

GRANT OF EASEMENT

This **EASEMENT** is made and entered into this the 8 day of JULY, 2016, by and between **PAUL HOLLAND**, 4573 Saron Drive, Lexington, Kentucky 40515, 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 **SIX HUNDRED SEVEN AND 00/100 DOLLARS (\$607.00)**, 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 right to lay, construct, operate, repair, reconstruct and remove a sanitary sewer, improvements and appurtenances thereto, which sanitary sewer 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 Sanitary Sewer Easement & Temporary Construction Easement
A Portion of 276 Perry Street
(erroneously included as a portion of 282 Perry Street on PVA parcel map)
(UK Trunk "A" RMP Project)

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

All that tract or parcel of land situated at the south end of Perry Street identified as 276 Perry Street (erroneously referred to as a portion of 282 Perry Street on PVA parcel map), in Lexington, Fayette County, Kentucky 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:

Beginning at a point in the east property line, that line common with LFUCG Housing Authority, said point being 8.17 feet north of the southeast corner common with LFUCG Housing Authority; thence N 27 degrees 02 minutes 25 seconds W – 120.18 feet to a point in the southwest right-of-way line of Perry Street; thence S 64 degrees 43 minutes 38 seconds E – 33.03 feet with the Perry Street right-of-way line; thence S 27 degrees 27 minutes 59 seconds E – 45.02 feet to the west property line of LFUCG Housing Authority; thence with said line S 04 degrees 58 minutes 19 seconds W – 52.80 feet to the beginning and continuing 1,652 square feet; together with a 10-foot wide temporary construction easement on the westerly side of the above described permanent sanitary sewer easement and a temporary construction easement of varying width (maximum 10 feet) on the easterly side 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.

Being a twenty foot wide permanent sanitary sewer easement and temporary construction easement on a portion of the same property conveyed to Paul Holland by deed dated May 11, 2012 and recorded in Deed Book 3073, Page 532. All of the above referenced instruments are of record in the Fayette County Clerk's office.

TO HAVE AND TO HOLD the above-described easement thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

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, that he is lawfully seized in fee simple of said property and has good right to sell and convey the easement as herein done, and that he will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 265-2016, passed by the Lexington-Fayette Urban County Council on the 12th day of May, 2016. Pursuant to KRS 382.135(2)(a), this public utility easement is exempt from the requirements related to certificate of consideration. Pursuant to KRS 142.050, this public utility easement is exempt from real estate transfer tax.

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

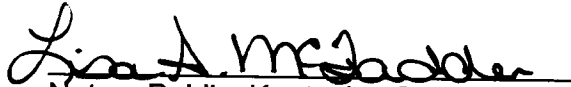
GRANTOR:



PAUL HOLLAND

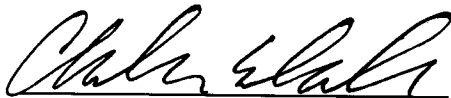
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Grant of Easement was subscribed, sworn to and acknowledged before me by Paul Holland on this the 5th day of July, 2016.

 # 558448
Notary Public, Kentucky, State at Large

My Commission Expires: 6/30/2020

PREPARED BY:



CHARLES E. EDWARDS III

Attorney

Lexington-Fayette Urban County Government

Department of Law, 11th Floor

200 East Main Street

Lexington, Kentucky 40507

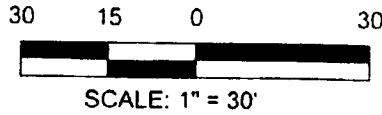
(859) 258-3500

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VICINITY MAP

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

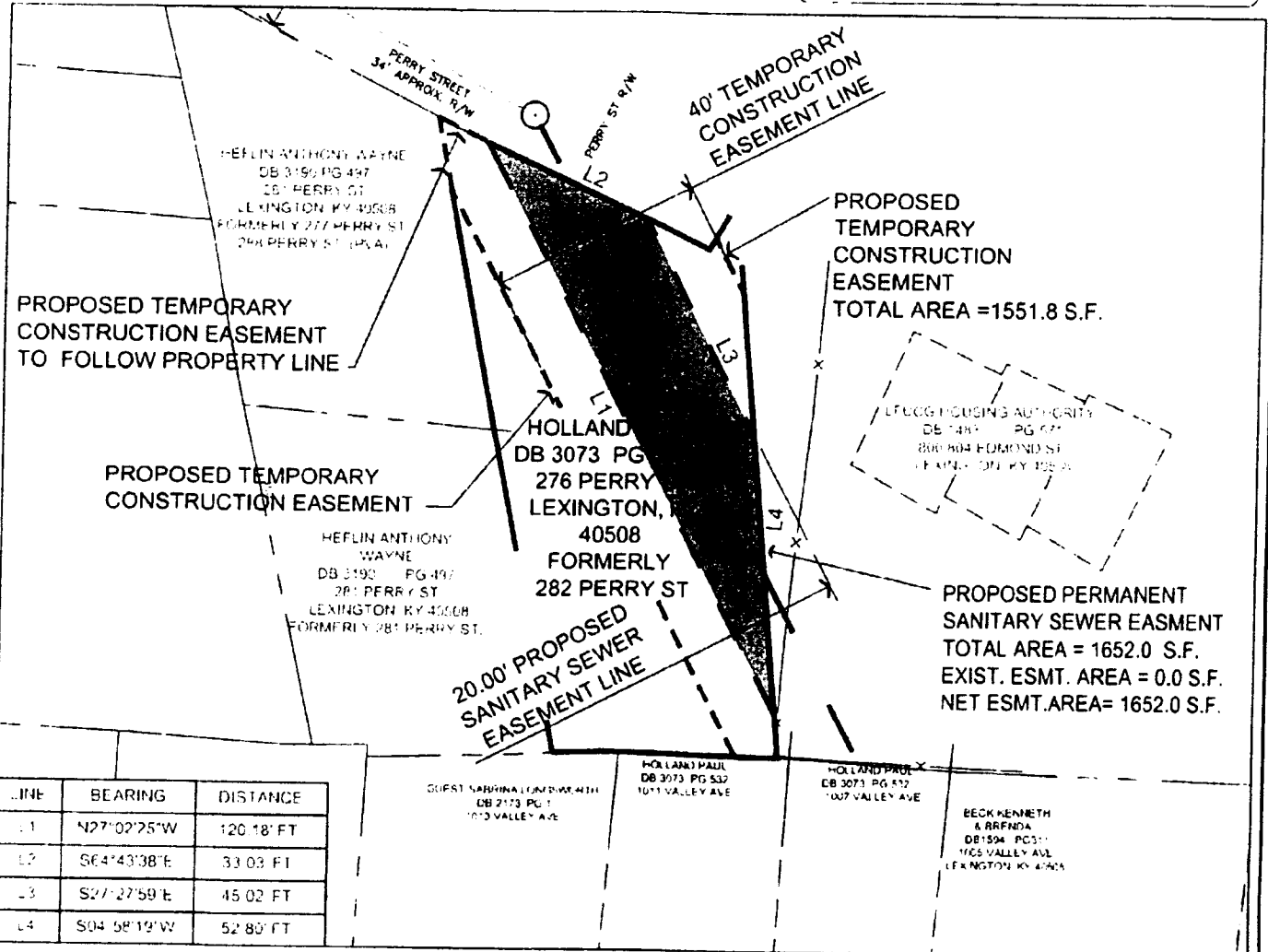


LEGEND

- AVERAGE LINE
- - - APPROXIMATE ADJOINING PROPERTY LINE
- - - PROPOSED PERMANENT 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 OF NORTH ZONE, US SURVEY, 1983 (NAD83).



LINE	BEARING	DISTANCE
L1	N27°02'25"W	120.18' FT
L2	S64°43'38"E	33.03' FT
L3	S27°27'59"E	45.02' FT
L4	S04°58'19"W	52.80' FT

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 6/2/16

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

SANITARY SEWER EASEMENT PLAT

HOLLAND PAUL
 PROPERTY
 276 PERRY ST. (FORMERLY 282 PERRY ST.)
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 40508



1614 Highway 100 Lexington, KY 40502 Phone: 252-2222 Fax: 252-2222
 www.mseky.com DATE: 06/01/2016

DEED BOOK 3414 PAGE 604

**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.**



A handwritten signature in black ink, appearing to read 'Patty Davis', is written over a solid horizontal line.

By: PATTY DAVIS ,dc

201607190017

July 19, 2016 **8:38:49** **AM**

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

599 - 604