

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 19th day of March, 2014, by and between **BAKER & BAKER PROPERTIES, LLC**, a Kentucky limited liability company, 1384 Glenview Drive, Lexington, Fayette County, Kentucky 40514, ("Grantor"), which is also the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

WITNESSETH:

That for and in consideration of the sum of **Ten Dollars and 00/100 Cents (\$10.00)**, and other good and valuable consideration, 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, the permanent right to lay, construct, operate, repair, reconstruct and remove a sanitary sewer line and appurtenances thereto, which sanitary sewer line and facilities 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 Easement
(a portion of 2463 Leestown Road)
Hillenmeyer Pump Station Decommission Project

Being a permanent easement for sanitary sewer improvements now known as 2463 Leestown Road and being more particularly described as follows:

COMMENCING AT A POINT in the Grantor's southeastern property line, said point lying in the common line of 101 Mercer Road and 2551 Leestown Road; thence with the

Michael Keith Horn
Department of Law
200 E. Main Street, 11th Floor
Lexington, Ky. 40507

Grantor's southeastern property line, South 29 degrees 32 minutes 19 seconds West, 66.68 feet to the **TRUE POINT OF BEGINNING**; thence continuing with the Grantor's southeastern property line, South 29 degrees 32 minutes 19 seconds West, 20.78 feet to a point; thence leaving said property line with the proposed sanitary sewer easement, North 44 degrees 41 minutes 49 seconds West, 77.73 feet to a point; thence North 33 degrees 58 minutes 41 seconds East, 44.14 feet to a point in the proposed right-of-way of Citation Boulevard; thence with said right-of-way, North 50 degrees 53 minutes 04 seconds East, 68.77 feet to a point; thence leaving said right-of-way with the proposed sanitary sewer easement, South 33 degrees 58 minutes 41 seconds West, 93.55 feet to a point; thence South 44 degrees 41 minutes 49 seconds East, 55.70 feet to the **POINT OF BEGINNING** and containing 2,711 square feet; and,

Being a portion of the same property conveyed to Baker & Baker Properties, LLC, a Kentucky limited liability company, by Deed dated September 11, 2013, of record in Deed Book 3187, Page 317, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the foregoing sum, 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, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer construction, 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
(a portion of 2463 Leestown Road)
Hillenmeyer Pump Station Decommission Project

Being a construction easement for sanitary sewer improvements now known as 2463 Leestown Road and being more particularly described as follows:

COMMENCING AT A POINT in the Grantor's southeastern property line, said point lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the Grantor's southeastern property, South 29 degrees 32 minutes 19 seconds West, 51.09 feet to the **TRUE POINT OF BEGINNING**; thence continuing with the Grantor's southeastern property line, South 29 degrees 32 minutes 19 seconds West, 51.95 feet to a point; thence leaving said property line with the proposed construction easement, North 44 degrees 41 minutes 49 seconds West, 94.26 feet to a point; thence North 33 degrees 58 minutes 41 seconds East, 7.09 feet to a point in the proposed right-of-way of Citation Boulevard; thence with said right-of-way, North 50 degrees 53 minutes 04 seconds East, 171.94 feet to a point; thence leaving said right-of-way with the proposed construction easement, South 33 degrees 58 minutes 41 seconds West, 130.61 feet to a point; thence South 44 degrees 41 minutes 49 seconds East, 39.17 feet to the **POINT OF BEGINNING** and containing 0.16 acres; and,

Being a portion of the same property conveyed to Baker & Baker Properties, LLC, a Kentucky limited liability company, by Deed dated September 11, 2013, of record in Deed Book 3187, Page 317, in the Fayette County Clerk's Office.

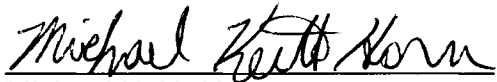
TO HAVE AND TO HOLD the above-described easements together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

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 Grantor.

Grantor does hereby covenant to and with said 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 same as herein, and that it will **WARRANT GENERALLY** said title.

Grantor shall have the full right to use the surface of the land lying over said

PREPARED BY:



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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: MARCIA DERR ,dc

201410220120

October 22, 2014 14:39:10 PM

Fees	\$23.00	Tax	\$.00
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Total Paid	\$23.00
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