

## DEED OF EASEMENT

This **DEED OF EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 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.

### W I T N E S S E T H:

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, 11<sup>th</sup> 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.



