

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 6 day of JANUARY, 2021, by and between **ADOLF EFFOE, a single person**, P.O. Box 55683, Lexington, Kentucky 40555, 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 **FOUR HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$425.00)**, 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 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
Citation Boulevard, Phase 3A Project
(a portion of 553 Asbury Lane)
Parcel No. 150a

BEGINNING at an existing iron pin in the existing east right-of-way line of Asbury Lane which is the northwest corner of the property of Effoe Adolf Effoe (D.B. 3562, Page 282) 4.74 feet right of Station 8+30.95 baseline of Asbury Lane; thence with the north line of the property of Effoe Adolf Effoe (D.B. 3562, Page 282) North 48 degrees 18 minutes 00 seconds

Return to:
Cynthia Cannon-Ferguson
LFUCG, Dept. of Law, 11th Floor
200 East Main Street
Lexington, KY 40507

East 20.46 feet to a point being the northeast corner of the property of Effoe Adolf Effoe (D.B. 3562, Page 282) 23.14 feet right of Station 8+40.37 baseline of Asbury Lane; thence with the east line of the property of Effoe Adolf Effoe (D.B. 3562, Page 282) South 46 degrees 47 minutes 14 seconds East 31.72 feet to a point 38.36 feet right of Station 8+09.37 baseline of Asbury Lane; thence leaving said east line, South 48 degrees 08 minutes 43 seconds West 38.27 feet to a point in the existing right-of-way line of Asbury Lane 2.64 feet right of Station 7+95.64 baseline of Asbury Lane; thence with said existing east right-of-way line along a curve to the right with a radius of 686.19 feet, an arc length of 35.07 feet, and a chord of North 16 degrees 21 minutes 50 seconds West 35.07 feet to the **POINT OF BEGINNING**; and

The above described parcel contains 934 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to Effoe Adolf Effoe, a single person, by deed dated February 7, 2018, of record in Deed Book 3562, Page 282, 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 project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of his 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 he is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and that he will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 466-2020, passed by the Lexington-Fayette Urban County Council on October 8, 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:



ADOLF EFFOE

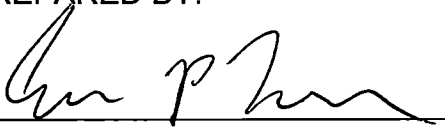
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Adolf Effe, a single person, on this the 6 day of JANUARY, 2021.



Notary Public, Kentucky, State-at-Large
My Commission Expires: 7 / 29 / 2021
Notary ID # 583153

PREPARED BY:

A handwritten signature in black ink, appearing to read "Evan P. Thompson", written over a horizontal line.

Evan P. Thompson, 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

202101190032

January 19, 2021 8:32:24 AM

Fees	\$50.00	Tax	\$.00
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Total Paid	\$50.00
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