

**DEED OF EASEMENT**

This **PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 7 day of May, 2019, by and between **RENT A DOLL HOUSE, LLC, a Kentucky limited liability company**, 3500 Huntertown Road, Versailles, Kentucky 40383, 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 **ONE HUNDRED TWENTY-SEVEN AND 72/100 DOLLARS (\$127.72)**, 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 463 Lancelot Lane)**

All of that tract or parcel of land being a permanent sewer easement situated east of Lancelot Lane in Lexington,

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

(CC-F)

Fayette County, Kentucky and being more particularly described as follows, to wit:

Beginning at a point in the northeast corner of the property and being a common corner to 3619 Laredo Drive property (Deed Book 2851, Page 680), Gatewood Subdivision, Unit 1-C, Lot 22; said point being **THE POINT OF BEGINNING OF THE PROPOSED PERMANENT SANITARY SEWER EASEMENT**; thence S 31°54'24" W, a distance of 93.25 feet; thence N 17°14'18" E, a distance of 43.17 feet; thence N 40°44'10" E, a distance of 3.55 feet; N 43°30'41" E, a distance of 16.57 feet; thence N 43°01'39" E, a distance of 12.60 feet; thence N 14°44'14" E, a distance of 20.40 feet; thence S 58°06'01" E, a distance of 10.65 feet more or less to the **POINT OF BEGINNING**; and,

The above described parcel contains 628.12 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 214.28 square feet, resulting in a net increase of 413.84 square feet of new easement area; and,

Being a portion of the property conveyed to Rent A Doll House, LLC, a Kentucky limited liability company, by deed dated December 19, 2011, of record in Deed Book 3046, Page 432, 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 463 Lancelot Lane)**

Two tracts or parcels of land being a temporary construction assess easement situated east of Lancelot Lane in Lexington, Fayette County, Kentucky and being more particularly described as follows, to wit:

**Tract No. 1**

Beginning at a point in the northeast corner of the property and being a common corner to 3619 Laredo Drive property (Deed Book 2851, Page 680) Gatewood Subdivision, Unit 1-C, Lot 22; thence S 31°54'24" W, 93.35 feet, more or less along the common property line with the 3395 Spangler Drive property (Deed Book 3480, Page 96) Downing Place Subdivision, Unit 1-C, Lot 1 to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT**; thence S 31°54'24" W, a distance of 38.89 feet; thence N 17°07'52" E, a distance of 83.07 feet; thence N 42°48'00" E, a distance of 15.45 feet; thence S 02°53'43" E, a distance of 13.81 feet; thence S 40°44'10" W, a distance of 3.55 feet; thence S 17°14'18" W, a distance of 43.17 feet, more or less along the **PROPOSED SANITARY SEWER EASEMENT** to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT**; and,

The above described parcel contains 722.16 square feet of temporary construction easement; and,

**Tract No. 2**

Beginning at a point in the northeast corner of the property and being a common corner to 3619 Laredo Drive property (Deed Book 2851, Page 680) Gatewood Subdivision, Unit 1-C, Lot 22; thence N 58°06'01" W, 0.51 feet, more or less along the 3619 Laredo Drive property line; thence S 43°30'41" W, 32.52 feet, more or less to **THE POINT OF BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT**; thence N 02°53'43" W, a distance of 13.92 feet; thence N 43°01'26" E, a distance of 0.39 feet; thence N 14°43'49" E, a distance of 20.97 feet; thence S 58°06'01" E, a distance of 10.47 feet; thence S 14°44'14" W, a distance of 20.40 feet; thence S 43°01'39" W, a distance of 12.60 feet, more or less along the **PROPOSED DRAINAGE EASEMENT** to **THE POINT OF**

**BEGINNING OF THE PROPOSED TEMPORARY CONSTRUCTION ACCESS EASEMENT; and,**

The above described parcel contains 271.87 square feet of temporary construction easement; and,

Both tracts being a portion of the property conveyed to Rent A Doll House, LLC, a Kentucky limited liability company, by deed dated December 19, 2011, of record in Deed Book 3046, Page 432, 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.

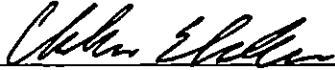
The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the 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 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



PREPARED BY:



CHARLES E. EDWARDS III

Attorney

Lexington-Fayette Urban

County Government

Department of Law, 11th Floor

200 East Main Street

Lexington, Kentucky 40507

(859) 258-3500

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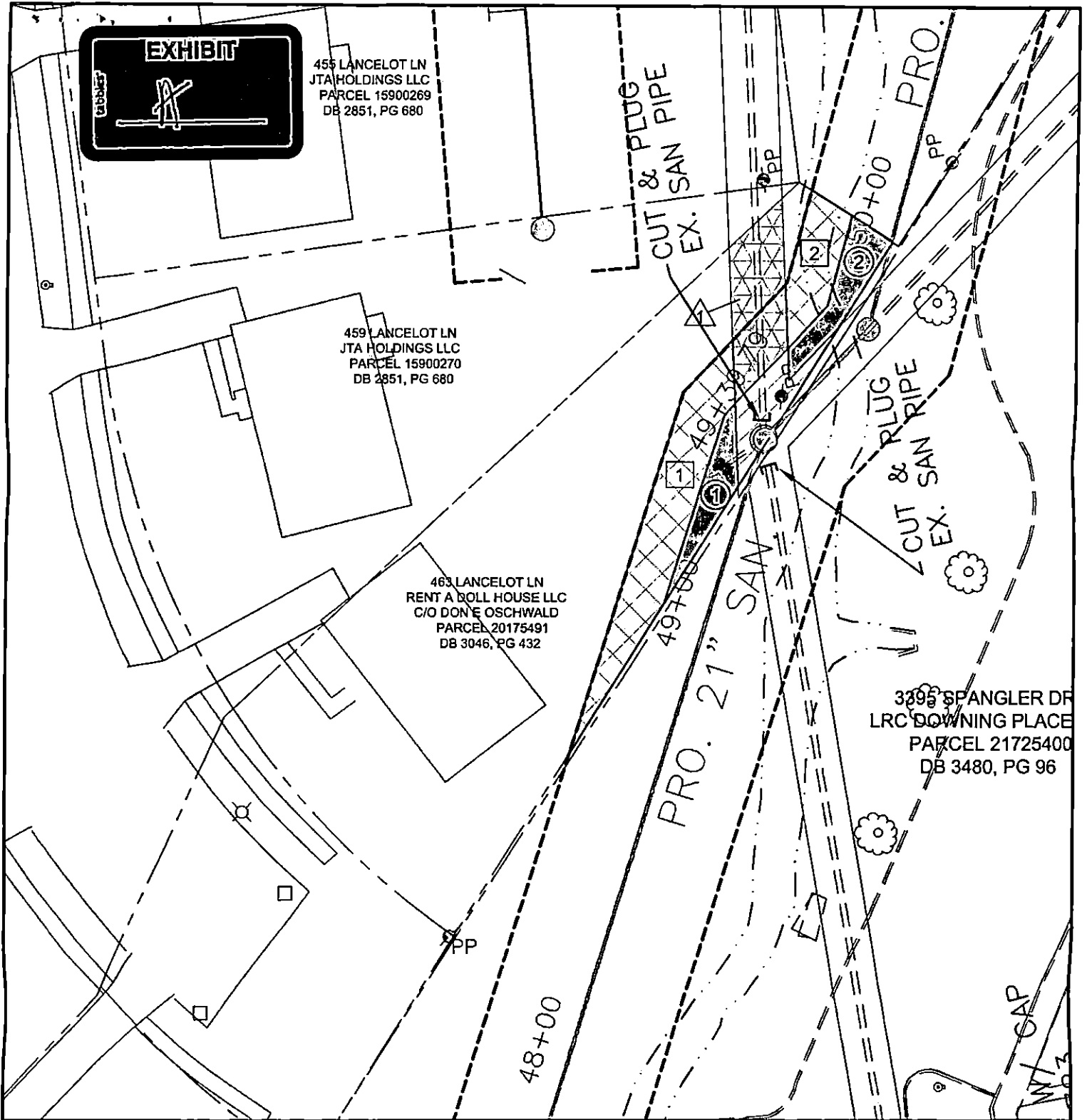


455 LANCELOT LN  
JTA HOLDINGS LLC  
PARCEL 15900269  
DB 2851, PG 680

459 LANCELOT LN  
JTA HOLDINGS LLC  
PARCEL 15900270  
DB 2851, PG 680

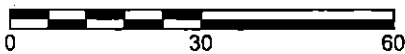
463 LANCELOT LN  
RENT A BOLL HOUSE LLC  
C/O DON E OSCHWALD  
PARCEL 20175491  
DB 3046, PG 432

3299 SPANGLER DR  
LRC DOWNING PLACE  
PARCEL 21725400  
DB 3480, PG 96



BASIS OF BEARINGS:  
NAD 83 KY NORTH

GRAPHIC SCALE: 1" = 30'



- ① PERMANENT EASEMENT TRACT NO.
- ① 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 463 LANCELOT LANE**



|  |                      |
|--|----------------------|
| DATE - 10/30/2018                                      | PROJECT NO. 1016-001 |
| DRAWN - kmf  |                      |
| PROJECT NAME - LANSLOWNE SOUTH TRUNK SEWER REPLACEMENT |                      |
| PROJECT LOCATION - LEXINGTON, KENTUCKY                 |                      |

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: EMILY GENTRY ,dc

201905090187

May 9, 2019

14:17:48 PM

|      |         |     |        |
|------|---------|-----|--------|
| Fees | \$29.00 | Tax | \$ .00 |
|------|---------|-----|--------|

|            |         |
|------------|---------|
| Total Paid | \$29.00 |
|------------|---------|

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8 Pages

684 - 691