

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 1st day of March, 2021, by and between **ILIYA G. PETROV and YORDANKA S. PETROV, husband and wife**, 1577 Thames Drive, 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 **FIFTY DOLLARS AND 00/100 (\$50.00)**, 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 1577 Thames Drive)

All that strip or parcel of land situated on the west side of Thames Drive west of River Park 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

BEGINNING at a point in the westerly right of way line of Thames Drive, said point also being a common corner between lots 20 and 21, Block "E" as shown on the Record Plat of the River Park Subdivision, Unit 1-B, (Cabinet A, Slide 39);

Thence leaving the westerly right of way line of Thames Drive and with the westerly property line of Lot 21, S 55° 05' 42" W, 172.61 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing with the westerly property line of Lot 21, S 55° 05' 42" W, 1.12 feet to a point;

Thence leaving the westerly property line of Lot 21 and with an existing sanitary sewer, storm, and utility easement line through the lands of Lot 20, N 82° 47' 18" W, 35.12 feet to a point;

Thence continuing with an existing sanitary sewer easement line, N 23° 00' 25" E, 9.08 feet to a point;

Thence continuing with a new temporary construction easement line, S 69° 22' 49" E, 34.42 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 169 sq. ft. (0.004 Acres) of temporary construction easement; and

Being a portion of the property conveyed to Iliya G. Petrov and Yordanka S. Petrov, husband and wife, by Deed dated September 28, 2004, of record in Deed Book 2499, Page 386, 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 Grantors. The temporary construction easement shall take effect upon the

commencement of construction of the project and will expire upon the completion of the project.

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

The obtaining of this easement was authorized by Resolution 456-2020, passed by the Lexington-Fayette Urban County Council on October 8, 2020. Pursuant to KRS 382.135(2)(c), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.

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

GRANTORS:



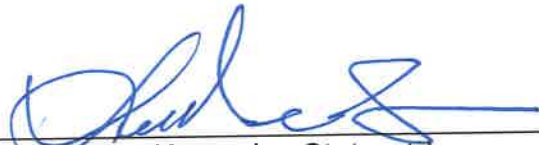
ILIYA G. PETROV



YORDANKA S. PETROV

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Iliya G. Petrov and Yordanka S. Petrov, husband and wife, on this the 18th day of March, 2021.



Notary Public, Kentucky, State-at-Large

My Commission Expires: 7/10/2023

Notary ID # 626440

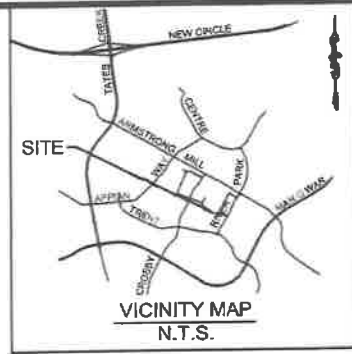
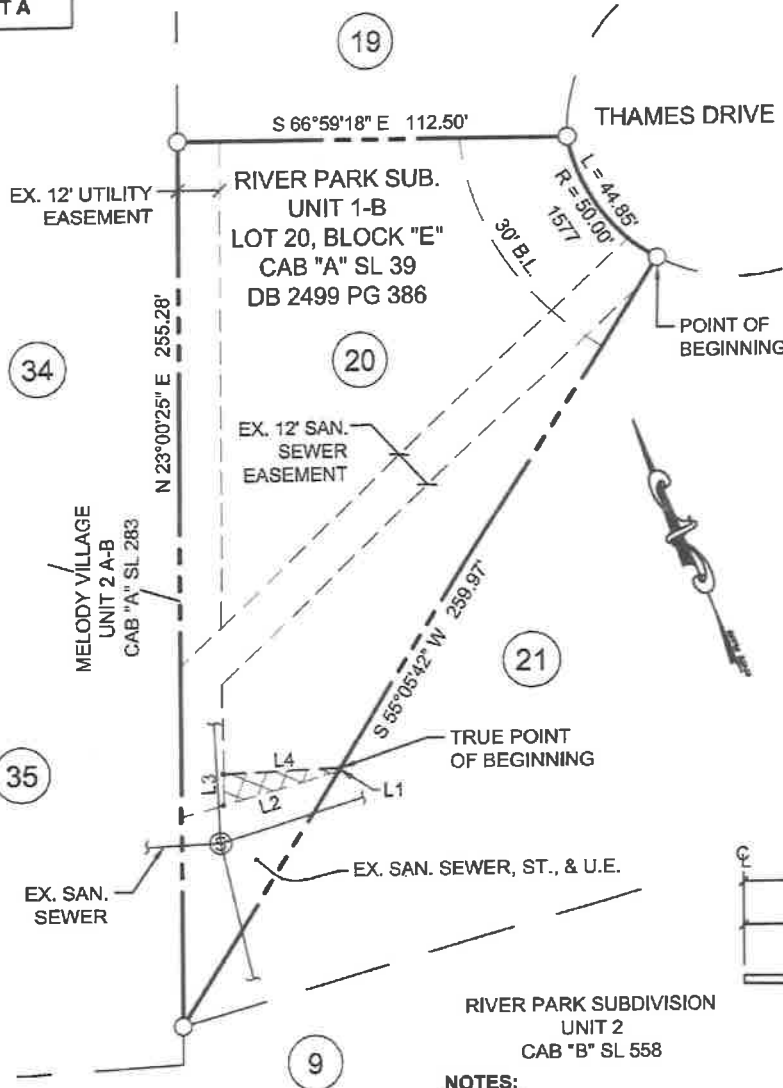
PREPARED BY:



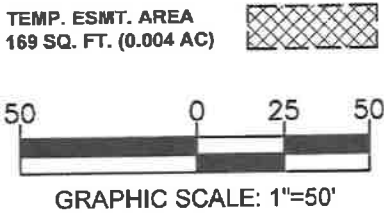
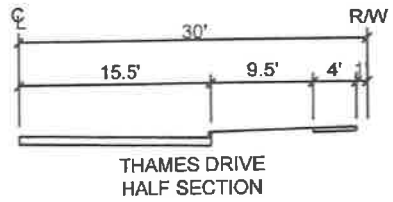
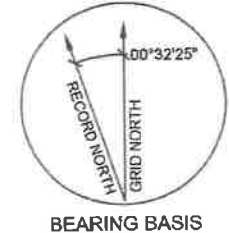
Evan P. Thompson, Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

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EXHIBIT A



EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	1.12'	S 55°05'42" W
L2	35.12'	N 82°47'18" W
L3	9.08'	N 23°00'25" E
L4	34.42'	S 69°22'49" E



- NOTES:**
1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 2499, PAGE 386) AND CORRESPONDING PLAT (CABINET A, SLIDE 39) 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
ILIYA G & YORDANKA S PETROV
1577 THAMES DRIVE
SOUTHEASTERN HILLS TRUNK SEWER IMPROVEMENTS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY



FIGURE 1
 SEPTEMBER 2020
 2015.045

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

202103090215

March 9, 2021 11:14:40 AM

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

700 - 705