

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 21<sup>th</sup> day of October, 2020, by and between **CHARLES C. RENFRO and DONA RENFRO, husband and wife**, 981 Holly Springs Drive, Lexington, Kentucky 40504, which is the in-care of tax mailing address for the current year (hereinafter "Grantors"), 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 **EIGHT HUNDRED THREE DOLLARS AND 83/100 DOLLARS (\$803.83)**, 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, 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**  
**Wolf Run Trunks D & E Sewer Replacement Project**  
**(a portion of 981 Holly Springs Drive)**

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

**BEGINNING**, at a point on the western property line shared with John & Susan Skillman, approximately 5' from the northwest property corner, thence 24.05 feet at a bearing of S 31°06'12" W along the western property, thence 68.78 feet at a bearing S 49°00'38" E to a point, thence 3.42 feet in a bearing S 43°08'34" E to the eastern property line shared with Alan & Beth Ross, thence 27.77 feet at a bearing N 22°56'00" E along the eastern property line to a point, thence 67.75 feet at a bearing N 51°00'00" W to the western property line back to the **POINT OF BEGINNING**; and,

The above-described parcel contains 1,746.28 square feet of permanent easement; and

Being a portion of the property conveyed to Charles C. Renfro and Dona Renfro, husband and wife, by Deed dated July 15, 1999, of record in Deed Book 2067, Page 434, 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, 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 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**  
**Wolf Run D & E Trunk Sewer Replacement Project**  
**(a portion of 981 Holly Springs Drive)**

**BEGINNING**, at a point on the western property line shared with John & Susan Skillman, approximately 29' from the northwest property corner, thence 68.78 feet at a bearing S 49°00'38" E to a point, thence 3.42 feet at a bearing of S 43°08'34" E to the eastern property line shared with Alan & Beth Ross, thence 16.41 feet at a bearing of S 22°56'00" W along the eastern property line, thence 9.30 feet at a bearing

N 43°08'34" W to a point, thence 65.40 feet at a bearing N 49°00'38" W to the western property line, thence 15.23 feet at a bearing N 31°06'12" E along the western property line back to the **POINT OF BEGINNING**; and,

The above-described parcel contains a total area of 1,101.77 square feet of temporary construction easement;

Being a portion of the property conveyed to Charles C. Renfro and Dona Renfro, husband and wife, by Deed dated July 15, 1999, of record in Deed Book 2067, Page 434, 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 Grantors. The above-described permanent easement runs with the land in perpetuity 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 completion of the project.

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 prior written consent of the Grantee.

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 interests 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 easements as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 256-2020, passed by the Lexington-Fayette Urban County Council on June 11, 2020. 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 Grantors have signed this Deed of Easement, this the day and year first above written.

GRANTORS:

BY: Charles C. (Charbon) Renfro  
CHARLES C. RENFRO

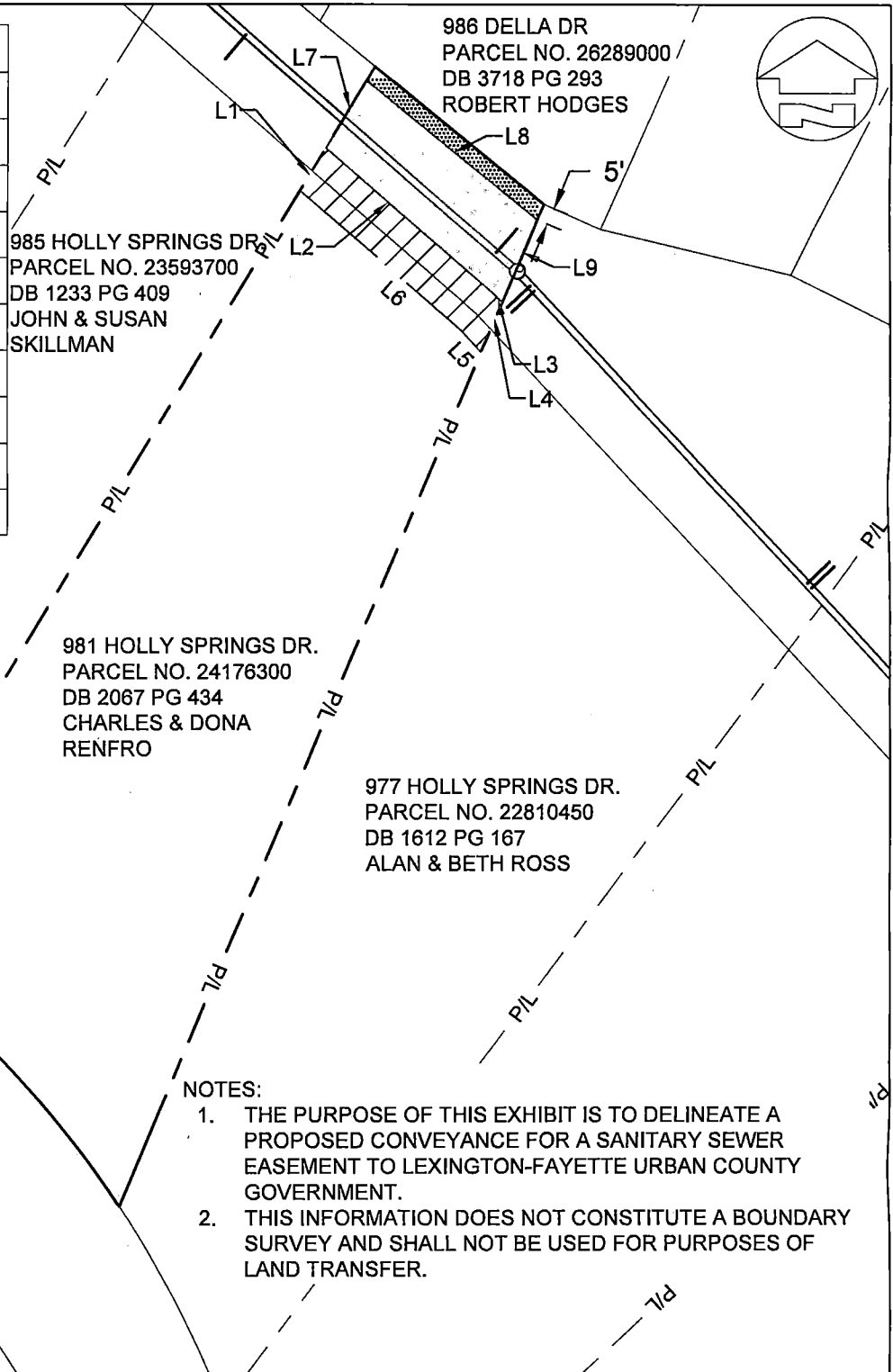
BY: Dona Renfro  
DONA RENFRO

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PARCEL LINE DATA

LINE #	BEARING	DISTANCE
L1	N31°06'12"E	15.23'
L2	S49°00'38"E	68.78'
L3	S43°08'34"E	3.42'
L4	S22°56'00"W	16.41'
L5	N43°08'34"W	9.30'
L6	N49°00'38"W	65.40'
L7	S31°06'12"W	24.05'
L8	N51°00'00"W	67.75'
L9	N22°56'00"E	27.77'



985 HOLLY SPRINGS DR.  
 PARCEL NO. 23593700  
 DB 1233 PG 409  
 JOHN & SUSAN  
 SKILLMAN




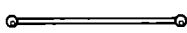
981 HOLLY SPRINGS DR.  
 PARCEL NO. 24176300  
 DB 2067 PG 434  
 CHARLES & DONA  
 RENFRO

977 HOLLY SPRINGS DR.  
 PARCEL NO. 22810450  
 DB 1612 PG 167  
 ALAN & BETH ROSS

986 DELLA DR  
 PARCEL NO. 26289000 /  
 DB 3718 PG 293  
 ROBERT HODGES


- NOTES:
1. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A SANITARY SEWER EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
  2. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

**LEGEND:**

-  - EXISTING PERMANENT UTILITY EASEMENT (336,8663 SQ FT)
-  - TEMPORARY CONSTRUCTION EASEMENT (1101,7654 SQ FT)
-  - NEW 20' PERMANENT UTILITY EASEMENT (1746,2784 SQ FT)
-  - PROPOSED SEWER LINE


**EXHIBIT "A"**  
 UTILITY EASEMENT EXHIBIT  
 MARCH 10, 2020  
 CHARLES & DONA RENFRO  
 PROPERTY  
 981 HOLLY SPRINGS DR  
 LEXINGTON, KY 40504

SCALE: 1"= 50'



LFUCG  
 DIVISION OF WATER QUALITY  
 WOLF RUN TRUNK SEWER LINES D & E

200 E MAIN STREET  
 LEXINGTON, KY 40507



engineering | architecture | geospatial  
 www.grwinc.com

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.



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By: MELISSA STELTER ,dc

202011090024

November 9, 2020                      9:18:32      AM

Fees	\$53.00	Tax	\$0.00
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Total Paid	\$53.00
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7 Pages

664 - 670

MAYOR LINDA GORTON



**LEXINGTON**

SUSAN B. SPECKERT  
COMMISSIONER  
DEPARTMENT OF LAW

To: Abigail Allan, Council Clerk  
Council Clerk's Office

From: Department of Law

Date: November 16, 2020

Re: Permanent Sanitary Sewer Easement and  
Temporary Construction Easement  
981 Holly Springs Drive

Our File No. 20-RE0185  
Wolf Run Trunks D & E Sewer  
Replacement Project

Enclosed is the original recorded Permanent Sanitary Sewer Easement and Temporary Construction Easement for the above-referenced property to the Urban County Government for the Wolf Run Trunks D & E Sewer Replacement Project. Please file the easement with the authorizing legislation, Resolution No. 256-2020.

Please note that the attached asset acquisition form is for the permanent easement only.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Evan P. Thompson'.

Evan P. Thompson  
Attorney

**Enclosure**

X:\Cases\WATER-AIR\20-RE0185\MEMO\00713485.DOC

