

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 6th day of June, 2022, by and between **JODI L. THOMPSON, a single person**, 539 Southbend Drive, Lexington, Kentucky 40503, 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 **FIFTY DOLLARS AND 00/100 (\$50.00)**, 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,

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

temporary 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:

Temporary Construction Easement
Wolf Run Trunks F
Sewer Improvement Project
(a portion of 539 Southbend Drive)

All of that strip or parcel of land situated on the north side of Southbend Drive, east of Clays Mill Road in Lexington, Fayette County, Kentucky, and more fully described and bounded as follows, to-wit:

BEGINNING at a point in the northerly right-of-way line of Southbend Drive, said point being a common corner between Lots 14 and 15, Block "E," as shown on the Final Plat of Lafayette Subdivision (Cabinet E, Slide 730);

Thence with the northerly right-of-way line of Southbend Drive, 33.37 feet along an arc to the right, have a radius of 230.00 feet, the chord of which is N 86°16'50" W, 33.37 feet to a point;

Thence leaving the northerly right-of-way line of Southbend Drive, with a new temporary construction easement line through the lands of Lot 15, N 83°00'06" E, 37.65 feet to a point in the westerly property line of Lot 14;

Thence with the westerly property line of Lot 14, S 31°14'07" W, 7.89 feet to the **TRUE POINT OF BEGINNING**; and,

The above described parcel contains 130 sq. ft. (0.003 Acres) of temporary construction easement; and

Being a portion of the property conveyed to Jodi L. Thompson and Barbara Ann Thompson, both single, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns, forever, by Deed dated February 4, 2011, of record in Deed Book 2992, Page 474, in the Fayette County Clerk's Office. Said Barbara Ann Thompson died intestate on June 1, 2012, a

resident of Lexington, Fayette County, Kentucky. Title to the property vests to her daughter, Jodi L. Thompson, a single person, by right-of-survivorship in the aforementioned deed.

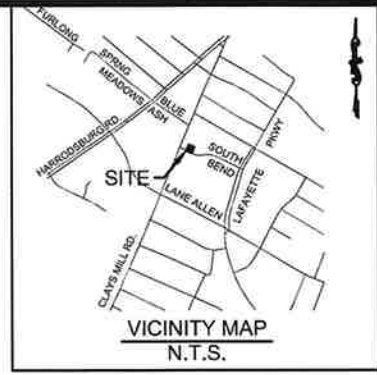
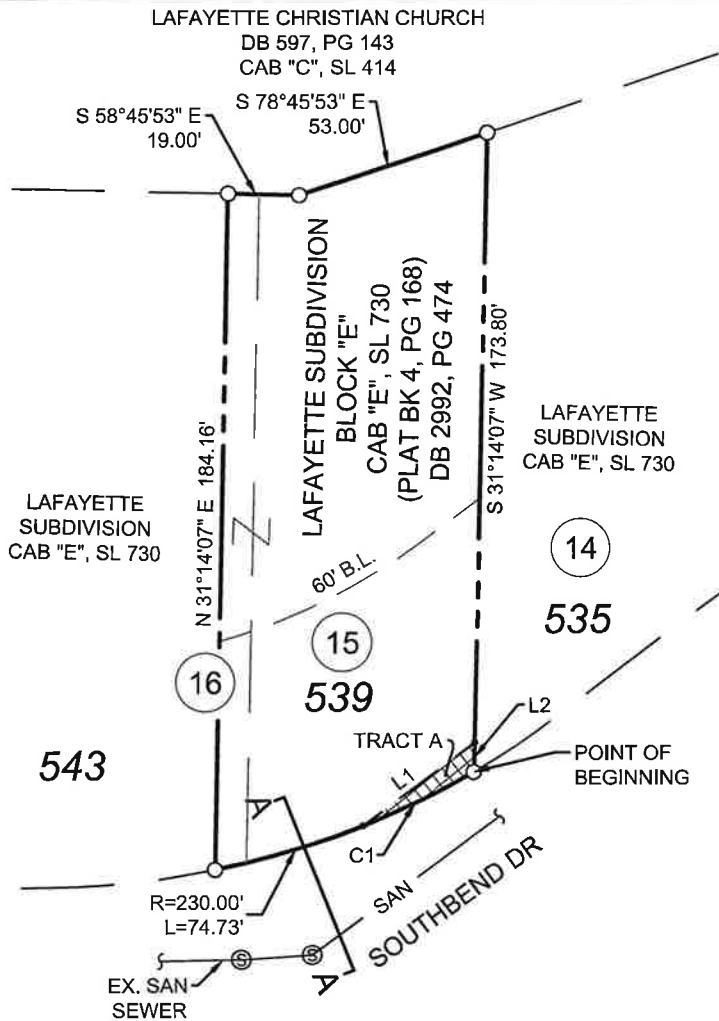
TO HAVE AND TO HOLD said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

The above-described 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 temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her 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 she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she will **WARRANT GENERALLY** said title.

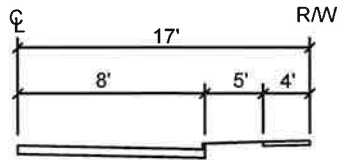
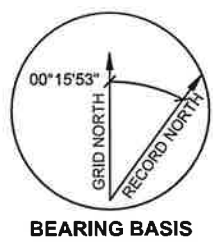
The obtaining of this easement was authorized by Resolution 042-2022, passed by the Lexington-Fayette Urban County Council on February 10, 2022. Pursuant to KRS 382.135(2)(c), this temporary construction easement, which pertains to a public utility, need not contain a statement of consideration.

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

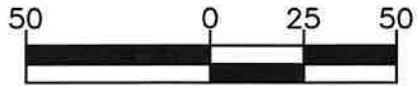


EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	37.65'	N 83°00'06" E
L2	7.89'	S 31°14'07" W

EASEMENT CURVE TABLE		
LINE #	LENGTH	RADIUS
C1	33.37'	230.00'



TEMP. ESMT. AREA
130 SQ. FT. (0.003 AC)



GRAPHIC SCALE: 1"=50'

NOTES:

1. THE PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION (DEED BOOK 2992, PAGE 474) AND CORRESPONDING PLAT (CABINET "E" SLIDE 730) OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE. THE ORIGIN OF BEARINGS SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983, STATE PLANE KENTUCKY NORTH ZONE AS OBSERVED FROM KYCORS STATION "KYTG" USING A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
2. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE A PROPOSED CONVEYANCE FOR A TEMPORARY CONSTRUCTION EASEMENT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
3. THIS INFORMATION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR PURPOSES OF LAND TRANSFER.

SANITARY SEWER EASEMENT EXHIBIT
JODI THOMPSON
539 SOUTHBEND DRIVE
WOLF RUN TRUNK F SEWER IMPROVEMENTS
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
LEXINGTON, KENTUCKY



FIGURE 1

JANUARY 2022

2815.298

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: MELISSA STELTER ,dc

202206070208

June 7, 2022

14:53:41 PM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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6 Pages

579 - 584