



305 N. Hurstbourne Pkwy.
Suite 100
Louisville, KY 40222
Office: (502) 394-3843
Fax: (502) 426-9778

Offer Date: 2/10/2012

Spencer 5-395.00-SYP
8044201R
Parcel: 0014 M

Re: Offer to Purchase (MAR)

Dear SPENCER CO. SCHOOL DISTRICT FINANCE CORP.,

Your property is needed for construction of:

KY-44 WIDENING FROM OAK TREE WAY TO KY-1633. (08CCR)

It has been valued on the basis of current market information obtained from documented sales.

As shown on the attached sheet, our offer for the property is \$4,175.00.

This offer includes compensation for all items specifically noted above. This offer does not include any item generally defined as personal property, a tenant-owned improvement, or any relocation assistance.

To convey this property, all parties having an interest must sign a deed. After signing the conveyance agreement, a check will be issued for a closing. Before delivery of the check, any mortgage, lien, tax assessment, or other encumbrance, except an easement of record, will have to be released.

We will be glad to answer any questions you may have regarding this acquisition and our procedures.

Respectfully yours,

A handwritten signature in blue ink, appearing to read 'Brett Thuess', is written over a faint, larger signature.

BRETT THIESS, SR/WA , Right of Way Agent
Consultant

Minor Acquisition Review

Spencer County; Item No. 5-395.00
Project Number: 8044201R
KY 44
Parcel 14

Owner: Spencer County School District Finance Corporation

207 West Main St.
Taylorsville, KY 40071
DB 196 Page 583

Project: This minor acquisition review is for the construction of the KY 44 reconstruction project for safety and sight distance improvement.

Subject: The subject property is situated on the south side of KY 44, 0.75 miles west of the intersection with Lee Stevens Road. This property is a 29.25-acre (1,274,130 SF) level land tract improved with Spencer County Elementary and Spencer County Middle schools. It has public water and sewer connections.

Impacted area: The proposed **Fee Simple** (FS) area of 21,384 SF is located at the entrance from KY 44 and runs parallel to KY 44. The **Temporary Easement** (TE) of 6,652 SF is located along the frontage with KY 44, and is required for new entrance and new slope construction. The TE will revert to property owner upon completion of the project. The current asphalt of the entrance will be removed and replaced with the new entrance of a like material.

FS / 0.4910 AC x \$8,000 / AC = \$ 3,928.00

TE / 6,652 SF x \$.18 / SF x 20% = \$ 239.47

Total Compensation: \$ 4,175.00 (Rd)



Brett Thiess, Right of Way Agent

1/19/12

Date



Ron Gevedon, Right of Way Supervisor

11-19-12

Date



Kentucky Transportation Cabinet
Division of Right of Way and Utilities

Rev. 4/11

Acquisition - Minor Acquisition Review

Item #	Parcel #	County Name	Project #
5-395.00-SYP	0014 M	Spencer	8044201R
Project Description	KY-44 WIDENING FROM OAK TREE WAY TO KY-1633. (08CCR)		

Area Acquired Name	Quantity	UOM		Unit Value	Extended Amount Total
Fee Simple	0.4910	AC	X	\$8,000.00	\$3,928.00
Total Fee Simple					\$3,928.00

Easement Name	Quantity	UOM		Unit Value		%	Extended Amount Total
Temporary Easement	6652.0000	SF	X	\$0.18	X	20.00%	\$239.47
Total Easement							\$239.47

Improvements	\$0.00
None	
Site Improvements	\$0.00
None	
Cost to Cure	\$0.00
None	

Total	\$4,167.47
Use	\$4,175.00

Remarks
Area of entrance to schools. No site improvements other than drive. The subject is a 29.25 acre tract of school campus. The approved MAR calculation show a range of value for agricultural land that ranges from \$4,281 to \$8,000 for agricultural land less than 50 acres. A value of \$8,000 was chosen to best reflect the subjects value, since with its special use, it would be at the higher end of agricultural land values. This value per acre is consistent with the appraised values of similar lan

Acquisition Agent	BRETT THIESS, SR/WA	Completed Date	1/19/2012
Approved Amount	\$4,175.00	Approved Date	1/19/2012
Right Of Way Supervisor	rongeveden		

Subject Photos – Parcel 14

Aerial of Property

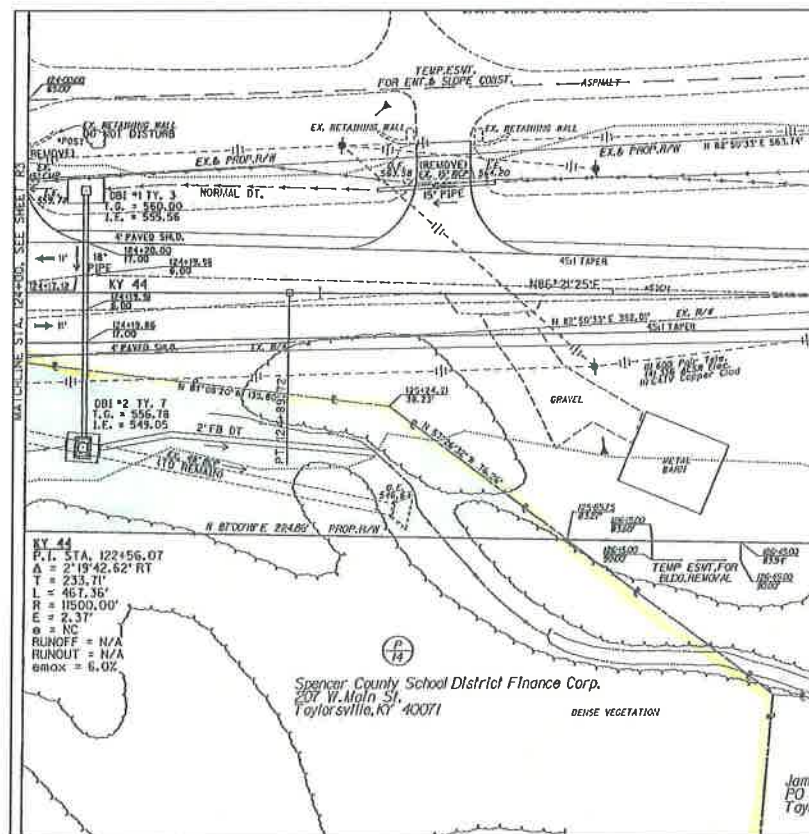
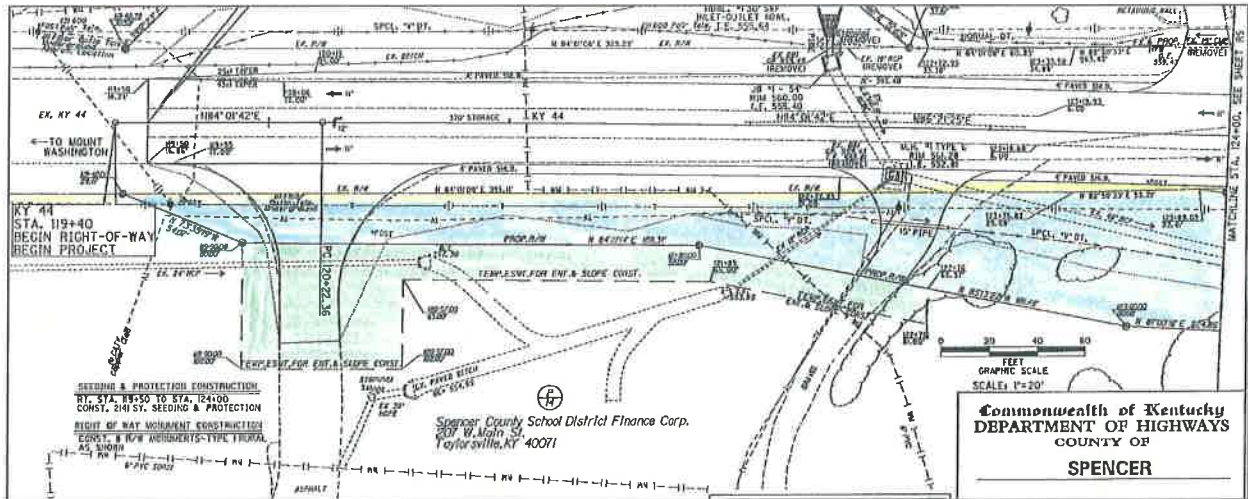


Impacted Area (Looking west from eastern boundary)



**Taken on: December 12, 2011
By: Brett Thiess**

Spencer County
Item 5-395.00
Sheet R-3 & R5



Kentucky Transportation Cabinet

Division of Right of Way and Utilities

Rev. 7/09

Acquisition – Minor Acquisition Review

Item No. 5-395.00
Attachment

Parcel No. 14

Residential 10.01-15 acres

LS-9	04/17/09	\$ 88,000	10.00	\$ 8,800
LS-10	06/20/08	\$ 116,000	10.97	\$ 10,574
LS-11	11/30/10	\$ 120,000	15.00	\$ 8,000

Agricultural 15.01-50 acres

Agri LS-1	08/14/09	\$ 182,000	26.36	\$ 6,905
Agri LS-2	01/28/10	\$ 210,000	49.052	\$ 4,281

Agricultural 50.01-150 acres

Agri LS-3	07/08/08	\$ 517,000	74.402	\$ 6,949
Agri LS-4	10/29/10	\$ 621,403	113.47	\$ 5,476

Spencer County
Item No. 5-935.00
Parcel 14

DEED OF CONVEYANCE

THIS DEED between SPENCER COUNTY SCHOOL DISTRICT FINANCE CORPORATION of 207 West Main Street, Taylorsville, KY, Party of the First Part, (in whose care the state and county tax bill for the aforesaid calendar year may be sent); and the COMMONWEALTH OF KENTUCKY for the use and benefit of the Transportation Cabinet, Department of Highways, 200 Mero Street, Frankfort, Kentucky 40622, Party of the Second Part.

WITNESSETH: That the said Party of the First Part, in consideration of FOUR THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS (\$4,175.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do hereby sell, grant, and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

A parcel of land lying and being in Spencer County, Kentucky, to wit:

Spencer County KY 44
Item No. 5-395.00
Parcel 14
Spencer County School District Finance Corp.

Being 2 tracts of land lying in Spencer County, Kentucky about 0.7 mile west of the city of Taylorsville and Brashears Creek, on the south side of KY 44 near the Spencer County High School, and more particularly described as follows:

Parcel 14, Tract A

Beginning at a point 29.41 feet right of KY 44 proposed centerline Station 119+40.00, thence North 84 Degrees 01 Minutes

08 Seconds East a distance of 395.11 feet to a point 25.08 feet right of KY 44 proposed centerline Station 123+35.83, thence North 82 Degrees 50 Minutes 33 Seconds East a distance of 53.21 feet to a point 22.41 feet right of KY 44 proposed centerline Station 123+89.09, thence South 87 Degrees 08 Minutes 20 Seconds East a distance of 135.80 feet to a point 38.23 feet right of KY 44 proposed centerline Station 125+24.21, thence South 57 Degrees 26 Minutes 32 Seconds East a distance of 76.26 feet to a point 83.27 feet right of KY 44 proposed centerline Station 125+85.75, thence South 87 Degrees 00 Minutes 18 Seconds West a distance of 224.86 feet to a point 80.00 feet right of KY 44 proposed centerline Station 123+60.00, thence North 85 Degrees 13 Minutes 22 Seconds West a distance of 181.48 feet to a point 50.00 feet right of KY 44 proposed centerline Station 121+80.00, thence South 84 Degrees 21 Minutes 14 Seconds West a distance of 189.31 feet to a point 50.00 feet right of KY 44 proposed centerline Station 119+90.00, thence North 73 Degrees 35 Minutes 19 Seconds West a distance of 54.07 feet to a point 29.41 feet right of KY 44 proposed centerline Station 119+40.00 and the POINT OF BEGINNING.

The above described parcel contains 0.491 acres (21384 sq. ft.), more or less, of fee simple right- of-way. It is understood between the parties hereto and made a covenant herein that the above described property is conveyed in fee simple.

Parcel 14, Tract B

Beginning at a point 50.00 feet right of KY 44 proposed centerline Station 119+90.00, thence North 84 Degrees 21 Minutes 14 Seconds East a distance of 189.31 feet to a point 50.00 feet right of KY 44 proposed centerline Station 121+80.00, thence South 85 Degrees 13 Minutes 22 Seconds East a distance of 96.91 feet to a point 66.37 feet right of KY 44 proposed centerline Station 122+76.00, thence South 4 Degrees 42 Minutes 28 Seconds East a distance of 14.63 feet to a point 81.00 feet right of KY 44 proposed centerline Station 122+76.00, thence North 84 Degrees 54 Minutes 00 Seconds West a distance of 91.83 feet to a point 65.00 feet right of KY 44 proposed centerline Station 121+85.00, thence South 84 Degrees 31 Minutes 15 Seconds West a distance of 127.28 feet to a point 65.00 feet right of KY 44 proposed centerline Station 120+57.00, thence South 5 Degrees 47 Minutes 56 Seconds East a distance of 37.00 feet to a point 102.00 feet right of KY 44 proposed centerline Station 120+57.00, thence South 84 Degrees 04 Minutes 22 Seconds West a distance of 66.69 feet to a point 102.00 feet right of KY 44 proposed centerline Station 119+90.00, thence North 5 Degrees 58

Minutes 18 Seconds West a distance of 52.00 feet to a point 50.00 feet right of KY 44 proposed centerline Station 119+90.00 and the POINT OF BEGINNING.

The above described parcel contains 0.153 acres (6652 sq. ft.), more or less, of temporary easement for entrance, roadway, and slope construction. It is the specific intention of the grantor herein to convey a temporary easement to property described above for the purpose of roadway, entrance, and slope construction and said easement terminates and reverts upon completion of the project.

Being a portion of the same property conveyed to Spencer County School District Finance Corporation by deed dated May 4, 2004, and recorded in Deed Book 196, page 583, in the office of the Clerk of Spencer County, Kentucky.

The acquisition of the right of way for this project was authorized by the Kentucky Department of Highways Official Order No. 106865. The control of access on this project and access to the remaining property of the First Party shall be by permit, as required to be set forth in Section 6 of the Kentucky Administrative Regulations, (603 KAR 5:120).

This conveyance is made free and clear of any liens, taxes, or encumbrances which the Party of the First Part do hereby agree and promise to pay.

The proposed public road extends from KY 44 at Station 119+50 to KY 44 at Station 159+05 (1100 FD04 056 8044201R), the plans for which are on file in the office of the Department of Highways in Frankfort, Kentucky.

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

CONSIDERATION CERTIFICATE OF GRANTORS

THE GRANTORS herein, hereby certify that the consideration reflected in this deed, as set forth hereinabove, is the full consideration paid for the property hereby conveyed.

IN TESTIMONY WHEREOF the Party of the First Part executed this deed on this, the _____ day of _____, 201__.

Grantors:

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
) SS
COUNTY OF SPENCER)

The foregoing Deed was acknowledged before me this _____ day of _____, 201__, by _____,

_____, of Spencer County School District
Finance Corporation, Party of the First Part, and was sworn to
by them to be their free act and deed.

Notary Public

My Commission Expires

This Instrument Prepared By:

Attorney
Commonwealth of Kentucky
Department of Highways
8310 Westport Road
Louisville, KY 40242
(502)210-5400