

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT** is made and entered into this the 5 day of JUNE, 2020, by and between **JEFF L. RITCHIE and CHARLEEN F. RITCHIE, husband and wife**, 124 Wilson Downing Road, Lexington, Kentucky 40517, 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 HUNDRED TWENTY-FIVE DOLLARS AND 00/100 (\$325.00)**, 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 sidewalk 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
Wilson Downing Road Sidewalk Improvement Project
(a portion of 124 Wilson Downing Road)
Parcel No. 3

Being a certain tract of land lying in Fayette County, Lexington, Kentucky, approximately 3.97 miles southwest of

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

Lexington, Kentucky, lying on the south side of Wilson Downing Road and being more particularly described as follows:

Beginning at a point 15.04 feet right of Wilson Downing Segment 1 centerline Station 20+00.00, said point being in the existing south right-of-way line of Wilson Downing Road; thence with the existing south right-of-way line of Wilson Downing Road, South 65 Degrees 28 Minutes 33 Seconds East, a distance of 45.00 feet to a point 14.69 feet right of Wilson Downing Segment 1 centerline Station 20+45.00; thence leaving the existing south right-of-way line of Wilson Downing Road, South 58 Degrees 07 Minutes 25 Seconds West, a distance of 18.28 feet to a point 30.00 feet right of Wilson Downing Segment 1 centerline Station 20+35.00; thence North 65 Degrees 02 Minutes 11 Seconds West, a distance of 25.00 feet to a point 30.00 feet right of Wilson Downing Segment 1 centerline Station 20+10.00; thence North 8 Degrees 47 Minutes 50 Seconds West, a distance of 17.99 feet to the POINT OF BEGINNING; and

The above described parcel contains 530 sq. ft. of temporary construction easement; and

Being a portion of the property conveyed to Jeff L. Ritchie and Charleen F. Ritchie, husband and wife, by deed dated August 19, 1996, of record in Deed Book 1866, Page 642, 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 the 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 it will **WARRANT GENERALLY** said title.

The obtaining of this easement was authorized by Resolution 54-2020, passed by the Lexington-Fayette Urban County Council on February 6, 2020. 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:



JEFF L. RITCHIE



CHARLEEN F. RITCHIE

[Intentionally Left Blank]

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: SHEA BROWN ,dc

202006220056

June 22, 2020 8:55:53 AM

Fees	\$50.00	Tax	\$.00
------	---------	-----	--------

Total Paid	\$50.00
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

5 Pages

416 - 420

MAYOR LINDA GORTON



LEXINGTON

SUSAN B. SPECKERT
COMMISSIONER
DEPARTMENT OF LAW

To: Abigail Allan, Council Clerk
Council Clerk's Office

From: Department of Law

Date: June 30, 2020

Re: Temporary Construction Easement
124 Wilson Downing Road

Our File No. 19-RE0683
Wilson Downing Road Sidewalk
Improvement Project

Enclosed is the original recorded Temporary Construction Easement for the above property to the Urban County Government for the Wilson Downing Road Sidewalk Improvement Project. Please file the easement with the authorizing legislation, Resolution No. 54-2020.

If you have any questions, please let me know.

Sincerely,



Charles E. Edwards, III
Attorney

Enclosure

X:\Cases\jENGINEERING\19-RE0683\MEMO\00689065.DOC

