

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this 11 day of November, 2013, by and between **JARED RATLEY** and **SHAWNA RATLEY**, husband and wife, 3341 Buckhorn Drive, Lexington, Kentucky 40515 ("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");

WITNESSETH:

That for and in consideration of the sum of **Ten Thousand One Hundred Twenty-Three Dollars and 20/100 Cents (\$10,123.20)**, 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
3341 Buckhorn Drive
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 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

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

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
3341 Buckhorn Drive
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 passed by the Lexington-Fayette Urban County Council on July 9, 2013. 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 Grantors have signed this Easement, the day and year first above written.

GRANTORS:

BY: Jared Ratley
JARED RATLEY

BY: Shawna Ratley
SHAWNA RATLEY 82
u

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Easement was subscribed, sworn to and acknowledged before me by Jared Ratley and Shawna Ratley, husband and wife, on this the 11th day of NOVEMBER, 2013.

My commission expires: DEC. 5, 2015

Reda J. Smith
Notary Public, State-At-Large, Kentucky

PREPARED BY:

John P. Watz
John P. Watz, Esq.
HENRY WATZ RAINE &
MARINO PLLC
401 West Main Street, Suite 314
Lexington, Kentucky 40507
(859) 258-3500
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EXHIBIT A

20-FOOT PERMANENT SANITARY SEWER EASEMENT
&
10-FOOT TEMPORARY CONSTRUCTION EASEMENTS
ON THE PROPERTY OF
JARED RATLEY AND SHAWNA RATLEY
(HUSBAND & WIFE)
DEED BOOK 2431, PAGE 421
LOT 1, BLOCK I, UNIT 4-B CENTURY HILLS SUBDIVISION
PLAT CABINET D, SLIDE 151
3341 BUCKHORN DRIVE
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY

All those tracts or parcels of land situated on the westerly side of Buckhorn Drive, between Fenwick Road and Smoky Mountain Drive, 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 Lots 1 and 3, Block I, Unit 4-B of Century Hills Subdivision (Plat Cabinet D, Slide 151), said point being approximately 34 feet northeasterly from the rear common corner of said lots as measured along the common line; thence along the common line of said Lot 1 and Lot 3, N 25° 12' 55" E 20.08 feet; thence through Lot 1, S 59° 31' 29" E 105.44 feet to a point in the northwesterly right-of-way of Buckhorn Drive; thence along said right-of-way, S 25° 12' 46" W 20.08 feet; thence again through Lot 1, parallel with and twenty feet southwesterly from the second call cited above, N 59° 31' 29" W 105.44 feet to the beginning and containing 2109 square feet.

EXHIBIT B

Temporary Construction Easement - Tract 1:

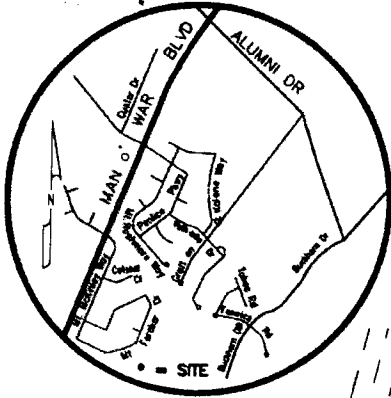
Beginning at a corner of the above described permanent sanitary sewer easement, said point being in the common line of Lots 1 and 3, Block I, Unit 4-B of Century Hills Subdivision (Plat Cabinet D, Slide 151); thence along said common line, N 25° 12' 55" E 10.04 feet; thence through Lot 1, parallel with and ten feet northeasterly from the northeasterly line of the above described permanent sanitary sewer easement, S 59° 31' 29" E 105.44 feet to a point in the northwesterly right-of-way of Buckhorn Drive; thence along said right-of-way, S 25° 12' 46" W 10.04 feet; thence again through Lot 1, along the northeasterly line of the above described permanent sanitary sewer easement, N 59° 31' 29" W 105.44 feet to the beginning and containing 1054.5 square feet.

Temporary Construction Easement - Tract 2:

Beginning at a corner of the above described permanent sanitary sewer easement, said point being in the common line of Lots 1 and 3, Block I, Unit 4-B of Century Hills Subdivision (Plat Cabinet D, Slide 151); thence through Lot 1, along the southwesterly line of the above described permanent sanitary sewer easement, S 59° 31' 29" E 105.44 feet to a point in the northwesterly right-of-way of Buckhorn Drive; thence along said right-of-way, S 25° 12' 46" W 10.04 feet; thence again through Lot 1, parallel with and ten feet southwesterly from the southwesterly line of the above described permanent sanitary sewer easement, N 59° 31' 29" W 105.44 feet to a point in the common line of Lots 1 and 3 aforesaid; thence along said common line, N 25° 12' 55" E 10.04 feet to the beginning and containing 1054.5 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 grantors by deed dated January 30, 2004, and recorded in Deed Book 2431, Page 421; being designated as Lot 1, Block I, Unit 4-B of Century Hills Subdivision as per the Final Record Plan recorded in Plat Cabinet D, Slide 151. All of the above referenced instruments are of record in the Fayette County Clerk's office.

EXHIBIT "C"



VICINITY MAP

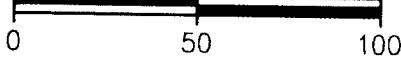
Not To Scale

PROPERTY OWNERS' ADDRESS
 JARED & SHAWNA RATLEY
 3341 BUCKHORN DRIVE
 LEXINGTON, KY 40515

LEGEND

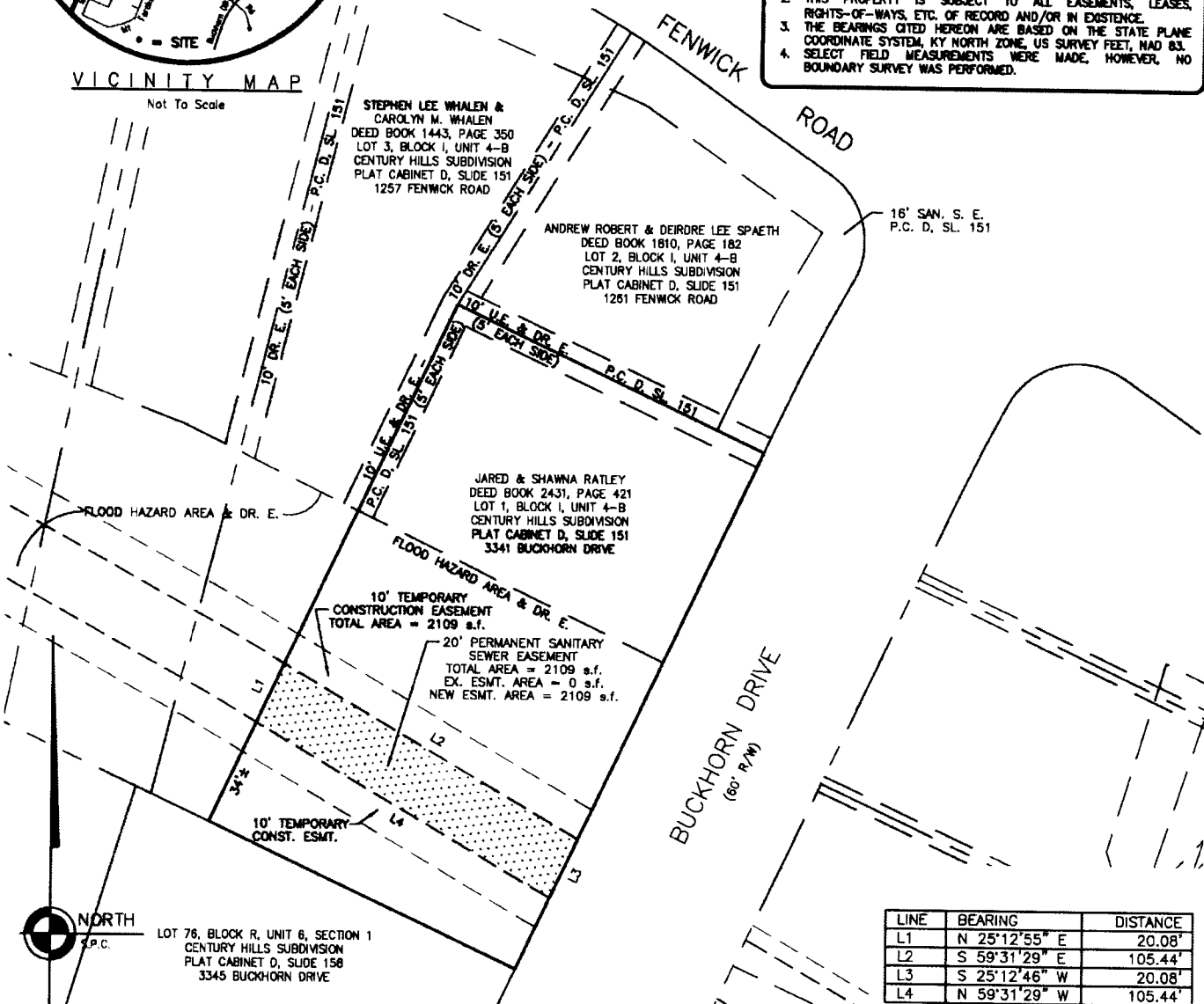
- APPROXIMATE SUBJECT PROPERTY LINE
- - - APPROXIMATE ADJOINING PROPERTY LINE
- - - - PROPOSED SANITARY SEWER EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- - - - - TEMPORARY CONSTRUCTION EASEMENT LINE

SCALE IN FEET



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.



NORTH

LOT 76, BLOCK R, UNIT 6, SECTION 1
 CENTURY HILLS SUBDIVISION
 PLAT CABINET D, SLIDE 158
 3345 BUCKHORN DRIVE

LINE	BEARING	DISTANCE
L1	N 25°12'55" E	20.08'
L2	S 59°31'29" E	105.44'
L3	S 25°12'46" W	20.08'
L4	N 59°31'29" W	105.44'

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 8/15/13

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

DATE



SANITARY SEWER EASEMENT PLAT

JARED RATLEY & SHAWNA RATLEY
 (HUSBAND & WIFE)
 PROPERTY
 3341 BUCKHORN DRIVE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY



3250 Blazer Parkway
 Lexington KY 40509
 T 659.264.7500 F 659.264.7501

SCALE: 1" = 50'

DATE: AUGUST 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

201401290025

January 29, 2014 9:54:41 AM

Fees \$26.00 Tax \$.00

Total Paid \$26.00

THIS IS THE LAST PAGE OF THE DOCUMENT

7 Pages

312 - 318