

Fayette County, Item No. 07-366.00

DEED OF EASEMENT

THIS DEED, entered into on the 5th day of July, 2016 by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, KY 40507, ("Grantor" or "party of the first part"), (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the **COMMONWEALTH OF KENTUCKY** for the use and benefit of the TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, 200 Mero Street, Frankfort, Kentucky 40622, ("Grantee" or "party of the second part").

WITNESSETH: That the Grantor in consideration of, the benefit to be derived from the highway construction the receipt of which is hereby acknowledged, have/has bargained and sold and do/does hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following described easements, viz:

Being an easement upon a tract of land in Fayette County, lying 220' south of the intersection of Georgetown Road and Lima Drive, and being more particularly described as follows:

Tract A

Beginning at a point in the existing right of way line of Georgetown Road 45.94 feet right of Georgetown Road Sta. 120+19.50;

Thence with the existing right of way line S20°58'52"E, 15.07 feet to a point in the proposed permanent easement line 44.54 feet right of Georgetown Road Sta. 120+34.50;

Thence with the proposed permanent easement line for the following calls:

- S74°22'12"W, 74.23 feet to a point 118.77 feet right of Georgetown Road Sta. 120+34.50;
- S9°04'39"E, 113.07 feet to a point 131.67 feet right of Georgetown Road Sta. 121+46.83;
- S77°48'10"W, 275.62 feet to a point 406.80 feet right of Georgetown Road Sta. 121+30.33;

- S10°33'10"W, 63.89 feet to a point in the south property line 434.99 feet right of Georgetown Road Sta. 121+87.66;

Thence with said property line S75°34'38"W, 104.82 feet to a point in the southwest property corner 539.79 feet right of Georgetown Road Sta. 121+85.45;

Thence with the west property line N21°08'36"W, 20.14 feet to a point in the proposed permanent easement line 541.72 feet right of Georgetown Road Sta. 121+65.41;

Thence with the proposed permanent easement line for the following calls:

- N75°34'38"E, 99.95 feet to a point 441.80 feet right of Georgetown Road Sta. 121+67.51;
- N10°33'10"E, 58.79 feet to a point 415.86 feet right of Georgetown Road Sta. 121+14.76;
- N77°48'10"E, 271.39 feet to a point 144.95 feet right of Georgetown Road Sta. 121+31.01;
- N9°04'39"W, 112.24 feet to a point 132.14 feet right of Georgetown Road Sta. 120+19.50;
- N74°22'12"E, 86.20 feet to the POINT OF BEGINNING.

The above described parcel contains 0.229 acres (9,964 square feet).

It is the specific intention of the grantor(s) herein to convey a permanent easement to the property described above for the purpose of drainage construction and maintenance.

Tract B

Beginning at a point in the existing right of way line of Georgetown Road 52.68 feet right of Georgetown Road Sta. 119+47.55;

Thence with the existing right of way line S20°58'52"E, 72.26 feet to a point in the proposed permanent easement line 45.94 feet right of Georgetown Road Sta. 120+19.50;

Thence with the proposed permanent easement line for the following calls:

- S74°22'12"W, 86.20 feet to a point 132.14 feet right of Georgetown Road Sta. 120+19.50;
- S9°04'39"E, 112.24 feet to a point 144.95 feet right of Georgetown Road Sta. 121+31.01;

- S77°48'10"W, 271.39 feet to a point 415.86 feet right of Georgetown Road Sta. 121+14.76;
- S10°33'10"W, 58.79 feet to a point 441.80 feet right of Georgetown Road Sta. 121+67.51;
- S75°34'38"W, 13.79 feet to a point in the proposed temporary easement line 455.58 feet right of Georgetown Road Sta. 121+67.22;

Thence with the proposed temporary easement line for the following calls:

- N10°33'10"E, 72.92 feet to a point 423.41 feet right of Georgetown Road Sta. 121+01.78;
- N77°48'10"E, 267.87 feet to a point 156.02 feet right of Georgetown Road Sta. 121+17.82;
- N9°04'39"W, 111.55 feet to a point 143.29 feet right of Georgetown Road Sta. 120+07.00;
- N74°22'12"E, 90.29 feet to a point 53.00 feet right of Georgetown Road Sta. 120+07.00;
- N15°37'48"W, 44.00 feet to a point 53.00 feet right of Georgetown Road Sta. 119+63.00;
- S77°26'12"W, 56.08 feet to a point 109.00 feet right of Georgetown Road Sta. 119+60.00;
- N15°37'48"W, 16.15 feet to a point in the north property line 109.00 feet right of Georgetown Road Sta. 119+43.85;

Thence with said property line N78°07'52"E, 56.44 feet to the POINT OF BEGINNING.

The above described parcel contains 0.179 acres (7,802 square feet).

It is the specific intention of the grantor(s) herein to convey a temporary easement to the property described above for the purpose of slope and drainage construction; said easement terminates and reverts upon completion of same.

Tract C

Beginning at a point in the existing right of way line of Georgetown Road 44.54 feet right of Georgetown Road Sta. 120+34.50;

Thence with the existing right of way line S20°58'52"E, 141.12 feet to a point in the proposed temporary easement line 31.37 feet right of Georgetown Road Sta. 121+75.00;

Thence with the proposed temporary easement line for the following calls:

- S74°22'12"W, 21.63 feet to a point 53.00 feet right of Georgetown Road Sta. 121+75.00;
- N15°37'48"W, 128.00 feet to a point 53.00 feet right of Georgetown Road Sta. 120+47.00;
- S74°22'12"W, 54.62 feet to a point 107.62 feet right of Georgetown Road Sta. 120+47.00;
- S9°04'39"E, 113.76 feet to a point 120.60 feet right of Georgetown Road Sta. 121+60.02;
- S77°48'10"W, 279.15 feet to a point 399.25 feet right of Georgetown Road Sta. 121+43.31;
- S10°33'10"W, 49.75 feet to a point in the south property line 421.20 feet right of Georgetown Road Sta. 121+87.95;

Thence with the south property line S75°34'38"W, 13.79 feet to a point in the proposed permanent easement line 434.99 feet right of Georgetown Road Sta. 121+87.66;

Thence with the proposed permanent easement line for the following calls:

- N10°33'10"E, 63.89 feet to a point 406.80 feet right of Georgetown Road Sta. 121+30.33;
- N77°48'10"E, 275.62 feet to a point 131.67 feet right of Georgetown Road Sta. 121+46.83;
- N9°04'39"W, 113.07 feet to a point 118.77 feet right of Georgetown Road Sta. 120+34.50;
- N74°22'12"E, 74.23 feet to the POINT OF BEGINNING.

The above described parcel contains 0.194 acres (8,462 square feet).

It is the specific intention of the grantor(s) herein to convey a temporary easement to the property described above for the purpose of slope and drainage construction; said easement terminates and reverts upon completion of same.

Being a portion of the same tract of land conveyed to Lexington Fayette Urban County Government, an urban county government of the Commonwealth of, by Erle L. Levy and Sara Stone Levy, husband and wife, dated October 7, 1980, which is duly recorded in Deed Book No. 1261 at Page 154 and recorded in the office of the County Clerk of Fayette County, Kentucky.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 108209. The control of access on this project shall be a fully controlled access highway from Sta. 109+00.00 to Sta. 179+30.02 and a partially controlled access highway from Sta. 179+30.02 to Sta. 211+00.00, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120).

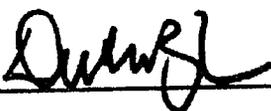
The proposed public road, New Circle Road (KY 4), FD52 034 7664201R, Item No. 7-366.00, the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

CONSIDERATION CERTIFICATE OF GRANTORS

The party of the first part, Lexington-Fayette Urban County Government (Grantor), hereby acknowledges that it has been offered compensation based on an approved appraisal, but hereby waives that right in exchange for the consideration of the benefit to be derived from the highway construction. Further, party of the first part, Lexington-Fayette Urban County Government, Grantor herein, hereby certifies that this Deed of Easement, as set forth herein above, is being donated by Grantor for the purpose of highway improvement. Further, party of the first part, Lexington-Fayette Urban County Government, Grantor herein, hereby certifies that the interest conveyed herein is estimated to have a fair cash value of \$56,750.00. Consideration is exempt from Kentucky transfer tax by virtue of KRS 142.050(7)(b).

TO HAVE AND TO HOLD said easements unto the party of the second part, its successors and assigns, with all the rights and privileges thereunto belonging with covenants of General Warranty.

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: MELISSA STELTER ,dc

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July 12, 2016

10:14:05 AM

Fees	\$26.00	Tax	\$.00
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Total Paid	\$26.00
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