

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 19th day of January, 2017, by and between **ELLIOT SWEAT, single**, 2909 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 **TWO THOUSAND NINE HUNDRED FIFTY DOLLARS AND 00/100 (\$2,950.00)**, 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 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 2909 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 9A

Beginning at a point 29.38 feet left of Clays Mill Road at Station 126+87.10; thence along an arc 73.95 feet to the right, having a radius of 1,949.59 feet, the chord of which is

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

DTC

North 25 Degrees 55 Minutes 28 Seconds East for a distance of 73.95 feet, to a point 27.86 feet left of Clays Mill Road at Station 127+59.78; thence North 65 Degrees 56 Minutes 39 Seconds West a distance of 5.15 feet to a point 33.00 feet left of Clays Mill Road at Station 127+59.59 thence along an arc 67.62 feet to the left, having a radius of 1,533.00 feet, the chord of which is South 24 Degrees 51 Minutes 06 Seconds West for a distance of 67.62 feet, to a point 33.00 feet left of Clays Mill Road at Station 126+93.42; thence South 83 Degrees 18 Minutes 44 Seconds West a distance of 12.27 feet to a point 43.60 feet left of Clays Mill Road at Station 126+87.23; thence South 65 Degrees 52 Minutes 44 Seconds East a distance of 14.22 feet to a point 29.38 feet left of Clays Mill Road at Station 126+87.10 and the POINT OF BEGINNING;

The above described parcel contains 0.008 acres (362 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Elliot Sweat, single, by deed dated August 21, 2012, of record in Deed Book 3095, Page 503, 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, 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 2909 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 9B

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

25 feet north of the intersection of Nakomi Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 43.60 feet left of Clays Mill Road at Station 126+87.23; thence North 25 Degrees 00 Minutes 23 Seconds East a distance of 73.90 feet to a point 43.25 feet left of Clays Mill Road at Station 127+59.24; thence South 65 Degrees 56 Minutes 39 Seconds East a distance of 10.26 feet to a point 33.00 feet left of Clays Mill Road at Station 127+59.59; thence along an arc 67.63 feet to the left, having a radius of 1,533.00 feet, the chord of which is South 24 Degrees 51 Minutes 06 Seconds West a distance of 67.62 feet, to a point 33.00 feet left of Clays Mill Road at Station 126+93.42; thence South 83 Degrees 18 Minutes 10 Seconds West a distance of 12.27 feet to a point 43.60 feet left of Clays Mill Road at Station 126+87.23 and the POINT OF BEGINNING;

The above described parcel contains 0.016 acres (716 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Elliot Sweat, single, by deed dated August 21, 2012, of record in Deed Book 3095, Page 503, 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 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 his right, title, and interest in and to the property to the extent of

the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that he is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that he 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 Grantor has signed this Deed of Conveyance and Temporary Easement, this the day and year first above written.


GRANTOR:



ELLIOT SWEAT

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Elliot Sweat, single, on this the 19 day of January, 2017.

 ID# 586286
Notary Public, Kentucky State at Large
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

201701300111

January 30, 2017 10:41:29 AM

Fees	\$23.00	Tax	\$3.00
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Total Paid	\$26.00
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