THIS INSTRUMENT PREPARED BY:

P. BRANDEN GROSS
Dentons Bingham Greenebaum LLP
300 West Vine Street, Ste. 1200
Lexington, Kentucky 40507
859-288-4632

202307120120
FAYETTE CO, KY FEE $50.00
PRESENTED / LODGED: 07-12-2023 11:02:23 AM
RECORDED: 07-12-2023
SUSAN LAMB
CLERK
BY: HALLIE WOOSLEY
DEPUTY CLERK
BK: DB 4026
PG: 83-86

Mail tax bill in-care-of:

Lexington-Fayette Urban County
Government
200 East Main Street
Lexington, KY 40507

DEED OF CONSOLIDATION AND DEDICATION

THIS DEED OF CONSOLIDATION AND DEDICATION made and entered effective as of the 12th day of July, 2023, by and among: (i) **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A, with a mailing address of 200 East Main Street, Lexington, Kentucky 40507; (ii) **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky statutory corporation created pursuant to KRS Chapter 80, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505; and (iii) **LEXINGTON HOME OWNERSHIP COMMISSION II, INC.**, a Kentucky nonprofit corporation, with a mailing address of 300 West New Circle Road, Lexington, Kentucky 40505 (collectively, "**Grantors**"); and (iv) **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A, with a mailing address of 200 East Main Street, Lexington, Kentucky 40507 ("**Grantee**").

WITNESSETH:

NOW, THEREFORE, for and in nominal consideration and for the purpose of consolidating certain parcels owned by the Grantors with the parcels owned by Grantee, in accordance with the Consolidation Plat of L.F.U.C.G. & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office, and for the purpose of dedicating the property granted herein for the use and benefit of the public as a right-of-way, being a portion of Shropshire Avenue, Grantors hereby grant and convey unto Grantee, in fee simple, all of their right, title and interest, with covenants of General Warranty, in and to those certain parcels of real property with improvements thereon located in Lexington, Fayette County, Kentucky, being designated as the "Unconsolidated Descriptions" and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and being consolidated into one parcel, and being designated as the "Consolidated Description" and more particularly described on **Exhibit A** (collectively, "**Property**").

Provided however, this conveyance is made subject to all covenants, easements, restrictions and zoning ordinances of record affecting the Property and the taxes and assessments for the current year.

HOLD FOR PICKUP
LFUCG

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever.

Grantors covenant, warrant and represent that they are lawfully seized in fee simple title to the Property, have full right, power and authority to convey the same as herein done, and that the Property is free and clear of all taxes, liens and encumbrances, except (a) governmental laws, rules, regulations and restrictions affecting the Property, (b) the lien of current ad valorem taxes not yet due and payable, and all future taxes, of which Grantee hereby assumes and agrees to pay, and (c) all easements and restrictions of record.

Further, Grantors do hereby fully dedicate the Property to the public for its use and benefit as a public right-of-way, known as Shropshire Avenue, and Grantee accepts such dedication, as authorized by Ordinance No. 071 passed by the Lexington-Fayette Urban County Council on June 29, 2023.

This transfer is a conveyance for nominal consideration, from a government entity and instrumentalities thereof, and is therefore exempt from real estate transfer tax pursuant to KRS 142.050(7)(b). The Grantee joins in this deed, as authorized by Ordinance No. 071 passed by the Lexington-Fayette Urban County Council on June 29, 2023, for the sole purpose of certifying the consideration pursuant to KRS 382.135, and Grantors and Grantee state that the fair cash value of the parcels described in the "Consolidated Descriptions" is $10,000.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument as of the dates set forth below but is effective as of the date first above written.

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, a Kentucky urban county government created pursuant to KRS Chapter 67A

By: Linda Gorton
Linda Gorton, Mayor

(a "Grantor" and "Grantee")

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the 5th day of July, 2023, by Linda Gorton, as Mayor for and on behalf of **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT,** a Kentucky urban county government created pursuant to KRS Chapter 67A.

[Seal/Stamp]

MacKenzie Sommers
Notary Public, Kentucky, State at Large
My Commission Expires: 11/7/2023
Notary Id.: 635048

22770415.v3

LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY, a Kentucky statutory corporation, created pursuant to KRS Chapter 80

By: _____
Austin Simms, Executive Director

LEXINGTON HOME OWNERSHIP COMMISSION II, INC., a Kentucky nonprofit corporation

By: _____
Austin Simms, President

("Grantors")

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the 11th day of July, 2023, by Austin Simms, as Executive Director for and on behalf of **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY,** a Kentucky statutory corporation created pursuant to KRS Chapter 80.

[Seal/Stamp]

_____
Notary Public, Kentucky, State at Large
My Commission Expires: 1/08/2025
Notary Id.: KYNP 20091

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed and certificate of consideration was subscribed, sworn to and acknowledged before me this the 11th day of July, 2023, by Austin Simms, as President for and on behalf of **LEXINGTON HOME OWNERSHIP COMMISSION II, INC.,** a Kentucky nonprofit corporation.

[Seal/Stamp]

_____
Notary Public, Kentucky, State at Large
My Commission Expires: 1/08/2025
Notary Id.: KYNP 20091

EXHIBIT A

"Unconsolidated Descriptions"

TRACT I:

Being all of Parcels 5, 6, 7 and 8 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office.

Being a portion of the same property acquired by Lexington-Fayette Urban County Government, by (i) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 713, in the Fayette County Clerk's Office ("Office"); (ii) General Warranty Deed dated August 30, 2007, of record in Deed Book 2753, Page 708, in the Office; and (iii) Deed dated October 14, 1998, of record in Deed Book 2012, Page 212, in the Office.

TRACT II:

Being all of Parcel 10 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office.

Being a portion of the same property acquired by Lexington-Fayette Urban County Housing Authority by Deed dated May 8, 2003, of record in Deed Book 2360, Page 623, in the Office.

TRACT III:

Being all of Parcel 9 as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office.

Being a portion of the same property acquired by Lexington Home Ownership Commission II, Inc. by Deed dated January 15, 2010, of record in Deed Book 2923, Page 635, in the Office.

"Consolidated Description"

Being all of Shropshire Avenue a/k/a "Consolidated Parcel 10" (consisting of Parcels 5, 6, 7, 8, 9 and 10) as shown on the Consolidation Plat of LFUCG & Housing Authority Property (Shropshire Avenue Right-of-Way), of record in Plat Cabinet N, Slide 624, in the Fayette County Clerk's Office; being known and designated as 533 East Third Street.

CABINET N SLIDE 624

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 2 PAGE 2 IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

Jim Gray, Mayor 4-13-10
OWNER DATE
L.F.U.C.G. - PARCELS 1, 2 & 3, 6, 7, 8, 11 AND 13

Susan Plumb, Council Clerk 4-13-10
WITNESS DATE

OWNER DATE
L.F.U.C.G. HOUSING AUTHORITY - PARCELS 4 AND 10

WITNESS DATE

OWNER DATE
LEXINGTON HOME OWNERSHIP COMMISSION II, INC. - PARCELS 9 AND 12

WITNESS DATE

WITNESS DATE

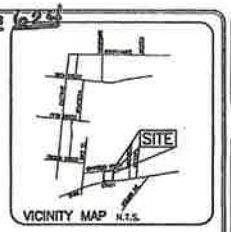
PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MAJOR SUBDIVISION AND IS ACCEPTABLE FOR RECORDING.

Allison Bailey 4/23/2010
PLANNING COMMISSION SECRETARY DATE

SITE STATISTICS

ZONED: B-1 AND R-3
AREA OF SURVEY: 0.82 ACRES
ORIGINAL NO. LOTS: 8
CONSOLIDATED NO. LOTS: 3
AREA OF R/W: 0.29 ACRES



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.

Wesley B. Witt 03/15/2010
SURVEYOR DATE

WESLEY B. WITT, INC.
3320 CLAYS MILL ROAD
SUITE 112
LEXINGTON, KY. 40503
859-296-9556

SURVEY NOTES

I HEREBY CERTIFY THAT THE BOUNDARIES DEPICTED ON THIS PROPERTY WERE ESTABLISHED BY FIELD SURVEY UTILIZING A RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED ERROR OF CLOSURE EXCEEDED THE REQUIRED ACCURACY OF 1:10,000 AND WAS NOT ADJUSTED FOR CLOSURE. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY OF A CLASS "A" (URBAN) SURVEY AS DEFINED BY THE COMMONWEALTH OF KENTUCKY.

BEARINGS AND COORDINATES SHOWN ARE BASED ON THE CITY OF LEXINGTON GPS MONUMENTATION PROGRAM.

UNLESS NOTED OTHERWISE, ALL CORNERS ARE MARKED BY 18"x5/8" REBAR WITH YELLOW IDENTIFICATION CAP IMPRINTED "WB WITT, LS 2187".

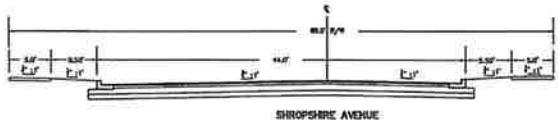
CONSOLIDATION NOTE

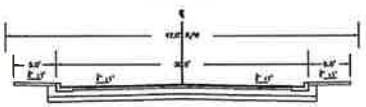
PARCELS 1, 2 AND 3 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 4 FOR CONSOLIDATION PURPOSES. PARCELS 5, 6, 7, 8, AND 9 SHALL BE SOLD OR TRANSFERRED TO PARCEL 10 FOR CONSOLIDATION PURPOSES AND PARCELS 11 AND 12 SHALL BE SOLD OR TRANSFERRED TO PARCEL 13 FOR CONSOLIDATION PURPOSES.

GRAPHIC SCALE: 1" = 30'
0 30 60 90

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°04'22" E	17.55'
L2	S 38°06'34" W	12.81'
L3	N 34°30'37" W	14.30'
L4	S 49°04'22" W	3.00'
L5	N 34°30'37" W	18.50'
L6	N 34°30'37" W	24.77'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 81°47'49" W	20.77'	22.83'	15.00'
C2	N 08°12'12" W	33.92'	33.33'	20.00'
C3	N 17°12'15" E	14.21'	14.91'	20.00'
C4	N 29°06'30" W	17.15'	17.74'	20.00'





ORDERED TO RECORD
FIND $30.00 DOC. TAX
AT 1:52 PM
23rd DAY OF April 2010
DONALD W. BLEVINS JR.
FAYETTE COUNTY CLERK
BY Doug Bradley D.C.
201004230203

2010-93

STATE OF KENTUCKY
WESLEY B. WITT
2187
LICENSED PROFESSIONAL LAND SURVEYOR

L.F.U.C.G. PROPERTIES
542-544, 548, 548, 550 AND 553-554 GRINSTEAD STREET
329, 331 AND 535-535 1/2 E. FIRST THIRD STREET
L.F.U.C.G. HOUSING AUTHORITY PROPERTY
531 EAST THIRD STREET
LEXINGTON HOME OWNERSHIP COMMISSION II, INC. PROPERTY
537 EAST THIRD STREET

CONSOLIDATION PLAT
L.F.U.C.G. & HOUSING AUTHORITY PROPERTY
(SHROPSHIRE AVENUE RIGHT-OF-WAY)

FEBRUARY 5, 2010

Stephen-Carter-Barnhart, INC.
ARCHITECTURE • INTERIORS • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
2365 HARRODSBURG ROAD • LEXINGTON, KY 40504-3367 • PHONE: 859.278.2131 • FAX: 859.278.9446