

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 9 day of August, 2017, by and between **TONY W. COFFEY (f/k/a DENNIS COFFEY) and PATRICE D. COFFEY, husband and wife**, P.O. Box 910126, Lexington, Kentucky 40591, 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 **THREE THOUSAND SEVEN HUNDRED DOLLARS AND 00/100 (\$3,700.00)**, 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, 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 600 Lane Allen Road)**Clays Mill Road Improvement Project, Section 1**
(Harrodsburg Road to New Circle Road)
Parcel No. 110

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

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

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

Beginning at a point 38.37 feet left of Clays Mill Road at Station 187+55.93; thence North 59 Degrees 54 Minutes 37 Seconds West a distance of 18.23 feet to a point 56.46 feet left of Clays Mill Road at Station 187+58.18; thence North 77 Degrees 43 Minutes 26 Seconds East a distance of 14.70 feet to a point 44.46 feet left of Clays Mill Road at Station 187+66.67; thence North 22 Degrees 31 Minutes 14 Seconds East a distance of 35.82 feet to a point 44.75 feet left of Clays Mill Road at Station 188+02.49; thence North 42 Degrees 53 Minutes 44 Seconds West a distance of 48.38 feet to a point 88.91 feet left of Clays Mill Road at Station 188+22.25; thence South 59 Degrees 48 Minutes 24 Seconds East a distance of 50.44 feet to a point 38.86 feet left of Clays Mill Road at Station 188+15.93; thence South 22 Degrees 31 Minutes 14 Seconds West a distance of 60.00 feet to a point 38.37 feet left of Clays Mill Road at Station 187+55.93 and the POINT OF BEGINNING; and,

The above described parcel contains 0.017 acres (733 sq. ft.) of temporary construction easement;

Being a portion of the property conveyed to Tony W. Coffey (formerly known as Dennis Coffey) and Patrice D. Coffey, his wife, by Deed dated March 12, 2009, of record in Deed Book 2862, Page 299, 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 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 interest conveyed herein, including all exemptions allowed by law, and does 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.

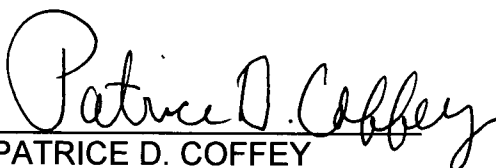
The obtaining of this easement was authorized by Resolution 477-2016, passed by the Lexington-Fayette Urban County Council on July 5, 2016. Pursuant to KRS 382.135(2)(c), this temporary construction easement, which pertains to a public right-of-way, need not contain a statement of consideration.

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

GRANTORS:



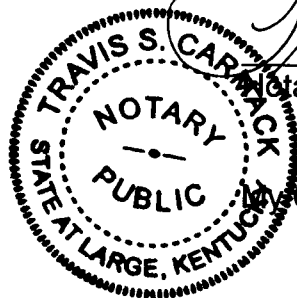
TONY W. COFFEY (formerly
DENNIS COFFEY)



PATRICE D. COFFEY

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

This instrument was acknowledged, subscribed and sworn to before me by Tony W. Coffey (formerly Dennis Coffey) and Patrice D. Coffey, husband and wife, on this the 9th day of August, 2017.

 Travis S. Carback ID# 575447
Notary Public, Kentucky, State at Large
Commission Expires: 3/13/2021

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: PATTY DAVIS ,dc

201708220125

August 22, 2017 10:15:00 AM

Fees \$20.00 Tax \$.00

Total Paid \$20.00

THIS IS THE LAST PAGE OF THE DOCUMENT

5 Pages

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