

Fayette County, Item No. 07-593.20

DEED OF CONVEYANCE

THIS DEED, entered into on the 7th day of July, ~~2014~~²⁰¹⁵ by and between Lexington-Fayette Urban County government, whose address 200 East Main Street, Lexington, KY 40507, party of the first part, (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the COMMONWEALTH OF KENTUCKY for the use and benefit of the TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, 200 Mero Street, Frankfort, Kentucky 40622, party of the second part.

WITNESSETH: That the Grantor in consideration of, the benefit to be derived from the highway construction the receipt of which is hereby acknowledged, have/has bargained and sold and do/does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described property and property rights, viz:

Four tracts of land in Lexington, Fayette County, Kentucky; said tracts being a portion of a parcel of land known now or formerly as 522 Patterson Street; said tracts being more particularly described as follows:

Tract 215A

Beginning at a point in the existing southern right-of-way line of Patterson Street 25.02 feet left of Scott Street Sta. 50+98.59;

thence with a proposed southern right-of-way line of Scott Street for 3 calls:

South 43 degrees 11 minutes 49 seconds West, 107.72 feet to a point 34.00 feet left of Scott Street Sta. 52+05.93;

thence South 47 degrees 58 minutes 38 seconds West, 23.64 feet to a point 34.00 feet left of Scott Street Sta. 52+29.57;

RETURN TO PREPARER

thence with a permanent easement line South 33 degrees 9 minutes 48 seconds East, 57.47 feet to a point 94.00 feet left of Newtown Pike Phase 2 Sta. 47+40.00;

thence continuing with said easement line South 69 degrees 37 minutes 42 seconds West, 31.58 feet to a point in the western proposed Newtown Pike right-of-way line 62.42 feet left of Newtown Pike Phase 2 Sta. 47+40.00;

thence with said proposed right-of-way line North 42 degrees 17 minutes 24 seconds West, 36.98 feet to a point 48.62 feet left of Newtown Pike Phase 2 Sta. 47+05.69;

thence continuing with said line North 8 degrees 8 minutes 53 seconds West, 9.84 feet to a point in said Patterson Street right-of-way line 50.70 feet left of Newtown Pike Phase 2 Sta. 46+96.07;

thence with said Patterson Street line North 48 degrees 0 minutes 2 seconds East, 32.89 feet to the point of beginning.

The above described parcel contains 1,730 square feet.

It is the specific intention of the grantor(s) herein to convey a permanent easement to the property described above for the purpose of constructing and perpetually maintaining drainage structures.

Tract 215D

Beginning at a point 25.06 feet left of Scott Street Sta. 50+20.00;

thence South 42 degrees 1 minutes 22 seconds East, 7.80 feet to a point 32.85 feet left of Scott Street Sta. 50+20.00;

thence South 41 degrees 31 minutes 57 seconds West, 224.21 feet to a point 58.26 feet left of Scott Street Sta. 52+40.64;

thence South 56 degrees 7 minutes 2 seconds West, 93.45 feet to a point 60.63 feet left of Scott Street Sta. 53+19.25;

thence North 33 degrees 9 minutes 48 seconds West, 20.10 feet to a point 81.27 feet left of Newtown Pike Phase 2 46+83.95;

The proposed public road, Newtown Pike Extension - Phase 2 Project, FD04 1550 C034 6968307R, Item No. 7-593.20, the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

TO HAVE AND TO HOLD said property unto the party of the second part, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

CONSIDERATION CERTIFICATE OF GRANTORS

The parties of the first part, Lexington-Fayette Urban County Government (Grantor), hereby acknowledge that I (we) have been offered compensation based on an appraisal, but hereby waive that right in exchange for the consideration of, the benefit to be derived from the highway construction. Further parties of the first part, Lexington-Fayette Urban County Government, Grantor herein, hereby certify that this Deed of Conveyance as set forth herein above for the property hereby conveyed is being donated by Grantor for the purpose of highway improvement. Further, parties of the first part, Lexington-Fayette Urban County Government. Grantor herein, hereby certify that the real property conveyed herein is estimated to have a fair cash value of \$91,500.

TO HAVE AND TO HOLD said property and property rights unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

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

201509100152

September 10, 2015 9:07:23 AM

Fees	\$26.00	Tax	\$.00
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Total Paid	\$26.00
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