

FAYETTE CO, KY FEE \$59.00

SUSAN LAMB  
COUNTY CLERK

PRESENTED/LODGED: 04/08/2025 02:13:56 PM

BOBBIE MARSTELLA, DEPUTY CLERK 202504080189

BK: DB 4124

PG: 599-606



**TEMPORARY CONSTRUCTION EASEMENT**

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 1<sup>st</sup> day of April, 2025, by and between **JENNIFER CHRISTMANN**, a single person, 1010 Castleton Way, Lexington, Kentucky 40517, which is the in-care of mailing and also 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 **FIVE HUNDRED DOLLARS AND 00/100 (\$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, temporary right to excavate, grade, construct, alter, re-grade and perform

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

related work for the purpose of sanitary sewer improvements and construction, maintenance 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**  
**Merrick Trunk Sewer**  
**Improvement Project**  
**(a portion of 1010 Castleton Way)**

All that tract or parcel of land situated at the rear of 1010 Castleton Way in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to-wit:

**BEGINNING**, at the common corner at the rear of Jennifer Christmann (1010 Castleton Way, Deed Book 2773, Page 104) and Colin E. Peets and Tracy L. Peets (1008 Castleton Way, Deed Book 2272, Page 35) and in the east line of B & D Investments, LLC (3508 Bates Creek Road, Deed Book 3601, Page 5), said point having NAD 83 Kentucky State Plane North Zone (2011) coordinates of North 177,047.81 and East 1,570,291.76;

Thence leaving said B & D Investments and with said Peets, North 43°55'27" East, 7.67 feet to the **TRUE POINT OF BEGINNING** in the east line of an existing 12-foot wide utility easement (Plat Cabinet D, Slide 110), said point having NAD 83 Kentucky State Plane North Zone (2011) coordinates of North 177,053.34 and East 1,570,297.08;

Thence leaving said utility easement and continuing with said Peets, North 43°55'27" East, 14.91 feet to a point;

Thence leaving said Peets for three (3) new lines through the lands of said Christmann:

1. South 08°16'17" East, 73.55 feet to a point in the north line of an existing 12-foot wide utility easement (Plat Cabinet D, Slide 590),
2. With said utility easement, North 86°32'33" West, 12.84 feet to a point in the line with said utility easement (Plat Cabinet C, Slide 110),

3. With said utility easement (Plat Cabinet C, Slide 110), North 07°32'33" West, 61.80 feet to the **TRUE POINT OF BEGINNING**; and,

The above-described parcel contains 822 square feet or 0.02 Acres, more or less of temporary construction easement; and

Being a portion of the property conveyed to Jennifer Christmann, a single person, by Deed dated November 30, 2007, of record in Deed Book 2773, Page 104, 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 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, or maintenance thereof.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of the their 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 312-2023, passed by the Lexington-Fayette Urban County Council on June 15, 2023, and amended Resolution 584-2024, passed by the Lexington-Fayette Urban County Council on November 21, 2024. Pursuant to KRS 382.135(2)(a), 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.

GRANTOR:

  
JENNIFER CHRISTMANN

STATE OF FLORIDA

COUNTY OF ORANGE

)  
)  
)

This instrument was acknowledged, subscribed and sworn to before me by Jennifer Christmann, a single person, on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, Florida, State-at-Large

My Commission Expires: \_\_\_\_/\_\_\_\_/\_\_\_\_

# State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA

COUNTY OF Orange

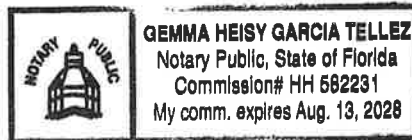
On April 1<sup>st</sup>, 2025, before me, Gemma H. Garcia Tellez, a notary public, personally appeared by physical presence, Jennifer Christmann who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Temporary Construction Easement [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known      OR

Produced identification ☒ Type of identification produced: Kentucky Driver License

[Signature]  
(Signature of notary public)

My commission expires: Aug 13, 2028



Official Seal

PREPARED BY:

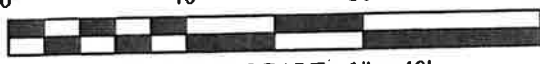


Tiffany Amber Holskey,  
Attorney

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

4929-5894-6596, v. 1

0' 40' 80' 120'



GRAPHIC SCALE: 1" = 40'

TEMP. CONST. ESMT.



CASTLETON WAY

COLIN E & TRACY L PEETS  
1008 CASTLETON WY  
DB 2272 PG 35

JENNIFER CHRISTMANN  
1010 CASTLETON WAY  
DB 2773 PG 104

EVAN & MOLLY VINCENT  
1012 CASTLETON WY  
DB 3983 PG 9

MOSTAFA SEYED SADER  
REVOCABLE LIVING TRUST  
3514 TATES CREEK ROAD  
DB 3763 PG 445

TRUE P.O.B.  
N:177053.34  
E:1570297.08

TEMP. CONST. E.  
822 SQ.FT.  
(GROSS & NET)

B & D INVESTMENTS LLC  
3508 TATES CREEK ROAD  
DB 3601 PG 5

P.O.B.  
N:177047.81  
E:1570291.76

12' U.E. CAB C SL 110

12' U.E. CAB D SL 590

REV. DATE: 2/04/25

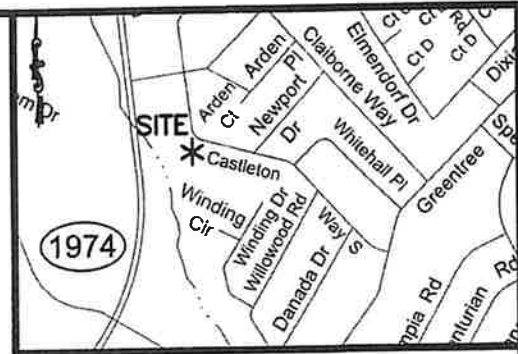


651 Perimeter Drive Suite 300  
Lexington, KY 40517  
Phone (859) 368-0145  
www.primeeng.com

MERRICK TRUNK SEWER PROJECT  
SANITARY SEWER EASEMENTS  
JENNIFER CHRISTMANN  
1010 CASTLETON WAY  
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

K:\200126 - West Hickman Trunk Sewers\Survey Info\Working Drawings\Easements\200126 Easements - Kurt\_SSM Tates Creek.dwg  
Day & Time: Mar 04, 2025 - 10:23am  
Login Name: jchombias

LINE	BEARING	DISTANCE
L1	N 43°55'27" E	7.67'
L2	N 43°55'27" E	14.91'
L3	S 08°16'17" E	73.55'
L4	N 86°32'33" W	12.84'
L5	N 07°32'33" W	61.80'



VICINITY MAP N.T.S.

EX. PERM ESMT.=N/A  
 PROP. PERM. ESMT.=N/A

PROP. TEMP. ESMT.(GROSS)=822 SQ.FT.  
PROP. TEMP. ESMT.(NET)=822 SQ.FT.

**LAND SURVEYOR'S CERTIFICATE:**

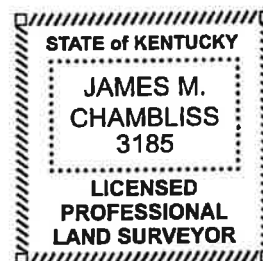
THE PROPERTY LINES SHOWN ON THIS EASEMENT EXHIBIT ARE BASED ON DEED AND/OR RECORD PLAT DATA FROM THE FAYETTE COUNTY CLERK'S OFFICE. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AS DESCRIBED IN 201 KAR 18:150 AND PRIME AE GROUP HAS NOT PERFORMED A BOUNDARY SURVEY FOR THE PURPOSES OF THIS EXHIBIT. THIS EXHIBIT IS NOT INTENDED TO BE USED FOR LAND TRANSFER.

James M. Chambliss, PLS

Digitally signed by James M. Chambliss,  
 PLS  
 Date: 2025.03.05 09:06:57 -05'00'

JAMES M. CHAMBLISS, PLS 3185

DATE



REV. DATE: 2/04/25

651 Perimeter Drive Suite 300  
 Lexington, KY 40517  
 Phone (859) 368-0145  
 www.primeeng.com

MERRICK TRUNK SEWER PROJECT  
 SANITARY SEWER EASEMENTS  
 JENNIFER CHRISTMANN  
 1010 CASTLETON WAY

LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 2 OF 2