

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 27th day of June, 2019, by and between **JDW PROPERTIES, LLC, a Kentucky limited liability company**, c/o John D. Webb, Manager, 655 Elkin Station Road, Winchester, Kentucky 40391, 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 **FIFTY-EIGHT AND 60/100 DOLLARS (\$58.60)**, 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 3591 Laredo Drive)

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

(CC-F)

All of that 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 3593 Laredo Drive property (Deed Book 2731, Page 526), Gatewood Subdivision, Unit 1-C, Lot 10; thence N 78°24'55" E, a distance of 19.83 feet, more or less along the common property line with the 3593 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°24'10" E, a distance of 31.69 feet; thence S 12°00'18" E, a distance of 20.19 feet; thence S 78°24'55" W, a distance of 31.61 feet, more or less to the **POINT OF BEGINNING**; and,

The above described parcel contains 639.05 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 498.29 square feet, resulting in a net increase of 140.76 square feet of new easement area; and,

Being a portion of the property conveyed to JDW Properties, LLC, a Kentucky limited liability company, by deed dated June 27, 2018, of record in Deed Book 3599, Page 99, 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 3591 Laredo Drive)

All that 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 3593 Laredo Drive property (Deed Book 2731, Page 526) Gatewood Subdivision, Unit 1-C, Lot 10; N 78°24'55" E, a distance of 9.83 feet, more or less along the common property line with the 3593 Laredo Drive property to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT**; thence N 12°13'39" W, a distance of 20.18 feet; thence N 78°24'10" E, a distance of 8.06 feet; thence S 33°21'17" E, a distance of 5.38 feet; thence S 12°13'39" E, a distance of 15.19 feet; thence S 78°24'55" W, a distance of 10.00 feet, more or less to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT**; and,

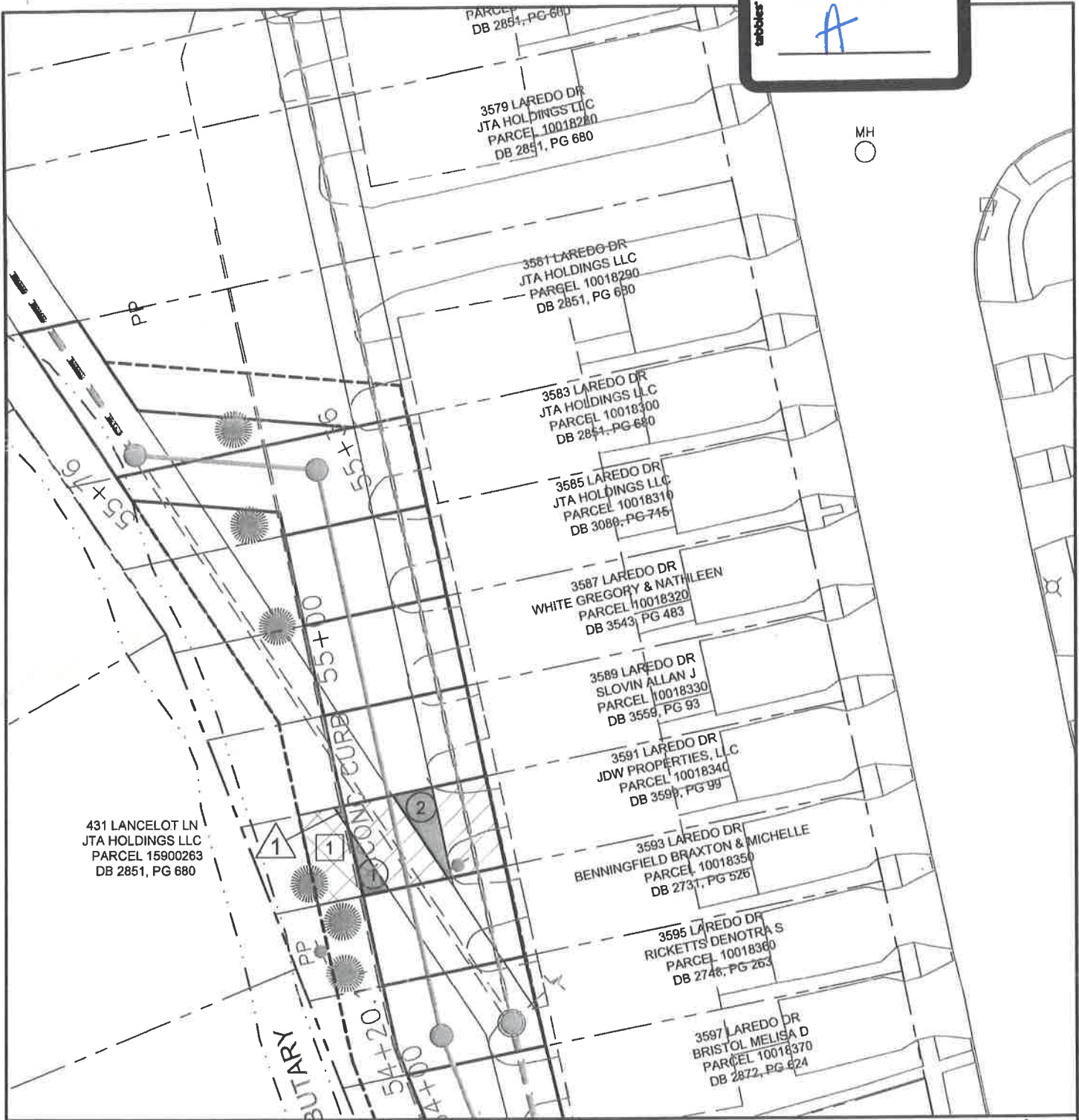
The above described parcel contains 197.00 square feet of temporary construction easement; and,

Being a portion of the property conveyed to JDW Properties, LLC, a Kentucky limited liability company, by deed dated June 27, 2018, of record in Deed Book 3599, Page 99, 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




EXHIBIT
A







BASIS OF BEARINGS:
NAD 83 KY NORTH

GRAPHIC SCALE: 1" = 30'



-  PERMANENT EASEMENT TRACT NO.
-  TEMPORARY CONSTRUCTION EASEMENT TRACT NO.
-  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 3591 LAREDO DRIVE



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	

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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: MELISSA STELTER ,dc

201907020038

July 2, 2019

9:29:08 AM

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