

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 2<sup>nd</sup> day of November 2017, by and between **LAFAYETTE CHRISTIAN CHURCH OF LEXINGTON, KENTUCKY**, by and through its trustees, 1836 Clays Mill Road, Lexington, Kentucky 40503, 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 THOUSAND ONE HUNDRED FIFTY DOLLARS AND 00/100 (\$3,150.00)**, 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 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 1820 Clays Mill Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 146A**

Beginning at a point 39.12 feet right of Clays Mill Road at Station 201+34.89; thence North 23 Degrees 17 Minutes 38 Seconds East for a distance of 75.00 feet, to a point 39.13 feet right of Clays Mill Road at Station 202+10.38; thence South 58 Degrees 42 Minutes 01 Second East a distance of

Return to:  
Charles E. Edwards III  
LFUCG, Dept. of Law, 11<sup>th</sup> Floor  
200 East Main Street  
Lexington, KY 40507

23.05 feet, to a point 61.98 feet right of Clays Mill Road at Station 202+07.30; thence South 82 Degrees 14 Minutes 50 Seconds West a distance of 22.22 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+95.61; thence along an arc 46.84 feet to the left, having a radius of 4,957.00 feet, the chord of which is South 23 Degrees 16 Minutes 00 Seconds West a distance of 46.84 feet to a point 43.00 feet right of Clays Mill Road at Station 201+48.36; thence South 22 Degrees 59 Minutes 46 Seconds West a distance of 14.06 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+34.30; thence North 58 Degrees 22 Minutes 05 Seconds West a distance of 3.92 feet, to a point 39.12 feet right of Clays Mill Road at Station 201+34.89 and the POINT OF BEGINNING;

The above described parcel contains 0.010 acres (418 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Lafayette Christian Church of Lexington, Kentucky, by deed dated December 10, 1959, of record in Deed Book 683, Page 329, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the sum hereinbefore mentioned, the receipt and sufficiency of which is hereby acknowledged, 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:

**Temporary Construction Easement**  
**(a portion of 1820 Clays Mill Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 146B**

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

111 feet south of the intersection of Reed Lane and Clays Mill Road, and more particularly described as follows:

Beginning at a point 43.00 feet right of Clays Mill Road at Station 201+34.30; thence North 22 Degrees 59 Minutes 46 Seconds East for a distance of 14.06 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+48.36; thence along an arc 46.84 feet to the right, having a radius of 4,957.00 feet, the chord of which is North 23 Degrees 16 Minutes 00 Seconds East a distance of 46.84 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+95.61; thence North 82 Degrees 14 Minutes 50 Seconds East a distance of 22.22 feet, to a point 61.98 feet right of Clays Mill Road at Station 202+07.30; thence South 69 Degrees 49 Minutes 01 Second West a distance of 15.38 feet, to a point 50.88 feet right of Clays Mill Road at Station 201+96.53; thence South 22 Degrees 45 Minutes 21 Seconds West a distance of 51.61 feet, to a point 51.32 feet right of Clays Mill Road at Station 201+44.43; thence South 44 Degrees 05 Minutes 59 Seconds East a distance of 6.19 feet, to a point 57.02 feet right of Clays Mill Road at Station 201+42.02; thence South 23 Degrees 17 Minutes 38 Seconds West a distance of 9.84 feet, to a point 56.97 feet right of Clays Mill Road at Station 201+32.18; thence North 58 Degrees 22 Minutes 05 Seconds West a distance of 14.13 feet, to a point 43.00 feet right of Clays Mill Road at Station 201+34.30 and the POINT OF BEGINNING;

The above described parcel contains 0.014 acres (604 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Lafayette Christian Church of Lexington, Kentucky, by deed dated December 10, 1959, of record in Deed Book 683, Page 329, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described fee simple right-of-way and temporary 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 completion of the project.

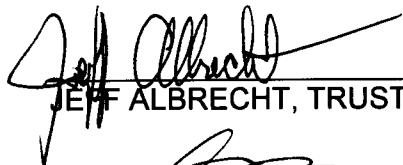
Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of its right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does hereby covenant to and with the Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and it will **WARRANT GENERALLY** said title.

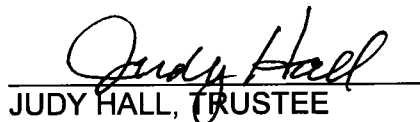
The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this deed and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

**IN TESTIMONY WHEREOF**, the Grantor has signed this Deed of Conveyance and Grant of Easement, this the day and year first above written.

GRANTOR:

LAFAYETTE CHRISTIAN CHURCH  
OF LEXINGTON, KENTUCKY

  
JEFF ALBRECHT, TRUSTEE

  
JUDY HALL, TRUSTEE

  
MATT WATKINS, TRUSTEE

COMMONWEALTH OF KENTUCKY           )  
  )  
COUNTY OF FAYETTE                    )

This instrument was acknowledged, subscribed and sworn to before me by Jeff Albrecht, in his capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2<sup>nd</sup> day of November 2017.

Jennifer Golson #548505  
Notary Public, Kentucky, State at Large  
My Commission Expires: 1/11/20

COMMONWEALTH OF KENTUCKY           )  
  )  
COUNTY OF FAYETTE                    )

This instrument was acknowledged, subscribed and sworn to before me by Judy Hall, in her capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2<sup>nd</sup> day of November, 2017.

Jennifer Golson #548505  
Notary Public, Kentucky, State at Large  
My Commission Expires: 1/11/20

COMMONWEALTH OF KENTUCKY )  
  )  
COUNTY OF FAYETTE  )

This instrument was acknowledged, subscribed and sworn to before me by Matt Watkins, in his capacity as Trustee of Lafayette Christian Church of Lexington, Kentucky, on this the 2nd day of November 2017.

Jennifer Solson #548505  
Notary Public, Kentucky, State at Large  
My Commission Expires: 1/11/20

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  
X:\Cases\ENGINEER\16-RE0059\RE\00589600.DOC

**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.**

  
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**By: MELISSA STELTER ,dc**

**201711070200**

**November 7, 2017                      15:13:08      PM**

<b>Fees</b>	<b>\$26.00</b>	<b>Tax</b>	<b>\$3.50</b>
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<b>Total Paid</b>	<b>\$29.50</b>
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