

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 18 day of JANUARY, 2017, by and between **SABRINA BEATTY, single**, 2101 Clays Mill Road, Lexington, Kentucky 40503, 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 **ONE THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (\$1,400.00)**, 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, to wit:

Temporary Right-of-Way Construction Easement
(a portion of 2101 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 92

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately

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

DTC

201 feet south of the intersection of Springridge Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 41.68 feet left of Clays Mill Road at Station 178+58.37; thence North 64 Degrees 16 Minutes 29 Seconds West a distance of 13.20 feet to a point 54.87 feet left of Clays Mill Road at Station 178+58.47; thence North 24 Degrees 46 Minutes 43 Seconds East a distance of 90.43 feet to a point 55.38 feet left of Clays Mill Road at Station 179+49.31; thence South 59 Degrees 23 Minutes 09 Seconds East a distance of 13.27 feet to a point 42.18 feet left of Clays Mill Road at Station 179+47.98; thence South 24 Degrees 46 Minutes 43 Seconds West a distance of 89.30 feet to a point 41.68 feet left of Clays Mill Road at Station 178+58.37 and the POINT OF BEGINNING.

The above described parcel contains 0.027 acres (1,186 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Sabrina Beatty, single, by deed dated September 16, 2016 of record in Deed Book 3431, Page 447, 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 completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her 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 she is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that she 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 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:


SABRINA BEATTY

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Sabrina Beatty, single, on this the 18 day of JANUARY, 2017.

 494244

PREPARED BY:

Notary Public, Kentucky, State at Large

My Commission Expires: 7 / 29 / 2017



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
X:\Cases\ENGINEER\16-RE0059\RE\00560720.DOC

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

201701300109

January 30, 2017 10:40:30 AM

Fees	\$17.00	Tax	\$0.00
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Total Paid	\$17.00
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