

**DEED OF EASEMENT**

This **DEED OF EASEMENT** is made and entered into this 16 day of OCTOBER, 2018, by and between **LEWIS PROPERTIES OF KENTUCKY INC.**, a Kentucky corporation, 113 Parker Lane, Nicholasville, Kentucky 40356 ("Grantor"), which is also the in-care of tax mailing address for the current year, and the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 ("Grantee");

**WITNESSETH:**

That for and consideration of **ONE THOUSAND FIFTY DOLLARS AND NO CENTS (\$1,050.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns, the permanent right to lay, install, construct, maintain, repair, reconstruct, and remove sidewalks and other related improvements and appurtenances thereto, which said sidewalk and appurtenances shall be of such dimension, character, construction and use as determined by Grantee, along, through, under and across the following tract of land located in the confines of Lexington-Fayette County, Kentucky, and more particularly described as follows:

**Permanent Sidewalk Easement**  
**Southland Drive Sidewalk Improvement Project**  
**Parcel No. 10**  
**(a portion of 452 Southland Drive)**

A certain tract of land lying in Fayette County, Kentucky, approximately 0.85 miles northwest of the Nicholasville Road/Southland Drive intersection, point of beginning 1,033.45 feet south of the Rosemont Garden/Southland

Charles E. Edwards, III  
 LFUCG Department of Law  
 200 East Main Street, 11<sup>th</sup> Floor  
 Lexington, Kentucky 40507

Drive intersection and being more particularly described as follows:

Beginning at a point 50.11 feet right of the Southland Drive centerline station 109+84.79 said point being on the existing right-of-way; thence South 27 degrees 32 minutes 00 seconds East a distance of 48.00 feet to a point 49.89 feet right of the Southland Drive centerline station 110+31.79; thence South 61 degrees 52 minutes 05 seconds West a distance of 8.78 feet to a point 58.67 feet right of the Southland Drive centerline station 110+31.84; thence North 27 degrees 16 minutes 07 seconds West a distance of 48.24 feet to a point 58.67 feet right of Southland Drive centerline station 109+84.78; thence North 63 degrees 25 minutes 45 seconds East a distance of 8.56 feet to the POINT OF BEGINNING, containing 416 square feet or 0.0095 acres; and,

Being a portion of the same property conveyed to Lewis Properties of Kentucky, Inc., a Kentucky corporation, by deed, dated December 19, 2015, of record in Deed Book 3385, Page 593, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described easement together with all rights, privileges, appurtenances and improvements thereunto belonging unto Grantee, its successors and assigns forever, for the purposes and uses herein designated.

Grantor does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has a good right to sell and convey the interest herein conveyed, and that it will **WARRANT GENERALLY** said title.

The parties do hereby certify pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein and that the estimated fair cash value of the property conveyed is \$1,050.00. Grantee joins this Deed of Easement for the sole purpose of certifying the consideration, as authorized by Resolution No. 263-2018 passed by the Lexington-Fayette Urban County



COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing Certificate of Consideration was subscribed, sworn to and acknowledged before me by Jim Gray, as Mayor, for and on behalf of the Lexington-Fayette Urban County Government, on this the 10<sup>th</sup> day of October, 2018.

My commission expires: 2/26/21

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



PREPARED BY:

Charles E. Edwards, III  
Charles E. Edwards, III,  
Attorney  
Lexington-Fayette Urban  
County Government  
Department of Law, 11<sup>th</sup> 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.



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By: MELISSA STELTER ,dc

201811010100

November 1, 2018                      14:12:37    PM

Fees	\$20.00	Tax	\$0.00
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Total Paid	\$20.00
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