## **TEMPORARY CONSTRUCTION EASEMENT**

This TEMPORARY CONSTRUCTION EASEMENT is made and entered into this the /5 day of Dranker, 2016, by and between T.C. ROCK ENDEAVORS, LLC, a Kentucky limited liability company, 117 Holton Way, Georgetown, Kentucky 40324, 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 FOUR HUNDRED SEVENTY-FIVE DOLLARS AND 00/100 (\$475.00), 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, 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:

Right-of-way Temporary Construction Easement (a portion of 2104 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1 (Harrodsburg Road to New Circle Road) Parcel No. 97

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

Return to: Charles E. Edwards III LFUCG, Dept. of Law, 11<sup>th</sup> Floor 200 East Main Street Lexington, KY 40507 146 feet south of the intersection of Rosemill Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 38.69 feet right of Clays Mill Road at Station 178+23.87; thence North 24 Degrees 46 Minutes 43 Seconds East a distance of 55.00 feet to a point 38.15 feet right of Clays Mill Road at Station 178+78.74; thence South 66 Degrees 02 Minutes 50 Seconds East a distance of 7.28 feet to a point 45.43 feet right of Clays Mill Road at Station 178+78.90; thence South 24 Degrees 46 Minutes 43 Seconds West a distance of 55.00 feet to a point 45.96 feet right of Clays Mill Road at Station 178.24.05; thence North 66 Degrees 02 Minutes 50 Seconds West a distance of 7.28 feet to a point 38.69 feet right of Clays Mill Road at Station 178+23.87 and the POINT OF BEGINNING; and,

The above described parcel contains 0.009 acres (400 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to T.C. Rock Endeavors, LLC, a Kentucky limited liability company, by deed dated March 6, 2014, of record in Deed Book 3220, Page 631, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD said easement together with all rights, appurtenances, and improvements thereunto belonging unto the Grantee, its successors and assigns, forever, in fee simple.

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 interest 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 property interest as herein done, and that it 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 temporary construction easement, which pertains to a public right-of-way, need not contain a statement of consideration.

IN TESTIMONY WHEREOF, the Grantor has signed this Temporary Construction Easement, this the day and year first above written.

## **GRANTOR:**

T.C. ROCK ENDEAVORS, LLC, a Kentucky limited liability company

TROY C. ROCK, MANAGER

COMMONWEALTH OF KENTUCKY )
COUNTY OF SCOTT )

This instrument was acknowledged, subscribed and sworn to before me by Troy

C. Rock, as Manager, for and on behalf of T.C. Rock Endeavors, LLC, a Kentucky

limited liability company, on this the 15 day of Decamaea, 2016.

Notary Public, Kentucky, State at Large

My Commission Expires: 7 12912017

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: SHEA BROWN, dc

201612160073

**December 16, 2016** 

13:59:26 P

 $\mathbf{PM}$ 

**Fees** 

\$20.00

Tax

\$.00

**Total Paid** 

\$20.00

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