

FAYETTE CO, KY FEE \$50.00

SUSAN LAMB  
COUNTY CLERK

PRESENTED/LODGED: 01/21/2025 09:52:06 AM

EMILY GENTRY, DEPUTY CLERK 202501210056

BK: DB 4112

PG: 742-744



Exempt: KRS 382.135(2)(c)

**GRANT OF EASEMENT**

**THIS GRANT of EASEMENT**, between **STEPHEN E. WEAVER**, a single person, of 961 Mason Headley Road, Lexington, Kentucky 40504, party of the first part (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street Lexington, Kentucky 40507, party of the second part;

**WITNESSETH:** That the said party of the first part, in consideration of Eleven Thousand Five Hundred dollars (\$11,500.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby grant and convey unto the party of the second part, its successors and assigns an easement in and to the following described property, as more particularly set forth below:

**Parcel 1**

**Tract A:**

All that tract or parcel of land situated at the southeast corner of the intersection of Mason Headley Road and Duntreath Drive in Lexington, Fayette County, Kentucky, and being more particularly described as follows, to wit:

**BEGINNING** at the intersection of the easterly right-of-way line of Mason Headley Road and the southerly right-of-way line of Duntreath Drive, said point being 20.29 feet right of the Mason Headley Road centerline at Station 116+89.25; thence with the southerly right-of-way line of Duntreath Drive, North 56°28'49" East, a distance of 14.75 feet to a point 35.00 feet right of the Mason Headley Road centerline at Station 116+90.24; thence leaving the southerly right-of-way line of Duntreath Drive, with a new temporary construction easement line through the lands of Stephen E. Weaver for eight (8) calls: South 55°58'57" East, a distance of 22.58 feet to a point 45.00 feet right of the Mason Headley Road

*Return to preparer*

centerline at Station 116+70.00, South 29°41'22" East, a distance of 30.00 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 116+40.00, South 60°18'38" West, a distance of 15.00 feet to a point 30.00 feet right of the Mason Headley Road centerline at Station 116+40.00, South 29°41'22" East, a distance of 35.00 feet to a point 30.00 feet right of the Mason Headley Road centerline at Station 116+05.00, North 60°18'38" East, a distance of 15.00 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 116+05.00, South 29°41'22" East, a distance of 35.00 feet to a point 45.00 feet right of the Mason Headley Road centerline at Station 115+70.00, South 46°16'28" West, a distance of 20.62 feet to a point 25.00 feet right of the Mason Headley Road centerline at Station 115+65.00, and South 29°41'22" East, a distance of 28.69 feet to a point in the northerly property line of Scott and Ria Voth (DB 3363, PG 673), said point being 25.00 feet right of the Mason Headley Road centerline at Station 115+36.31; thence with the northerly property line of Scott and Ria Voth, South 52°14'34" West, a distance of 5.50 feet to a point in the easterly right-of-way line of Mason Headley Road, said point being 19.56 feet right of the Mason Headley Road centerline at Station 115+35.53; thence with the easterly right-of-way line of Mason Headley Road, North 29°25'02" West, a distance of 153.72 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 2605 square feet (0.060 acres).

It is the specific intention of the party of the first part to hereby convey a temporary easement in and to the property described above and designated as Parcel No. 1 – Tract A for the purpose of entrance construction, Said easement terminates and reverts upon completion of same or by December 31, 2026 at the latest.

Being a portion of the same tract of land conveyed to Stephen E. Weafer, a single person, by Giavanni Freda and Mae Freda, husband and wife, by deed dated December 16, 2016, of record in Deed Book 3454, Page 662, in the Fayette County Clerk's Office, Lexington, Kentucky.

The obtaining of this (right-of-way and/or easement) was authorized by Resolution 312-2024, passed by the Lexington Fayette Urban County Government Council on June 27, 2024. This proposed road project is to reconstruct Mason Headley Road from southeast of Duntreath Drive to Versailles Road.

**TO HAVE AND TO HOLD** said easement in the described property unto the party of the second part, its successors and assigns, with all the rights and privileges thereunto belonging.

IN TESTIMONY WHEREOF the party of the first part has executed this Grant of  
Easement on this 6 day of November, 2024.

**PARTY OF THE FIRST PART:**


  
STEPHEN E. WEAFER

**CERTIFICATE OF ACKNOWLEDGEMENT**

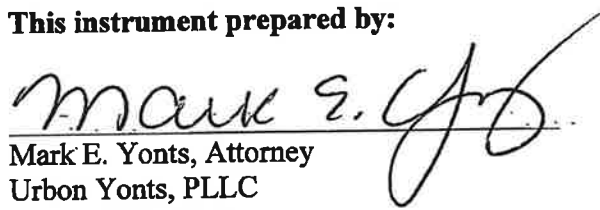
COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

I, the undersigned, certify that the foregoing Grant of Easement was produced  
before me in my said County and State and signed or duly acknowledged by Stephen E.  
Weafer, a single person, this 6 day of November, 2024.

  
Notary Public State at Large Gregory Keith  
My Notary Commission McDonald  
Expires April 26, 2028  
Commission Number - KYNP88126

**This instrument prepared by:**

  
Mark E. Yonts, Attorney  
Urban Yonts, PLLC  
Crown Title, LLC  
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