

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 6th day of January, 2017, by and between **KATHY J. RODGERS and DENNIS J. KOPERA, wife and husband**, 2865 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").

WITNESSETH:

That for and in consideration of the sum of **EIGHT THOUSAND DOLLARS AND 00/100 (\$8,000.00)**, 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. The permanent right to excavate, grade, construct, alter, re-grade and perform related work for the purpose of roadway improvements, construction, installation, relocation and removal 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:

Permanent Easement
(a portion of 2865 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 30 A

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

(CCF)

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 121 feet south of the intersection of Lamont Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 42.51 feet left of Clays Mill Road at Station 135+89.20; thence North 71 Degrees 59 Minutes 43 Seconds West a distance of 40.27 feet to a point 80.84 feet left of Clays Mill Road at Station 135+76.04; thence North 63 Degrees 44 Minutes 05 Seconds West a distance of 117.50 feet to a point 196.31 feet left of Clays Mill Road at Station 135+51.19; thence North 66 Degrees 13 Minutes 22 Seconds West a distance of 18.01 feet to a point 213.80 feet left of Clays Mill Road at Station 135+46.90; thence North 37 Degrees 52 Minutes 41 Seconds East a distance of 6.30 feet to a point 213.77 feet left of Clays Mill Road at Station 135+53.22; thence South 64 Degrees 55 Minutes 42 Seconds East a distance of 174.54 feet to a point 42.61 feet left of Clays Mill Road at Station 135+92.61; thence South 33 Degrees 47 Minutes 02 Seconds West a distance of 3.26 feet to a point 42.51 feet left of Clays Mill Road at Station 135+89.20 and the POINT OF BEGINNING; and,

The above described parcel contains 0.026 acres (1,149 sq. ft.) permanent easement; and

Being a portion of the property conveyed to Kathy J. Rodgers, a single person, by deed dated June 19, 1998, of record in Deed Book 1986, Page 615, 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, Grantors have **BARGAINED** and **SOLD** and do 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, construction, installation, relocation and removal 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 Right-of-Way Construction Easement
(a portion of 2865 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 30 B

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 189 feet south of the intersection of Lamont Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 40.00 feet left of Clays Mill Road at Station 135+21.00; thence North 64 Degrees 41 Minutes 38 Seconds West a distance of 5.17 feet to a point 45.05 feet left of Clays Mill Road at Station 135+19.90; thence North 34 Degrees 48 Minutes 22 Seconds East a distance of 66.03 feet to a point 47.65 feet left of Clays Mill Road at Station 135+87.50; thence South 71 Degrees 59 Minutes 43 Seconds East a distance of 5.38 feet to a point 42.51 feet left of Clays Mill Road at Station 135+89.20; thence along an arc 66.74 feet to the right, having a radius of 1,870.00 feet, the chord of which is South 34 Degrees 51 Minutes 22 Seconds West for a distance of 66.73 feet and the POINT OF BEGINNING; and,

The above described parcel contains 0.008 acres (353 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Kathy J. Rodgers, a single person, by deed dated June 19, 1998, of record in Deed Book 1986, Page 615, 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 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.

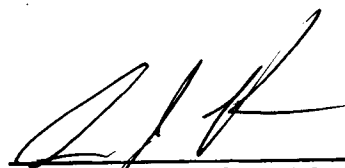
Grantors do hereby release and relinquish unto the Grantee, its successors and assigns forever, all of their right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and do hereby covenant to and with the Grantee, its successors 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 and grant of easement, which conveys public right-of-way, need not contain a statement of consideration.

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


GRANTORS:


KATHY J. RODGERS


DENNIS J. KOPERA


COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to and acknowledged before me by Kathy J. Rodgers and Dennis J. Kopera, wife and husband, on this the 6th day of January, 2017.

 ID# 506286

Notary Public, Kentucky, State at Large
My Commission Expires: 2 | 24 | 2018

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: EMILY GENTRY ,dc

201701270006

January 27, 2017 9:53:35 AM

Fees \$23.00 Tax \$8.00

Total Paid \$31.00

THIS IS THE LAST PAGE OF THE DOCUMENT

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