

**DEED OF CONVEYANCE AND GRANT OF EASEMENT**

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 27 day of April, 2017, by and between **CHELSEY B. REAMS, a single person**, 2905 Clays Mill Road, Lexington, Kentucky 40503, which is the in-care of tax mailing address for the current year ("Grantor"), and **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, ("Grantee").

**WITNESSETH:**

That for and in consideration of the sum of **FOUR THOUSAND THREE HUNDRED DOLLARS AND 00/100 (\$4,300.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, said Grantor has **BARGAINED** and **SOLD** and does hereby **GIVE, GRANT** and **CONVEY** unto the Grantee, its successors and assigns forever the following tract of land located in the confines of Lexington, Fayette County, Kentucky, and more particularly described as follows, to wit:

**Fee Simple Right-of-Way**  
**(a portion of 2905 Clays Mill Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 15A**

Beginning at a point 33.00 feet left of Clays Mill Road at Station 128+30.96; thence along an arc 69.50 feet to the right, having a radius of 1,533.00 feet, the chord of which is North 30 Degrees 08 Minutes 25 Seconds East for a distance of 69.49 feet, to a point 33.00 feet left of Clays Mill

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

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Road at Station 128+98.96; thence South 65 Degrees 56 Minutes 39 Seconds East a distance of 5.96 feet to a point 27.09 feet left of Clays Mill Road at Station 128+99.71; thence along an arc 69.50 feet to the left, having a radius of 1,949.59 feet, the chord of which is South 30 Degrees 10 Minutes 38 Seconds West for a distance of 69.50 feet, to a point 27.10 feet left of Clays Mill Road at Station 128+31.45; thence North 65 Degrees 56 Minutes 39 Seconds West a distance of 5.92 feet to a point 33.00 feet left of Clays Mill Road at Station 128+30.96 and the POINT OF BEGINNING; and,

The above described parcel contains 0.010 acres (414 sq. ft.) in fee simple; and

Being a portion of the property conveyed to Chelsey B. Reams, a single person, by deed dated November 23, 2012, of record in Deed Book 3114, Page 658, in the Fayette County Clerk's Office.

**FURTHER**, for and in consideration of the sum hereinbefore mentioned, 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, 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 Right-of-Way Construction Easement**  
**(a portion of 2905 Clays Mill Road)**

**Clays Mill Road Improvement Project, Section 1**  
**(Harrodsburg Road to New Circle Road)**  
**Parcel No. 15B**

Being a tract of land lying in Fayette County on the west side of Clays Mill Road, point of beginning being approximately 168 feet north of the intersection of Nakomi Drive and Clays Mill Road, and more particularly described as follows:

Beginning at a point 33.00 feet left of Clays Mill Road at Station 128+30.96; thence North 65 Degrees 56 Minutes 39 Seconds West a distance of 9.30 feet to a point 42.26 feet left of Clays Mill Road at Station 128+30.21; thence North 33 Degrees 20 Minutes 48 Seconds East a distance of 70.02 feet to a point 38.31 feet left of Clays Mill Road at Station 128+98.29; thence South 65 Degrees 56 Minutes 39 Seconds East a distance of 5.36 feet to a point 33.00 feet left of Clays Mill Road at Station 128+98.96; thence along an arc 69.50 feet to the left, having a radius of 1,553.00 feet, the chord of which is South 30 Degrees 08 Minutes 25 Seconds West for a distance of 69.49 feet and the POINT OF BEGINNING; and,

The above described parcel contains 0.011 acres (488 sq. ft.) of temporary construction easement; and

Being a portion of the property conveyed to Chelsey B. Reams, a single person, by deed dated November 23, 2012, of record in Deed Book 3114, Page 658, in the Fayette County Clerk's Office.

**TO HAVE AND TO HOLD** the above-described fee simple right-of-way and 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 Grantor. The temporary construction easement shall take effect upon the commencement of construction of the project and will expire upon completion of the project.

Grantor does hereby release and relinquish unto the Grantee, its successors and assigns forever, all of her right, title, and interest in and to the property to the extent of the interests conveyed herein, including all exemptions allowed by law, and does



PREPARED BY:



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