

GRANT OF EASEMENT

This **GRANT OF EASEMENT** is made and entered into this the 13th day of February, 2017, by and between **MICHAEL ALLEN and ANGIE W. ALLEN, husband and wife**, 2610 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 TWO HUNDRED FIFTY DOLLARS AND 00/100 (\$8,250.00)**, 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, maintain, 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 2610 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 56 A

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

(C-F)

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 247 feet south of the intersection of Hill N Dale Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 40.14 feet right of Clays Mill Road at Station 148+97.97; thence North 36 Degrees 16 Minutes 13 Seconds East a distance of 12.54 feet to a point 40.94 feet right of Clays Mill Road at Station 149+10.00; thence South 57 Degrees 45 Minutes 04 Seconds East a distance of 14.46 feet to a point 55.41 feet right of Clays Mill Road at Station 149+10.00; thence South 26 Degrees 25 Minutes 21 Seconds West a distance of 10.89 feet to a point 56.57 feet right of Clays Mill Road at Station 148+99.75; thence North 63 Degrees 34 Minutes 39 Seconds West a distance of 16.53 feet to a point 40.14 feet right of Clays Mill Road at Station 148+97.97 and the POINT OF BEGINNING; and,

The above described parcel contains 0.004 acres (181 sq. ft.) permanent easement; and

Being a portion of the property conveyed to Michael Allen, a married person, by deed dated September 25, 2006, of record in Deed Book 2677, Page 194, in the Fayette County Clerk's Office.

Permanent Easement
(a portion of 2610 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 56 B

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 184 feet south of the intersection of Hill N Dale Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 40.69 feet right of Clays Mill Road at Station 149+60.44; thence North 22 Degrees 35 Minutes 55 Seconds East a distance of 5.00 feet to a point 40.11 feet right of Clays Mill Road at Station 149+65.22; thence South 63 Degrees 45 Minutes 21 Seconds East a distance of 177.98 feet to a point 217.91 feet right of Clays Mill Road at Station 149+72.46; thence South 26 Degrees 36 Minutes 51 Seconds West a distance of 4.97 feet to a point 218.09 feet

right of Clays Mill Road at Station 149+68.39; thence North 63 Degrees 45 Minutes 50 Seconds West a distance of 177.63 feet to a point 40.69 feet right of Clays Mill Road at Station 149+60.44 and the POINT OF BEGINNING; and,

The above described parcel contains 0.020 acres (886 sq. ft.) permanent easement; and

Being a portion of the property conveyed to Michael Allen, a married person, by deed dated September 25, 2006, of record in Deed Book 2677, Page 194, 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, maintain, 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 2610 Clays Mill Road)

Clays Mill Road Improvement Project, Section 1
(Harrodsburg Road to New Circle Road)
Parcel No. 57 C

Being a tract of land lying in Fayette County on the east side of Clays Mill Road, point of beginning being approximately 235 feet south of the intersection of Hill N Dale Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 40.94 feet right of Clays Mill Road at Station 149+10.00; thence North 36 Degrees 16 Minutes 13 Seconds East a distance of 30.81 feet to a point 43.56 feet

right of Clays Mill Road at Station 149+39.46; thence North 22 Degrees 29 Minutes 29 Seconds East a distance of 22.05 feet to a point 40.69 feet right of Clays Mill Road at Station 149+60.44; thence South 63 Degrees 45 Minutes 50 Seconds East a distance of 5.02 feet to a point 45.70 feet right of Clays Mill Road at Station 149+60.71; thence South 12 Degrees 21 Minutes 51 Seconds West a distance of 23.11 feet to a point 52.68 feet right of Clays Mill Road at Station 149+39.71; thence South 26 Degrees 25 Minutes 21 Seconds West a distance of 31.43 feet to a point 55.41 feet right of Clays Mill Road at Station 149+10.00; thence North 57 Degrees 45 Minutes 04 Seconds West a distance of 14.46 feet to a point 40.94 feet right of Clays Mill Road at Station 149+10.00 and the POINT OF BEGINNING; and,

The above described parcel contains 0.012 acres (522 sq. ft.) of temporary construction easement; and

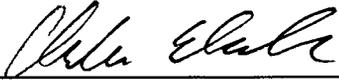
Being a portion of the property conveyed to Michael Allen, a married person, by deed dated September 25, 2006, of record in Deed Book 2677, Page 194, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described permanent and temporary easements 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

PREPARED BY:



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Attorney
Lexington-Fayette Urban
County Government
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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: SHEA BROWN ,dc

201702170030

February 17, 2017 8:50:03 AM

Fees \$26.00 Tax \$.00

Total Paid \$26.00

THIS IS THE LAST PAGE OF THE DOCUMENT

7 Pages

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