

GRANT OF EASEMENT

This **GRANT OF EASEMENT** is made and entered into this the 2nd day of March, 2017, by and between **REBECCA M. BLAIR and KYLE BLAIR, wife and husband**, 1879 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 **TWO THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$2,175.00)**, 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. The permanent right to excavate, grade, construct, alter, maintain, re-grade and perform related work for the purpose of roadway improvements, construction, installation, relocation and removal 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:

Permanent Easement
(a portion of 1879 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 130 A

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 west side of Clays Mill Road, point of beginning being approximately 95 feet south of the intersection of South Bend Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 43.53 feet left of Clays Mill Road at Station 195+69.97; thence North 59 Degrees 23 Minutes 19 Seconds West a distance of 16.62 feet to a point 60.00 feet left of Clays Mill Road at Station 195+72.17; thence North 22 Degrees 59 Degrees 46 Seconds East a distance of 17.83 feet to a point 60.00 feet left of Clays Mill Road at Station 195+90.00; thence South 67 Degrees 00 Minutes 14 Seconds East a distance of 16.18 feet to a point 43.82 feet left of Clays Mill Road at Station 195+90.00; thence South 22 Degrees 09 Minutes 41 Seconds West a distance of 20.04 feet to a point 43.53 feet left of Clays Mill Road at Station 195+69.97 and the POINT OF BEGINNING; and,

The above described parcel contains 0.007 acres (309 sq. ft.) permanent easement; and

Being a portion of the property conveyed to Rebecca M. Blair and Kyle Blair, wife and husband, by deed dated September 22, 2011, of record in Deed Book 3038, Page 221, 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, 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, maintain, re-grade and perform related work for the purpose of roadway improvements, construction, installation, relocation and removal 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 1879 Clays Mill Road)

**Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 130 B**

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 75 feet south of the intersection of South Bend Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 43.82 feet left of Clays Mill Road at Station 195+90.00; thence North 67 Degrees 00 Minutes 14 Seconds West a distance of 8.45 feet to a point 52.27 feet left of Clays Mill Road at Station 195+90.00; thence North 22 Degrees 09 Minutes 41 Seconds East a distance of 55.60 feet to a point 53.08 feet left of Clays Mill Road at Station 196+45.59; thence South 59 Degrees 23 Minutes 19 Seconds East a distance of 8.54 feet to a point 44.61 feet left of Clays Mill Road at Station 196+44.46; thence South 22 Degrees 09 Minutes 41 Seconds West a distance of 54.46 feet to a point 43.82 feet left of Clays Mill Road at Station 195+90.00 and the POINT OF BEGINNING; and,

The above described parcel contains 0.011 acres (465 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Rebecca M. Blair and Kyle Blair, wife and husband, by deed dated September 22, 2011, of record in Deed Book 3038, Page 221, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described permanent and temporary easements 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 interests conveyed herein, including all exemptions allowed by law, and do 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 deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

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


GRANTORS:


REBECCA M. BLAIR


KYLE BLAIR

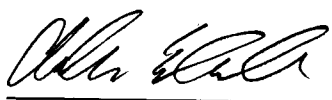
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Rebecca M. Blair and Kyle Blair, wife and husband, on this the 2nd day of March, 2017.



Notary Public, Kentucky, State at Large ID# 506286
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

X:\Cases\ENGINEER\16-RE0059\RE\00562978.DOC

**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: PATTY DAVIS ,dc

201703080118

March 8, 2017

12:19:04 PM

Fees	\$23.00	Tax	\$0.00
-------------	----------------	------------	---------------

Total Paid	\$23.00
-------------------	----------------

THIS IS THE LAST PAGE OF THE DOCUMENT

6 Pages

503 - 508