

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 21st day of December, 2016, by and between **ALLEN L. SILVEY and DIANA B. SILVEY, husband and wife**, 2791 Clays Mill Road, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantors"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **SEVEN THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND 00/100 (\$7,750.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantors have **BARGAINED** and **SOLD** and do hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns forever the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Fee Simple Right-of-Way
(a portion of 2791 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 43A

Beginning at a point 44.00 feet left of Clays Mill Road at Station 143+64.47; thence North 25 Degrees 11 Minutes 52 Seconds East for a distance of 28.81 feet, to a point 44.00

Return to:
Charles E. Edwards III
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

DTC

feet left of Clays Mill Road at Station 143+93.28; thence along an arc 56.15 feet to the right, having a radius of 1,544.00 feet, the chord of which is North 26 Degrees 14 Minutes 23 Seconds East a distance of 56.14 feet, to a point 44.00 feet left of Clays Mill Road at Station 144+47.83; thence South 65 Degrees 51 Minutes 52 Seconds East for a distance of 4.81 feet, to a point 39.20 feet left of Clays Mill Road at Station 144+48.09; thence along an arc 85.00 feet to the left, having a radius of 2,291.83 feet, the chord of which is South 26 Degrees 38 Minutes 07 Seconds West a distance of 85.00 feet, to a point 40.30 feet left of Clays Mill Road at Station 143+64.54; thence North 65 Degrees 53 Minutes 16 Seconds West a distance of 3.70 feet to a point 44.00 feet left of Clays Mill Road at Station 143+64.47 and the POINT OF BEGINNING;

The above described parcel contains 0.008 acres (363 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Allen L. Silvey and Diana B. Silvey, husband and wife, by deed dated May 16, 2016, of record in Deed Book 3397, Page 550, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the sum hereinbefore mentioned, the receipt and sufficiency of which is hereby acknowledged, Grantors have **BARGAINED** and **SOLD** and do 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 roadway 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 Right-of-Way Construction Easement
(a portion of 2791 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 43B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 135 feet north of the intersection of Pasadena Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 44.00 feet left of Clays Mill Road at Station 143+64.47; thence North 65 Degrees 53 Minutes 16 Seconds West a distance of 8.15 feet to a point 52.15 feet left of Clays Mill Road at Station 143+64.31; thence North 24 Degrees 47 Minutes 09 Seconds East a distance of 84.92 feet to a point 53.76 feet left of Clays Mill Road at Station 144+47.31; thence South 65 Degrees 51 Minutes 52 Seconds East a distance of 9.78 feet to a point 44.00 feet left of Clays Mill Road at Station 144+47.83; thence along an arc 56.15 feet to the left, having a radius of 1,544.00 feet, the chord of which is South 26 Degrees 14 Minutes 23 Seconds West a distance of 56.14 feet, to a point 44.00 feet left of Clays Mill Road at Station 143+93.28; thence South 25 Degrees 11 Minutes 52 Seconds West a distance of 28.81 feet to a point 44.00 feet left of Clays Mill Road at Station 143+64.47 and the POINT OF BEGINNING;

The above described parcel contains 0.017 acres (737 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Allen L. Silvey and Diana B. Silvey, husband and wife, by deed dated May 16, 2016, of record in Deed Book 3397, Page 550, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and 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 Grantors. The temporary construction easement shall take effect upon the

commencement of construction of the project and will expire upon completion of the project.

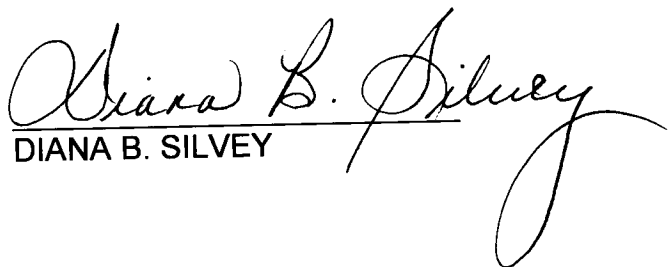
Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors and assigns forever, that they are lawfully seized in fee simple of said property and have good right to sell and convey the same as herein done, and that they will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantors have signed this Deed of Conveyance and Temporary Easement, this the day and year first above written.

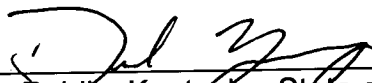
GRANTORS:


ALLEN L. SILVEY

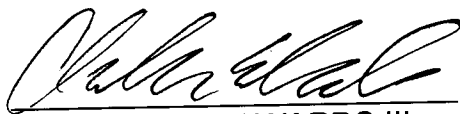

DIANA B. SILVEY

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Allen L. Silvey and Diana B. Silvey, husband and wife, on this the 27 day of December, 2016.


Notary Public, Kentucky, State at Large ID# 506286
My Commission Expires: 2 / 24 / 2018

PREPARED BY:


CHARLES E. EDWARDS III
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

201701130019

January 13, 2017 8:32:05 AM

Fees	\$23.00	Tax	\$8.00
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Total Paid	\$31.00
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6 Pages

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