

APPLICATION TO PURCHASE STATE RIGHT OF WAY

INSTRUCTIONS:

- A. The Applicant is required to provide, at his expense, the following attachments to this Application to Purchase State Right of Way.
1. A copy of the Applicant's deed to the property fronting and adjacent to the application area.
 2. A copy of the Commonwealth's deed to the right of way requested.
 3. A typed bearing and distance legal description of the application area to be submitted in both hardcopy and electronic Word format.
 4. Two (2) stamped/signed copies of a land surveyor's plat, 8 ½ " x 14" in size, showing the application area along with the applicant's adjacent property lines to establish that the applicant is the fronting adjacent property owner. The plat is to meet the minimum standards as per the attached sample plat and requirements. All survey work shall be staked in the field.
 5. Sufficient color photographs to show the entire application area. Transportation Cabinet personnel will use these photographs to establish the condition of the application area at the time of your application to purchase state right of way, should you make improvements to the application area by means of an approved encroachment permit prior to preparation of an appraisal report.
 6. Two (2) sets of highway plan and profile sheets with the application area marked in yellow.
 7. A copy of your application for an encroachment permit if application has been made, and a copy of any approved permit issued as a result of your application.
 8. Two (2) sets of site plans, if development on the application area and/or the adjacent property will effect or alter the present topography, drainage or access points. The site plan may be substituted by submitting Transportation Cabinet Form TC 99-1(A), *Application for Encroachment Permit*, to begin the application process. (An approved permit may be required before property will be declared surplus.)
 9. Three (3) hard copies and one (1) PDF of an appraisal report prepared by an appraiser that has been prequalified by the Transportation Cabinet. **DO NOT have the appraisal prepared until the Cabinet tentatively approves your request to purchase state right of way.** The appraisal is to establish the contributory and entity value of the application area. The appraisal report must be accompanied by an Appraisal Summary Sheet approved by the KYTC Appraisal Branch Manager.
- B. The application area will be appraised as to its entity value and its contributory value to the adjacent property, as outlined in the Cabinet's *Right of Way Guidance Manual*. You will be required to pay the higher of the two values.
- C. Should you make any improvement to the application area prior to the date of the application, then these improvements will be reflected into the appraisal report.
- D. Improvements made to the application area by means of an approved permit after the approval date of the permit, but prior to the appraisal report, will not be taken into consideration in establishing the appraised value. For appraisal purposes, the condition of the application area shall be established by the photographs cited in Item D of these instructions along with information contained in an approved encroachment permit.
- E. All applications to purchase state right of way must be reviewed and approved by the District Office, Central Office, and may require the Federal Highway Administration or the Turnpike Authority of Kentucky, if applicable.
- F. All sales of state-owned right of way are subject to approval of the Secretary of the Finance and Administration Cabinet and the Governor, pursuant to KRS 45A.

☐ I have read and understand the instructions.

APPLICANT SIGNATURE

DATE

APPLICATION TO PURCHASE STATE RIGHT OF WAY

SECTION 1: APPLICANT INFORMATION *(To be provided by applicant)*

NAME		EMAIL		PHONE	
Lexington Fayette Urban County Govt.		mholt@lexingtonky.gov		859-258-3401	
ADDRESS			CITY	STATE	ZIP
200 E. Main Street			Lexington	KY	40507
BUSINESS STATUS		MARITAL STATUS		If married, will survivorship clause be on deed? ☐ YES ☐ NO	
Government		☐ M ☐ S			
LEGAL ENTITY		<i>If the applicant is a legal entity, provide the name and title of the authorized signatory.</i>			
☒ YES ☐ NO		AUTHORIZED SIGNATORY		TITLE	
		Linda Gorton		Mayor	
LOCATION OF THE PROPERTY DESIRED			INTENDED USE OF PROPERTY		
<i>(Provide address, mile point, or long./lat.)</i> Being a tract of land lying in Fayette Co. near the intersection of KY 922 (Oliver Lewis Way) and Manchester St., approx. 0.10 miles north of MP 7.7 US 60, and more particularly ... (see attached legal description & review photos with lat/long attached)			☐ Commercial ☐ Industrial ☐ Residential		
			☐ Agricultural ☒ Other <i>(specify):</i>		
1. I certify I am the fronting adjacent property owner to the property herein requested; and,				☒ YES ☐ NO	
1. I acquired title to the adjacent property by deed dated N/A recorded in Deed Book Page .				☐ YES ☐ NO	
2. I have applied for or I intend to apply for an encroachment permit.				☐ YES ☐ NO	
3. I intend to begin work prior to completion of the appraisal.				☐ YES ☐ NO	

ATTACHMENTS *(To be provided by applicant)*

☐ Copy of the deed referenced in question 1 above ☒ Copy of the Commonwealth's deed to the right of way being requested ☒ Typed legal description of the application area submitted in hard copy & electronic Word format ☒ Two (2) stamped and signed copies of a land surveyor's plate, 8½" x 14" in size, showing application area and applicant's property lines <i>(All surveying work must be staked in the field.)</i> Survey plat and Legal Description must reference KYTC Stations and offsets.	☒ Sufficient color photos to show the entire application area ☐ Copy of the permit application referenced in question 2 above <i>(Required only if YES is checked.)</i> ☐ Two (2) sets of site plans depicting the application area and/or the adjacent property on which development will affect or alter the present topography by drainage or access points. ☒ Two (2) sets of plan and profile sheets with the application area marked in Yellow.
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AGREEMENT AND SIGNATURE

☐ I understand and agree that the required appraisal of the requested property will be prepared at my expense by an appraiser that has been prequalified by the Transportation Cabinet, and I hereby release the contents of any appraisal to the Transportation Cabinet for review, and also allow direct contact between the appraiser and the Cabinet requiring the contents and conclusions of the appraisal. ☐ I further agree and understand that all my right of way markers and right of way fencing will be replaced or relocated at my expense. ☒ I have read and accept all the requirements and conditions herein as my part of my application to purchase state-owned right of way and agree that I am bound by the same. I am not relying on any statements, verbal or otherwise, not contained herein.	
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APPLICANT SIGNATURE

DATE



KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT OF WAY AND UTILITIES

TC 62-8
Rev. 05/2019
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APPLICATION TO PURCHASE STATE RIGHT OF WAY

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KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT OF WAY AND UTILITIES

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APPLICATION TO PURCHASE STATE RIGHT OF WAY

SECTION 2: PROJECT IDENTIFICATION *(To be completed by District Property Management Agent)*

INSTRUCTIONS: Review application and attachments. Complete form TC 62-222, *District Checklist for Surplus Property Disposal*. Prior to valuation authorization, forward the completed application packet to Central Office for review.

COUNTY	ITEM NO.	PARCEL	NAME
PROJECT NO.	FEDERAL NUMBER	PROJECT	
ROAD		MILE POINT	ACCESS CONTROL
			☐ By Permit ☐ Partial ☐ Full

SECTION 3: ACQUISITION INFORMATION & APPROVAL *(To be completed by District Right of Way Section)*

NOTE: All information must be provided OR marked as not applicable.

ACQUISITION COST	DEED BOOK	PAGE	DATE
\$0.00 ☐ Per Acre ☐ Per Sq. Ft.			

REASON ACQUIRED:

REASON NO LONGER REQUIRED:

APPROVAL SIGNATURE <i>(Chief District Engineer)</i>	DATE

NOTES:

Mailed
James A. Shuffert
7-29-82

THIS DEED CONVEYANCE AND INDENTURE, made and entered into this 5th day of April, 1982, by and between the Commonwealth of Kentucky, acting by and through George E. Fischer, Secretary, Cabinet for Finance and Administration (Commonwealth) and the LEXINGTON CENTER CORPORATION, a Kentucky nonprofit corporation, serving as an agency and instrumentality of the Lexington-Fayette Urban County Government, Fayette County, Kentucky (Grantee).

WHEREAS, the real property herein described and conveyed was acquired with funds appropriated by the General Assembly of Kentucky to the Local Convention Community Center and Recreation Fund (LCC Fund); and,

WHEREAS, the purchase of subject property was authorized by orders of the then Secretary of Finance (now Secretary for Finance and Administration) by Official Orders Numbered 77-252 and 78-123; and,

WHEREAS, that under the original guidelines title to property acquired by the Commonwealth in furtherance of LCC Fund projects was to be conveyed to the local beneficiary upon completion of the project; and,

WHEREAS, the Lexington Center project is now complete; and,

WHEREAS, Secretary of the Cabinet for Finance and Administration having been duly advised has determined that conveyance of the subject property to Grantee is consistent with the underlying purposes and guidelines governing LCC Fund projects;

NOW, THEREFORE, for and in consideration of these premises and subject to the conditions set forth hereinafter, and for no monetary consideration, the Commonwealth hereby grants, assigns and conveys to Grantee, its successors and assigns, the following described real property

located in Lexington, Fayette County, Kentucky, consisting of a warehouse storage building and a parking lot consisting of 11.62 acres, more or less, located adjacent to the Rupp Arena portion of the Lexington Center property, and being more particularly described as follows:

TRACT NO. 1

Beginning at the intersection of the south right-of-way line of Vine Street and the west right-of-way line of Patterson Street; thence parallel to the right-of-way of Patterson Street, South $48^{\circ} 30' 27''$ West, 126.50 feet to a point in Willie Hurst line; thence North $41^{\circ} 01' 56''$ West, 222.94 feet; thence South $48^{\circ} 58' 04''$ West, 1.50 feet; thence North $41^{\circ} 01' 56''$ West, 139.14 feet to the west right-of-way of Merino Street; thence with the west right-of-way of Merino Street, South $48^{\circ} 49' 34''$ West, 46.50 feet; thence leaving the right-of-way of Merino Street, North $58^{\circ} 23' 00''$ West, 1,134.76 feet to a point in the north right-of-way line of Manchester Street and southerly property corner to Standard Oil Co.; thence with the Standard Oil property line, North $35^{\circ} 38' 49''$ East, 171.06 feet, North $52^{\circ} 08' 25''$ West, 87.18 feet to the east right-of-way of Cox Street (now closed); thence with the right-of-way of Cox Street (now closed), North $38^{\circ} 01' 51''$ East, 144.19 feet to a point 10 feet south of existing L&N Track Number 54; thence along the south side of and 10 feet from and parallel to the centerline of Track Number 54, the following calls: South $62^{\circ} 56' 41''$ East, 80.62 feet; southeasterly along a circular arch to the right (having a radius of 11,449.16), 191.73

feet and being substended by a cord bearing South $62^{\circ} 27' 34''$ East, with a distance of 191.73 feet; South $61^{\circ} 58' 47''$ East, 413.35 feet; southeasterly along a circular arc to the right (having a radius of 562.96 feet), 165.27 feet and being substended by a cord bearing South $53^{\circ} 34' 10''$ East, with a distance of 164.67 feet; South $45^{\circ} 09' 32''$ East, 226.96 feet; southeasterly along a circular arc to the left (having a radius of 2,874.79 feet), 117.47 feet and being substended by a cord bearing South $46^{\circ} 19' 47''$ East, with a distance of 117.46 feet; South $47^{\circ} 30' 01''$ East, 45.36 feet; southeasterly along a circular arc to the right (having a radius of 808.51 feet), 69.26 feet, and being substended by a cord South $45^{\circ} 02' 48''$ East, with a distance of 69.24 feet; South $42^{\circ} 35' 33''$ East, 6.26 feet to a point in the east right-of-way of Merino Street; thence South $48^{\circ} 43' 21''$ West, 99.27 feet to a point in the south right-of-way of Vine Street; thence South $41^{\circ} 01' 56''$ East, 332.19 feet to the point of beginning, containing ten and four hundred eighty-two thousandths (10,482) acres.

TRACT NO. 2

Beginning at a point in the west right-of-way line of Merino Street, 216.03 feet south of Main Street, being the south property corner of the Independent Baptist Church; thence with the right-of-way line of Merino Street, South $48^{\circ} 43' 25''$ West, 19.46 feet; thence South $41^{\circ} 16' 39''$ East, 27.42 feet to a point in the east right-of-way line of Merino Street; thence South $48^{\circ} 43' 21''$ West, 22.60 feet to a point 10.00 feet north of existing

L&N Railroad Track Number 54; thence along the north side of Track Number 54 and a proposed wye track, 10.00 feet from and parallel to the centerline, with the following calls: North $42^{\circ} 35' 33''$ West, 6.72 feet; northerly along a circular arc to the left (having a radius of 828.51 feet), 70.97 feet and being substended by a cord bearing North $45^{\circ} 02' 48''$ West, with a distance of 70.95 feet; North $47^{\circ} 30' 01''$ West, 45.36 feet; northerly along a circular arc to the right (having a radius of 2,854.79 feet), 116.66 feet, and being substended by a cord bearing North $46^{\circ} 19' 47''$ West, with a distance of 116.65 feet; North $45^{\circ} 09' 32''$ West, 226.96 feet; northerly along a circular arc to the left (having a radius of 582.96 feet), 171.14 feet, and being substended by a cord bearing North $53^{\circ} 34' 10''$ West, with a distance of 170.52 feet; North $61^{\circ} 58' 47''$ West, 11.31 feet; northerly along a circular arc to the right (having a radius of 476.43 feet), 59.47 feet and being substended by a cord bearing North $58^{\circ} 24' 12''$ West, with a distance of 59.43 feet; North $54^{\circ} 49' 37''$ West, 584.68 feet to a point in the east right-of-way line of Cox Street (now closed); thence with the right-of-way line of Cox Street (now closed), North $44^{\circ} 49' 45''$ East, 31.82 feet; thence South $46^{\circ} 49' 44''$ East, 94.38 feet; thence South $55^{\circ} 47' 24''$ East, 242.08 feet; thence North $36^{\circ} 08' 24''$ East, 40.00 feet; thence South $53^{\circ} 51' 36''$ East, 343.10 feet; thence South $54^{\circ} 24' 25''$ East, 150.63 feet; thence South $43^{\circ} 49' 05''$ East, 102.71 feet; thence South $43^{\circ} 31' 40''$ East, 91.27

feet; thence South $44^{\circ} 38' 25''$ East, 247.86 feet to the point of beginning, containing one and three hundred five thousandths (1.305) acres.

TRACT NO. 3

Beginning at the intersection of the west right-of-way of Patterson Street and the north right-of-way of Manchester Street; thence N $41^{\circ} 01' 56''$ W. 340.67 feet with the right-of-way of Manchester Street to a point in the east right-of-way of Merino Street; thence with said right-of-way of Merino Street N $48^{\circ} 49' 34''$ E. 103.71 feet to a point in the property line of The Commonwealth of Kentucky; thence with said property line the following calls, S $41^{\circ} 01' 56''$ E, 109.14 feet, N $48^{\circ} 58' 04''$ E, 1.50 feet, S $41^{\circ} 01' 56''$ E, 222.94 feet and, N $48^{\circ} 30' 27''$ E, 87.64 feet to a point in the west right-of-way of Patterson Street; thence with the right-of-way of Patterson Street the following calls, S $41^{\circ} 01' 56''$ E, 8.00 feet, and S $48^{\circ} 30' 27''$ W, 192.85 feet to the point of beginning, containing eight hundred thirty-four thousandths (0.834) acres.

TRACT NO. 4

Beginning at the intersection of the west right-of-way of Merino Street and the north right-of-way of Manchester Street; thence N. $39^{\circ} 44' 19''$ W. 153.34 feet with the north right-of-way of Manchester Street to a point in the property line of The Commonwealth of Kentucky, said point also being in the west right-of-way of Jefferson Street Viaduct; thence with the line of The Common-

wealth of Kentucky S 58° 23' 00" E, 160.48 feet to a point in the west right-of-way of Merino Street; thence with said right-of-way S 48° 49' 34" W 51.32 feet to the point of beginning, containing ninety thousandths (0.090) acres.

Tracts 1 and 2 being all or a portion of the same property acquired by the Commonwealth by deed from the Louisville Nashville Railroad Company dated June 9, 1977, recorded at Deed Book 1174, page 295, in the office of the Fayette County Clerk, and said Tracts 3 and 4 being all or a part of the same property conveyed to the Commonwealth by deed of conveyance from Geraldine Johnson Hurst, a single person, dated April 19, 1978, which is recorded at Deed Book 1196, page 98, in the office of the Fayette County Clerk.

This conveyance is subject to all reservations, restrictions, and off conveyances of record or apparent from visual inspection including, but not limited to, highways and bridges located on and over the premises.

This conveyance is further subject to the condition that if at any time before June 30, 2006, the property herein conveyed is not maintained or used for public purposes, or if said property is mortgaged or otherwise encumbered by grantee except as may be permitted or authorized by the provisions of KRS Ch. 58 as may be amended from time to time (dealing with mortgages in favor of bondholders) upon such breach, the Commonwealth shall have right of entry to said property and the Lexington Center Corporation, its successors or assigns, shall forthwith reconvey to the Commonwealth title to said property.

TO HAVE AND TO HOLD, the above described property and all appurtenances thereto belonging, unto Grantee, its successors and assigns forever, in fee simple subject to the conditions stated above with covenant of special warranty of title.

IN WITNESS WHEREOF, the signatures of the Commonwealth of Kentucky, acting by and through its statutory agent George E. Fischer, Secretary, Cabinet for Finance and Administration, as of the day and date first above written and of the Lexington Center Corporation, acting by and through William P. Jackson, President.

COMMONWEALTH OF KENTUCKY

By George E. Fischer
George E. Fischer, Secretary
Cabinet for Finance & Administration

THE LEXINGTON CENTER CORPORATION

By William P. Jackson
William P. Jackson, President
Lexington Center Corporation, a
Kentucky corporation, on behalf
of the Corporation

STATE OF KENTUCKY)
COUNTY OF FRANKLIN)

The foregoing Deed was acknowledged before me this 5th day of April, 1982, by George E. Fischer, Secretary, Cabinet for Finance and Administration, Commonwealth of Kentucky.

Patricia L. Whicker
NOTARY PUBLIC
STATE-AT-LARGE

My Commission expires: July 24, 1985

STATE OF KENTUCKY)
COUNTY OF FAYETTE)

The foregoing Deed was acknowledged before me this 24th day of MARCH, 1982, by William P. Jackson, President, Lexington Center Corporation.

Wanda F. Murphy
NOTARY PUBLIC
STATE-AT-LARGE

My Commission expires: 12-14-85

EXAMINED:

Deputy James J. Tucker
General Counsel to the Governor

THIS CONVEYANCE IS APPROVED:

John Y. Brown, Jr.
JOHN Y. BROWN, JR., GOVERNOR
COMMONWEALTH OF KENTUCKY

STATE OF KENTUCKY SCT.
COUNTY OF FAYETTE

I, DONALD W. BLEVINS, CLERK OF
SAID COUNTY COURT HEREBY
CERTIFY THAT THE FOREGOING
INSTRUMENT HAS BEEN DULY
RECORDED IN Deed BOOK 1296
PAGE 691 IN MY SAID OFFICE.

DONALD W. BLEVINS, CLERK
BY D. F. News D.C.

THIS DEED PREPARED BY:

Monte D. Gross
Monte D. Gross, Attorney
Cabinet for Finance & Administration
Room 314, New Capitol Annex
Frankfort, Kentucky 40601
(502) 564-3027

ORDERED FOR RECORD
JUL 27 12 51 PM '92
CLERK
FAYETTE
BY 346662 D.C.

No Tax

DEED OF CONVEYANCE

PAGE 1

THIS DEED, effective as of July 16, 2009, between GERALD LUNDERGAN AND CHARLOTTE LUNDERGAN, husband and wife, of 1385 Pridemore Court, Lexington, Kentucky 40505, Grantors, and the COMMONWEALTH OF KENTUCKY, for the use and benefit of the TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, Frankfort, Kentucky 40622, *(in whose care the state and county tax bill for the 2010 calendar year may be sent)*, Grantee;

WITNESSETH: That the said Grantors, in consideration of ***Two Hundred Eighty Thousand Dollars (\$280,000.00)*** cash in hand paid, the receipt of which is hereby acknowledged, have bargained and do hereby sell, grant and convey to the Grantee, its successors and assigns forever, the following property and property rights, viz:

Parcel No. 402
Tract A

Being a tract of land lying in Fayette County at the intersection of Manchester Street and Newtown Pike and more particularly described as follows (the "Original Legal Description"):

Being at a point on the northeasterly right-of-way line of Manchester Street, said point being the southeasterly property corner of the 1.24 acre, more or less, tract of land shown on the building site record plat of Farmers Tobacco Warehouse No. 7, dated November, 1967, which property is also recorded in Deed Book 664, page 120, in the Fayette County Clerk's office; thence with said northeasterly right-of-way line of Manchester Street for two calls: South 55 deg. 27' 41" East 65.55 feet to a point and South 60 deg. 25' 03" East 95.00 feet to a point corner to the L & N Railroad, now or formerly; thence leaving the northeasterly right-of-way line of Manchester Street with the line of L & N Railroad, now or formerly, for two calls: North 33 deg. 25' 00" East 170.81 feet to a point and North 55 deg. 31' 43" West 175.20 to a point, said point being in the line of the aforementioned 1.24 acre, more or less, tract of land of the Farmers Tobacco Warehouse No. 7; thence with the line of said 1.24 acre, more or less, tract 28 deg. 40' 46" West 179.92 feet to the beginning, containing 0.68 acres, more or less, and being known and designated as 811 Manchester Street.

Being the same real property conveyed to Gerald Lundergan and Charlotte Lundergan, husband and wife, from S. & R. Holdings, Incorporated, recorded the 16th day of June, 2009, and being of record in Deed Book 2879, Page 0523, in the Office of the County Clerk of Fayette County, Kentucky

THE ABOVE DESCRIBED PROPERTY IS ALSO DESCRIBED AS FOLLOWS (the "New Legal Description"):

Beginning at a point in the existing right of way line of Cox Street 124.70 feet left of Newtown Pike Sta. 18+41.23; thence with said existing right of way line South 33 degrees 35 minutes 41 seconds West, 182.35 feet to a point 9.25 feet right of

RETURN TO PREPARER

Manchester Street Sta. 35+69.84; thence North 57 degrees 58 minutes 15 seconds West, 95.00 feet to a point 10.77 feet right of Manchester Street Sta. 36+64.21; thence North 49 degrees 29 minutes 58 seconds West, 65.55 feet to a point in the southwest property corner 24.85 feet right of Manchester Street Sta. 37+27.50; thence with said property corner North 31 degrees 34 minutes 43 seconds East, 179.72 feet to a point 38.46 feet right of Newtown Pike Sta. 18+73.66; thence South 55 degrees 31 minutes 43 seconds East, 87.49 feet to a point in the existing right of way line of Cox Street 47.32 feet left of Newtown Pike Sta. 18+56.47; thence with said existing right of way line South 55 degrees 31 minutes 43 seconds East, 78.89 feet to the point of beginning. The above described parcel contains 0.688 acre (29,982 square feet), more or less.

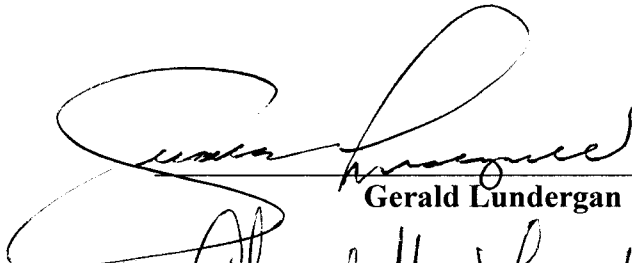
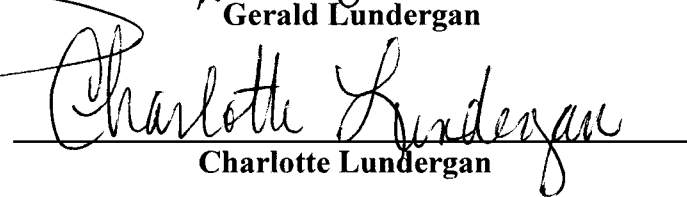
The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 104733. The proposed public road, Newtown Pike Extension Project, FD52 C034 6969303R; DPR 031 (001), Item No. 7-0593.40, the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title any portion of the property set forth in the New Legal Description, which is not included in the Original Legal Description, and Grantors do hereby remise, release, grant, convey and forever quitclaim unto the Grantee, its successors and assigns, forever, all of Grantors' right, title and interest or claim, if any, in and to any portion of the property set forth in the New Legal Description, which is not included in the Original Legal Description.

PROVIDED, HOWEVER, there is further excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any easements and restrictions of record affecting said property, and taxes and assessments for the current year, which taxes and assessments and those of succeeding years, Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD said property unto the Grantee, its successors and assigns, with all the rights and privileges thereunto belonging with the covenants of General Warranty.

IN TESTIMONY WHEREOF the Grantors have executed this Deed of Conveyance on this, the 9 day of FEB, 2011, but effective as of July 16, 2009.


Gerald Lundergan

Charlotte Lundergan

CERTIFICATE OF ACKNOWLEDGMENT

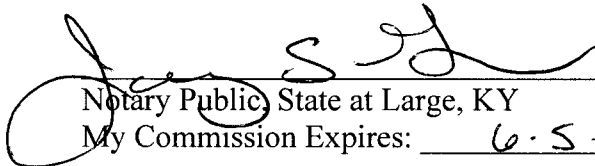
COMMONWEALTH OF KENTUCKY)

) ss.

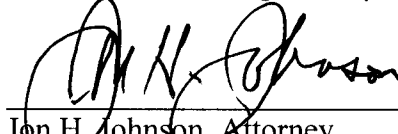
COUNTY OF FAYETTE)

I, the undersigned, certify that the foregoing deed was produced before me in my said County and State and duly acknowledged by Gerald Lundergan and Charlotte Lundergan, husband and wife, grantors herein, to be their act and deed.

Witness my hand this 9th day of FEB, 2011.


Notary Public, State at Large, KY
My Commission Expires: 6-5-2012

This Instrument Prepared By


Jon H. Johnson, Attorney
P.O. Box 347
Flemingsburg, KY 41041

MAIL ORIGINAL DEED TO:

JON H. JOHNSON
STAFF ATTORNEY III
DEPARTMENT OF HIGHWAYS
P.O. BOX 347
FLEMINGSBURG, KENTUCKY 41041

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: DOUG BRADLEY ,dc

201106290189

June 29, 2011

13:10:32 PM

Fees	\$17.00	Tax	\$280.00
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Total Paid	\$297.00
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THIS IS THE LAST PAGE OF THE DOCUMENT

4 Pages

201 - 204

A Portion of Parcel 402 – KYTC Item #7-593.40

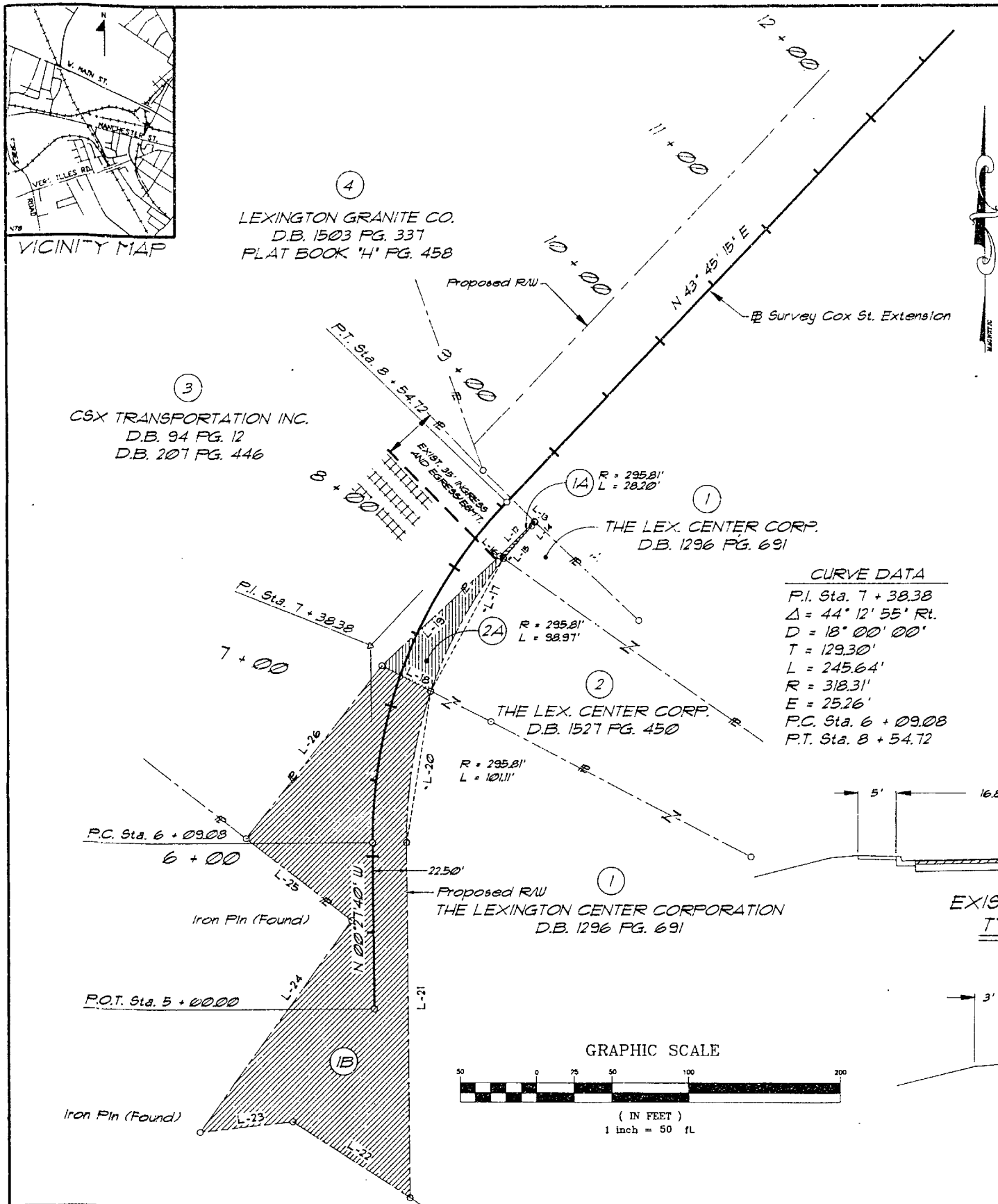
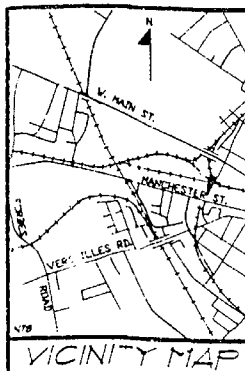
From Deed Book 3016 - Page 201

Being a tract of land lying in Fayette County near the intersection of KY 922 (Oliver Lewis Way) and Manchester Street, approximately 0.10 miles north of MP 7.7 US 60, and more particularly as follows:

Beginning at a point 9.25 feet right of Manchester Street at Station 38+69.84 thence along the existing right of way N57°58'15"W a distance of 42.42 feet to a point 9.19 feet right of Manchester Street at Station 35+12.00 thence along the proposed right of way N27°51'54"E a distance of 185.37 feet to a point 64.96 feet left of KY 922 at Station 18+52.98 thence along the existing property line S55°31'43"E a distance of 60.91 feet to a point 124.70 feet left of KY 922 at Station 18+41.23 thence along the existing right of way S33°35'41"W a distance of 182.35 feet to a point 9.25 feet right of Manchester Street at Station 38+69.84 and the POINT OF BEGINNING.

The above-described parcel contains $\pm$ 9,474 sq. ft.

It is understood between the parties hereto and made covenant herein that the above-described property is conveyed in fee simple.



Parcel #1A

E.O.C. = 0.01' N 26°54'53" E
ACCURACY = 1: 6693
SQ. FT. = 49.09
AREA = 0.00 ACRES

LINE	DIRECTION	DISTANCE
L-12	N 44°49'45" E	31.82'
L-13	S 46°49'44" E	0.85'
L-14	S 43°45'15" W	3.25'
L-15	S 41°20'23" W	28.19'
L-16	N 54°49'37" W	2.82'

*Chord

Parcel #2A

E.O.C. = 0.00' N 35°17'21" W
ACCURACY = 1: 85, 137
SQ. FT. = 1668.91
AREA = 0.04 ACRES

LINE	DIRECTION	DISTANCE
L-16	S 54°49'37" E	2.82'
L-17	S 28°42'27" W	98.51'
L-18	N 61°56'41" W	36.54'
L-19	N 47°21'55" E	105.42'

*Chord

Parcel #1B

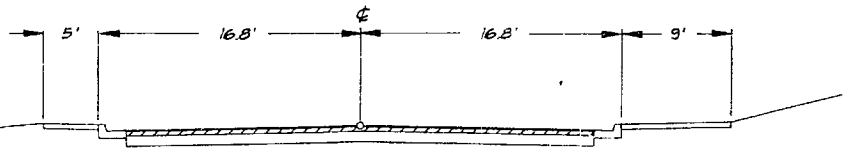
E.O.C. = 0.00' N 84°02'56" W
ACCURACY = 1: 313, 878
SQ. FT. = 24,429.30
AREA = 0.56 ACRES

LINE	DIRECTION	DISTANCE
L-18	S 67°56'41" E	36.54'
L-20	S 03°19'50" W	100.62'
L-21	S 00°21'40" E	232.88'
L-22	N 57°01'05" W	91.83'
L-23	S 83°09'09" W	61.20'
L-24	N 35°38'49" E	171.06'
L-25	N 52°08'25" W	87.10'
L-26	N 38°10'51" E	144.19'

*Chord

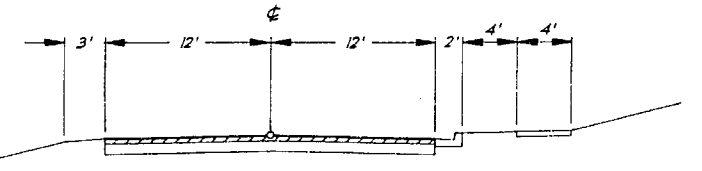
CURVE DATA

P.I. Sta. 7 + 38.38
 $\Delta = 44^\circ 12' 55''$ R.I.
 $D = 18^\circ 00' 00''$
 $T = 129.30'$
 $L = 245.64'$
 $R = 318.31'$
 $E = 25.26'$
P.C. Sta. 6 + 09.08
P.T. Sta. 8 + 54.72



EXIST. MANCHESTER ST.
TYPICAL SECTION

NTS



PROPOSED COX ST.
TYPICAL SECTION

NTS

OWNERS CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE THE OWNERS) OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN DEED BOOK VOLUMES 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 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KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT OF WAY & UTILITIES
MINOR ACQUISITION REVIEW PHOTOGRAPHS

COUNTY	ITEM NO.	PARCEL	NAME
Fayette	7-593.40	402	S&R Holdings, Inc.
PROJECT NO.	FEDERAL PROJECT NUMBER	PROJECT	
FD52 C034 6969303R	DPR 031 (001)	Newtown Pike Extension	

North, East, West, and & South views shall be included for the property being acquired, along with any site improvements located within the acquisition area.



Date: 9/11/25

Photo Taken by: John Mickelson

Latitude & Longitude: 38° 3'8.26"N, 84°30'27.12"W

Description: Southwest view



Date: 9/11/25

Photo Taken by: John Mickelson

Latitude & Longitude: 38° 3'8.26"N, 84°30'27.12"W

Description: West view



Date: 9/11/25

Photo Taken by: John Mickelson

Latitude & Longitude: 38° 3'8.26"N, 84°30'27.12"W

Description: Northwest view

KENTUCKY TRANSPORTATION CABINET
Department of Highways
DIVISION OF RIGHT OF WAY & UTILITIES
MINOR ACQUISITION REVIEW PHOTOGRAPHS

TC 62-246
Rev. 04/2025
Page 2 of 2

COUNTY	ITEM NO.	PARCEL	NAME
Fayette	7-593.40	402	S&R Holdings, Inc.
PROJECT NO.	FEDERAL PROJECT NUMBER	PROJECT	
FD52 C034 6969303R	DPR 031 (001)	Newtown Pike Extension	

North, East, West, and & South views shall be included for the property being acquired, along with any site improvements located within the acquisition area.



Date: 9/11/25

Photo Taken by: John Mickelson

Latitude & Longitude: 38° 3'8.26"N, 84°30'27.12"W

Description: Southeast view



Date: 9/11/25

Photo Taken by: John Mickelson

Latitude & Longitude: 38° 3'8.26"N, 84°30'27.12"W

Description: Northeast view



Date: 9/11/25

Photo Taken by: John Mickelson

Latitude & Longitude: 38° 3'8.26"N, 84°30'27.12"W

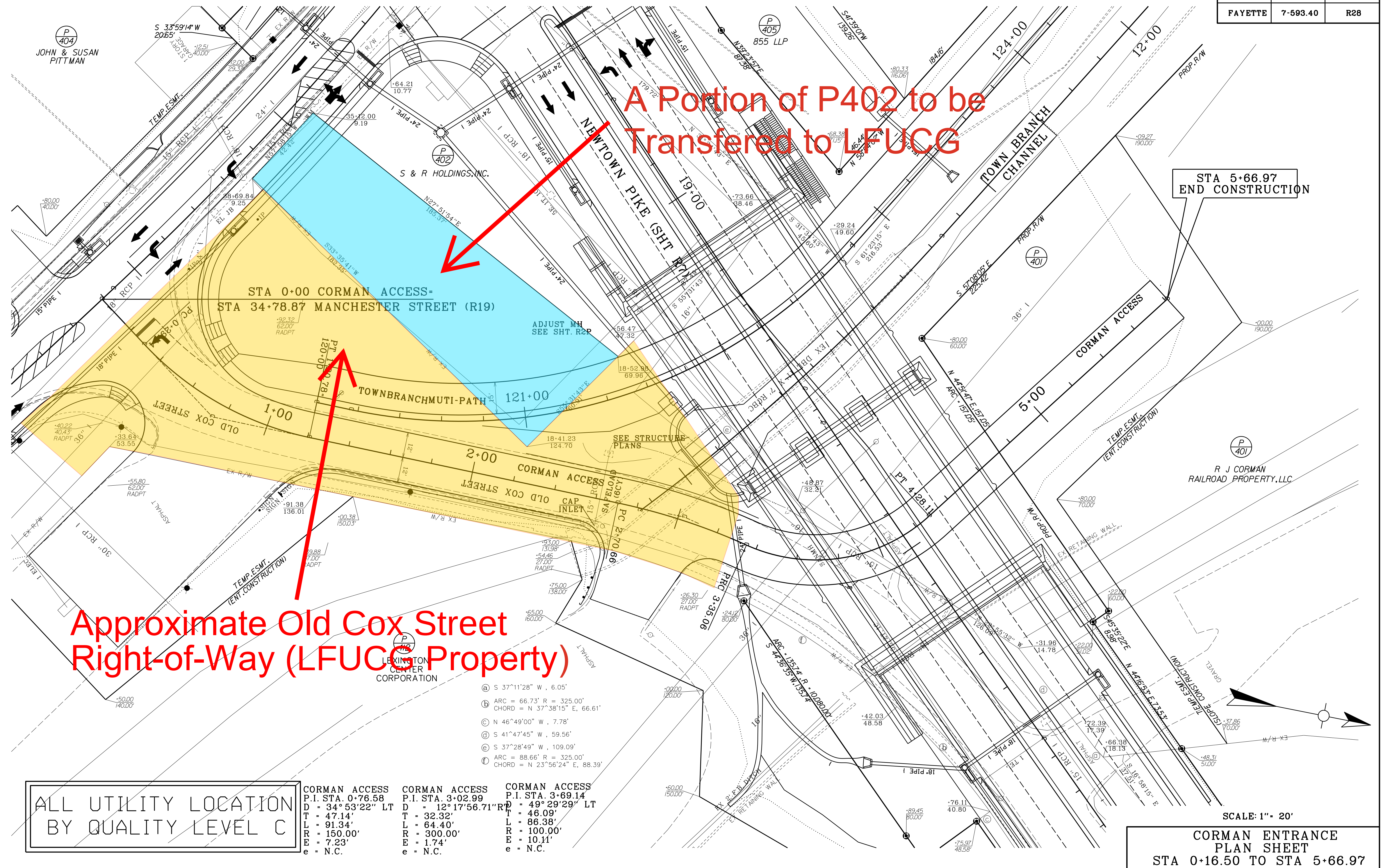
Description: Northeast view

COUNTY OF	ITEM NO.	SHEET NO.
FAYETTE	7-593.40	R28

PREPARED BY _____ DATE _____

CHECKED BY _____ DATE _____

APPROVED BY _____ DATE _____



USER: \$\$\$\$USER\$\$\$\$
DATE: \$\$\$\$DATE\$\$\$\$
FILE NAME:
E-SHEET NAME:

ALL UTILITY LOCATION
BY QUALITY LEVEL C

CORMAN ACCESS	CORMAN ACCESS	CORMAN ACCESS
P.I. STA. 0+76.58	P.I. STA. 3+02.99	P.I. STA. 3+69.14
D = 34° 53' 22" LT	D = 12° 17' 56.71" R	D = 49° 29' 29" LT
T = 47.14'	T = 32.32'	T = 46.09'
L = 91.34'	L = 64.40'	L = 86.38'
R = 150.00'	R = 300.00'	R = 100.00'
E = 7.23'	E = 1.74'	E = 10.11'
e = N.C.	e = N.C.	e = N.C.

SCALE: 1" = 20'

CORMAN ENTRANCE
PLAN SHEET
STA 0+16.50 TO STA 5+66.97