" E	52.07'
L4	S 24°38'15" W	16.05'



2022-007 Lyon Dr Easements lot 17 v2amj.dwg

Abbie Jones consulting
 ABBIE JONES CONSULTING
 PROFESSIONAL LAND SURVEYING & ENGINEERING
 1022 FONTAINE RD.
 LEXINGTON, KY 40502
 859.559.3443
 www.abbie-jones.com

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT TRACT 17A

LOCATED AT: LOT 17, HARRODS HILL ESTATES, UNIT 2-H, SECTION 1-A
 3475 LYON DRIVE, LEXINGTON, KY, FAYETTE COUNTY
 CLIENT: BELL ENGINEERING, 2480 FORTUNE DRIVE SUITE 350, LEXINGTON, KY 40509
 OWNER: LAUREN MAUPIN, 2140 LYON DRIVE LEXINGTON, KY 40513
 PROJECT: 2022-007, SCALE: 1"=30', DATE: 04/8/2022, SIZE: 8.5x11, SHT: 1 OF 1
 CAD: JME, PLS: TDW, PLS QC: AMJ

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

202301110130

January 11, 2023 12:02:14 PM

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

246 - 251

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 4th day of January, ~~2022~~, by and between **VIRGINIA L. BRADLEY**, a single person, 2140 Ft. Harrods Drive, Unit 18, Lexington, Kentucky 40513, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, 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, temporary right to excavate, grade, construct, alter, re-grade and perform

Return to:
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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
Lyon Drive
Stormwater Improvement Project
(a portion of 2140 Ft. Harrods Drive, Unit 18)

A certain tract or parcel of land located on Ft. Harrods Drive in Lexington, Fayette County, Kentucky, 570 feet from the intersection of Lyon Drive and Ft. Harrods Drive, more or less, and being more fully described and bounded as follows, to-wit:

Tract 18A

BEGINNING, at a nail and washer set in the east line of the Quail Run Townhouses Association, Inc., (formerly Harrods Hill Estates) HOA Lot (Deed Book 1446, Page 43) of Harrods Hill Estates, Unit 2-H, Section 1-A (Plat Cabinet D, Slide 492), having a coordinate of N: 186674.67 E:1548405.91;

Thence a tie bearing of N 65° 21' 45" W, a distance of 134.07 feet to the common corner of Lot 17 (Lauren Maupin, Deed Book 3597, Page 001) and Lot 18, and a point in the north line of Lot 70 (Nancye Hughes Smith, Deed Book 1418, Page 708), which is the **TRUE POINT OF BEGINNING**; having a coordinate of N:186730.56, E:1548284.05.

Thence the following four calls:

- 1) Thence with the line between Lot 18 and Lot 70, N 65°21'45" W, a distance of 30.10 feet (L1) to a point, being a common corner of Lot 18 and Lot 19 (Karen R. Alexander, Deed Book 2143, Page 600) and a point in the northern line of Lot 69 (Glen & Mary Bosch, Deed Book 1663, Page 616) ;
- 2) Thence leaving the line of Bosch and going with the line between Lot 18 and Lot 19, N 24°38'15" E, a distance of 16.10 feet (L2) to a point in said line;
- 3) Thence leaving the line between Lot 18 and Lot 19 and crossing Lot 18, S 65°19'37" E, a distance of

30.10 feet (L3) to a point in the line between Lot 17 (Lauren Maupin, Deed Book 3597, Page 001) and Lot 18;

- 4) Thence with the line between Lot 17 and Lot 18, S 24°38'15" W, a distance of 16.08 feet (L4) to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 483 sq. ft. (0.0111 Acres) of temporary construction easement; and

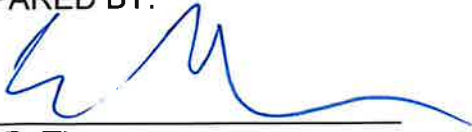
The above tract being a portion of the property conveyed to Virginia L. Bradley, a single person, by Deed dated December 14, 1998, of record in Deed Book 2022, Page 671, in the Fayette County Clerk's Office.

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.

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 temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the 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 same as herein done, and that she will **WARRANT GENERALLY** said title.

PREPARED BY:



Evan P. Thompson,
Attorney Sr.
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500
X:\Cases\WATER-AIR\22-RE0275\RE\00769475.DOC

SURVEY NOTES

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH EASEMENT TRACT 18A ON LOT 18.
2. KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM AND NORTH AMERICAN VERTICAL DATUM 1988.
3. THIS IS NOT A BOUNDARY SURVEY PER KAR 18:150.
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LAND SURVEYOR'S CERTIFICATION:

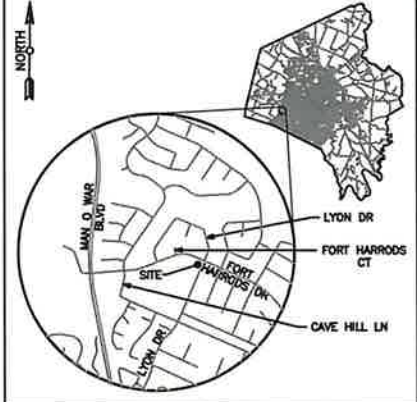
I DO HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

Timothy D. Woodcock

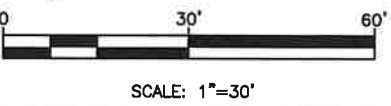
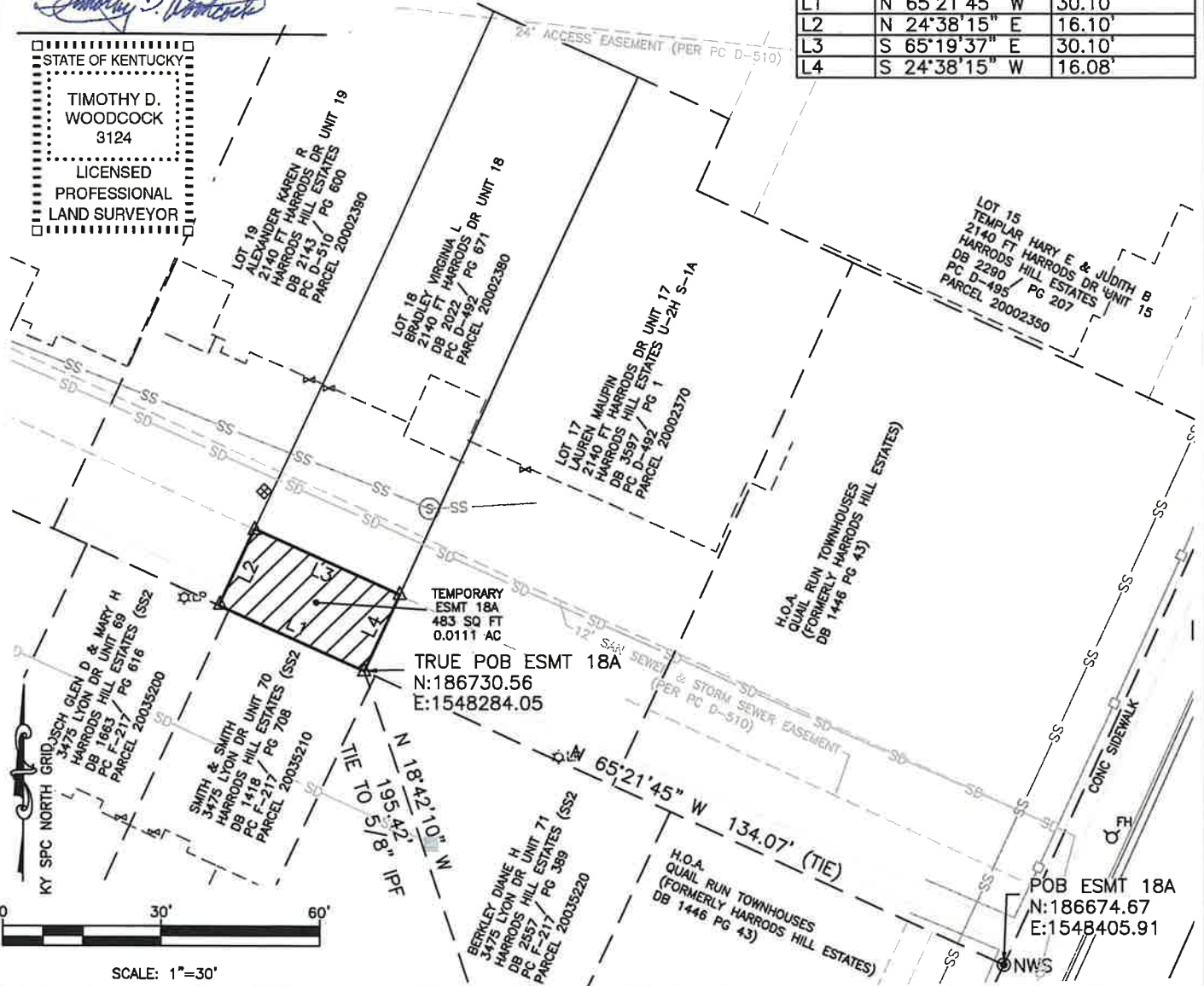
STATE OF KENTUCKY
 TIMOTHY D. WOODCOCK
 3124
 LICENSED PROFESSIONAL LAND SURVEYOR

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- SANITARY SEWER
- STORM DRAIN LINE & STRUCTURE
- ▨ NEW EASEMENT



LINE	BEARING	DISTANCE
L1	N 65°21'45" W	30.10'
L2	N 24°38'15" E	16.10'
L3	S 65°19'37" E	30.10'
L4	S 24°38'15" W	16.08'



2022-007 Lyon Dr Easements lot 18 v3 AMJ.dwg



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 LEXINGTON, KY 40502
 859.559.3443
 www.abbie-jones.com

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT TRACT 18A

LOCATED AT: LOT 18, HARRODS HILL ESTATES,
 UNIT 2-H, SECTION 1-A
 2140 LYON DRIVE, LEXINGTON, KY, FAYETTE COUNTY

CLIENT: BELL ENGINEERING, 2480 FORTUNE DRIVE SUITE 350,
 LEXINGTON, KY 40509

OWNER: VIRGINIA L. BRADLEY, 2140 LYON DRIVE LEXINGTON, KY 40513

PROJECT: 2022-007, SCALE: 1"=30', DATE: 04/8/2022, SIZE: 8.5x11, SHT: 1 OF 1
 CAD: JME, PLS: TDW, PLS QC: AMJ

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

202301110131

January 11, 2023 12:02:27 PM

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

252 - 258