

**GRANT OF EASEMENT**

This **EASEMENT** is made and entered into this 6<sup>th</sup> day of November, 2013, by and between **KEITH A. CAMPBELL, a single person**, of 1179 Mt. Rushmore Way, Lexington, Kentucky 40515, and **BRUCE E. CAMPBELL and KARI CAMPBELL, husband and wife**, of 11308 Monarch Way, Montgomery, Texas 77316 ("Grantors"), and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee"). The in-care of tax mailing address for the current tax year is 11308 Monarch Way, Montgomery, Texas 77316.

**WITNESSETH:**

That for and in consideration of the sum of **Nine Thousand Three Hundred Thirty-One Dollars and 20/100 Cents (\$9,331.20)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, construct, operate, repair, reconstruct and remove sanitary sewer improvements and appurtenances thereto, which sanitary sewer improvements and appurtenances 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 Sanitary Sewer Easement**  
**3369 Valhalla Drive**  
**Century Hills Sanitary Sewer Improvement Project**

Described on Exhibit A attached hereto and incorporated herein by reference.

**FURTHER**, for and in consideration of the foregoing sum, the receipt and

Mail to Grantee  
c/o Department of Law, 11<sup>th</sup> Floor

sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer construction, repair, 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**  
**3369 Valhalla Drive**  
**Century Hills Sanitary Sewer Improvement Project**

All temporary construction easements, if any, are described on Exhibit B attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the above-described easement together with all rights, privileges, 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 will expire upon completion of the construction of the improvement project on the land adjacent to this easement, runs with the land for the duration of the improvement project on the adjacent land, and is binding upon the heirs and assigns of the Grantors.

Grantors do hereby covenant to and with said Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the easements conveyed herein, and that they will **WARRANT GENERALLY** said title.

Grantors 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 the prior written consent of the Grantee.

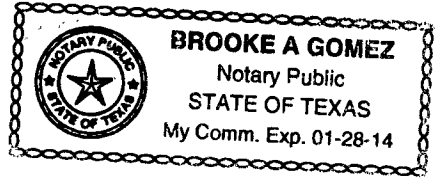


STATE OF TEXAS )  
 )  
COUNTY OF Montgomery )

The foregoing Easement was subscribed, sworn to and acknowledged before me by Bruce E. Campbell and Kari Campbell, husband and wife, on this the 14<sup>th</sup> day of December, 2013.

My commission expires: 1/28/14

Brooke Gomez  
Notary Public  
(Affix Seal)



PREPARED BY:

John P. Watz

John P. Watz, Esq.  
HENRY WATZ RAINE &  
MARINO, PLLC  
401 West Main Street, Suite 314  
Lexington, Kentucky 40507  
(859) 258-3500  
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**EXHIBIT A**

20-FOOT PERMANENT SANITARY SEWER EASEMENT  
&  
10-FOOT TEMPORARY CONSTRUCTION EASEMENTS  
ON THE PROPERTY OF  
KEITH CAMPBELL (SINGLE)  
AND  
BRUCE E. CAMPBELL AND KARI LYNNE CAMPBELL  
(HUSBAND & WIFE)  
DEED BOOK 2601, PAGE 457  
LOT 34, BLOCK H, UNIT 4-A, SECTION 2 CENTURY HILLS SUBDIVISION  
PLAT CABINET C, SLIDE 17  
3369 VALHALLA DRIVE  
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY

All those tracts or parcels of land situated on the southerly side of Valhalla Drive at its terminus, in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

**Permanent Sanitary Sewer Easement:**

Beginning at a point in the common line of Lot 34 and Lot 35, Block H, Unit 4-A, Section 2 of Century Hills Subdivision (Plat Cabinet C, Slide 17), said point being approximately 33.4 feet northeasterly from the rear common corner of said lots as measured along the common line; thence along the common line of Lots 34 and 35, N 29° 41' 36" E 20.01 feet; thence through Lot 34, S 61° 37' 10" E 91.84 feet to a point in the common line of Lot 34 aforesaid and Lot 33, Block H, Unit 4-A, Section 2 of Century Hills Subdivision (Plat Cabinet C, Slide 17); thence along said common line, S 01° 19' 47" W 22.46 feet; thence again through Lot 34, parallel with and twenty feet southwesterly from the second call cited above, N 61° 37' 10" W 102.51 feet to the beginning and containing 1944 square feet.

## **EXHIBIT B**

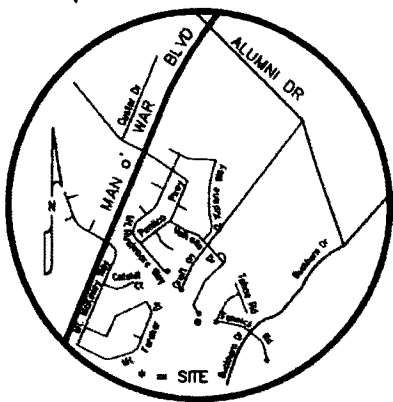
### **Temporary Construction Easement - Tract 1:**

Beginning at the northeasterly corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 34 and Lot 35, Block H, Unit 4-A, Section 2 of Century Hills Subdivision (Plat Cabinet C, Slide 17); thence along said common line, N 29° 41' 36" E 10.00 feet; thence through Lot 34, parallel with and ten feet northeasterly from the northeasterly line of the above described permanent sanitary sewer easement, S 61° 37' 10" E 86.50 feet to a point in the common line of Lot 34 aforesaid and Lot 33, Block H, Unit 4-A, Section 2 of Century Hills Subdivision (Plat Cabinet C, Slide 17); thence along said common line, S 01° 19' 47" W 11.23 feet; thence again through Lot 34, along the northeasterly line of the above described permanent sanitary sewer easement, N 61° 37' 10" W 91.84 feet to the beginning and containing 892 square feet.

### **Temporary Construction Easement - Tract 2:**

Beginning at the northwesterly corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 34 and Lot 35, Block H, Unit 4-A, Section 2 of Century Hills Subdivision (Plat Cabinet C, Slide 17); thence through Lot 34, along the southwesterly line of the above described permanent sanitary sewer easement, S 61° 37' 10" E 102.51 feet to a point in the common line of Lot 34 aforesaid and Lot 33, Block H, Unit 4-A, Section 2 of Century Hills Subdivision (Plat Cabinet C, Slide 17); thence along said common line, S 01° 19' 47" W 11.23 feet; thence again through Lot 34, parallel with and ten feet southwesterly from the southwesterly line of the above described permanent sanitary sewer easement, N 61° 37' 10" W 107.85 feet to a point in the common line of Lots 34 and 35 aforesaid; thence along said common line, N 29° 41' 36" E 10.00 feet to the beginning and containing 1052 square feet.

Being a twenty-foot wide permanent sanitary sewer easement and ten-foot wide temporary construction easements on a portion of the same property conveyed to Keith Campbell, a single person, and Bruce Campbell, a married person, by deed dated October 20, 2005, and of record in Deed Book 2601, Page 457; being designated as Lot 34, Block H, Unit 4-A, Section 2 of Century Hills Subdivision as per the Final Record Plan recorded in Plat Cabinet C, Slide 17. All of the above referenced instruments are of record in the Fayette County Clerk's office.



VICINITY MAP  
Not To Scale

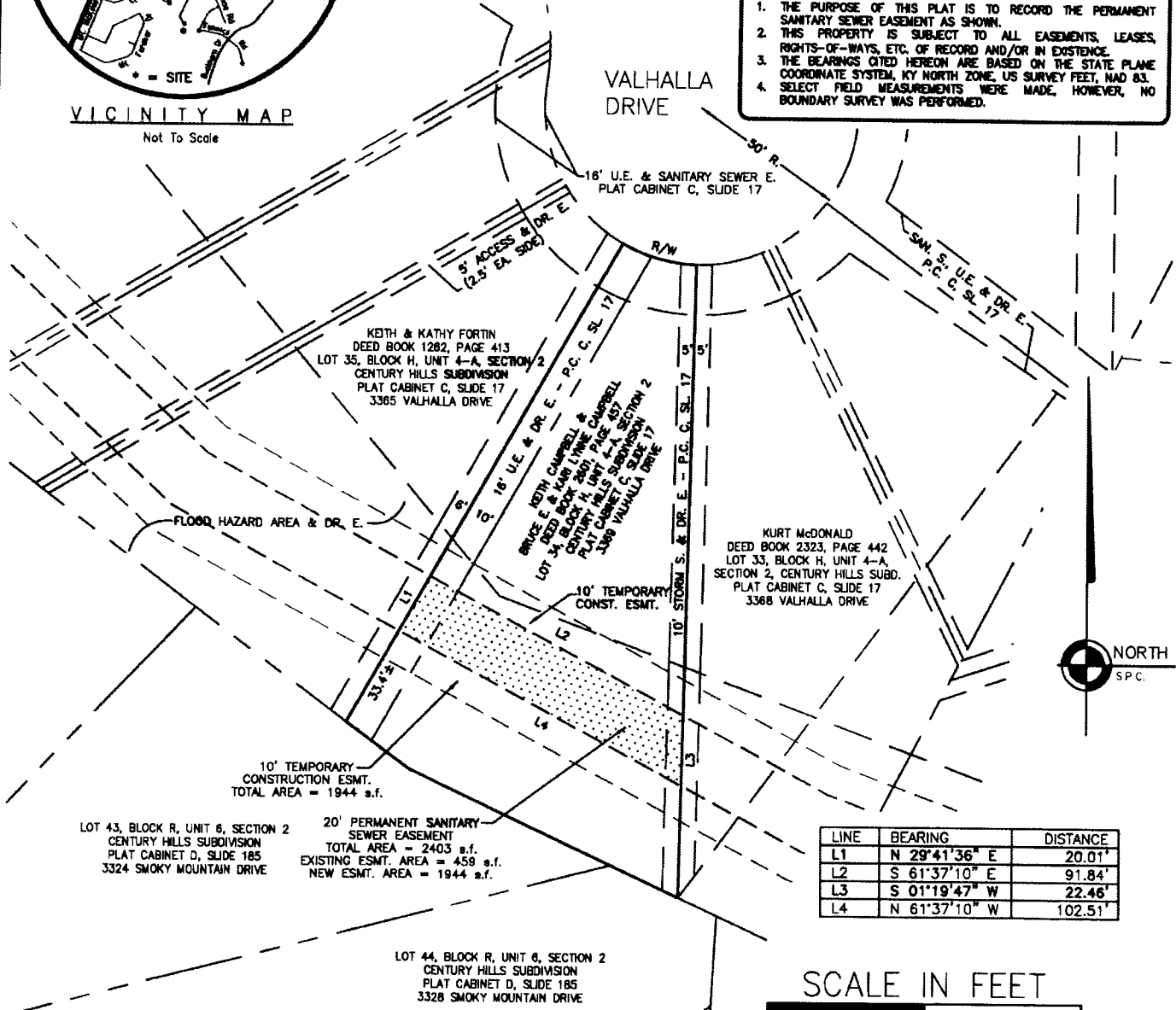
PROPERTY OWNERS' ADDRESS  
KEITH CAMPBELL &  
BRUCE E. & KARI LYNNE CAMPBELL  
1179 MT RUSHMORE WAY  
LEXINGTON, KY 40515

**LEGEND**

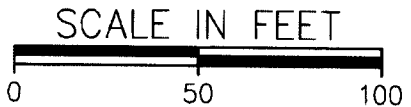
- APPROXIMATE SUBJECT PROPERTY LINE
- APPROXIMATE ADJOINING PROPERTY LINE
- - - PROPOSED SANITARY SEWER EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - TEMPORARY CONSTRUCTION EASEMENT LINE

**NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO RECORD THE PERMANENT SANITARY SEWER EASEMENT AS SHOWN.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, LEASES, RIGHTS-OF-WAYS, ETC. OF RECORD AND/OR IN EXISTENCE.
3. THE BEARINGS CITED HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, KY NORTH ZONE, US SURVEY FEET, NAD 83.
4. SELECT FIELD MEASUREMENTS WERE MADE, HOWEVER, NO BOUNDARY SURVEY WAS PERFORMED.



LINE	BEARING	DISTANCE
L1	N 29°41'36" E	20.01'
L2	S 61°37'10" E	91.84'
L3	S 01°19'47" W	22.46'
L4	N 61°37'10" W	102.51'



**LAND SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BEARINGS AND DISTANCES AS SHOWN ON THIS PLAT ARE TRUE AND ACCURATE.

*Reda J. Smith* 8/15/13

REDA J. SMITH, PLS # 3323  
CDP ENGINEERS, INC.  
3250 BLAZER PKWY  
LEXINGTON, KY 40509

DATE



**SANITARY SEWER EASEMENT PLAT**  
KEITH CAMPBELL  
(SINGLE)  
& BRUCE E. CAMPBELL & KARI LYNNE CAMPBELL  
(HUSBAND & WIFE)  
PROPERTY  
3369 VALHALLA DRIVE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

3250 Blazer Parkway  
Lexington KY 40509  
T 659.284.7600 F 659.284.7501

SCALE: 1" = 50' DATE: AUGUST 12, 2013

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: DOUG BRADLEY ,dc

201401290074

January 29, 2014                      10:11:31    AM

Fees                      \$29.00              Tax                      \$0.00

Total Paid                      \$29.00

**THIS IS THE LAST PAGE OF THE DOCUMENT**

8    Pages

657    -    664