

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 27th day of October, 2016, by and between **NATALIE G. ALLEN AND DANIEL M. ALLEN, wife and husband**, 2901 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").

W I T N E S S E T H:

That for and in consideration of the sum of **FOUR THOUSAND FIFTY DOLLARS AND 00/100 (\$4,050.00)**, 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, forever, the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

Fee Simple Right-of-Way
(a portion of 2901 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel 17

Beginning at a point 33.00 feet left of Clays Mill Road at Station 129+63.89; thence along an arc 49.81 feet to the right, having a radius of 1,533.00 feet, the chord of which is North 34 Degrees 51 Minutes 06 Seconds East for a distance of 49.91 feet, to a point

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

(CC-F)

33.00 feet left of Clays Mill Road at Station 130+12.73; thence North 14 Degrees 13 Minutes 15 Seconds West a distance of 26.96 feet to a point 53.75 feet left of Clays Mill Road at Station 130+29.46; thence South 65 Degrees 56 Minutes 44 Seconds East a distance of 25.27 feet to a point 29.07 feet left of Clays Mill Road at Station 130+34.77; thence along an arc 71.31 feet to the left, having a radius of 1,949.59 feet, the chord of which is South 34 Degrees 11 Minutes 37 Seconds West for a distance of 71.31 feet, to a point 27.31 feet left of Clays Mill Road at Station 129+64.79; thence North 65 Degrees 56 Minutes 39 Seconds West a distance of 5.37 feet to a point 33.00 feet left of Clays Mill Road at Station 129+63.89 and the POINT OF BEGINNING; and,

The above described parcel contains 0.013 Acres (558 sq. ft) fee simple; and,

Being a portion of the same property conveyed to Natalie G. Allen and Daniel M. Allen, wife and husband by Deed dated August 29, 2003, of record in Deed Book 2393, Page 150, in the Fayette County Clerk's Office.

FURTHER, for and in consideration of the foregoing sum, 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, the temporary right to excavate, grade construct, alter, regrade and perform related work for the purpose of roadway improvements and construction, repair, installation and relocation through and across the following tract of land located within the confines of Lexington, Fayette County, Kentucky, to-wit:

Temporary Construction Easement
(a portion of 2901 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)

Parcel No. 17

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 104 feet south of the intersection of Cecil Way and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.00 feet right of Clays Mill Road at Station 129+63.89; thence North 65 Degrees 56 Minutes 39 Seconds West a distance of 16.39 feet to a point 49.15 feet left of Clays Mill Road at Station 129+61.17; thence North 83 Degrees 54 Seconds East a distance of 9.93 feet to a point 41.60 feet left of Clays Mill Road at Station 129+67.44; thence North 29 Degrees 08 Minutes 06 Seconds East a distance of 55.69 feet to a point 47.37 feet left of Clays Mill Road at Station 130+21.23; thence North 15 Degrees 56 Minutes 25 Seconds West a distance of 12.60 feet to a point 57.33 feet left of Clays Mill Road at Station 130+28.70; thence South 65 Degrees 56 Minutes 44 Seconds East a distance of 3.67 feet to a point 53.75 feet left of Clays Mill Road at Station 130+29.46; thence South 14 Degrees 13 Minutes 15 Seconds East a distance of 26.96 feet to a point 33.00 feet left of Clays Mill Road at Station 130+12.73; thence along an arc 49.91 feet to the left, having a radius of 1,533.00 feet, the chord of which is South 34 Degrees 51 Minutes 06 Seconds West for a distance of 49.91 feet and the POINT OF BEGINNING; and,

The above described parcel contains 0.015 Acres (671 sq. ft.) of temporary construction easement; and,

Being a portion of the property conveyed to Natalie G. Allen and Daniel M. Allen, wife and husband by Deed dated August 29, 2003, of record in Deed Book 2393, Page 150, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and easement 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 on this land and is binding upon the successors and assigns of the Grantors. The temporary construction easement shall take effect upon

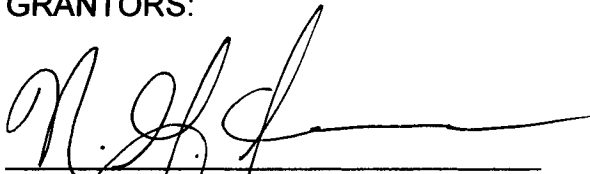
the commencement of construction of the project and will expire upon completion of the project.

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, including all exemptions allowed by law, and does hereby covenant to and with 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, which conveys right-of-way, need not contain a statement of consideration.

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

GRANTORS:



NATALIE G. ALLEN

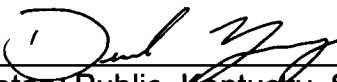


DANIEL M. ALLEN

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was subscribed, sworn to and acknowledged before me by Natalie G. Allen and Daniel M. Allen, wife and husband, on this the 27th day of October, 2016.

My commission expires: February 24, 2018

 #506286
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

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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: MELISSA STELTER ,dc

201611010068

November 1, 2016 10:56:06 AM

Fees	\$23.00	Tax	\$.00
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Total Paid	\$23.00
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