

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 8 day of SEPTEMBER, 2020, by and between **ANTHONY WILLIAMS, a single person**, 1077 Armstrong Mill Road, Lexington, Kentucky 40517, 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 **THREE HUNDRED FIFTY DOLLARS AND 00/100 (\$350.00)**, 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 related work for the purpose of sidewalk improvements and construction, installation and relocation through and across the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Temporary Construction Easement
Armstrong Mill Road Sidewalk Improvement Project
(a portion of 1077 Armstrong Mill Road)
Parcel No. 9

Being a tract of land lying in Fayette County along Armstrong Mill Road, and more particularly described as follows:

BEGINNING at a point on the existing northern Armstrong Mill right-of-way line and the existing western property line, 36.14 feet left of the proposed Armstrong Mill centerline at

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

Station 106+82.61; thence leaving the existing northern Armstrong Mill right-of-way with the existing western property line, N 30 Degrees 52 Minutes 15 Seconds E, a distance of 17.18 feet to a point 53.32 feet left of the proposed Armstrong Mill centerline at Station 106+82.63; thence leaving the existing western property line, S 60 Degrees 56 Minutes 44 Seconds E, a distance of 32.52 feet to a point 54.31 feet left of the proposed Armstrong Mill centerline at Station 107+15.14, said point being on the existing eastern property line; thence with the existing eastern property line, S 30 Degrees 01 Minutes 44 Seconds W, a distance of 18.30 feet to a point 36.01 feet left of the proposed Armstrong Mill centerline at Station 107+15.38, said point being on the existing northern Armstrong Mill right-of-way; thence leaving the existing eastern property line with the existing northern Armstrong Mill right-of-way, N 58 Degrees 57 Minutes 56 Seconds W, a distance of 32.77 feet to a point 36.14 feet left of the proposed Armstrong Mill centerline Station 106+82.61 and the POINT OF BEGINNING; and

The above described parcel contains 579 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to Anthony Williams, a single person, by deed dated March 6, 2020, of record in Deed Book 3740, Page 626, 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.

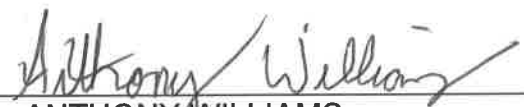
The above-described temporary construction easement runs with the land for the duration of the improvement project and is binding upon the successors and assigns of the Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon the completion of the project.

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

The obtaining of this easement was authorized by Resolution 56-2020, passed by the Lexington-Fayette Urban County Council on February 6, 2020. Pursuant to KRS 382.135(2)(c), this temporary construction easement, which pertains to a public right-of-way, 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:



ANTHONY WILLIAMS

[Intentionally Left Blank]

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Anthony Williams, a single person, on this the 8 day of SEPTEMBER, 2020.



Notary Public, Kentucky, State at Large

My Commission Expires: 7/29/2021

Notary ID # 583153

PREPARED BY:



Keith Horn, Managing 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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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: EMILY GENTRY ,dc

202009210339

September 21, 2020 13:07:54 PM

Fees	\$50.00	Tax	\$0.00
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Total Paid	\$50.00
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MAYOR LINDA GORTON



LEXINGTON

SUSAN B. SPECKERT
COMMISSIONER
DEPARTMENT OF LAW

To: Abigail Allan, Council Clerk
Council Clerk's Office

From: Department of Law

Date: September 24, 2020

Re: Temporary Construction Easement
1077 Armstrong Mill Road

Our File No. 19-RE0687
Armstrong Mill Road Sidewalk Improvement Project

Enclosed is the original recorded Temporary Construction Easement for the above-referenced property to the Urban County Government for the Armstrong Mill Road Sidewalk Improvement Project. Please file the easement with the authorizing legislation, Resolution No. 56-2020.

If you have any questions, please let me know.

Sincerely,

Evan P. Thompson
Attorney

Enclosure

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