

DEED OF EASEMENT

This **PERMANENT SANITARY SEWER, DRAINAGE, DETENTION EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 17th day of May, 2022, by and between **RONALD DAVID BAILEY, a single person**, 631 Kennedy Road, Lexington, Kentucky 40511, 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 NINETY-ONE DOLLARS AND 00/100 CENTS (\$391.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED and SOLD** and do hereby **GIVE, GRANT and CONVEY** unto the

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

Grantee, its successors and assigns, permanent right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of sanitary sewer, drainage and detention 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, Drainage & Detention Easement
Joyland Area
Storm Drainage Improvement Project
(a portion of 503-505 Lisa Drive)

All that tract or parcel of land situated on the north side of Lisa Drive at its easterly terminus in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

BEGINNING, at a point on the existing westerly right-of-way of Lisa Drive as shown on plat of record lodged in Plat Cabinet A, Slide 452 in the Fayette County Clerk's Office, said point being in the easterly property line of subject property, thence with the right-of-way of Lisa Drive, S 30°25' 40" W 80.08 feet to a point; thence along a curve to the right, having a radius of 20.00 feet for an arc distance of 37.27 feet and having a chord bearing S 83°48'40" W 32.11 feet to a point; thence N 42°48'18" W 12.03 feet to a point; thence leaving the right-of-way of Lisa Drive and traversing through the lands of subject property, N 81°33'03" E 28.48 feet to a point; thence N 41°05'38" E 74.15 feet to a point; thence N 45°57' 24" E 5.20 feet to the **POINT OF BEGINNING**; and,

The above-described parcel contains 0.03 Acres (1,117.3 sq. ft.) of permanent easement; and

Being a portion of the property conveyed to Ronald David Bailey, a single person, by Deed dated April 26, 2016, of record in Deed Book 3392, Page 233, 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 Easement
Joyland Area
Storm Drainage Improvement Project
(a portion of 503-505 Lisa Drive)

All that tract or parcel of land situated on the north side of Lisa Drive at its easterly terminus in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

BEGINNING, at a point on the southerly right-of-way of Lisa Drive, common corner to the above-described permanent sanitary sewer, drainage and detention easement; thence with southerly right-of-way of Lisa Drive, N 42°48'20" W 9.08 feet to a point; thence leaving the southerly right-of-way of Lisa Drive and traversing through the lands of subject property, N 81°33'03" E 30.84 feet to a point; thence N 41°05'38" E 71.70 feet to a point; thence N 45°57' 24" E 23.55 feet to a point, said point being on the northerly property line of subject property; thence with the northerly property line of subject property, S 42°48' 20" E 2.51 feet to a point on the westerly right-of-way of Lisa Drive; thence with the westerly right-of-way of Lisa Drive, S 30°25'40" W 18.66 feet to a point, common corner to the above-described permanent sanitary sewer, drainage and detention easement; thence leaving the westerly right-of-way of Lisa Drive and continuing with the above-described permanent sanitary sewer, drainage and detention easement, S 45°57' 24" W 5.20 feet to a point; thence S 41°05' 38" W 74.15 feet

to a point, thence S 81°33' 03" W 28.48 feet to the **POINT OF BEGINNING**; and,

The above described parcel contains 0.02 Acres (899.6 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Ronald David Bailey, a single person, by Deed dated April 26, 2016, of record in Deed Book 3392, Page 233, 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.

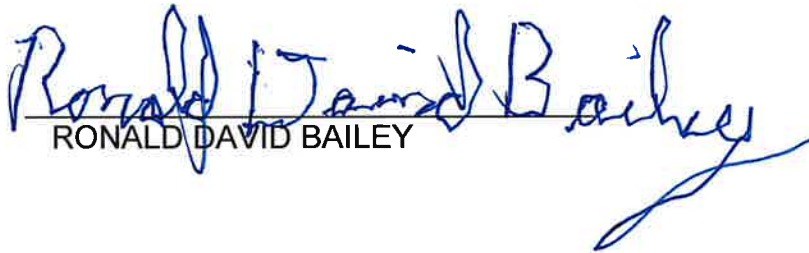
Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of his right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that he is

lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that he will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 127-2022, passed by the Lexington-Fayette Urban County Council on March 17, 2022. 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:


RONALD DAVID BAILEY

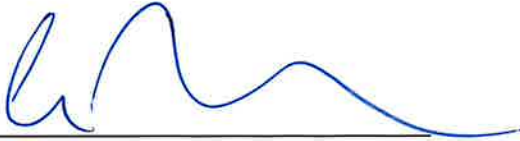
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Ronald David Bailey, a single person, on this the 17th day of May, 2022.



Notary Public, Kentucky, State-at-Large
My Commission Expires: 4 / 19 / 24
Notary ID # KNP 4238

PREPARED BY:

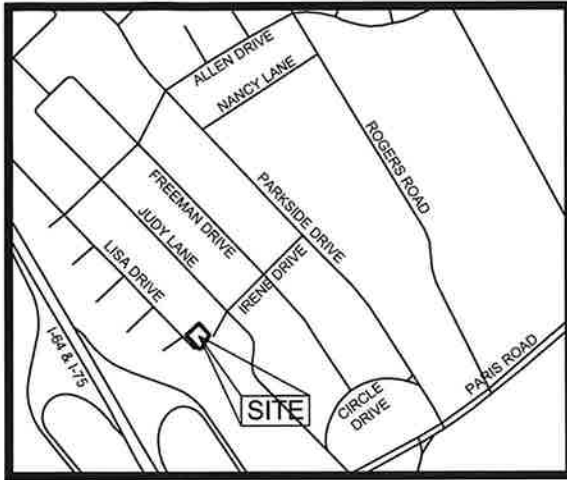


EVAN P. THOMPSON,
Attorney
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County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

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JASON D. BANKS, PLS
 1211 JESSAMINE STATION | NICHOLASVILLE, KY
 859.881.0020 | BANKSENGINEERING.NET



VICINITY MAP
 SCALE: 1"=1000'

NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.
2. SELECT FIELD MEASUREMENTS WERE MADE, HOWEVER, NO BOUNDARY SURVEY WAS PERFORMED.
3. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE FULL EXTERIOR BOUNDARIES OF THE PROPERTIES SHOWN AND DEPICTED HEREON.

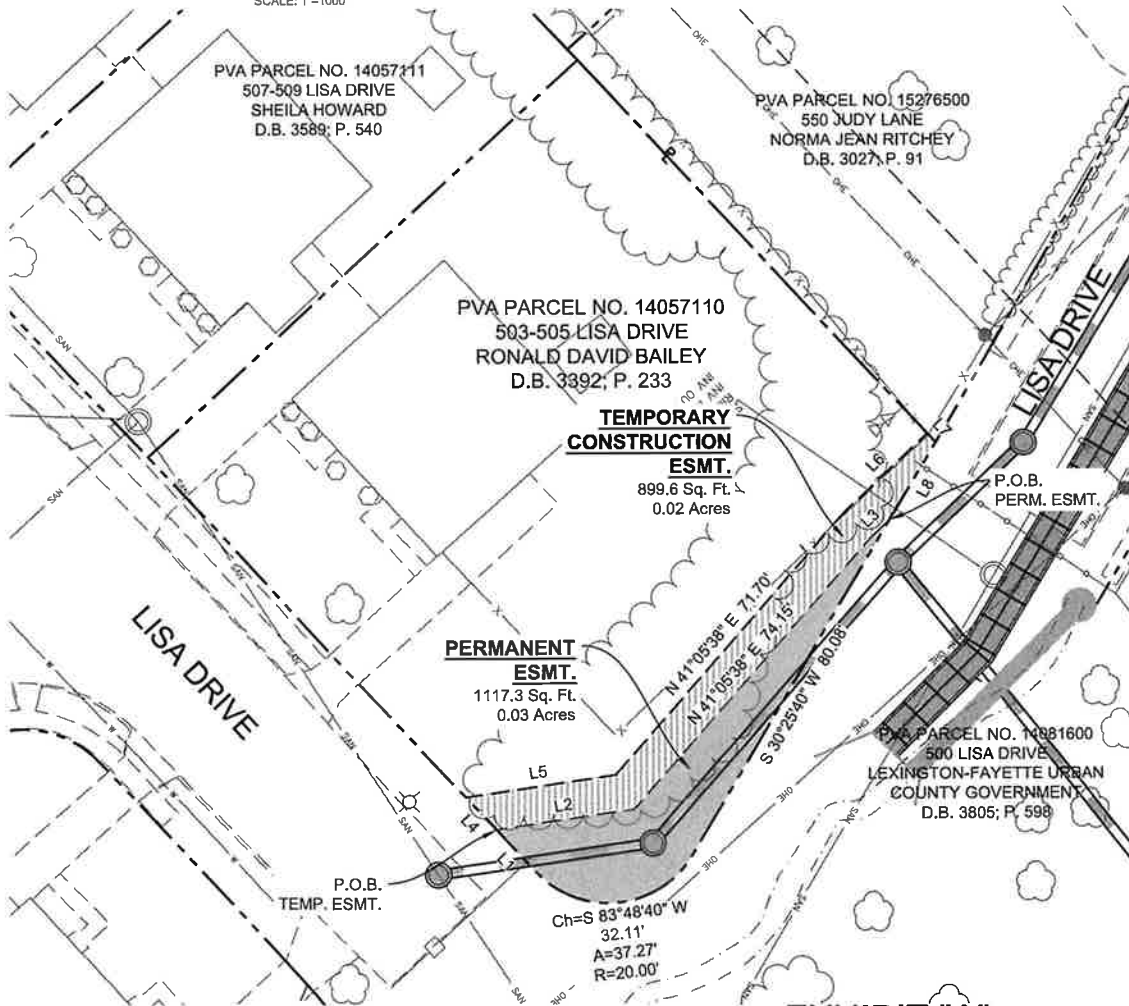
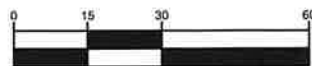


EXHIBIT "A"

SANITARY SEWER, DRAINAGE &
 DETENTION EASEMENT
**Lexington-Fayette Urban
 County Government**
 THROUGH THE PROPERTY OF
Ronald David Bailey
 PARCEL 14057110
 D.B. 3392; P. 233
 503-505 Lisa Drive
 Lexington, Kentucky

LINE TABLE		
LINE	BEARING	DISTANCE
L.1	N 42°48'18" W	12.03'
L.2	N 81°33'03" E	28.48'
L.3	N 45°57'24" E	5.20'
L.4	N 42°48'20" W	9.08'
L.5	N 81°33'03" E	30.84'
L.6	N 45°57'24" E	23.55'
L.7	S 42°48'20" E	2.51'
L.8	S 30°25'40" W	18.66'

GRAPHIC SCALE



PROJECT: 20230
 DRAWN BY: CBS
 DATE: June, 2021
 DRAWING: 20230_Easements.dwg

**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: EMILY GENTRY ,dc

202205200171

May 20, 2022 10:57:15 AM

Fees \$56.00 Tax \$.00

Total Paid \$56.00

THIS IS THE LAST PAGE OF THE DOCUMENT

8 Pages

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