

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 18 day of May, 2017, by and between **DAVID M. SPROULL and DEBRA ANN DOSS, husband and wife**, 1860 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 **NINE HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$925.00)**, 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, 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 1860 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 137

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

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 178 feet south of the intersection of South Bend Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 35.75 feet right of Clays Mill Road at Station 194+86.17; thence North 23 Degrees 17 Minutes 38 Seconds East a distance of 70.00 feet to a point 36.12 feet right of Clays Mill Road at Station 195+56.17; thence South 59 Degrees 07 Minutes 55 Seconds East a distance of 12.04 feet to a point 48.04 feet right of Clays Mill Road at Station 195+54.52; thence South 23 Degrees 17 Minutes 38 Seconds West a distance of 14.42 feet to a point 47.96 feet right of Clays Mill Road at Station 195+40.10; thence South 77 Degrees 44 Minutes 59 Seconds West a distance of 7.21 feet to a point 42.07 feet right of Clays Mill Road at Station 195+35.93; thence South 23 Degrees 17 Minutes 38 Seconds West a distance of 50.63 feet to a point 41.81 feet right of Clays Mill Road at Station 194+85.31; thence North 58 Degrees 54 Minutes 31 Seconds West a distance of 6.12 feet to a point 35.75 feet right of Clays Mill Road at Station 194+86.17 and the POINT OF BEGINNING; and,

The above described parcel contains 0.012 acres (524 sq. ft.) of temporary construction easement;

Being a portion of the property conveyed to David M. Sproull and Debra Ann Doss, husband and wife, by deed dated August 18, 1998, of record in Deed Book 2005, Page 390, 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 Grantors. The temporary construction easement shall take effect upon the

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

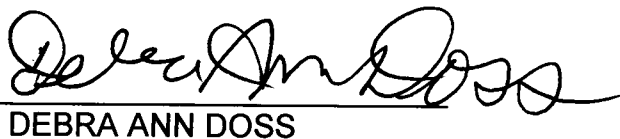
Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interest conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its 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 temporary construction easement, which pertains to a public right-of-way, need not contain a statement of consideration.

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


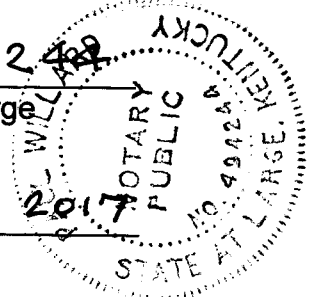
GRANTORS:


DAVID M. SPROULL

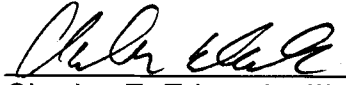

DEBRA ANN DOSS

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by David M. Sproull and Debra Ann Doss, husband and wife, on this the 18 day of MAY, 2017.


494242
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: EMILY GENTRY ,dc

201705220170

May 22, 2017

13:45:14 PM

Fees	\$20.00	Tax	\$0.00
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Total Paid	\$20.00
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