

**DEED OF EASEMENT**

This **DEED OF EASEMENT** is made and entered into this 17<sup>th</sup> day of July, 2018, by and between **UNITY WORSHIP CENTER (formerly LIBERTY WORSHIP CENTER CHURCH OF GOD f/k/a LIBERTY CHURCH OF GOD and as CHURCH OF GOD)**, an unincorporated religious organization, 1975 Haggard Court, Lexington, Kentucky 40505, ("Grantor"), which is the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

**W I T N E S S E T H:**

That for and in consideration of **TEN DOLLARS AND NO CENTS (\$10.00)**, and other good and valuable consideration, 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, the permanent right to lay, install, construct, operate, repair, reconstruct and remove a storm sewer line and other related improvements and appurtenances thereto, which storm sewer line 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, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

**Permanent Easement**  
**Haggard Court Stormwater Improvement Project**  
**(a portion of 1975 Haggard Court)**

Being a tract of land in Fayette County along Haggard Court beginning at a point on the Haggard Court right-of-way line 5' right of proposed pipe centerline station 0+07; thence with the existing Haggard Court right-of-way line N 51° 53'40" E a

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distance of 13.55 feet to a point on the Haggard Court right-of-way line; thence with the proposed permanent easement line S 66° 56'34" E a distance of 32.92 feet to a point on the proposed permanent easement line; thence with the proposed permanent easement line S 37° 57'21" E a distance of 176.61 feet to a point on the proposed permanent easement line; thence with the proposed permanent easement line S 52° 02'39" W a distance of 15.00 feet to a point on the proposed permanent easement line; thence with the proposed permanent easement line N 37°57'21" W a distance of 172.73 feet to a point on the proposed permanent easement line; thence with the proposed permanent easement line N 66° 56'34" W a distance of 29.74 feet to a point on the existing property line; thence with the existing property line N 38° 41'59" W to a point on the Haggard Court right-of-way line and POINT OF BEGINNING; and,

The above described parcel contains 0.07 acres (3,135 sq. ft.) of permanent easement; and,

Being a portion of the same property conveyed to Unity Worship Center (formerly liberty Worship Center Church of God f/k/a Liberty Church of God and as Church of God), an unincorporated religious organization, by Deed dated July 31, 2000, of record in Deed Book 2147, Page 339, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the foregoing sum, 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, the temporary right to excavate, grade, construct, alter, regrade and perform related work for the purpose of storm sewer construction, installation and relocation through and across the following tract of land located within the confines of Lexington, Fayette County, Kentucky, depicted on Exhibit "A" attached hereto, and more particularly described as follows:

**Temporary Construction Easement**  
**Haggard Court Stormwater Improvement Project**  
**(a portion of 1975 Haggard Court)**

Being a tract of land in Fayette County beginning at the most northeast corner of the proposed permanent easement; thence with the existing Haggard Court right-of-way line S 51° 53'40" W a distance of 41.21 feet to a point on the existing Haggard Court right-of-way line; thence with the proposed construction easement line N 10°52'56" W a distance of 44.49 feet to a point on the proposed construction easement line; thence with the proposed construction easement line N 37° 57'21" W a distance of 170.90 feet to a point on the proposed construction easement line; thence with the proposed construction easement line N 52° 02'39" E a distance of 25.00 feet to a point on the proposed construction easement line; thence with the proposed construction easement line S 37° 57'212" E a distance of 176.44 feet to a point on the proposed construction easement line; thence with the proposed construction easement line S 66° 56'34" E a distance of 19.14 feet to a point on the existing property line; thence with the existing property line S 38° 41'59" E a distance of 10.57 feet to a point on the existing property line and proposed permanent easement; thence with the proposed permanent easement N 66° 56'34" W a distance of 29.74 feet to a point on the proposed permanent easement; thence with the proposed permanent easement N 37° 57'21" W a distance of 172.73 feet to a point on the proposed permanent easement; thence with the proposed permanent easement S 52° 02'39" W a distance of 15.00 feet to a point on the proposed permanent easement; thence with the proposed permanent easement S 37° 57'21" E a distance of 176.61 feet to a point on the proposed permanent easement; thence with the proposed permanent easement S 66° 56'34" E a distance of 32.92 feet to a point on the proposed permanent easement, the existing Haggard Court right-of-way line and POINT OF BEGINNING; and,

The above described parcel contains 0.06 acres (2,766 sq. ft.) of temporary construction easement; and,

Being a portion of the same property conveyed to Unity Worship Center (formerly liberty Worship Center Church of God f/k/a Liberty Church of God and as Church of God), an unincorporated religious organization, by Deed dated July 31,

2000, of record in Deed Book 2147, Page 339, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described easements 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 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.

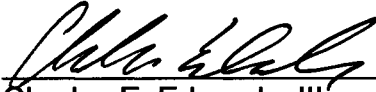
Grantor does hereby release and relinquish unto Grantee, its successors and assigns, forever, all of its right, title and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the easements as herein done, and that it will **WARRANT GENERALLY** said title.

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 the prior written consent of the Grantee.

The obtaining this easement was authorized by Resolution No. 426-2018 passed by the Lexington-Fayette Urban County Council on July 3, 2018. Pursuant to KRS



PREPARED BY:



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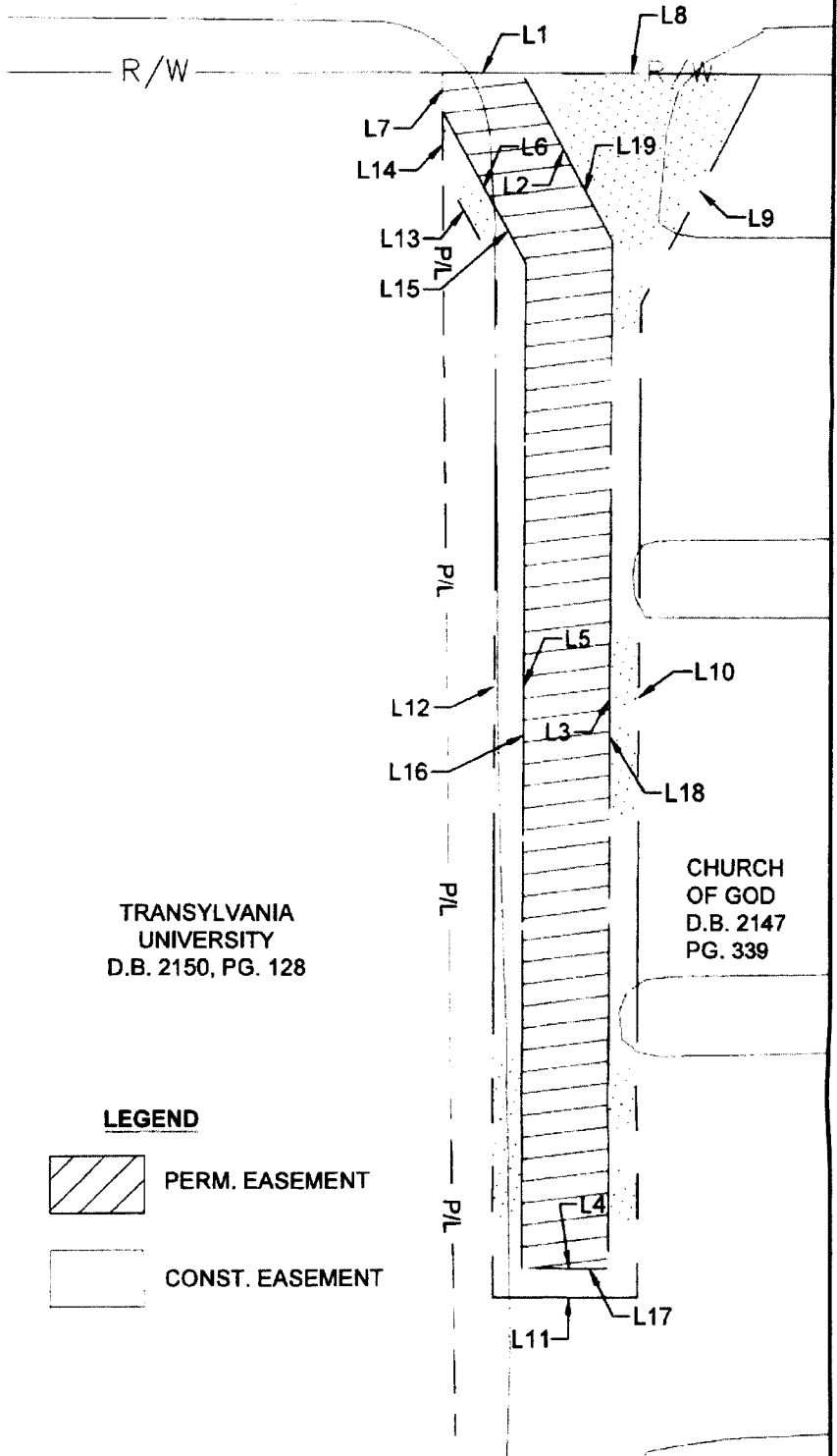
PERMANENT EASEMENT

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N51°53'40"E	13.55'
L2	S66°56'34"E	32.92'
L3	S37°57'21"E	176.61'
L4	S52°02'39"W	15.00'
L5	N37°57'21"W	172.73'
L6	N66°56'34"W	29.74'
L7	N38°41'59"W	6.62'

TEMPORARY EASEMENT

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L8	S51°53'40"W	41.21'
L9	N10°51'56"W	44.49'
L10	N37°57'21"W	170.90'
L11	N52°02'39"E	25.00'
L12	S37°57'21"E	176.44'
L13	S66°56'34"E	19.14'
L14	S38°41'59"E	10.57'
L15	N66°56'34"W	29.74'
L16	N37°57'21"W	172.73'
L17	S52°02'39"W	15.00'
L18	S37°57'21"E	176.61'
L19	S66°56'34"E	32.92'



HAGGARD COURT



TRANSYLVANIA UNIVERSITY  
D.B. 2150, PG. 128

CHURCH OF GOD  
D.B. 2147  
PG. 339

LEGEND

-  PERM. EASEMENT
-  CONST. EASEMENT



GRW PROJECT NO. 4502-04	CLIENT PROJECT NO.	DESIGNED MBR
REVISIONS		DRAWN MDA
NO	DESCRIPTION	DATE
		BY
		REVIEWED MBR
		APPROVED MBR
SCALE C=EGAL		

1975 HAGGARD COURT  
STORMWATER EASEMENT  
HAGGARD COURT  
LFUCG

  
engineering | architecture | geospatial  
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DATE JUNE 1, 2018
SCALE 1"=30'
SHEET NO. 1

