



202301170133

FAYETTE CO, KY FEE \$56.00

PRESENTED / LODGED: 01-17-2023 02:26:25 PM

RECORDED: 01-17-2023

DONALD W BLEVINS JR
CLERK

BY: EMILY GENTRY
DEPUTY CLERK

BK: DB 3997

PG: 635-641

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 10TH day of JANUARY, 2023, by and between **SARAH JANE TAMME**, a **single person**, 1155 Dunbarton Lane, Lexington, Kentucky 40502, 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 **ONE THOUSAND DOLLARS AND 00/100 (\$1,000.00)**, 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

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

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
West Hickman Main Trunk E
Sewer Improvement Project
(a portion of 1155 Dunbarton Lane)

All of that tract or parcel of land situated at the south end of the Dunbarton Lane cu-de-sac approximately 620 feet south of the intersection of Dunbarton Lane and Brush Creek Drive in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

BEGINNING, at the front corner of Sarah Jane Tamme (1155 Dunbarton Lane, Deed Book 3681, Page 649) and Jeff Borton (1158 Dunbarton Lane, Deed Book 3465, Page 335), said point being in the Dunbarton Lane cul-de-sac right-of-way; thence leaving said Dunbarton Lane and with said Borton, South 18°40'21" West, 69.54 feet to a point; thence leaving said Borton for two (2) new lines through the lands of said Tamme:

- 1) South 29°48'46" West, 74.02 feet to a point,
- 2) South 69°12'09" East, 14.31 feet to a point in the line with said Borton;

With said Borton, South 18°40'21" West, 20.88 feet to a point in the north line of an existing sanitary sewer and utility easement (Plat Cabinet B, Slide 577); thence leaving said Borton for 4 new lines through the lands of said Tamme:

- 1) With said easement, South 78°03'41" West, 20.00 feet to a point,
- 2) North 33°20'44" West, 26.06 feet to a point,
- 3) Leaving said easement, North 29°48'46" East, 130.68 feet to a point,
- 4) North 18°40'21" East, 31.09 feet to a point in said Dunbarton Lane;

Thence with said Dunbarton Lane along a non-tangent curve to the left with a radius of 50.00 feet, an arc length of 12.63 feet and a chord, South 64°04'29" East, 12.60 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 3,427 sq. ft (gross and net) of temporary construction easement; and

Being a portion of the property conveyed to Sarah Jane Tamme, a single person, her heirs and assigns, forever, by Deed dated July 8, 2019, of record in Deed Book 3681, Page 649, in the Fayette County Clerk's Office.

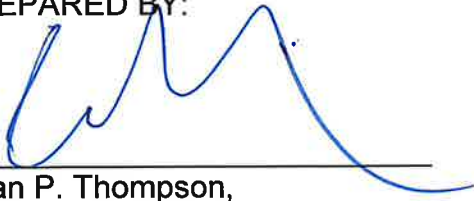
TO HAVE AND TO HOLD said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

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.

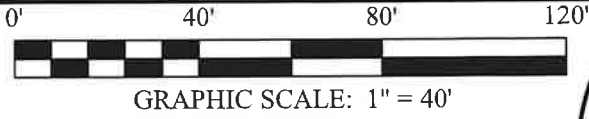
The obtaining of this easement was authorized by Resolution 030-2022, passed by the Lexington-Fayette Urban County Council on January 27, 2022. Pursuant to KRS


PREPARED BY:



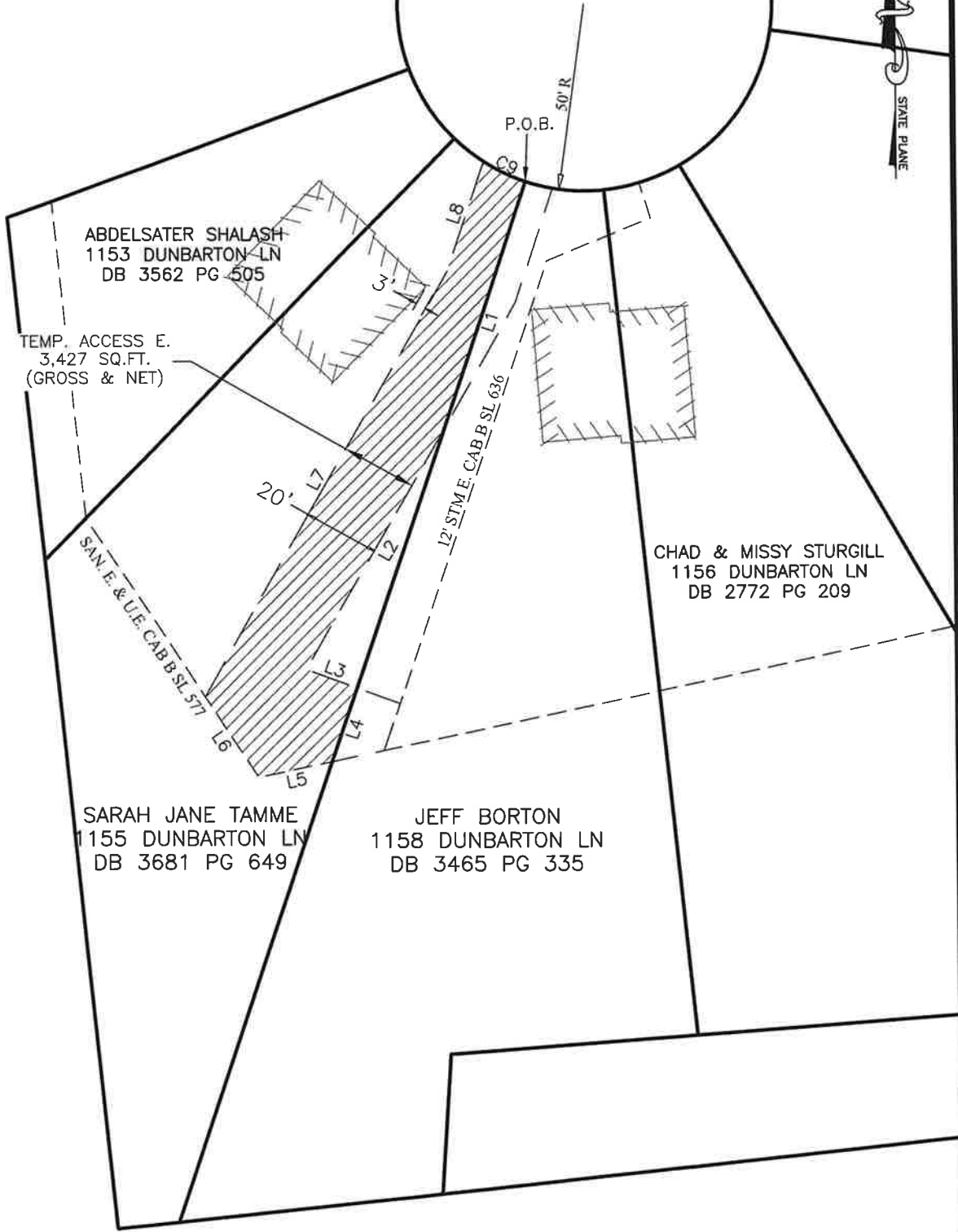
Evan P. Thompson,
Attorney Sr.
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

X:\Cases\WATER-AIR\22-RE0011\RE\00770498.DOC



 TEMP. ACCESS. ESMT.

DUNBARTON LANE



ABDELSATER SHALASH
1153 DUNBARTON LN
DB 3562 PG 505

TEMP. ACCESS E.
3,427 SQ.FT.
(GROSS & NET)

CHAD & MISSY STURGILL
1156 DUNBARTON LN
DB 2772 PG 209

SARAH JANE TAMME
1155 DUNBARTON LN
DB 3681 PG 649

JEFF BORTON
1158 DUNBARTON LN
DB 3465 PG 335

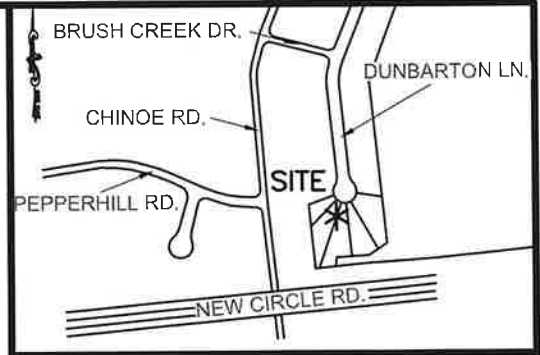
K:\200126 - West Hickman Trunk Sewers\Survey Info\Working Drawings\Easements\200126 Easements.dwg
Day & Time: Oct 28, 2022 - 1:56pm Login Name: jchambless



REV. DATE: 07/04/22
651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
www.primeeng.com

WEST HICKMAN TRUNK E SEWER PROJECT
ACCESS EASEMENT EXHIBIT
SARAH JANE TAMME
1155 DUNBARTON LANE
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

K:\200126 - West Hickman Trunk Sewers\Survey Info\Working Drawings\Easements\200126 Easements.dwg
 Day & Time: Oct 28, 2022 - 1:56pm Login Name: jchambliss



VICINITY MAP N.T.S.

LINE	BEARING	DISTANCE
L1	S 18°40'21" W	69.54'
L2	S 29°48'46" W	74.02'
L3	S 69°12'09" E	14.31'
L4	S 18°40'21" W	20.88'
L5	S 78°03'41" W	20.00'
L6	N 33°20'44" W	26.06'
L7	N 29°48'46" E	130.68'
L8	N 18°40'21" E	31.09'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	50.00'	12.63'	S 64°04'29" E	12.60'

EX. PERM ESMT.=N/A

PROP. TEMP. ESMT.(GROSS)=3,427 SQ.FT.
 PROP. TEMP. ESMT.(NET)=3,427 SQ.FT.

LAND SURVEYOR'S CERTIFICATE:

THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND PRIME AE GROUP ENGINEERING HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

James M. Chambliss, PLS
 Digitally signed by James M. Chambliss, PLS
 Date: 2022.10.28 13:59:19 -04'00'



JAMES M. CHAMBLISS, PLS 3185 DATE



REV. DATE: 07/04/22
 651 Perimeter Drive Suite 300
 Lexington, KY 40517
 Phone (859) 368-0145
 www.primeeng.com

WEST HICKMAN TRUNK E SEWER PROJECT
 ACCESS EASEMENT EXHIBIT
 SARAH JANE TAMME
 1155 DUNBARTON LANE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2