

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 19 day of June, 2020, by and between **CENTRAL BAPTIST CHURCH OF LEXINGTON, KENTUCKY**, a Kentucky non-profit corporation, 110 Wilson Downing Road, Lexington, Kentucky 40517, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **FIVE THOUSAND SIX HUNDRED DOLLARS AND 00/100 (\$5,600.00)**, 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 sidewalk 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:

Lexington, Kentucky, lying on the east side of US 27 and on the south side of Wilson Downing Road and being more particularly described as follows:

Beginning at a point 1.89 feet right of Wilson Downing Segment 1 centerline Station 9+80.00, said point being in the existing east right-of-way line of Nicholasville Road (US 27); thence with the existing east right-of-way line of Nicholasville Road (US 27) along an arc 73.31 feet to the right having a radius of 11,414.16 feet, the chord of which is North 18 Degrees 32 Minutes 16 Seconds East, a distance of 73.31 feet to a point 15.34 feet left of Wilson Downing Segment 1 centerline Station 10+47.05, said point being in the existing south right-of-way line of Wilson Downing Road; thence leaving the existing east right-of-way line of Nicholasville Road (US 27) and with the existing south right-of-way line of Wilson Downing Road, South 66 Degrees 14 Minutes 21 Seconds East a distance of 52.63 feet to a point 19.58 feet right of Wilson Downing Segment 1 centerline Station 10+90.00; thence leaving the existing south right-of-way line of Wilson Downing Road, South 55 Degrees 57 Minutes 01 Seconds West, a distance of 86.26 feet to the POINT OF BEGINNING; and

The above described parcel contains 1,924 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to Central Baptist Church of Lexington, Kentucky, a Kentucky non-profit corporation by deed dated July 15, 2002, of record in Deed Book 2296, Page 395, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD said easement together with all rights, appurtenances, and improvements thereunto belonging unto said Grantee, its successors and assigns, for the purposes and uses herein designated.

commencement of construction of the project and will expire upon the 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 as herein done, and that it will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 54-2020, passed by the Lexington-Fayette Urban County Council on February 6, 2020. 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:

CENTRAL BAPTIST CHURCH OF LEXINGTON,
KENTUCKY, a Kentucky non-profit corporation


WILLIAM A. MARTIN, TREASURER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by William A. Martin, as Treasurer, for and on behalf of Central Baptist Church of Lexington, Kentucky, a Kentucky non-profit corporation, on this the 19 day of JUNE, 2020.



Notary Public, Kentucky, State-at-Large

My Commission Expires: 7 / 29 / 2021

Notary ID # 583153

PREPARED BY:



Charles E. Edwards, III
Attorney
Lexington-Fayette Urban

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

202007270002

July 27, 2020 8:29:16 AM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 22 day of July, 2020, by and between **JOSE MANUEL GUERRERO**, a single person, 206 Wilson Downing Road, Lexington, Kentucky 40517, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

WITNESSETH:

That for and in consideration of the sum of **THREE HUNDRED DOLLARS AND 00/100 (\$300.00)**, 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 sidewalk 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:

Temporary Construction Easement
Wilson Downing Road Sidewalk Improvement Project
(a portion of 206 Wilson Downing Road)
Parcel No. 5

tract of land lying in Fayette County,

Beginning at a point 14.80 feet right of Wilson Downing Segment 1 centerline Station 27+60.00, said point being in the existing south right-of-way line of Wilson Downing Road; thence with the existing south right-of-way line of Wilson Downing Road, South 65 Degrees 30 Minutes 14 Seconds East, a distance of 50.00 feet to a point 13.13 feet right of Wilson Downing Segment 1 centerline Station 28+11.22; thence leaving the existing south right-of-way line of Wilson Downing Road, South 86 Degrees 36 Minutes 16 Seconds West, a distance of 11.33 feet to a point 19.31 feet right of Wilson Downing Segment 1 centerline Station 28+01.73; thence North 65 Degrees 21 Minutes 57 Seconds West, a distance of 30.00 feet to a point 20.00 feet right of Wilson Downing Segment 1 centerline Station 27+70.00; thence North 37 Degrees 52 Minutes 36 Seconds West, a distance of 11.27 feet to the POINT OF BEGINNING; and

The above described parcel contains 211 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to Jose Manuel Guerrero, a single person, by deed dated April 14, 2017, of record in Deed Book 3483, Page 727, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD said 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 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 the completion of the

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: PATTY DAVIS ,dc

202008030001

August 3, 2020

8:02:27 AM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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MAYOR LINDA GORTON



LEXINGTON

SUSAN B. SPECKERT
COMMISSIONER
DEPARTMENT OF LAW

To: Abigail Allan, Council Clerk
Council Clerk's Office

From: Department of Law

Date: August 13, 2020

Re: Temporary Construction Easements
110 and 206 Wilson Downing Road

Our File No. 19-RE0683
Wilson Downing Road Sidewalk Improvement Project

Enclosed are the original recorded Temporary Construction Easements for the above-referenced properties to the Urban County Government for the Wilson Downing Road Sidewalk Improvement Project. Please file the easements with the authorizing legislation, Resolution No. 54-2020.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Keith Horn". The signature is stylized and cursive.

Keith Horn
Managing Attorney

Enclosures

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