

R 389-2013
7593

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 18 day of November, 2013, by and between **WILLIAM J. RANKIN and CYNTHIA DAWN RANKIN**, husband and wife, 1845 Bowman Mill Road, Middletown, Virginia 22645 ("Grantors"), which is also the in-care of tax mailing address for the current tax year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

W I T N E S S E I H:

That for and in consideration of the sum of **Three Thousand One Hundred Eighty-Eight Dollars and 40/100 Cents (\$3,188.40)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, construct, operate, repair, reconstruct and remove sanitary sewer improvements and appurtenances thereto, which sanitary sewer improvements and appurtenances shall be of such dimension, character, construction and use determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

Permanent Sanitary Sewer Easement
1209 C Mt. Rushmore Way
Century Hills Sanitary Sewer Improvement Project

Described on Exhibit A attached hereto and incorporated herein by reference.

FURTHER, for and in consideration of the foregoing sum, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and

Mail to Grantee
c/o Department of Law, 11th Floor

do hereby **GIVE, GRANT and CONVEY** unto the Grantee, its successors and assigns, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of sanitary sewer construction, repair, installation and relocation through and across the following tract of land located within the confines of Lexington-Fayette County, Kentucky, to-wit:

Temporary Construction Easement
1209 C Mt. Rushmore Way
Century Hills Sanitary Sewer Improvement Project

All temporary construction easements, if any, are described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above-described easement together with all rights, privileges, 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 will expire upon completion of the construction of the improvement project on the land adjacent to this easement, runs with the land for the duration of the improvement project on the adjacent land, and is binding upon the heirs and assigns of the Grantors.

Grantors do hereby covenant to and with said 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 easements conveyed herein, and that they will **WARRANT GENERALLY** said title.

Grantors 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 the prior written consent of the Grantee.

The obtaining of this easement was authorized by Resolution No. 389-2013

EXHIBIT A

20-FOOT PERMANENT SANITARY SEWER EASEMENT
&
10-FOOT TEMPORARY CONSTRUCTION EASEMENTS
ON THE PROPERTY OF
WILLIAM J. RANKIN
(NOW MARRIED)
DEED BOOK 2017, PAGE 602
LOT 37C, BLOCK D, UNIT 2-B CENTURY HILLS SUBDIVISION
PLAT CABINET D, SLIDE 648
1209C MT. RUSHMORE WAY
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY

All those tracts or parcels of land situated on the southwesterly side of Mt. Rushmore Way near its terminus, southeasterly from its intersection with Pimlico Parkway, in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

Permanent Sanitary Sewer Easement:

Beginning at a point in the common line of Lot 37C and Lot 37D, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 648), said point being approximately 52.3 feet northeasterly from the rear common corner of said lots as measured along said common line; thence along the common line of Lots 37C and 37D, N 33° 09' 25" E 21.31 feet; thence through Lot 37C for two calls, S 36° 40' 44" E 13.34 feet and S 53° 20' 30" E 19.93 feet to a point in the common line of Lot 37C aforesaid and Lot 37B, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 648); thence along said common line, S 33° 09' 25" W 20.04 feet; thence again through Lot 37C, parallel with and twenty feet southwesterly from the second and third calls cited above, in reverse order, N 53° 20' 30" W 24.08 feet and N 36° 40' 44" W 8.92 feet to the beginning and containing 663 square feet.

EXHIBIT B

Temporary Construction Easement - Tract 1:

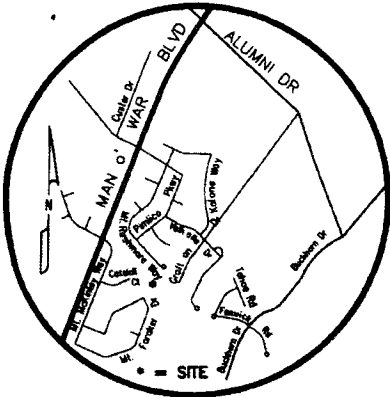
Beginning at the northwesterly corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 37C and Lot 37D, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 648); thence along said common line, N 33° 09' 25" E 10.65 feet; thence through Lot 37C, parallel with and ten feet northeasterly from the northeasterly line of the above described permanent sanitary sewer easement, for two calls, S 36° 40' 44" E 15.54 feet and S 53° 20' 30" E 17.85 feet to a point in the common line of Lot 37C aforesaid and Lot 37B, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 648); thence along said common line, S 33° 09' 25" W 10.02 feet; thence again through Lot 37C, along the northeasterly line of the above described permanent sanitary sewer easement, for two calls, N 53° 20' 30" W 19.93 feet and N 36° 40' 44" W 13.34 feet to the beginning and containing 333 square feet.

Temporary Construction Easement - Tract 2:

Beginning at the southwesterly corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 37C and Lot 37D, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 648); thence through Lot 37C, along the southwesterly line of the above described permanent sanitary sewer easement, for two calls, S 36° 40' 44" E 8.92 feet and S 53° 20' 30" E 24.08 feet to a point in the common line of Lot 37C aforesaid and Lot 37B, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 648); thence along said common line, S 33° 09' 25" W 10.02 feet; thence again through Lot 37C, parallel with and ten feet southwesterly from the southwesterly line of the above described permanent sanitary sewer easement, for two calls, N 53° 20' 30" W 26.15 feet and N 36° 40' 44" W 6.71 feet to a point in the common line of Lots 37C and 37D aforesaid; thence with said common line, N 33° 09' 25" E 10.65 feet to the beginning and containing 330 square feet.

Being a twenty-foot wide permanent sanitary sewer easement and ten-foot wide temporary construction easements on a portion of the same property conveyed to Grantor by deed dated November 13, 1998, and of record in Deed Book 2017, Page 602; being designated as Lot 37C, Block D, Unit 2-B of Century Hills Subdivision as per the Amended Final Record Plat of record in Plat Cabinet D, Slide 648. All of the above referenced instruments are of record in the Fayette County Clerk's office.

EXHIBIT "C"



VICINITY MAP
Not To Scale

PROPERTY OWNER'S ADDRESS
WILLIAM J. RANKIN
1845 BOWMANS MILL ROAD
MIDDLETOWN, VA 22645

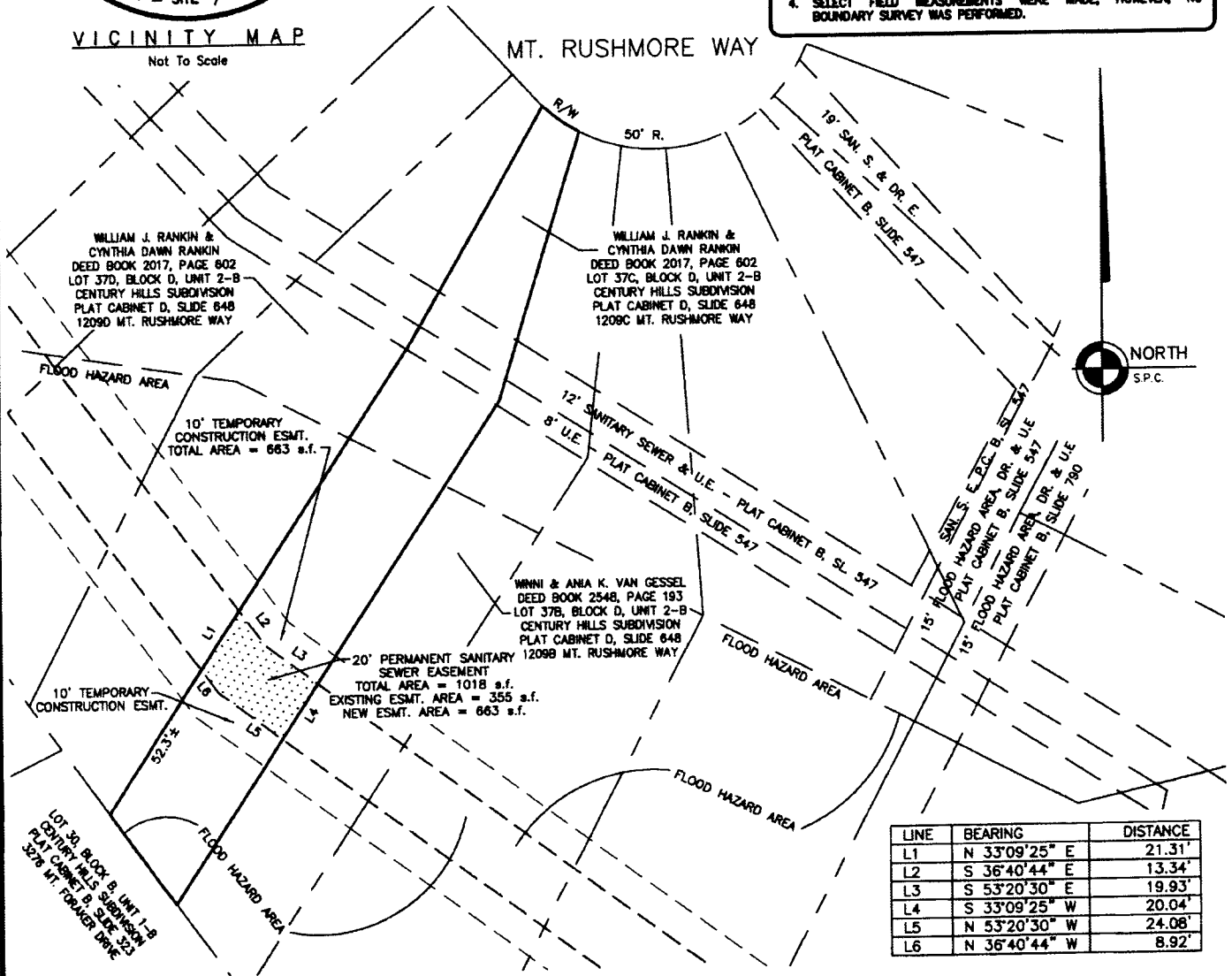
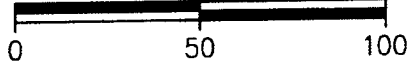
LEGEND

- APPROXIMATE SUBJECT PROPERTY LINE
- - - APPROXIMATE ADJOINING PROPERTY LINE
- - - - PROPOSED SANITARY SEWER EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- - - - TEMPORARY CONSTRUCTION EASEMENT LINE

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECORD THE PERMANENT SANITARY SEWER EASEMENT AS SHOWN.
2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, LEASES, RIGHTS-OF-WAYS, ETC. OF RECORD AND/OR IN EXISTENCE.
3. THE BEARINGS CITED HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, KY NORTH ZONE, US SURVEY FEET, NAD 83.
4. SELECT FIELD MEASUREMENTS WERE MADE, HOWEVER, NO BOUNDARY SURVEY WAS PERFORMED.

SCALE IN FEET



LINE	BEARING	DISTANCE
L1	N 33°09'25" E	21.31'
L2	S 36°40'44" E	13.34'
L3	S 53°20'30" E	19.93'
L4	S 33°09'25" W	20.04'
L5	N 53°20'30" W	24.08'
L6	N 36°40'44" W	8.92'

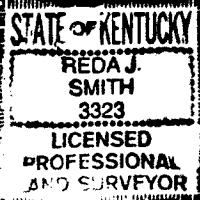
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BEARINGS AND DISTANCES AS SHOWN ON THIS PLAT ARE TRUE AND ACCURATE.

Reda J. Smith 11/13/13

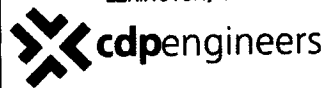
REDA J. SMITH, PLS # 3323
CDP ENGINEERS, INC.
3250 BLAZER PKWY
LEXINGTON, KY 40509

DATE



SANITARY SEWER EASEMENT PLAT

WILLIAM J. RANKIN AND CYNTHIA DAWN RANKIN
(HUSBAND & WIFE)
PROPERTY
1209C MT. RUSHMORE WAY
LEXINGTON, FAYETTE COUNTY, KENTUCKY



3250 Blazer Parkway
Lexington KY 40509
T 659.264.7500 F 659.264.7501

SCALE: 1" = 50'

DATE: NOVEMBER 13, 2013

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: DOUG BRADLEY ,dc

201401290066

January 29, 2014 10:08:52 AM

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

601 - 607