

**TEMPORARY CONSTRUCTION EASEMENT**

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 15 day of June, 2016, by and between **TABORIDGE TOWNHOME ASSOCIATION, INC.**, a Kentucky corporation, 1212 Sheffield Place, Lexington, Kentucky 40509, which is the in-care of tax mailing address for the current year (hereinafter "Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, (hereinafter "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **SEVEN HUNDRED EIGHTY DOLLARS AND 00/100 (\$780.00)**, 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 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 based upon Lexington-Fayette Urban County Control Survey Monuments:

Return to:  
Glenda Humphrey George  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

**Temporary Construction Easement**  
**A Portion of 401 Patchen Drive**

**Project Number 365**  
**(Mt. Tabor Road Widening)**

Beginning at a point 29.91 feet right of Mt. Tabor Road Station 11+64.25;

Thence North 50 degrees 56 minutes 38 seconds East a distance of 20.77 feet to a point 30.12 feet right of Mt. Tabor Road at Station 11+85.02;

Thence South 39 degrees 43 minutes 24 seconds East a distance of 19.83 feet to a point 49.95 feet right of Mt. Tabor Road at Station 11+85.05;

Thence South 50 degrees 23 minutes 40 seconds West a distance of 29.89 feet to a point 49.94 feet right of Mt. Tabor Road at Station 11+55.17;

Thence along an arc 22.88 feet to the right, having a radius of 23.50 feet, the chord of which is North 15 degrees 14 minutes 15 seconds West for a distance of 21.99 feet to the point of beginning.

The above described parcel contains 0.013 acres (546 sq. ft.) of temporary easement.

Being a portion of the property conveyed to Taboridge Townhome Association, Inc. by deed dated May 3, 1995, of record in Deed Book 1784, Page 136, in the office of the Fayette County Clerk.

**TO HAVE AND TO HOLD** said easement 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 on this land and is binding upon the successors and assigns of the Grantor. The temporary construction shall commence at the time of the

commencement of construction of the improvement project and shall be binding until the completion of the improvement project.

Grantor does hereby release and relinquish unto 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 605-2015, passed by the Lexington-Fayette Urban County Council on the 8<sup>th</sup> day of October, 2015. Pursuant to KRS 382-135(2)(a), this public utility easement is exempt from real estate transfer tax pursuant to KRS 142.050.

**IN TESTIMONY WHEREOF**, the Grantor have signed this Temporary Construction Easement, this the day and year first above written.

GRANTOR:

TABORIDGE TOWNHOME ASSOCIATION, INC.

  
MARGARET LYNN HAMILTON  
MANAGING MEMBER

COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing Temporary Construction Easement was subscribed, sworn to and acknowledged before me by Margaret Lynn Hamilton, in her capacity as Managing Member of Taboridge Townhome Association, Inc., on this the 15 day of June, 2016.



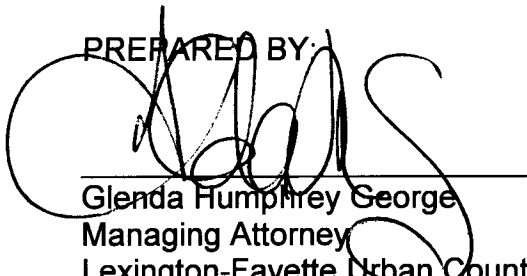
Notary Public, Kentucky, State at Large

Notary Identification Number: 494244

My Commission Expires: 7 / 29 / 2017



PREPARED BY:



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

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: SHEA BROWN ,dc

201606200142

June 20, 2016                      9:25:21    AM

|      |         |     |        |
|------|---------|-----|--------|
| Fees | \$20.00 | Tax | \$ .00 |
|------|---------|-----|--------|

|            |         |
|------------|---------|
| Total Paid | \$20.00 |
|------------|---------|

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5 Pages

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