

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 8 day of JULY, 2016, by and between **PAUL HOLLAND a/k/a PAUL D. HOLLAND, a married person, 4573 Saron Drive, Lexington, Kentucky 40515 ("Grantor")**, 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")**;

WITNESSETH:

That for and in nominal consideration of the sum of **SIX HUNDRED TWENTY-FIVE DOLLARS AND 51 CENTS (\$625.51)**, 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, 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
(a Portion of 1007 Valley Avenue)
UK Trunk "A" RMP
Sanitary Sewer Replacement Project

All that tract or parcel of land situated on the north side of Valley Avenue and also depicted as Lot 24, on the plat of the Garrett Watts Subdivision of record in Plat Cabinet E, Slide 32 (formerly Plat Book 1, Slide 32), as shown on plat entitled Sanitary Sewer Easement Plat for Paul Holland prepared by MSE of Kentucky, Inc. dated July, 2015 and more fully described as follows:

Mail to:
 Lexington-Fayette Urban County Government
 200 E. Main Street
 Department of Law, 11th Floor
 Lexington, Kentucky 40507

(CCF)

Beginning at a point in the north right-of-way of Valley Street, said point being 120.0 feet west of the west right-of-way line of Valley Street; thence with the north right-of-way line of Valley Street, N87°41'09"W-20.00 feet; thence N03°52'18"E-84.99 feet; thence N27°27'59"W-17.69 feet to the line with LFUCG Housing Authority; thence with said line S87°43'39"E-23.03 feet; thence S27°27'59"E-10.31 feet to the line with Kenneth Beck (1005 Valley Avenue); thence with Beck S03°21'41"W-91.07 feet to the beginning and containing 2,002.6 square feet; being a twenty-foot wide permanent sanitary sewer easement; and,

Being a portion of the property conveyed to Paul Holland, by deed dated May 11, 2012, of record in Deed Book 3073, Page 532, in the Fayette County Clerk's Office.

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, 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 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
(a Portion of 1007 Valley Avenue)
UK Trunk "A" RMP
Sanitary Sewer Replacement Project

The description is for a ten (10) foot wide temporary construction easement on the westerly side of the above described permanent sanitary sewer easement and said temporary easement shall be a total area of 998.9 square feet, more or less of varying width lying on the northerly and easterly side (northwest corner of the property) of the above described permanent sanitary sewer easement. The temporary construction easement shall terminate and revert to Grantor at the completion of the construction project; and

Being a portion of the property conveyed to Paul Holland, by deed dated May 11, 2012, of record in Deed Book 3073, Page 532, in the Fayette County Clerk's Office.

Described on Exhibit "A" 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 Grantor.

Grantor does hereby covenant to and with said 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 conveyed herein, and that he 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 of this easement was authorized by Resolution No. 265-2016 passed by the Lexington-Fayette Urban County Council on May 12, 2016. Pursuant to KRS 382.135(2)(a), this public utility easement is exempt from the requirements related to certificate of consideration. This conveyance is exempt from real estate transfer tax pursuant to KRS 142.050.

IN TESTIMONY WHEREOF, the Grantor has signed this Easement, the day and year first above written.

GRANTOR:



PAUL HOLLAND a/k/a
PAUL D. HOLLAND

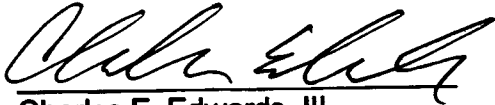
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Easement was subscribed, sworn to and acknowledged before me by Paul Holland a/k/a Paul D. Holland, a married person, on this the 5th day of July, 2016.

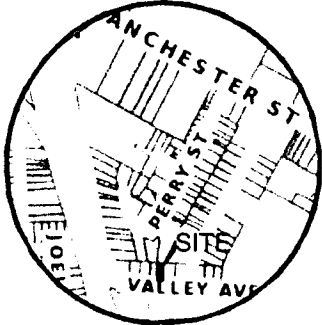
My commission expires: 6/20/2020

Lisa A. McGadden #558448
Notary Public, State-At-Large, Kentucky

PREPARED BY:



Charles E. Edwards, III
Attorney
Lexington-Fayette Urban County
Government
Department of Law
200 West Main Street, 11th Floor
Lexington, Kentucky 40507
(859) 258-3500
X:\Cases\WATER-AIR\15-RE0914\REV00529419.DOC



VICINITY MAP
NOT TO SCALE

PROPERTY OWNER ADDRESS
HOLLAND PAUL
4573 SARON DR
LEXINGTON, KY 40515

20 10 0 20



SCALE: 1" = 20'

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, RIGHT-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.

HEFLIN ANTHONY WAYNE
DB 3190 PG 497
282 PERRY ST
LEXINGTON, KY 40508
NOW
281 PERRY STREET

LFUCG HOUSING
AUTHORITY
DB 1483 PG 571
800 804 EDMOND ST
LEXINGTON, KY
40508

4.6' PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT LINE

PROPOSED TEMPORARY
CONSTRUCTION
EASEMENT
TOTAL AREA = 998.9

HOLLAND PAUL
DB 3073 PG 532
1011 VALLEY AVE
LEXINGTON, KY
40508

BECK KENNETH
& BRENDA
DB 1594 PG 311
1005 VALLEY AVE
LEXINGTON, KY 40508

HOLLAND PAUL
DB 3073 PG 532
1007 VALLEY AVE
LEXINGTON, KY 40508

10' PROPOSED
TEMPORARY
CONSTRUCTION
EASEMENT LINE

20.00' PROPOSED
SANITARY SEWER
EASEMENT LINE

PROPOSED
PERMANENT SANITARY
SEWER EASEMENT
TOTAL AREA = 2002.6 S.F.
EXIST. ESMT. AREA = 0.0 S.F.
NET ESMT. AREA = 2002.6 S.F.

LINE	BEARING	DISTANCE
L1	N87°41'09"W	20.00Ft.
L2	N03°52'18"E	84.66Ft.
L3	N27°27'59"W	17.69Ft.
L4	S87°43'39"E	23.03Ft.
L5	S27°27'59"E	10.31Ft.
L6	S03°21'41"W	91.07Ft.

L1
VALLEY STREET (R/W VARIES)

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.

Walter L. Bowman 5/17/16
DATE

WALTER L. BOWMAN, PLS KY, 1804
3561 CEPHAS WAY
LEXINGTON, KY. 40503

Walter L. Bowman
LAND SURVEYOR
COMM. # 123456789

SANITARY SEWER EASEMENT PLAT

HOLLAND PAUL
PROPERTY
1007 VALLEY AVE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
40508

nse Engineers
Architects
Planners
OF KENTUCKY, INC.

824 Wellington Way
Lexington, KY 40502
www.nseinc.com
PHONE: (606) 223-0884
FAX: (606) 223-0807

DATE: JULY 1, 2015

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: SHEA BROWN ,dc

201607190061

July 19, 2016

11:08:21 AM

Fees	\$23.00	Tax	\$.00
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Total Paid	\$23.00
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6 Pages

691 - 696