

**GRANT OF EASEMENT**

This **EASEMENT** is made and entered into this 6<sup>th</sup> day of November, 2013, by and between **KEITH A. CAMPBELL**, a single person, 1179 Mt. Rushmore Way, Lexington, Kentucky 40515 ("Grantor"), 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 **Three Thousand Seven Hundred Fifteen Dollars and 20/100 Cents (\$3,715.20)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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 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**  
**1179 Mt. Rushmore Way**  
**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, Grantor has **BARGAINED** and **SOLD** and does 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

Return to Grantee  
c/o Department of Law, 11<sup>th</sup> Floor

for 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**  
**1179 Mt. Rushmore Way**  
**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 Grantor.

Grantor does hereby covenant to and with said 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 easements conveyed herein, and that he will **WARRANT GENERALLY** said title.

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 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 Grantor has signed this Easement, the day and year first above written.

GRANTOR:

BY:   
\_\_\_\_\_  
KEITH A. CAMPBELL

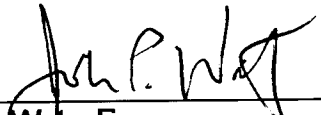
COMMONWEALTH OF KENTUCKY    )  
  )  
COUNTY OF FAYETTE            )

The foregoing Easement was subscribed, sworn to and acknowledged before me by KEITH A. CAMPBELL, a single person, on this the 6<sup>th</sup> day of NOVEMBER, 2013.

My commission expires: DEC 5, 2015

  
\_\_\_\_\_  
Notary Public, State-At-Large, Kentucky

PREPARED BY:

  
\_\_\_\_\_  
John P. Watz, Esq.  
HENRY WATZ RAINE &  
MARINO, PLLC  
401 West Main Street, Suite 316  
Lexington, Kentucky 40507  
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**EXHIBIT A**

**20-FOOT PERMANENT SANITARY SEWER EASEMENT  
&  
10-FOOT TEMPORARY CONSTRUCTION EASEMENTS  
ON THE PROPERTY OF  
KEITH A. CAMPBELL  
(SINGLE)  
DEED BOOK 1353, PAGE 383  
LOT 29A, BLOCK D, UNIT 2-B CENTURY HILLS SUBDIVISION  
PLAT CABINET D, SLIDE 330  
1179 MT. RUSHMORE WAY  
IN LEXINGTON, FAYETTE COUNTY, KENTUCKY**

All those tracts or parcels of land situated on the southwesterly side of Mt. Rushmore Way, opposite its intersection with Pimlico Parkway, 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 Lot 29A and Lot 29, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 330), said point being approximately 30.8 feet northeasterly from the rear common corner of said lots as measured along the common line; thence along the common line of Lots 29A and 29, N 53° 44' 56" E 20.11 feet; thence through Lot 29A, S 30° 20' 08" E 38.72 feet to a point in the common line of Lot 29A aforesaid and Lot 30, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 330); thence along said common line, S 53° 44' 56" W 20.11 feet; thence again through Lot 29A, parallel with and twenty feet southwesterly from the second call cited above, N 30° 20' 08" W 38.72 feet to the beginning and containing 774 square feet.

## **EXHIBIT B**

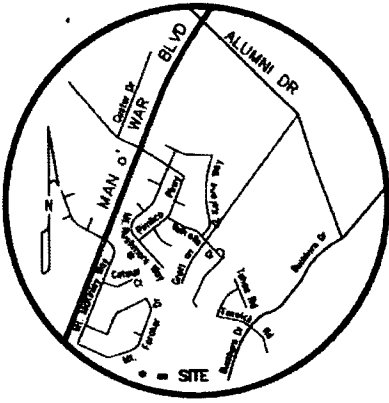
### **Temporary Construction Easement - Tract 1:**

Beginning at the northeasterly corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 29A and Lot 29, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 330); thence along said common line, N 53° 44' 56" E 10.05 feet; thence through Lot 29A, parallel with and ten feet northeasterly from the northeasterly line of the above described permanent sanitary sewer easement, S 30° 20' 08" E 38.72 feet to a point in the common line of Lot 29A aforesaid and Lot 30, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 330); thence along said common line, S 53° 44' 56" W 10.05 feet; thence again through Lot 29A, along the northeasterly line of the above described permanent easement, N 30° 20' 08" W 38.72 feet to the beginning and containing 387 square feet.

### **Temporary Construction Easement - Tract 2:**

Beginning at the northwesterly corner of the above described permanent sanitary sewer easement, said point being in the common line of Lot 29A and Lot 29, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 330); thence through Lot 29A, along the southwesterly line of the above described permanent easement, S 30° 20' 08" E 38.72 feet to a point in the common line of Lot 29A aforesaid and Lot 30, Block D, Unit 2-B of Century Hills Subdivision (Plat Cabinet D, Slide 330); thence along said common line, S 53° 44' 56" W 10.05 feet; thence again through Lot 29A, parallel with and ten feet southwesterly from the southwesterly line of the above described permanent easement, N 30° 20' 08" W 38.72 feet to a point in the common line of Lots 29A and 29 aforesaid; thence along said common line, N 53° 44' 56" E 10.05 feet to the beginning and containing 387 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 Grantor by Deed of Correction dated September 18, 1984, and of record in Deed Book 1353, Page 383; being designated as Lot 29A, Block D, Unit 2-B of Century Hills Subdivision as per the Amended Final Record Plat of record in Plat Cabinet D, Slide 330. All of the above referenced instruments are of record in the Fayette County Clerk's office.

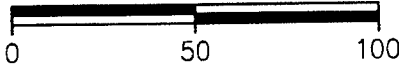


VICINITY MAP

Not To Scale

PROPERTY OWNER'S ADDRESS  
 KEITH A. CAMPBELL  
 1179 MT. RUSHMORE WAY  
 LEXINGTON, KY 40515

SCALE IN FEET

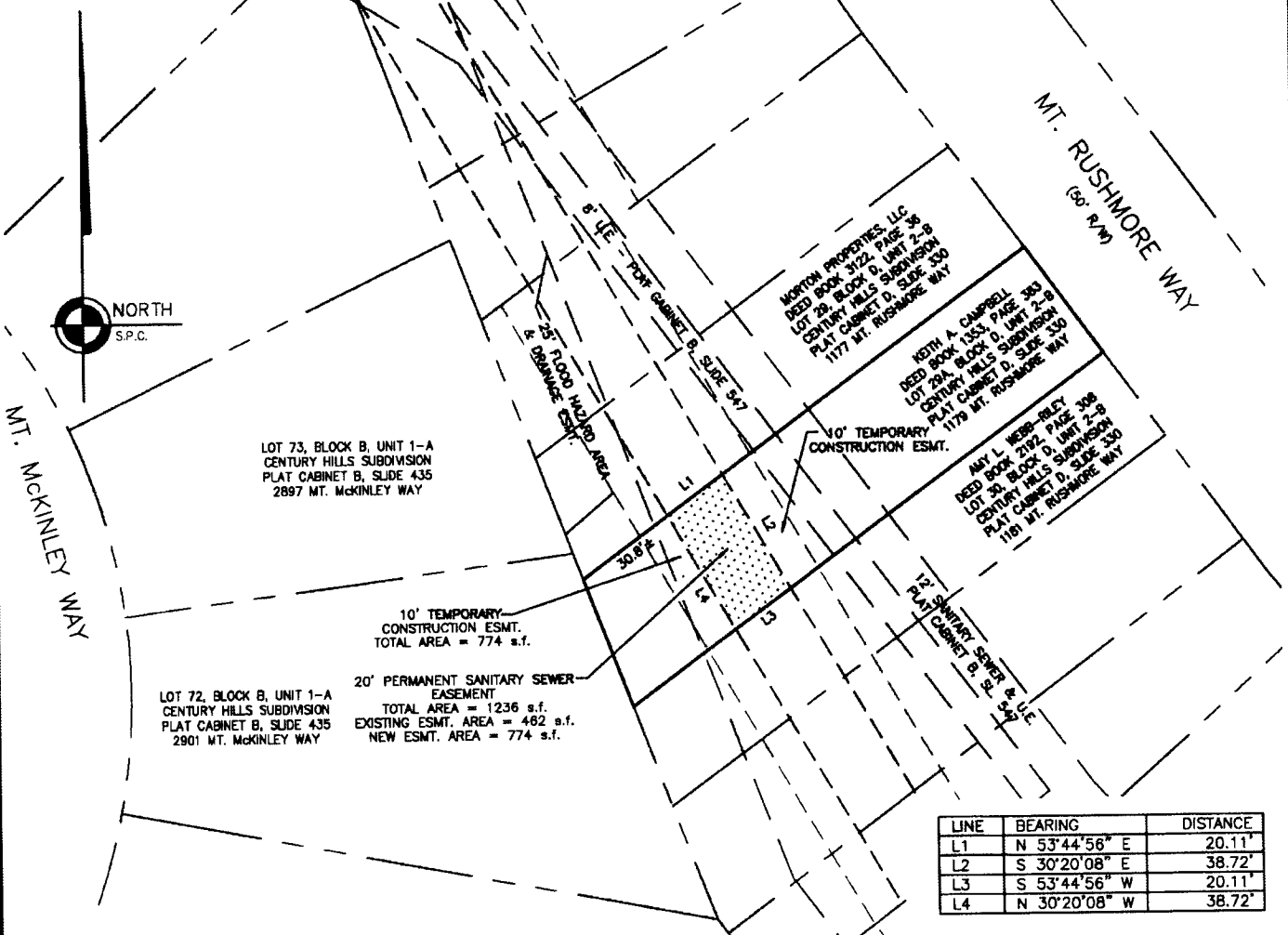


LEGEND

- APPROXIMATE SUBJECT PROPERTY LINE
- - - APPROXIMATE ADJOINING PROPERTY LINE
- - - PROPOSED 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, 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.



LINE	BEARING	DISTANCE
L1	N 53°44'56" E	20.11'
L2	S 30°20'08" E	38.72'
L3	S 53°44'56" W	20.11'
L4	N 30°20'08" W	38.72'

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  
 DATE

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



SANITARY SEWER EASEMENT PLAT

KEITH A. CAMPBELL  
 (SINGLE)  
 PROPERTY  
 1179 MT. RUSHMORE WAY  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY



3250 Blazer Parkway  
 Lexington KY 40609  
 T 859.264.7500 F 859.264.7501

SCALE: 1" = 50'

DATE: AUGUST 7, 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

201401290049

January 29, 2014                      10:03:23      AM

Fees	\$26.00	Tax	\$0.00
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Total Paid	\$26.00
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7 Pages

481 - 487