

FAYETTE CO, KY FEE \$50.00

SUSAN LAMB  
COUNTY CLERK

PRESENTED/LODGED: 11/01/2023 09:49:52 AM

HALLIE WOOSLEY, DEPUTY CLERK 202311010041

BK: DB 4044

PG: 181-184



**QUITCLAIM DEED OF CONVEYANCE**

THIS DEED made and entered into this the 31<sup>st</sup> day of October, 2023, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantor"); and **PATRICK J. CECIL and CARA DEE CECIL**, a married couple, whose address is 1437 Pine Meadow Road, Lexington, Kentucky 40504, which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantee"),

**WITNESSETH:**

**WHEREAS**, by Ordinance No. 116-2023 adopted by the Council of the Lexington-Fayette Urban County Government on the 12<sup>th</sup> day of October, 2023, a portion of a public way, Concord Drive, was partially closed. Pursuant to KRS 82.405, said Ordinance was duly recorded in **Deed Book 4043, Page 187**, in the Fayette County Clerk's Office; and

**WHEREAS**, Ordinance No. 116-2023 further authorized and directed the Mayor to execute a quitclaim deed transferring the former right-of-way to the abutting property owner(s);

**NOW, THEREFORE**, for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)**, and for other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, said Grantor does hereby **REMISE, RELEASE** and forever **QUITCLAIM** unto the Grantee, their successors and assigns forever, all of its right, title and interest in the following described real property situated in the City of Lexington, County of Fayette, Kentucky, as described on Exhibit "A" attached hereto and incorporated herein by reference.

RETURN TO PREPARER

**TO HAVE AND TO HOLD** the same unto the Grantee, their successors and assigns, forever, subject to all easements and encumbrances of record and to any and all rights of others recognized and/or permitted by the Grantor for the presence of utilities in or upon the property, and in respect to such utility rights, where no easement exists. There is hereby expressly reserved by the Grantor a utility easement upon the entire property for the purpose of accessing, repairing, relocating, and removing sanitary sewer, storm sewer, and utility lines on the property as Grantor may deem necessary or expedient. This instrument is exempt from the requirements for a Consideration Certificate by KRS 382.135(2)(c). This transaction is exempt from the real estate transfer tax under KRS 142.050.

**IN WITNESS WHEREOF**, Grantor causes this instrument to be executed by its duly authorized officer on this the day and year first above written, pursuant to Ordinance No. 116-2023 of the Lexington-Fayette Urban County Government.

LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT  
200 East Main Street  
Lexington, Kentucky 40507  
(859) 258-3100

BY: Linda Gorton  
LINDA GORTON, MAYOR

COMMONWEALTH OF KENTUCKY  
COUNTY OF FAYETTE

The foregoing deed was subscribed, sworn to, and acknowledged before me by Linda Gorton, in her capacity as Mayor of the Lexington-Fayette Urban County Government, on this the 31<sup>st</sup> day of October, 2023.

Cynthia A. Cannon-Ferguson  
Notary Public, Kentucky, State at Large  
My Commission Expires: 2/26/2025  
Notary ID # KYNP21560

PREPARED BY:

Michael S. Cravens  
MICHAEL S. CRAVENS  
Managing Attorney  
Lexington-Fayette Urban County Government  
Department of Law  
200 East Main Street, 11<sup>th</sup> Floor  
Lexington, Kentucky 40507  
(859) 258-3500



**LEGAL DESCRIPTION  
FOR  
PARTIAL RIGHT OF WAY CLOSURE  
OF  
CONCORD DRIVE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

**Tract A  
(a portion of 1437 Pine Meadow Road)**

All that tract or parcel of land situated on Concord Drive north of Pine Meadow Road in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

**BEGINNING** at found iron pin with survey cap (PLS 3350) in the westerly right-of-way line of Concord Drive as shown on the Record Plat of Pine Meadows Unit 1, of record in Plat Cabinet C, Slide 597 in the Fayette County Clerk's Office, and being the northeasterly corner of Lot 13, Block "D" as shown thereon, said point having State Plane coordinates of  $x = 1,559,265.66$  feet and  $y = 198,456.08$  feet (NAD83, Kentucky North Zone, US Survey Feet);

Thence leaving Lot 13, with the northerly boundary line of Pine Meadows Unit 1, South  $83^{\circ}04'57''$  East, a distance of 15.00 feet to a set iron pin with red plastic survey cap (PLS 4494);

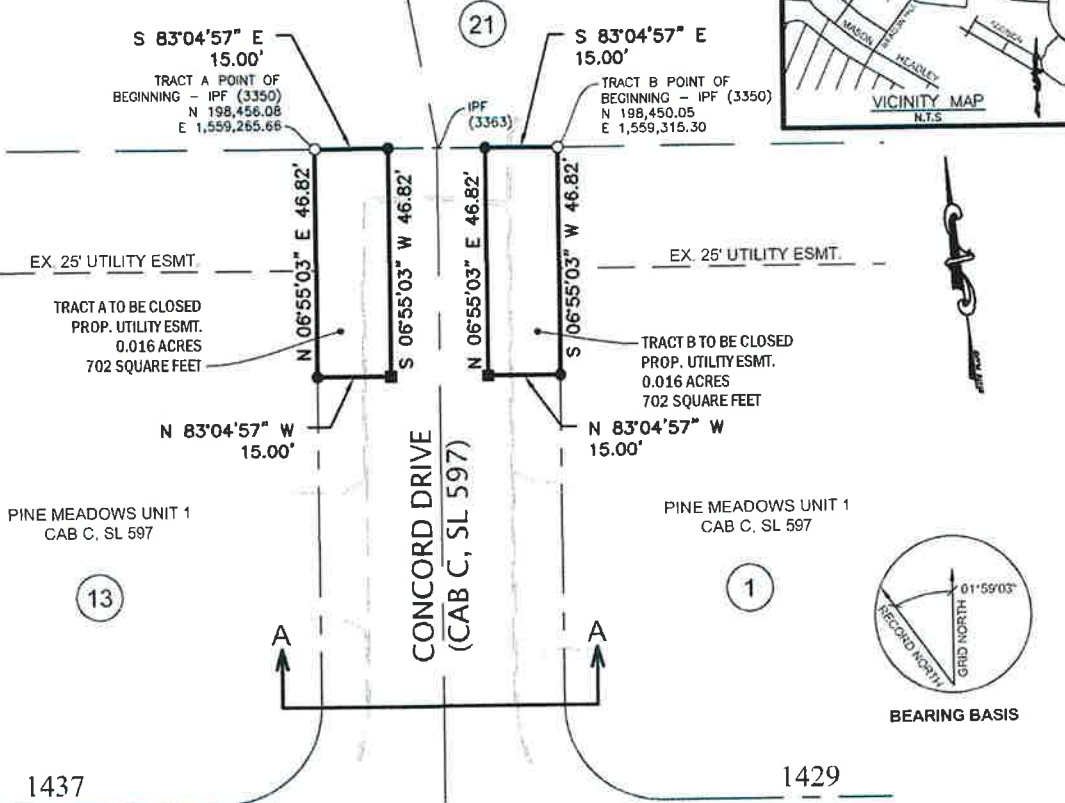
Thence leaving the northerly boundary line of Pine Meadows Unit 1, with a new right-of-way line through Concord Drive for two (2) calls:

- 1) South  $06^{\circ}55'03''$  West, a distance of 46.82 feet to a set mag nail with stamped washer (PLS 4494);  
and
- 2) North  $83^{\circ}04'57''$  West, a distance of 15.00 feet to a set iron pin with red plastic survey cap (PLS 4494), said point being in the easterly property line of the aforesaid Lot 13;

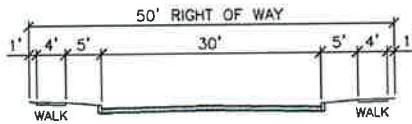
Thence with a line coincident with the westerly right-of-way line of Concord Drive and the easterly property line of Lot 13, North  $06^{\circ}55'03''$  East, a distance of 46.82 feet to the **POINT OF BEGINNING**, containing 0.016 acres (702 square feet).

1604 VERSAILLES ROAD  
 LEXINGTON-FAYETTE URBAN  
 COUNTY HOUSING AUTHORITY  
 DB 3881, PG 375

LEXINGTON-FAYETTE URBAN  
 COUNTY HOUSING AUTHORITY  
 VERSAILLES ROAD SITE - SECTION 2  
 CAB K. SL 329



**PINE MEADOW ROAD (CAB C, SL 597)**



SECTION A-A  
 N.T.S.

**MONUMENTATION LEGEND**

- Property Corner (as noted)
- Set mag nail with stamped washer ("MCMACKIN PLS 4494")
- Set 1/2"x18" rebar with red stamped plastic survey cap ("MCMACKIN 4494")
- IPF Found iron pin (with survey cap and PLS number if listed)

**PURPOSE OF PLAT**

The purpose of this plat is to close Tract A and Tract B from public right-of-way and create the same areas as permanent utility easements as shown.

**SURVEY NOTES**

1. This boundary survey was performed by Strand Associates, Inc. using conventional & GPS survey techniques and is based on the Record Plat of Unit 1, Pine Meadows Subdivision, of record in Plat Cabinet C, Slide 597. The field work was conducted at the site between the dates of May 25 and August 21, 2023.
2. This survey is classified as urban and complies with the minimum standards of practice as outlined in 201 KAR 18:150.
3. Control was established at the project site by method of RTK (Real Time Kinematic) GPS observations using a Trimble model R12 dual frequency receiver and meets or exceeds the minimum Relative Positional Accuracy required in 201 KAR 18:150. The project and reference meridian is based on the Kentucky North Zone State Plane coordinate system, North American Datum of 1983 (2011). All units are in US Survey Feet.
4. Unless indicated otherwise, all property corner monuments were set by side shot from a Trimble S6 robotic total station.
5. All deeds and plats referenced hereon are of record in the Fayette County Clerk's Office.

**LAND SURVEYOR'S CERTIFICATION:**

I do hereby certify to that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being transferred are true and accurate.

*Matthew J. McMackin 10/9/2023*

MATTHEW J. MCMACKIN, PLS 4494

STATE OF KENTUCKY  
 MATTHEW J. MCMACKIN  
 4494  
 LICENSED PROFESSIONAL LAND SURVEYOR

**PARTIAL RIGHT OF WAY CLOSURE PLAT**  
 OF  
**CONCORD DRIVE**  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

OCTOBER 2023

2815.330

30' 0' 15' 30'

GRAPHIC SCALE: 1"=30'

**SA**  
**STRAND ASSOCIATES**  
 651 PERIMETER DRIVE  
 SUITE 220  
 LEXINGTON, KY 40517  
 (859) 225-8500  
 WWW.STRAND.COM

FAYETTE CO, KY FEE \$50.00

SUSAN LAMB  
COUNTY CLERK

PRESENTED/LODGED: 11/01/2023 09:49:28 AM

HALLIE WOOSLEY, DEPUTY CLERK 202311010040

BK: DB 4044

PG: 177-180



**QUITCLAIM DEED OF CONVEYANCE**

THIS DEED made and entered into this the 31<sup>st</sup> day of October, 2023, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, whose address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter "Grantor"); and **JOEL W. WHEELER and JAMIE E. WHEELER**, husband and wife, whose address is 1429 Pine Meadow Road, Lexington, Kentucky 40504, which is the in-care-of tax mailing address for the current tax year (hereinafter "Grantee"),

**WITNESSETH:**

**WHEREAS**, by Ordinance No. 116-2023 adopted by the Council of the Lexington-Fayette Urban County Government on the 12<sup>th</sup> day of October, 2023, a portion of a public way, Concord Drive, was partially closed. Pursuant to KRS 82.405, said Ordinance was duly recorded in **Deed Book 4043, Page 187**, in the Fayette County Clerk's Office; and

**WHEREAS**, Ordinance No. 116-2023 further authorized and directed the Mayor to execute a quitclaim deed transferring the former right-of-way to the abutting property owner(s);

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BY: Linda Gorton  
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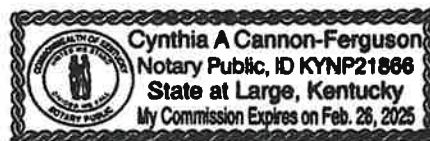
The foregoing deed was subscribed, sworn to, and acknowledged before me by Linda Gorton, in her capacity as Mayor of the Lexington-Fayette Urban County Government, on this the 31<sup>st</sup> day of October, 2023.

Cynthia A. Cannon-Ferguson  
Notary Public, Kentucky, State at Large

My Commission Expires: 2/26/2025  
Notary ID# KYNP 21866

PREPARED BY:

Michael S. Cravens  
MICHAEL S. CRAVENS  
Managing Attorney  
Lexington-Fayette Urban County Government  
Department of Law  
200 East Main Street, 11<sup>th</sup> Floor  
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(859) 258-3500



**LEGAL DESCRIPTION  
FOR  
PARTIAL RIGHT OF WAY CLOSURE  
OF  
CONCORD DRIVE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

**Tract B  
(a portion of 1429 Pine Meadow Road)**

All that tract or parcel of land situated on Concord Drive north of Pine Meadow Road in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

**BEGINNING** at found iron pin with survey cap (PLS 3350) in the easterly right-of-way line of Concord Drive as shown on the Record Plat of Pine Meadows Unit 1, of record in Plat Cabinet C, Slide 597 in the Fayette County Clerk's Office, and being the northwesterly corner of Lot 1, Block "E" as shown thereon, said point having State Plane coordinates of  $x = 1,559,315.30$  feet and  $y = 198,450.05$  feet (NAD83, Kentucky North Zone, US Survey Feet);

Thence leaving the northerly boundary line of Pine Meadows Unit 1, with a line coincident with the westerly property line of Lot 1 and the easterly right-of-way line of Concord Drive, South  $06^{\circ}55'03''$  West, a distance of 46.82 feet to a set iron pin with red plastic survey cap (PLS 4494);

Thence leaving the westerly property line of Lot 1, with a new right-of-way line through Concord Drive for two (2) calls:

- 1) North  $83^{\circ}04'57''$  West, a distance of 15.00 feet to a set mag nail with stamped washer (PLS 4494);  
and
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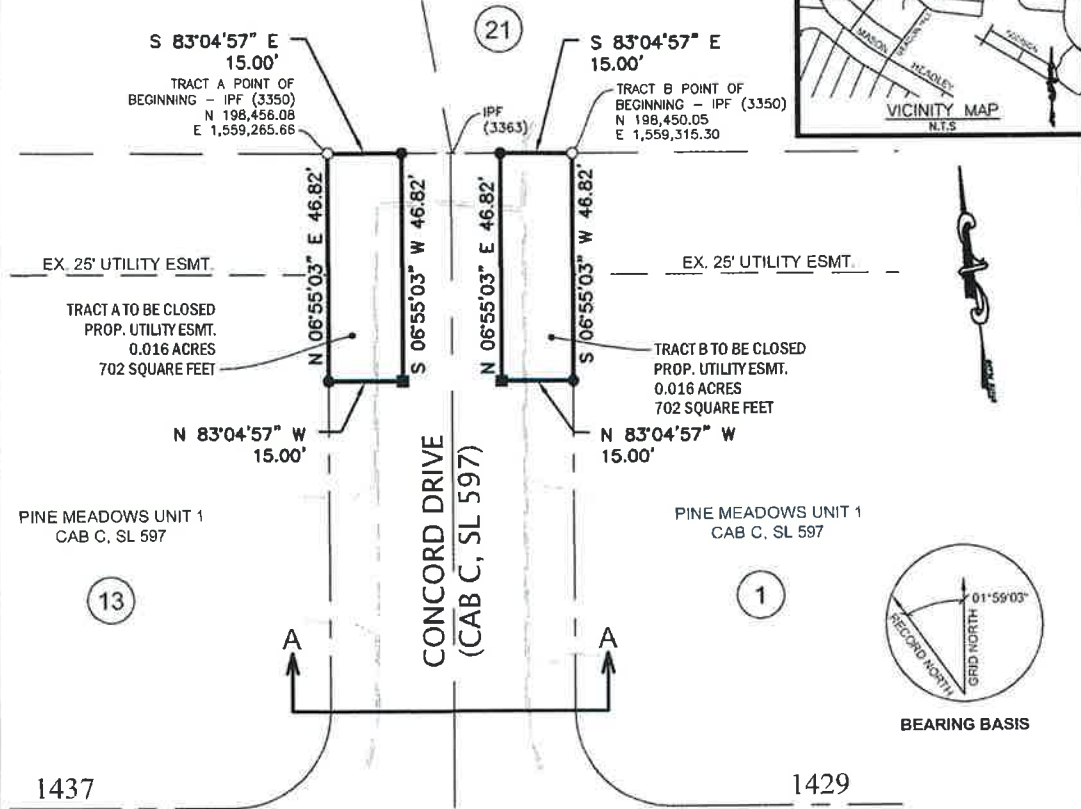
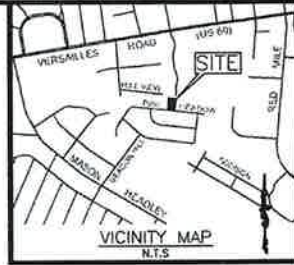
Tracts A and B being portions of the right-of-way dedicated as Concord Drive in the Record Plat of Unit 1, Pine Meadows Subdivision, of record in Plat Cabinet C, Slide 597, in the Fayette County Clerk's Office.

This legal description was prepared by Matthew J. McMackin, P.E., P.L.S. and is based on a boundary survey completed in the field by Strand Associates, Inc., 651 Perimeter Drive, Suite 220, Lexington, KY 40517 on between June and August of 2023 which complies with the minimum standards of practice as outlined in 201 KAR 18:150.

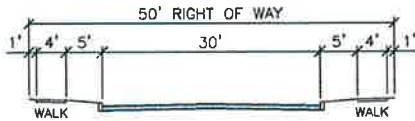


1604 VERSAILLES ROAD  
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COUNTY HOUSING AUTHORITY  
DB 3881, PG 375

LEXINGTON-FAYETTE URBAN  
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**PINE MEADOW ROAD (CAB C, SL 597)**



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I do hereby certify to that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being transferred are true and accurate.

*Matthew J. McMackin 10/9/2023*

MATTHEW J. MCMACKIN, PLS 4494

STATE OF KENTUCKY  
MATTHEW J. MCMACKIN  
4494  
LICENSED PROFESSIONAL LAND SURVEYOR

**PARTIAL RIGHT OF WAY CLOSURE PLAT**  
OF  
**CONCORD DRIVE**  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

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