

DEED OF CONVEYANCE AND GRANT OF EASEMENT

This **DEED OF CONVEYANCE AND GRANT OF EASEMENT** is made and entered into this the 23rd day of January, 2018, by and between **SAYRE CHRISTIAN VILLAGE APTS. II, INC.**, a Kentucky non-profit corporation, 3816 Camelot Drive, Lexington, Kentucky 40517, 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 FOUR HUNDRED EIGHTY-FIVE DOLLARS AND 00/100 (\$4,485.00)**, 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
(a portion of 3824 Camelot Drive a/k/a
560 Wilson Downing Road)

Wilson Downing Road Flood Mitigation
(Culvert Replacement) Project

All that tract or parcel of land situated on the south side of Wilson-Downing Road, approximately 1,330 feet southeast of the intersection of Wilson-Downing Road and Camelot Drive in Lexington, Fayette County, Kentucky, being more fully described and bounded as follows, to wit:

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

(CCF)

BEGINNING at a set #4 rebar with cap (PLS 3185 Chambliss) at the northwest corner of Sayre Christian Village Apartments II, Inc., (DB 2802, PG 76), said point being in the line with SISU, LLC (DB 2949, PG 669) and being in the Wilson-Downing Road south right-of-way; thence leaving said SISU, LLC and with said Wilson-Downing Road south right-of-way, South 57°59'35" East, 51.00 feet to a set #4 rebar with cap (PLS 3185 Chambliss) at the northwest corner of Benevolent Christian Outreach, Inc., (DB 1257, PG 209); thence leaving said Wilson-Downing Road south right-of-way and with said Benevolent Christian Outreach, Inc., South 22°22'14" West, 26.37 feet to a set #4 rebar with cap (PLS 3185 Chambliss); thence leaving said Benevolent Christian Church Outreach, Inc., for a new line through the lands of said Sayre Christian Village Apartments II, Inc., North 57°59'35" West, 51.48 feet to a set #4 rebar with cap (PLS 3185 Chambliss) in the line with said SISU, LLC; thence with said SISU, LLC, North 23°24'28" East, 26.29 feet to the **POINT OF BEGINNING**;

The above described parcel contains 0.03 acres (1,332 sq. ft.) in fee simple; and shown as Parcel "A" on Exhibit "A" attached hereto; and,

Being a portion of the property conveyed to Sayre Christian Village Apts. II, Inc., a Kentucky non-profit corporation, by deed dated May 2, 2008, of record in Deed Book 2802, Page 76, 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 drainage 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
(a portion of 3824 Camelot Drive a/k/a
560 Wilson Downing Road)

Wilson Downing Road Flood Mitigation
(Culver Replacement) Project

BEGINNING at a set #4 rebar with cap (PLS 3185 Chambliss) at the northwest corner of Sayre Christian Village Apartments II, Inc., (DB 2802, PG 76), said point being in the line with SISU, LLC (DB 2949, PG 669) and being in the Wilson-Downing Road south right-of-way; thence leaving said SISU, LLC and with said Wilson-Downing Road south right-of-way, South 57°59'35" East, 51.00 feet to a set #4 rebar with cap (PLS 3185 Chambliss) at the northwest corner of Benevolent Christian Outreach, Inc., (DB 1257, PG 209); thence leaving said Wilson-Downing Road south right-of-way and with said Benevolent Christian Outreach, Inc., South 22°22'14" West, 26.37 feet to a set #4 rebar with cap (PLS 3185 Chambliss) at the **TRUE POINT OF BEGINNING;** thence continuing with said Benevolent Christian Church Outreach, Inc., South 22°22'14" West, 15.21 feet to a point; thence leaving said Benevolent Christian Outreach, Inc., for four (4) new lines through the land of said Sayre Christian Village Apartments II, Inc.:

1. North 57°59'35" West, 11.31 feet to a point,
2. North 41°35'49" West, 41.56 feet to a point,
3. North 22°29'00" East, 3.31 feet to a point,
4. South 57°59'35" East, 49.18 feet to the **TRUE POINT OF BEGINNING;**

The above described parcel contains 0.01 acres (516 sq. ft.) of temporary construction easement; and shown as Parcel "C" on Exhibit "A" attached hereto; and,

Being a portion of the property conveyed to Sayre Christian Village Apts. II, Inc., a Kentucky non-profit corporation, by deed dated May 2, 2008, of record in Deed Book 2802, Page 76, in the Fayette County Clerk's Office.

TO HAVE AND TO HOLD the above-described fee simple right-of-way and temporary construction 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 its 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 hereby covenant to and with the Grantee, its successors and assigns forever, that it is lawfully seized in fee simple of said property and has good right to sell and convey the same as herein done, and it will **WARRANT GENERALLY** said title.

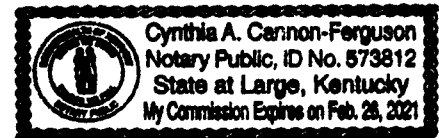
The parties hereto hereby certify, pursuant to KRS 382.135 that the consideration stated herein is the full actual consideration paid for the property transferred herein, and the estimated fair cash value of the property conveyed is \$4,485.00. The Grantee joins this Deed of Conveyance for the sole purpose of certifying the consideration, as authorized by Resolution No. 694-2017 passed by the Lexington-Fayette Urban County Government on November 16, 2017.

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The forgoing Certificate of Consideration was subscribed and sworn to before me by Jim Gray, as Mayor, on behalf of Lexington-Fayette Urban County Government, on this the 23rd day of January, 2018.

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

My Commission Expires: 2/28/2021

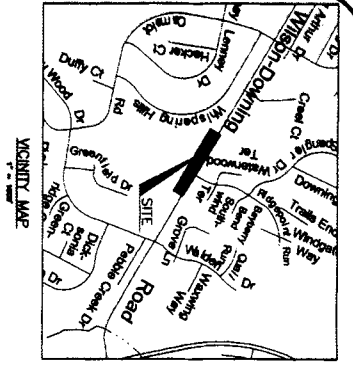


PREPARED BY:

Charles E. Edwards III

CHARLES E. EDWARDS III
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200 East Main Street
Lexington, Kentucky 40507
(859) 258-3500
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EXHIBIT "A"



SITE STATISTICS:
 PARCEL "A"
 ZONED R-4
 0.03 ACRE
 STREET FRONTAGE ON
 WILSON-DOWNING-51.00'

SITE STATISTICS:
 PARCEL "B" (REMAINER)
 ZONED R-4
 STREET FRONTAGE ON
 WILSON-DOWNING-49.18'

OWNER'S CERTIFICATION
 I (WE) DO HEREBY CERTIFY THAT I (AM WE AND) THE ONLY OWNER (OWNERS) OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK (PLAT CANNOT) * PAGE (SLIDE) * IN THE FAYETTE COUNTY CLERK'S OFFICE AND DO HEREBY ADAPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

SAYRE CHRISTIAN VILLAGE APTS II, INC. DATE _____
 3824 CAMELOT DRIVE, LEXINGTON, KY 40517
 ADDRESS

WITNESS DATE _____

ADDRESS DATE _____
 * DB 2802, PG 76, CAB N, SL 287

PUBLIC ACQUISITION PLANS CERTIFICATION
 I DO HEREBY CERTIFY THAT ACQUISITION OF THE PROPERTY SHOWN HEREON WAS APPROVED BY THE URBAN COUNTY COUNCIL ON _____

LAYOFF DATE _____

COUNCIL CLERK DATE _____

RESOLUTION NO. _____-2017

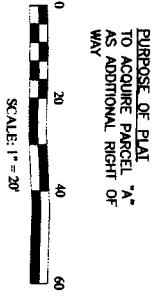
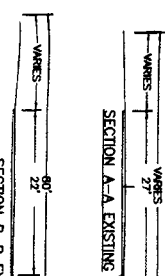
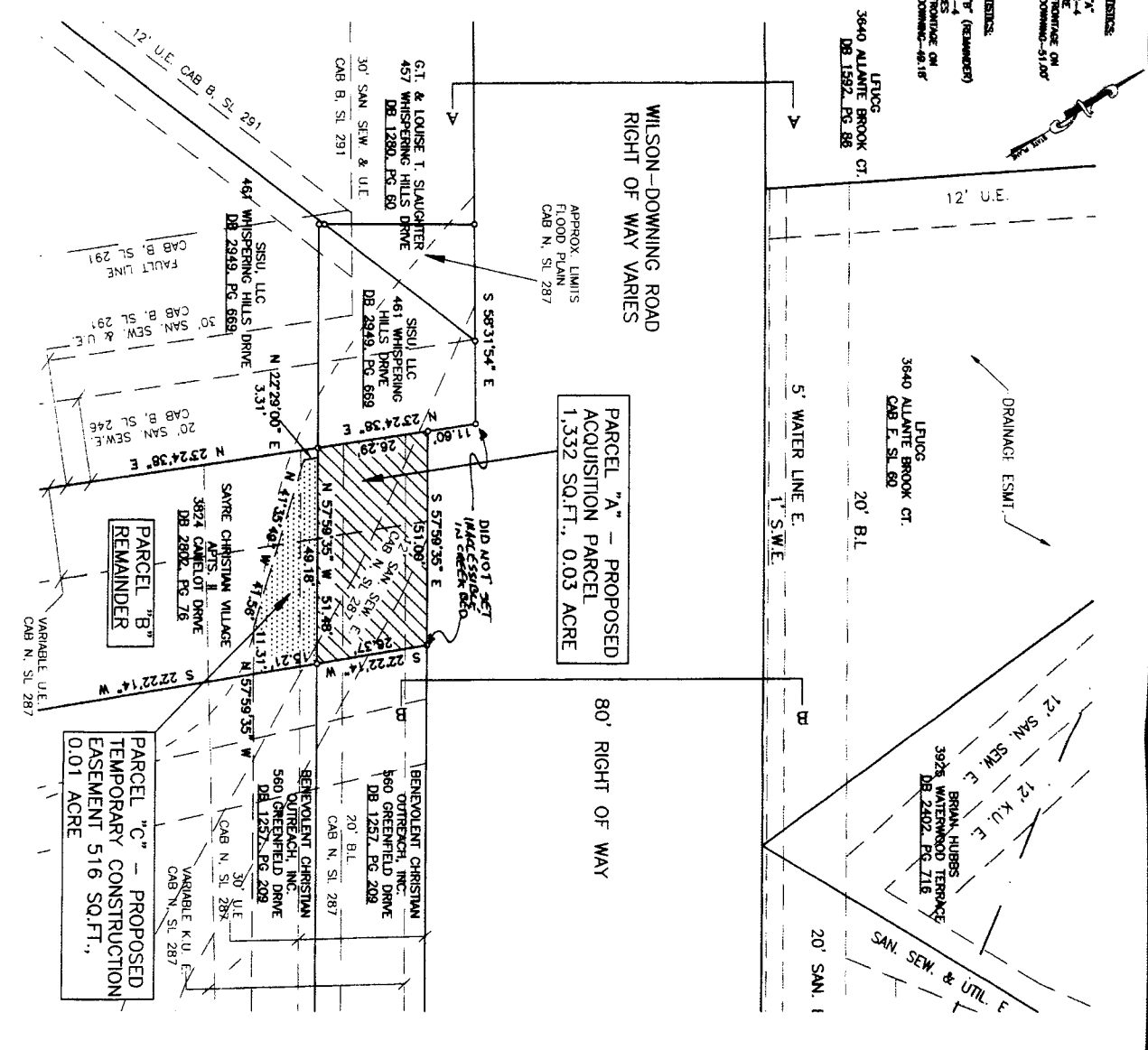
PLANNING COMMISSION'S CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE RECOMMENDATIONS BY THE SUBDIVISION REGULATIONS FOR A MINOR PLAN, AND IS NOW ELIGIBLE FOR RECORDING.

PLANNING COMMISSION SECRETARY DATE _____

SURVEYOR'S NOTICE:
 THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THE SAYRE CHRISTIAN VILLAGE APTS. II, INC. PROPERTY OF RECORD IN DEED BOOK 2802, PAGE 76. THE SURVEY WAS PERFORMED APRIL 21, 2017 BY METHOD OF RANDOM TRVERSE WITH AN UNADJUSTED ERROR OF CLOSURE OF 1/324.117'. THE TRVERSE WAS NOT ADJUSTED. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH KENTUCKY STATE PLAT NORTH ZONE DATUM. PROPERTY CORNERS ARE MARKED WITH A 5" REBAR 18" LONG WITH A RED PLASTIC CAP STAMPED "S 3165 CHAMBERS" UNLESS OTHERWISE NOTED HEREON. THIS IS AN URBAN PROPERTY AS DEFINED BY 201 KRS 199.020. THE SURVEYOR HAS REVIEWED THE PLAT AND LAND SURVEYING. THIS SURVEY COMPLES WITH SAID STANDARDS.

LAND SURVEYOR'S CERTIFICATION
 I DO HEREBY CERTIFY 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.

James H. Chambers, PLS 5/6/17 DATE
 186 PROSPEROUS PLACE, LEXINGTON, KY 40509
 ADDRESS



PUBLIC ACQUISITION MINOR SUBDIVISION PLAT

SAYRE CHRISTIAN VILLAGE APTS. II, INC.
 3816 CAMELOT DRIVE
 LEXINGTON, FAYETTE COUNTY, KY 40517
 OWNER

PROJECT No.: 150013
 DATE: MAY 2017
 DRAWN BY: JMC
 CHECKED BY: JMC

PROJECT
 WILSON-DOWNING ROAD DRAINAGE IMPROVEMENTS
 3824 CAMELOT DRIVE
 LEXINGTON, KY

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
 200 EAST MAIN ST., LEXINGTON, KY 40507
 P (659) 258-3100 - F (659) 258-3194

CLIENT

INTEGRATED ENGINEERS

186 PROSPEROUS PLACE
 SUITE 220
 LEXINGTON, KENTUCKY 40509
 PHONE: (659) 366-0145

STATE OF KENTUCKY
 JAMES H. CHAMBERS
 PLS
 LICENSED PROFESSIONAL LAND SURVEYOR

SEAL

CABINET
 SLIDE _____

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: EMILY GENTRY ,dc

201801250016

January 25, 2018 9:41:07 AM

Fees	\$29.00	Tax	\$4.50
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Total Paid	\$33.50
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8 Pages

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