

**STATEMENT OF CONSIDERATION  
EXEMPT PURSUANT TO KRS 382.135 (2) (C)**

**Powell Co.  
Item No. 10-9019.00  
Parcel No. 10 A & B**

**DEED OF CONVEYANCE**

**THIS DEED**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024 by and between **POWELL COUNTY BOARD OF EDUCATION**, by and through **SARAH WASSON**, in her official capacity as Superintendent of the **Powell County Board of Education**, 691 Breckenridge Street, Stanton, Kentucky 40380, Grantor, 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**, Frankfort, Kentucky 40622, Grantee;

**WITNESSETH:**

**NOW THEREFORE**, for and in consideration of **TWENTY-ONE THOUSAND, SIX-HUNDRED DOLLARS (\$21,600.00)** cash in hand paid, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby sell, grant and convey to the Grantee, its successors and assigns forever, in fee simple with covenants of General Warranty, the following described property and property rights located in Powell County, Kentucky:

**Parcel 10  
Tract A**

Being a tract of land lying in Powell County along Halls Lane approximately 269 feet northwest of the intersection of KY-11/KY-15 and Halls Lane, and more particularly described as follows:

Beginning at a point in the existing right-of-way line 38.72 feet left of Halls Lane at Station 50+06.18; thence with said line along an arc 52.86 feet to the left, having a radius of 990.00 feet, the chord of which is South 56°20'58" West for a distance of 52.86 feet, to a point in the proposed right-of-way line 91.21 feet left of Halls Lane at Station 50+00.00; thence with said line North 26°56'16" West a distance of 36.13 feet to a point in the proposed right-of-way line 91.21 feet left of Halls Lane at Station 50+36.13; thence with said line North 57°39'19" East a distance of 12.02 feet to a point in the proposed right-of-way line 79.25 feet left of Halls Lane at Station 50+37.26; thence with said line along an arc 53.10 feet to the left, having a radius of 37.00 feet, the chord of which is North 16°32'33" East for a distance of 48.66 feet, to a point in the proposed right-of-way line 46.00 feet left of Halls Lane at Station 50+70.67; thence with said line North 65°25'47" East a distance of 10.00 feet to a point in the proposed right-of-

way line 36.00 feet left of Halls Lane at Station 50+70.67; thence with said line along an arc 193.17 feet to the right, having a radius of 267.00 feet, the chord of which is North 3°50'37" West for a distance of 188.99 feet to a point in the proposed right-of-way line 36.00 feet left of Halls Lane at Station 52+37.79; thence with said line North 16°52'59" East a distance of 37.21 feet to a point in the proposed right-of-way line 36.00 feet left of Halls Lane at Station 52+75.00; thence with said line North 30°22'44" East a distance of 51.42 feet to a point in the proposed right-of-way line 24.00 feet left of Halls Lane at Station 53+25.00; thence with said line North 16°52'59" East a distance of 37.12 feet to a point in the proposed right-of-way line 24.00 feet left of Halls Lane at Station 53+62.12; thence with said line North 8°33'40" East a distance of 148.18 feet to a point in the existing right-of-way line 21.61 feet left of Halls Lane at Station 55+16.00; thence with said line South 3°19'49" West a distance of 511.58 feet to a point in the existing right-of-way line 38.72 feet left of Halls Lane at Station 50+06.18 and the POINT OF BEGINNING.

The above-described parcel contains 0.424 acres (18479.395 sq. ft.).

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

#### **Tract B**

Being a tract of land lying in Powell County along Halls Lane approximately 439 feet northwest of the intersection of KY-11/KY-15 and Halls Lane, and more particularly described as follows:

Beginning at a point in the proposed right-of-way line 27.86 feet left of Halls Lane at Station 54+36.11; thence with said line South 8°33'40" West a distance of 68.72 feet to a point in the proposed permanent easement line 24.00 feet left of Halls Lane at Station 53+62.12; thence with said line North 81°13'00" West a distance of 43.43 feet to a point in the proposed permanent easement line 67.00 feet left of Halls Lane at Station 53+56.00; thence with said line North 20°38'28" West a distance of 38.63 feet to a point in the proposed permanent easement line 89.93 feet left of Halls Lane at Station 53+93.00; thence with said line North 69°20'37" East a distance of 71.36 feet to a point in the proposed right-of-way line 27.86 feet left of Halls Lane at Station 54+36.11 and the POINT OF BEGINNING.

The above-described parcel contains 0.066 acres (2870.923 sq. ft.)

It is the specific intention of the grantor herein to convey a permanent easement to the property description above for the purpose of constructing and perpetually maintaining drainage.

It is the specific intention of the grantor herein to convey a permanent easement to the property described above for the purpose of the Grantor agreeing not to erect buildings, structures, or other objects, permanent or temporary, or modify the land use that increases loading on the surface of this easement. Grantor further agrees not to construct or place, longitudinally along or otherwise within the Permanent Easement any tree, underground pipeline, cable, wire, conduit, valve, stub, storm water drainage pipeline facilities or other utility or appurtenance. Any existing buildings, structures, or other objects currently within the easement area will be allowed to remain undisturbed.

#### **Tract C**

Being a tract of land lying in Powell County along Halls Lane approximately 517 feet northwest of the intersection of KY-11/KY-15 and Halls Lane, and more particularly described as follows:

Beginning at a point in the proposed right-of-way line 21.61 feet left of Halls Lane at Station 55+16.00; thence with said line South 8°33'40" West a distance of 79.46 feet to a point in the proposed permanent easement line 27.86

feet left of Halls Lane at Station 54+36.11; thence with said line South 69°20'37" West a distance of 71.36 feet to a point in the proposed temporary easement line 89.93 feet left of Halls Lane at Station 53+93.00; thence with said line North 20°38'28" West a distance of 60.44 feet to a point in the proposed temporary easement line 118.00 feet left of Halls Lane at Station 54+62.00; thence with said line North 64°43'25" East a distance of 110.49 feet to a point in the proposed right-of-way line 21.61 feet left of Halls Lane at Station 55+16.00 and the POINT OF BEGINNING.

The above-described parcel contains 0.133 acres (5802.416 sq. ft.)

It is the specific intention of the grantor herein to convey a temporary easement to the property described above for the purpose of entrance construction; said easement terminates and reverts upon completion of same.

#### Tract D

Being a tract of land lying in Powell County along Halls Lane approximately 98 feet northwest of the intersection of KY-11/KY-15 and Halls Lane, and more particularly described as follows:

Beginning at a point in the proposed right-of-way line 79.25 feet left of Halls Lane at Station 50+37.26; thence with said line South 57°39'19" West a distance of 12.02 feet to a point in the proposed temporary easement line 91.21 feet left of Halls Lane at Station 50+36.13; thence with said line North 26°56'16" West a distance of 113.43 feet to a point in the proposed temporary easement line 103.13 feet left of Halls Lane at Station 51+23.00; thence with said line North 8°48'12" West a distance of 75.76 feet to a point in the proposed temporary easement line 108.00 feet left of Halls Lane at Station 51+75.00; thence with said line North 7°45'24" East a distance of 76.15 feet to a point in the proposed temporary easement line 108.00 feet left of Halls Lane at Station 52+27.00; thence with said line North 33°44'45" East a distance of 140.06 feet to a point in the proposed temporary easement line 67.00 feet left of Halls Lane at Station 53+56.00; thence with said line South 81°13'00" East a distance of 43.43 feet to a point in the proposed right-of-way line 24.00 feet left of Halls Lane at Station 53+62.12; thence with said line South 16°52'59" West a distance of 37.12 feet to a point in the proposed right-of-way line 24.00 feet left of Halls Lane at Station 53+25.00; thence with said line South 30°22'44" West a distance of 51.42 feet to a point in the proposed right-of-way line 36.00 feet left of Halls Lane at Station 52+75.00; thence with said line South 16°52'59" West a distance of 37.21 feet to a point in the proposed right-of-way line 36.00 feet left of Halls Lane at Station 52+37.79; thence with said line along an arc 193.17 feet to the left, having a radius of 267.00 feet, the chord of which is South 3°50'37" East for a distance of 188.99 feet, to a point in the proposed right-of-way line 36.00 feet left of Halls Lane at Station 50+70.67; thence with said line South 65°25'47" West a distance of 10.00 feet to a point in the proposed right-of-way line 46.00 feet left of Halls Lane at Station 50+70.67; thence with said line along an arc 53.10 feet to the right, having a radius of 37.00 feet, the chord of which is South 16°32'33" West for a distance of 48.66 feet, to a point in the proposed right-of-way line 79.25 feet left of Halls Lane at Station 50+37.26 and the POINT OF BEGINNING.

The above-described parcel contains 0.514 acres (22376.456 sq. ft.)

It is the specific intention of the grantor herein to convey a temporary easement to the property described above for the purpose of slope construction; said easement terminates and reverts upon completion of same.

The above-described property is being acquired by the Grantee pursuant to a public highway improvement identified as construction of a right turn lane on Halls Lane (KY 207) at the Powell County High School, **Item No. 10-9019.00, Project No 1100 FD04 099 1317901R**. The acquisition of the right-of-way for this project was authorized by **Transportation Cabinet Official Order No. 113008**. The control of access on this project



