

DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this 21st day of September, 2018, by and between **NICHOLASVILLE ROAD, LLC**, 2393 Alumni Drive, Suite 101, Lexington, Kentucky 40517 ("GRANTOR") and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("GRANTEE"); the Grantee's address is the in-care-of mailing address for the current tax year.

WITNESSETH:

That for and in consideration of the sum of **TEN DOLLARS AND 00/100 (\$10.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors, and assigns forever, the permanent right to erect, maintain, repair, replace, and remove signage upon the following tract of land located in the confines of Lexington, Fayette County, Kentucky, depicted in the attached Exhibit A and more particularly described as follows, to wit:

Permanent Sign Easement
Across the property of Nicholasville Road, LLC
Deed Book 3381, Page 272
Lots 1 & 2, Block "B" of
Plat Cabinet B, Slide 359
2100 Nicholasville Road
Lexington, Fayette County, Kentucky

Being an easement located in Lexington, Fayette County, Kentucky and being located on the southeast side of the intersection of said Nicholasville Road (US Highway 27) and Jesselin Drive, and being more particularly described as follows:

COMMENCING at 5/8" diameter rebar with plastic surveyor's cap (found, PLS 3350) on the easterly right-of-way line of said

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

Nicholasville Road (US Highway 27), said point being the northwest corner of Nicholasville Road, LLC (Deed Book 3381, Page 272 – being “Lots 1 & 2, Block “B” of Plat Cabinet “B”, Slide 359), and said point having Kentucky State Plane Coordinates of N(Y) = 186,178.31 feet, E(X) = 1,563,609.42 feet (NAD 83, KY North Zone, US survey feet); thence with the easterly right-of-way line of said Nicholasville Road (US Highway 27),

South 15°36'43" West a distance of 24.08 feet to a point, said point being the true Point of Beginning, thence from the

BEGINNING, and with a new line across the property of said Nicholasville Road, LLC, for three (3) calls:

South 74°17'00" East a distance of 4.65 feet to a point; thence

South 15°43'00" West a distance of 3.00 feet to a point; thence

North 74°17'00" West a distance of 4.64 feet to a point on the easterly right-of-way line of said Nicholasville Road (US Highway 27); thence with the easterly right-of-way line of said Nicholasville Road (US Highway 27),

North 15°36'43" East a distance of 3.00 feet to a point; which is the Point of Beginning, having an area of 13.9 square feet or 0.0003 acre.

TO HAVE AND TO HOLD a permanent easement over and upon the above described property, together with all rights, appurtenances, and improvements thereunto belonging, unto Grantee, its successors, and assigns, for the purposes and uses herein designated.

Grantor does hereby release and relinquish unto the Grantee, its successors, and assigns forever, 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 a good and perfect right to sell and convey the same as herein done, and that it will **WARRANT GENERALLY** the title thereto.

CONSIDERATION CERTIFICATE

The parties do hereby certify, pursuant to KRS 382.135, that the consideration stated herein is the full consideration paid for the property. This transfer is exempt from real estate transfer tax pursuant to KRS 142.050(1)(a). Grantee joins in this deed for the sole purpose of certifying the consideration.

IN TESTIMONY WHEREOF, the Grantor has signed this Deed of Easement, this the _____ day and year first above written.

GRANTOR:

NICHOLASVILLE ROAD, LLC

[Handwritten Signature]
BY: _____
Damon R. Brown, Member

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed of Easement and Certificate of Consideration was subscribed and sworn to and acknowledged before me by Damon R. Brown, for and on behalf of Nicholasville Road, LLC, as its Member, on this the 27th day of September, 2018.

My commission expires: 7/23 | 2022

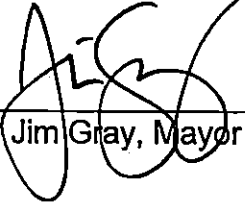


[Handwritten Signature: Laura Perdue]

Notary Public, Kentucky, State-at-Large

GRANTEE:

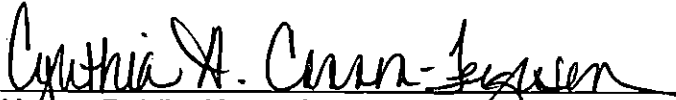
**LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT**

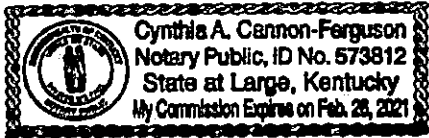
BY: 
Jim Gray, Mayor

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Deed of Easement and Consideration Certificate was subscribed and sworn to before me by Jim Gray, Mayor, for and on behalf of the Lexington-Fayette Urban County Government, on this the 27th day of September 2018.

My commission expires: 2/26/21


Notary Public, Kentucky, State-at-Large



PREPARED BY:

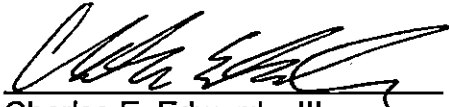

Charles E. Edwards, III,
Attorney
Lexington-Fayette Urban
County Government
Department of Law, 11th Floor
200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500

EXHIBIT "A"

JESSELIN DRIVE
(80' RIGHT-OF-WAY)

1/2" Rebar found
S 18°01'23" W 0.68'
from corner

P.O.C.
5/8" Rebar w/
Cap PLS 3350
N: 186178.31
E: 1563609.42

TITLE TRACT I
2100 NICHOLASVILLE ROAD
NICHOLASVILLE ROAD, LLC
DB 3381, PG. 272
LOTS 1 & 2, BLOCK "B"
of Plat Cabinet B, Slide 359

EXISTING
BUILDING

S 15°36'43" W
24.08'
S 74°17'00" E
4.85'
S 15°43'00" W
3.00'
N 74°17'00" W
4.64'
N 15°36'43" E
3.00'

P.O.B.

NICHOLASVILLE ROAD
(100' RIGHT-OF-WAY)

24" UTILITY EASEMENT
(PC B, SL 359)

8" GAS LINE EASEMENT
(PC B, SL 353)

3" UTILITY EASEMENT
(PC B, SL 359)

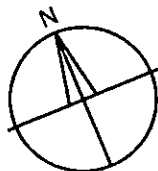
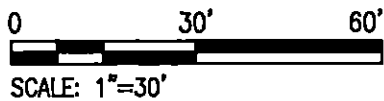
12" UTILITY EASEMENT
(PC B, SL 359)

6" GAS LINE EASEMENT
(D.B. 527, Pg. 433)

THIS EXHIBIT DOES NOT REPRESENT
A BOUNDARY SURVEY AND IS NOT
INTENDED FOR LAND TRANSFER



SIGN EASEMENT



▲ 24"-long, 5/8" diameter rebar with
Surveyor's Cap (Set, PLS 3350)

FAILURE TO ABIDE BY
DESIGN DOCUMENTS OR
TO OBTAIN GUIDANCE
THE DESIGN PROFESSIONAL, THEIR FIRM
AND ALL RESPONSIBILITY AND LIABILITY
FOR PROJECTS WHICH ARISE FROM
FAILURE TO FOLLOW THESE PLANS,
SPECIFICATIONS AND THE DESIGN INTENT,
MAY CONTINUE, OR FOR PROJECTS WHICH
ARISE FROM OTHERS' FAILURE TO OBTAIN
AND/OR FOLLOW THE DESIGN
PROFESSIONAL'S OPINION WITH RESPECT
TO ANY ERRORS, OMISSIONS,
INCONSIDERATIONS, AMBIGUITIES OR
CONFLICTS WHICH ARE ALLEGED.



Architecture Interior Design
Engineering Landscape Architecture
a: 400 East Vine Street, Suite 400
Lexington, Kentucky 40507
o: (859) 254-4623 f: (859) 259-1877
w: <http://www.cmwagc.com>

Sign Easement Exhibit

LFUCG Sign Easement
2100 Nicholasville Road
Lexington, Kentucky

Dwg	Date: August 2018
Project Number	18022.01
© 2018 CMW	Exhibit 'A'

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: MELISSA STELTER ,dc

201811010084

November 1, 2018 13:28:11 PM

Fees	\$23.00	Tax	\$0.00
Total Paid		\$23.00	

THIS IS THE LAST PAGE OF THE DOCUMENT

6 Pages

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