

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 11 ~~4~~ day of April, 2017, by and between **SUSAN P. BROWN (formerly SUSAN P. ROSS)**, a single person, 1702 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 ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$1,175.00)**, 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 Construction Easement
(a portion of 1702 Clays Mill Road)****Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 157**

Being a tract of land lying in Fayette County on the east 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

(CF)

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

Beginning at a point 39.17 feet right of Clays Mill Road at Station 207+95.37; thence North 24 Degrees 45 Minutes 57 Seconds East a distance of 50.00 feet to a point 38.74 feet right of Clays Mill Road at Station 208+46.54; thence South 58 Degrees 49 Minutes 09 Seconds East a distance of 15.41 feet to a point 54.07 feet right of Clays Mill Road at Station 208+44.99; thence South 24 Degrees 45 Minutes 57 Seconds West a distance of 11.54 feet to a point 54.19 feet right of Clays Mill Road at Station 208+33.45; thence North 85 Degrees 14 Minutes 58 Seconds West a distance of 4.58 feet to a point 49.91 feet right of Clays Mill Road at Station 208+31.83; thence South 24 Degrees 45 Minutes 57 Seconds West a distance of 36.44 feet to a point 50.15 feet right of Clays Mill Road at Station 207+93.90; thence North 58 Degrees 39 Minutes 32 Seconds West a distance of 11.08 feet to a point 39.17 feet right of Clays Mill Road at Station 207+95.37 and the POINT OF BEGINNING; and,

The above described parcel contains 0.014 acres (604 sq. ft.) of temporary construction easement;

Being a portion of the property conveyed to Susan P. Brown (formerly Susan P. Ross), a single person, by deed dated October 23, 1996 of record in Deed Book 1878, Page 534, 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 have 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:

A handwritten signature in cursive script that reads "Susan P. Brown". The signature is written in black ink and is positioned above a horizontal line.

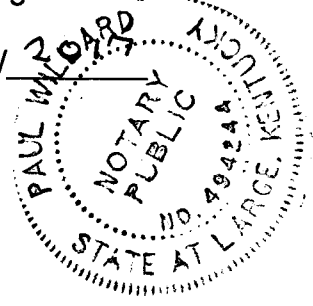
SUSAN P. BROWN (formerly
SUSAN P. ROSS)

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

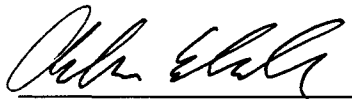
This instrument was acknowledged, subscribed and sworn to before me by Susan P. Brown (formerly Susan P. Ross), a single person, on this the 11 day of APRIL, 2017.


494 244
Notary Public, Kentucky, State at Large

My Commission Expires: 7 / 29 / 2017



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: PATTY DAVIS ,dc

201704170026

April 17, 2017 8:48:47 AM

Fees	\$20.00	Tax	\$.00
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Total Paid	\$20.00
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5 Pages

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