

**PERMANENT STORMWATER EASEMENT**

This **PERMANENT STORMWATER EASEMENT** is made and entered into this the 24<sup>TH</sup> day of JULY, 2022, by and between **GREENVIEW DEVELOPMENT, LLC, a Kentucky limited liability company**, 101 Raintree Court, Nicholasville, Kentucky 40356, which is the in-care of tax mailing address for the current year ("**Grantor**"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("**Grantee**").

**WITNESSETH:**

That for and in consideration of the sum of **ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 CENTS (\$1,500.00)**, 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, the permanent to right to excavate,

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

grade, construct, alter, re-grade and perform related work for the purpose of stormwater 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 Stormwater Easement**  
**Campbell Lane**  
**Stormwater Improvement Project**  
**(a portion of 2927 Blairdon Circle)**

A permanent storm sewer easement, 15-feet wide, located on the northeastern side of Liberty Road, Lexington, Kentucky, southeast of Campbell Lane and northwest of Mickey Lane on the Greenview Development, LLC property, 2927 Blairdon Circle, Lexington, Kentucky; more specifically described as follows, to wit:

**STARTING**, at a concrete right-of-way marker at the southwestern corner of the Commonwealth of Kentucky Transportation Cabinet (KDOT), 2903 Liberty Road (Deed Book 2697, Page 337) which is contiguous with the northeastern right-of-way of Liberty Road; thence N 62° 43' 31" E, 8.26 feet to the real **POINT OF BEGINNING** for the permanent easement; thence along the southeastern property line of said KDOT property N 62° 43' 31" E, 15.21 feet; thence crossing a 15-foot Drainage, Landscaping, and Utility Easement, S 36° 46' 09" E, 78.58 feet; thence S 44° 52' 31" W, 15.16 feet.; thence N 36° 46' 09" W, 83.29 feet and again crossing said 15 foot Drainage, Landscaping, and Utility Easement to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 1,214 square feet of permanent stormwater easement; and,

The above tract being a portion of the property conveyed to Greenview Development, LLC, a Kentucky limited liability company, by deed dated May 3, 2001, of record in Deed Book 2201, Page 486, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

The above-described permanent easement runs with the land in perpetuity and is binding upon the successors and assigns of the Grantor.

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 as 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 interest 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 same as herein done, and that it will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 241-2022, passed by the Lexington-Fayette Urban County Council on May 26, 2022. 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 Grantor has signed this Permanent Stormwater Easement, this the day and year first above written.

GRANTOR:

GREENVIEW DEVELOPMENT, LLC., a  
Kentucky limited liability company

BY: Jeffrey T. Miller  
JEFFREY T. MILLER,  
MEMBER

COMMONWEALTH OF KENTUCKY           )  
  )  
COUNTY OF FAYETTE                    )

This instrument was acknowledged, subscribed and sworn to before me by Jeffrey T. Miller, as a Member, for and on behalf of Greenview Development, LLC, a Kentucky limited liability company, on this the 24<sup>th</sup> day of June, 2022.



I. Lee Wilcoxson  
Notary Public, Kentucky, State-at-Large  
My Commission Expires: 1/16/2026  
Notary ID # KYNP 42205

PREPARED BY:



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EVAN P. THOMPSON,  
Attorney Sr.  
Lexington-Fayette Urban  
County Government  
Department of Law, 11th Floor  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3500

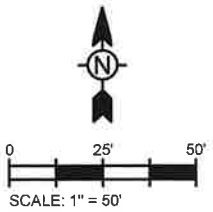
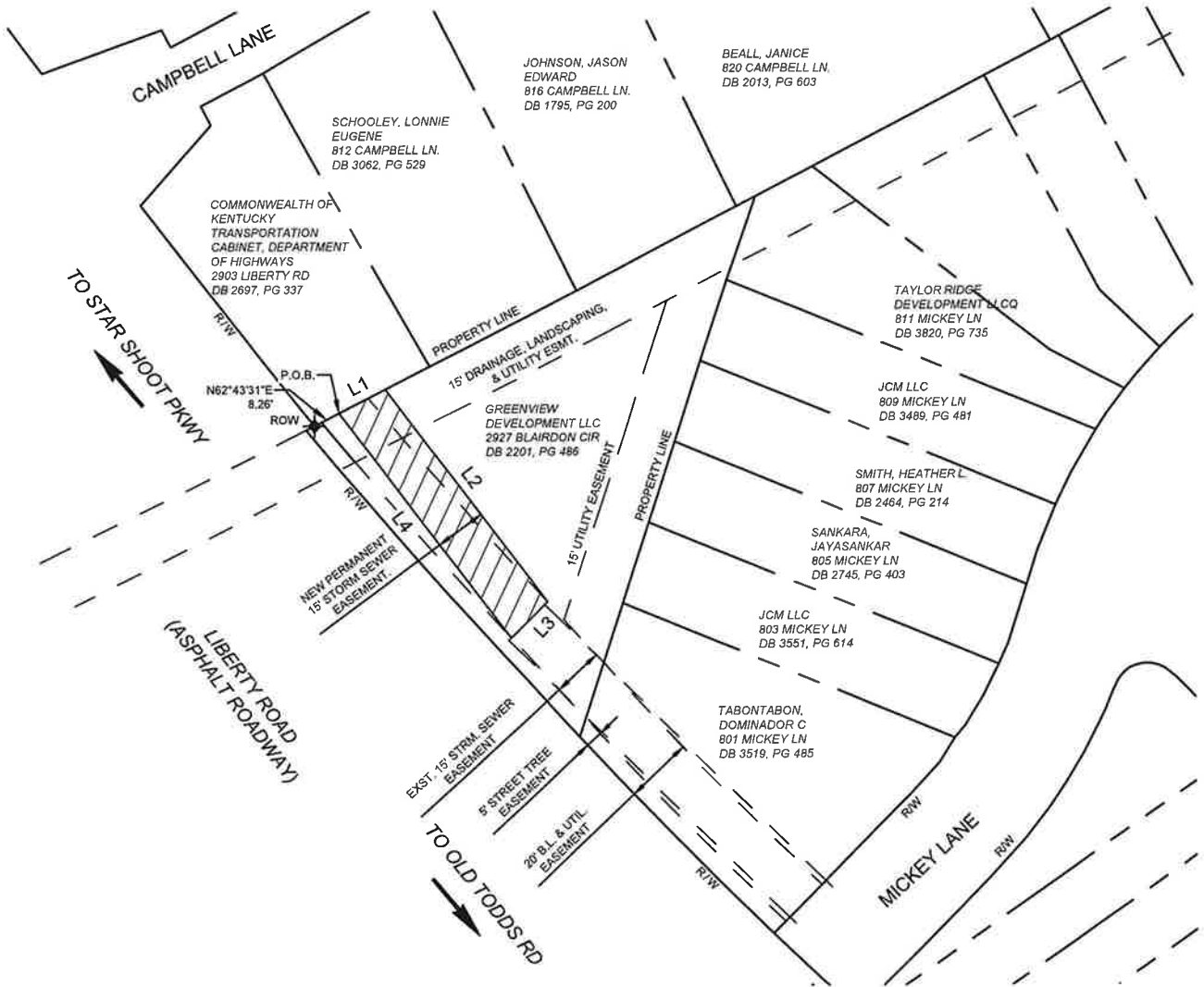
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**BASIS OF BEARINGS**

1. PROPERTY LINES DERIVED FROM THE FAYETTE COUNTY PROPERTY VALUE ADMINISTRATOR (PVA) WEBSITE, <https://fayettepva.com>.
2. RIGHT-OF-WAY LINES AND EASEMENT LINES DERIVED FROM KYTC CONSTRUCTION DOCUMENTS, "PLANS OF PROPOSED PROJECT LIBERTY / TODDS ROAD (KY 1927), DPR 0035 (004)" AS APPROVED ON APRIL 17, 2007.



**NEW PERMANENT STORM SEWER EASEMENT  
1214 SF**



LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	15.21'	N 62°43'31" E
L2	78.58'	S 36°46'09" E
L3	15.16'	S 44°52'31" W
L4	83.29'	N 36°46'09" W

10/25/2021 4:07:26 PM - P:\IER\11681\200-11681-21002\CAD\SHEETFILES\EASEMENTS\EASEMENT CAMPBELL\_2927 BLAIRDON\_7-2-21.DWG - RATHFON, RYAN

**TETRA TECH**  
www.tetratech.com  
424 LEWIS HARGETT CIRCLE, SUITE 110  
LEXINGTON, KY 40503  
TEL: 859.223.8000 FAX: 859.224.1025

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT  
STORM SEWER EASEMENT EXHIBIT  
ON THE PROPERTY OF GREENVIEW DEVELOPMENT LLC  
**DEED BOOK NO. 2201  
PAGE 486**

PROJ: 200-11681-21002  
DATE: 10/25/2021  
DESIGN: RNR  
EXHIBIT  
**A**

Copyright: Tetra Tech

Bar Measures 1 inch

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

202206280275

June 28, 2022 15:47:01 PM

Fees	\$53.00	Tax	\$ .00
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Total Paid	\$53.00
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7 Pages

588 - 594