

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 23 day of May, 2019, by and between **THE ALLAN AND SANDRA SLOVIN LIVING TRUST, DATED April 9, 2018, ALLAN J. SLOVIN, as Trustee**, 5967 Allee Way, Braselton, Georgia 30517, 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 **THREE HUNDRED TWENTY-EIGHT AND 63/100 DOLLARS (\$328.63)**, 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, 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**  
**Lansdowne South Trunk Sewer Replacement Project**  
**(a portion of 3589 Laredo Drive)**

Return to:  
Charles E. Edwards III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

(CC-F)

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One tract or parcel of land being a permanent sewer easement situated west of Laredo Drive in Lexington, Fayette County, Kentucky and being more particularly described as follows, to wit:

Beginning at a point in the southwest corner of the property and being a common corner to 3591 Laredo Drive property (Deed Book 3599, Page 99), Gatewood Subdivision, Unit 1-C, Lot 9; thence N 78°24'10" E, 23.03 feet, more or less along the common property line with the 3591 Laredo Drive property to **THE POINT OF BEGINNING OF THE PROPOSED PERMANENT SANITARY SEWER EASEMENT**; thence N 12°13'39" W a distance of 20.19 feet; thence N 78°23'27" E a distance of 31.77 feet; thence S 12°00'18" E a distance of 20.19 feet; thence S 78°24'10" W a distance of 31.69 feet; more or less to the **POINT OF BEGINNING**; and,

The above described parcel contains 640.67 square feet of permanent easement; and

Included in the above described proposed permanent sanitary sewer easement area description is an existing sanitary sewer easement of 384.98 square feet, resulting in a net increase of 255.78 square feet of new easement area; and,

Being a portion of the property conveyed to the Allan and Sandra Slovin Living Trust, dated April 9, 2018, Allan J. Slovin, as Trustee, by deed dated March 27, 2019, of record in Deed Book 3656, Page 631, 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:

**Temporary Construction Access Easement**  
**Lansdowne South Trunk Sewer Replacement Project**  
**(a portion of 3589 Laredo Drive)**

One tract or parcel of land being a temporary construction access easement situated west of Laredo Drive in Lexington, Fayette County, Kentucky and being more particularly described as follows, to wit:

Beginning at a point in the southwest corner of the property and being a common corner to 3591 Laredo Drive property (Deed Book 3599, Page 99) Gatewood Subdivision, Unit 1-C, Lot 9; thence N 78°24'10" E, 13.03 feet, more or less along the common property line with the 3591 Laredo Drive property to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT**; thence N 12°13'39" W a distance of 20.19 feet; thence N 78°23'27" E a distance of 0.23 feet; thence S 33°21'17" E a distance of 21.73 feet; thence S 78°24'10" W a distance of 8.06 feet; more or less to the **POINT OF BEGINNING**; and,

The above described parcel contains 83.64 square feet of temporary construction easement;

Being a portion of the property conveyed to the Allan and Sandra Slovin Living Trust, dated April 9, 2018, Allan J. Slovin, as Trustee, by deed dated March 27, 2019, of record in Deed Book 3656, Page 631, 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 does 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 GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 58-2019, passed by the Lexington-Fayette Urban County Council on February 7, 2019. 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.

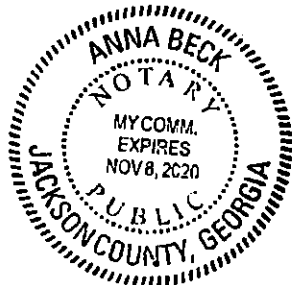
GRANTOR:

ALLAN AND SANDRA SLOVIN LIVING TRUST, dated  
April 9, 2018

BY: *Allan J. Slovin*  
ALLAN J. SLOVIN,  
TRUSTEE

STATE OF GEORGIA                    )  
  )  
COUNTY OF JACKSON                )

This instrument was acknowledged, subscribed and sworn to before me by Allan J. Slovin, as Trustee, on behalf of the Allan and Sandra Slovin Living Trust, dated April 9, 2018, on this the 23<sup>rd</sup> day of May, 2019.



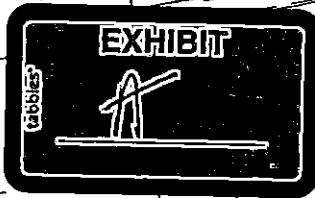
*Anna Beck*  
Notary Public, Georgia, State-at-Large

My Commission Expires: 11 / 8 / 2020

PREPARED BY:

*Charles E. Edwards III*  
CHARLES E. EDWARDS III  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11th Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

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3579 LAREDO DR  
JTA HOLDINGS LLC  
PARCEL 10018280  
DB 2851, PG 680

3581 LAREDO DR  
JTA HOLDINGS LLC  
PARCEL 10018290  
DB 2851, PG 680

3583 LAREDO DR  
JTA HOLDINGS LLC  
PARCEL 10018300  
DB 2851, PG 680

3585 LAREDO DR  
JTA HOLDINGS LLC  
PARCEL 10018310  
DB 3089, PG 746

3587 LAREDO DR  
WHITE GREGORY & NATHLEEN  
PARCEL 10018320  
DB 3543, PG 483

3589 LAREDO DR  
SLOVIN ALLAN J  
PARCEL 10018330  
DB 3559, PG 93

3591 LAREDO DR  
JDW PROPERTIES, LLC  
PARCEL 10018340  
DB 3599, PG 99

3593 LAREDO DR  
BENNINGFIELD BRAXTON & MICHELLE  
PARCEL 10018350  
DB 2731, PG 526

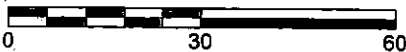
3595 LAREDO DR  
RICKETTS DENOTRA S  
PARCEL 10018360  
DB 2746, PG 263

3597 LAREDO DR  
MELISA D

431 LANCELOT LN  
JTA HOLDINGS LLC  
PARCEL 15900263  
DB 2851, PG 680

BASIS OF BEARINGS:  
NAD 83 KY NORTH

GRAPHIC SCALE: 1" = 30'



- ① PERMANENT EASEMENT TRACT NO.
- ① TEMPORARY CONSTRUCTION EASEMENT TRACT NO.
- ① EXISTING EASEMENT TO BE RELEASED TRACT NO.

- EXISTING EASEMENT AREA
- TEMPORARY CONSTRUCTION EASEMENT
- NEW PERMANENT EASEMENT AREA
- EX. EASEMENT AREA TO BE RELEASED



SANITARY SEWER EASEMENT 3589 LAREDO DRIVE



CIVIL & ENVIRONMENTAL & MINING

340 S BROADWAY LEXINGTON, KY 40517 (859) 233-2103 fax (859) 259-3394

DATE - 3/7/2019 PROJECT NO. 1016-001

DRAWN - kmf

PROJECT NAME - LANSLOWNE SOUTH TRUNK SEWER REPLACEMENT  
PROJECT LOCATION - LEXINGTON, KENTUCKY

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

201906050202

June 5, 2019

13:49:24 PM

Fees	\$26.00	Tax	\$ .00
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Total Paid	\$26.00
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