

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 11th day of January, 2018, by and between **CHRISTIAN BENEVOLENT OUTREACH, INC., a Kentucky non-profit corporation**, 3775 Belleau Wood Drive, Lexington, Kentucky 40517, 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 **TWENTY-ONE THOUSAND NINE HUNDRED SIXTY-FOUR DOLLARS AND 38/100 (\$21,964.38)**, 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
(a portion of 560 Greenfield Drive)

**Wilson Downing Road Flood Mitigation
(Culvert Replacement) Project**

All that tract or parcel of land situated on the south side of Wilson-Downing Road, approximately 1,500 feet southeast of the intersection of Wilson-Downing Road and Camelot Drive in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

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

BEGINNING at a set #4 rebar with cap (PLS 3185 Chambliss) at the common corner of Christian Benevolent Outreach, Inc., (DB 1257, PG 209) and Sayre Christian Village Apts. II, Inc., (DB 2802, PG 76), said point being in the Wilson-Downing Road south right-of-way; thence leaving said Sayre Christian Village Apts. II, Inc., and with said Wilson-Downing Road south right-of-way, South 57°59'35" East, 258.60 feet to a set #4 rebar with cap (PLS 3185 Chambliss); thence leaving said Wilson-Downing Road south right-of-way for two (2) new lines through the lands of said Christian Benevolent Outreach, Inc.:

- 1) South 32°04'46" West, 26.00 feet to a set #4 rebar with cap (PLS 3185 Chambliss),
- 2) North 57°59'35" West, 245.15 feet to a set #4 rebar with cap (PLS 3185 Chambliss) in the line with said Sayre Christian Village Apts. II, Inc.;

Thence with said Sayre Christian Village Apts. II, Inc., North 22°22'14" East, 26.37 feet to the **POINT OF BEGINNING**; and,

The above described parcel contains 0.15 acre (6,666 sq. ft.) in fee simple; and shown as Parcel "A" on Exhibit "A" attached hereto; and,

Being a portion of the property conveyed to Christian Benevolent Outreach, Inc., a Kentucky non-profit corporation, by deed dated August 13, 1980, of record in Deed Book 1257, Page 209, and by Quitclaim deed dated March 6, 2008, of record in Deed Book 2790, Page 608, both referenced 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 drainage 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 560 Greenfield Drive)

**Wilson Downing Road Flood Mitigation
(Culver Replacement) Project**

All that tract or parcel of land situated on the south side of Wilson-Downing Road, approximately 1,500 feet southeast of the intersection of Wilson-Downing Road and Camelot Drive in Lexington, Fayette County, Kentucky being more fully described and bounded as follows, to wit:

BEGINNING at a set #4 rebar with cap (PLS 3185 Chambliss) at the common corner of Christian Benevolent Outreach, Inc., (DB 1257, PG 209) and Sayre Christian Village Apts. II, Inc., (DB 2802, PG 76), said point being in the Wilson-Downing Road south right-of-way; thence leaving said Wilson-Downing Road south right-of-way and with said Sayre Christian Village Apts. II, Inc., South 22°22'14" West, 26.37 feet to a set #4 rebar with cap (PLS 3185 Chambliss) at the **TRUE POINT OF BEGINNING**; leaving said Sayre Christian Village Apts. II, Inc., for four (4) new lines through the lands of said Christian Benevolent Outreach, Inc.:

1. South 57°59'35" East, 122.15 feet to a point,
2. South 32°04'46" West, 15.00 feet to a point,
3. North 57°59'35" West, 119.59 feet to a point,
4. North 22°22'14" East, 15.21 feet to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 0.04 acre (1,813 sq. ft.) of temporary construction easement; and shown as Parcel "C" on Exhibit "A" attached hereto; and,

Being a portion of the property conveyed to Christian Benevolent Outreach, Inc., a Kentucky non-profit corporation, by deed dated August 13, 1980, of record in Deed Book 1257, Page 209, and by Quitclaim deed dated

March 6, 2008, of record in Deed Book 2790, Page 608,
both referenced in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and temporary construction 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 its 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 it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and it will **WARRANT GENERALLY** said title.

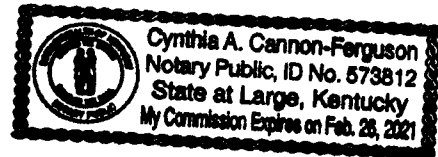
The parties hereto hereby certify, pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein, and the estimated fair cash value of the property conveyed is \$21,964.38. The Grantee joins this Deed of Conveyance for the sole purpose of certifying the consideration, as authorized by Resolution No. 694-2017 passed by the Lexington-Fayette Urban County Government on November 16, 2017.

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Certificate of Consideration was subscribed and sworn to before me by Jim Gray, as Mayor, on behalf of Lexington-Fayette Urban County Government, on this the 11th day of January, 2018.

Cynthia A. Cannon-Ferguson
Notary Public, Kentucky, State at Large

My Commission Expires: 2/26/2021

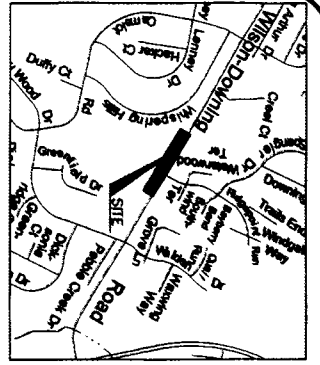


PREPARED BY:

Charles E. Edwards III

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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EXHIBIT "A"



OWNER'S CERTIFICATION
 I, (WE) DO HEREBY CERTIFY THAT I AM (WE AND THE ONLY OWNER (OWNERS) OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK (PLAT NUMBER), SAID PAGE (PAGE) IN THE FAYETTE COUNTY CLERK'S OFFICE AND DO HEREBY ADMIT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

CHRISTIAN BENEVOLENT OUTREACH, INC. DATE _____
 200 GREENFIELD DRIVE, LEXINGTON, KY 40507
 ADDRESS

WITNESS DATE _____

ADDRESS DATE _____
 * DB 1257, PG 209 CAB D, 182 & CAB N, SL 287

PUBLIC ACQUISITION PLANS CERTIFICATION

I DO HEREBY CERTIFY THAT ACQUISITION OF THE PROPERTY SHOWN HEREON WAS APPROVED BY THE URBAN COUNTY COUNCIL ON _____

LAYOR DATE _____
COUNCIL CLERK DATE _____

RESOLUTION NO. _____ -2017
PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MINOR PLAT, AND IS NOW ELIGIBLE FOR RECORDING.

PLANNING COMMISSION SECRETARY DATE _____

SUBDIVISION'S NOTES:

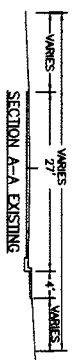
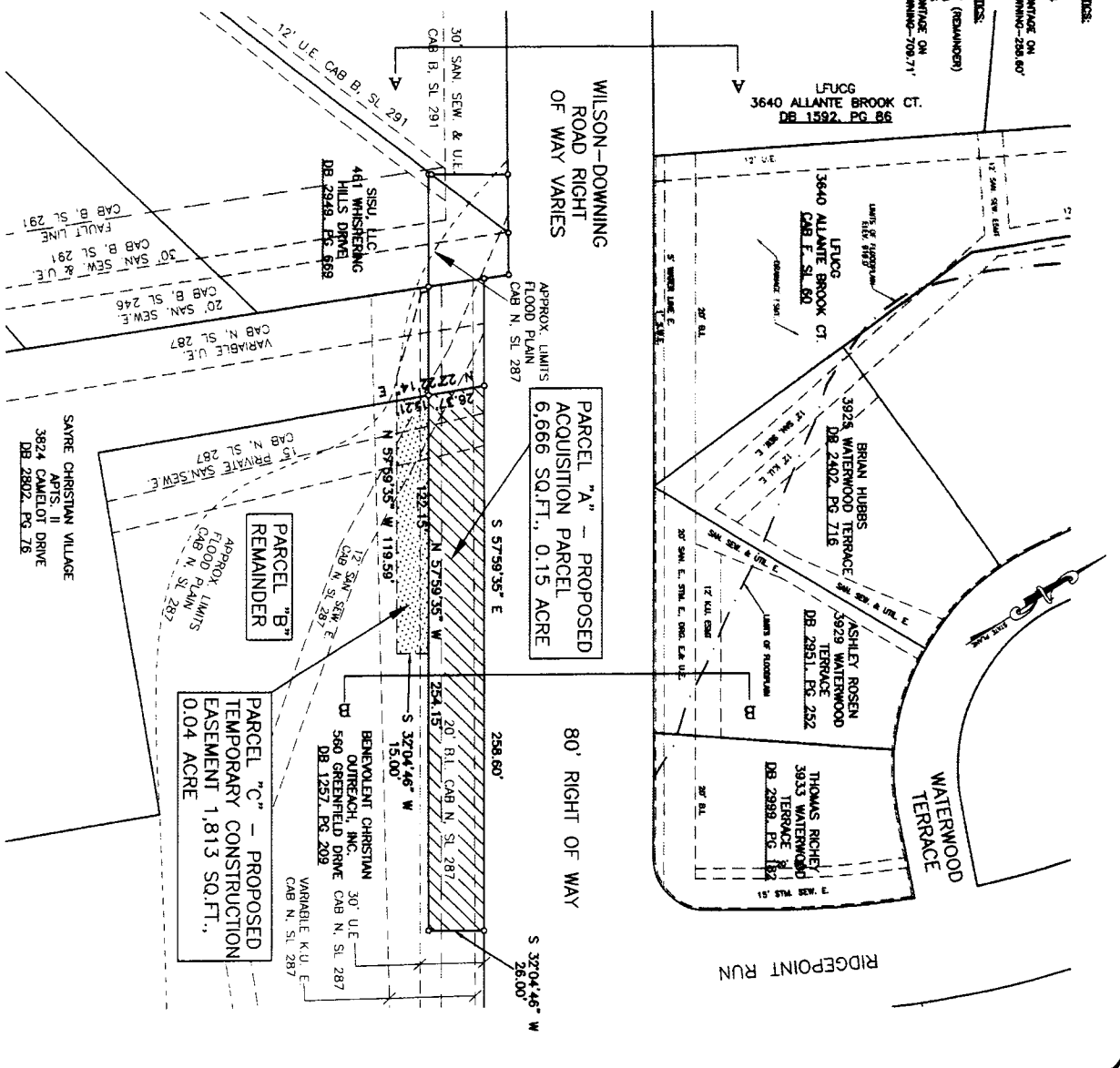
THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THE CHRISTIAN BENEVOLENT OUTREACH, INC. PROPERTY OF RECORD IN DEED BOOK 1257, PAGE 209. THE SURVEY WAS PERFORMED APRIL 21, 2017 BY METHOD OF RANDOM TRVERSE WITH AN UNADJUSTED ERROR OF ORIGIN OF BEHAVIOR'S BASED ON THE HAD AS MENTIONED STATE PLANE NORTH ZONE DATUM. PROPERTY CORNERS ARE MONUMENTED WITH A 1/2" REBAR 18" LONG WITH A RED PLASTIC CAP STAMPED PLS 3165 CHAMBLISS UNLESS OTHERWISE NOTED HEREON. THIS IS THE STANDARD OF PRACTICE FOR SURVEYS OF THIS TYPE. THE SURVEY COMPLIES WITH SAID STANDARDS.

LAND SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

James M. Chambliss, PLS 5/16/17 DATE
 JAMES M. CHAMBLISS, PLS 3165
 166 PROSPEROUS PLACE, LEXINGTON, KY 40508
 ADDRESS

SITE STATISTICS:
 PARCEL NO. ZONED R-4
 0.15 ACRES
 STREET FRONTAGE ON WILSON-DOWNING-258.60'
SITE STATISTICS:
 PAGE 27 (REVISION)
 ZONED R-4
 708 ACRES
 STREET FRONTAGE ON WILSON-DOWNING-708.71'



PURPOSE OF PLAT TO ACQUIRE PARCEL "A" AS AN ADDITIONAL RIGHT OF WAY



PUBLIC ACQUISITION MINOR SUBDIVISION PLAT
 CHRISTIAN BENEVOLENT OUTREACH, INC.
 3816 CAMELOT DRIVE
 LEXINGTON, FAYETTE COUNTY, KY 40517
 OWNER

PROJECT No.: 150013
 DATE: MAY 2017
 DRAWN BY: JMC
 CHECKED BY: JMC

PROJECT WILSON-DOWNING ROAD DRAINAGE IMPROVEMENTS 560 GREENFIELD DRIVE LEXINGTON, KY
 LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
 200 EAST MAIN ST., LEXINGTON, KY 40507
 P (859) 258-3100 - F (859) 258-3194

INTEGRATED ENGINEERING
 166 PROSPEROUS PLACE SUITE 200 LEXINGTON, KENTUCKY 40509
 PHONE: (859) 368-0145

STATE OF KENTUCKY
 JAMES M. CHAMBLISS
 3165
 LICENSED PROFESSIONAL LAND SURVEYOR
 SEAL

CABINET SLIDE

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

201801170203

January 17, 2018 14:45:33 PM

Fees	\$29.00	Tax	\$22.00
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Total Paid	\$51.00
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8 Pages

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