



**LEGAL DESCRIPTION OF  
0.503 ACRE – SANITARY SEWER EASEMENT  
CITY OF BELLEVUE  
CAMPBELL COUNTY, KENTUCKY**

Situated in the City of Bellevue, Campbell County, Kentucky, and being part of the lands now or formerly conveyed to Board of Education of Bellevue (Auditor's Parcel No. 999-99-37-575.00) as recorded in Deed Book 180, Page 263, of the Campbell County, Kentucky, Records and being more particularly described as follows:

**COMMENTING** at a corner common with the lands now or formerly conveyed to Reclin Real Estate Holdings, LLC, (Auditor's Parcel No. 999-99-07-627.00) as recorded in Deed Book 823, Page 749 (Parcel 2), and said Board of Education of Bellevue of the aforesaid records;

Thence with said common line, North 50 degrees 52 minutes 27 seconds East a distance of 105.97 feet to the Southwestern corner of Subject Easement and being the **POINT OF BEGINNING** for the easement herein being described;

Thence leaving said common line, with the Western lines of Subject Easement the following five (5) courses and distances:

- 1.) Thence North 63 degrees 07 minutes 50 seconds West a distance of 47.05 feet to a point;
- 2.) Thence North 45 degrees 22 minutes 42 seconds West a distance of 54.84 feet to a point;
- 3.) Thence North 45 degrees 59 minutes 32 seconds West a distance of 256.51 feet to a point;
- 4.) Thence North 45 degrees 30 minutes 32 seconds West a distance of 162.58 feet to a point;
- 5.) Thence North 45 degrees 27 minutes 17 seconds West a distance of 96.19 feet to point at the Northwestern corner of Subject Easement and being in the Northern line of aforesaid Board of Education of Bellevue and the Southern line of lands now or formerly conveyed to JFMW Enterprise, LLC, (Auditor's Parcel No. 999-99-06-504.00) as recorded in Deed Book 806, Page 528 (Parcel B), of the aforesaid records;

Thence with the Southern line of said JFMW Enterprise, LLC and the Northern line of said Board of Education, and the Northern line of Subject Easement, North 54 degrees 42 minutes 27 seconds East a distance of 30.48 feet to the Northeastern corner of Subject Easement;

Thence leaving said Southern and Northern lines with the Eastern lines of Subject Easement the following seven (7) courses and distances:

- 1.) Thence South 45 degrees 27 minutes 17 seconds East a distance of 90.81 feet to a point;
- 2.) Thence South 45 degrees 30 minutes 32 seconds East a distance of 149.62 feet to a point;

Date Prepared: August 16, 2024

Page 1 of 2

File Name: P:\330-000\334-459\Survey\Documents\334459-LD - 0.503 Acre (SV02-03).docx

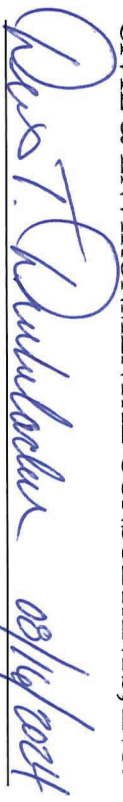
- 3.) Thence North 53 degrees 07 minutes 29 seconds East a distance of 10.77 feet to a point;
- 4.) Thence South 45 degrees 50 minutes 01 seconds East a distance of 267.73 feet to a point;
- 5.) Thence South 45 degrees 25 minutes 21 seconds East a distance of 67.79 feet to a point;
- 6.) Thence South 44 degrees 47 minutes 21 seconds West a distance of 4.47 feet to a point;
- 7.) Thence South 63 degrees 07 minutes 50 seconds East a distance of 37.42 feet to a point in the Southern line of aforementioned Board of Education of Bellevue and the Northern line of aforementioned Recltin Real Estate Holdings, LLC, and being the Southeastern corner of Subject Easement;

Thence with said Northern and Southern lines and the Southern line of Subject Easement, South 50 degrees 52 minutes 27 seconds West a distance of 32.84 feet to the **POINT OF BEGINNING**. Containing 0.503 acre or 21,910 square feet, more or less, and being subject to all legal highways and any and all easements of record.

The above description was prepared by Dennis T. Dinkelacker, Kentucky Registration No. 3510, on August 16, 2024, and describes an easement for purposes of a Sanitary Sewer from the lands now or formerly conveyed to Board of Education of Bellevue as recorded in Deed Book 180, Page 23, of the Campbell County, Kentucky, Records. The basis of bearings is Kentucky State Plane Coordinate System, North Zone (1601), NAD '83 (2011-CORS) per GPS observations.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Handwritten signature of Dennis T. Dinkelacker in blue ink, dated 08/16/2024.

Dennis T. Dinkelacker, L.P.S. Date  
Kentucky Licensed Professional Land Surveyor No. 3510