

RESOLUTION NO. 036 SERIES 2019

A RESOLUTION AUTHORIZING THE MAYOR ON BEHALF OF METRO GOVERNMENT TO SIGN EIGHT DEEDS CONVEYING AND RELEASING CONSERVATION EASEMENTS NOW HELD BY METRO GOVERNMENT ON EIGHT TRACTS OWNED BY THE COMMONWEALTH OF KENTUCKY WHICH MUST BE INCLUDED IN THE RIGHT OF WAY FOR THE WIDENING OF RIVER ROAD IN JEFFERSON COUNTY.

SPONSORED BY: COUNCIL MEMBERS COAN AND HOLLANDER

WHEREAS, Metro Government and the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet (the "Cabinet") contracted in 2013 to widen River Road in Jefferson County from two lanes to four lanes from east of Beargrass Creek to west of Zorn Avenue as shown on the attached copy of a part of the Cabinet's Right of Way Plans; and

WHEREAS, the Cabinet is now acquiring the necessary right of way for such widening and to convey that land area to Metro Government free and clear of any liens, taxes or encumbrances; and

WHEREAS, conservation easements previously held by the City of Louisville and now held by Metro Government are imposed on eight of the tracts now owned by the Cabinet which are to become necessary right of way for this widening; and

WHEREAS, Metro Government must convey and release these conservation easements so these eight tracts will as matters of public record be conveyed to Metro Government free and clear of any liens, taxes or encumbrances.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: The Mayor is authorized to sign and deliver to the Cabinet the attached eight deeds conveying and releasing the conservation easements as described therein.

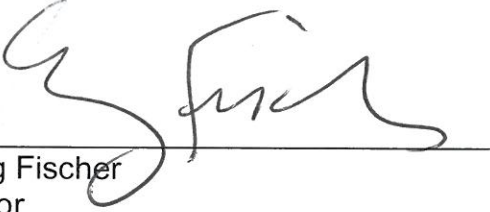
SECTION II: This Resolution shall take effect upon its passage and approval.



H. Stephen Ott
Metro Council Clerk



David James
President of the Council



Greg Fischer
Mayor

4/29/19

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney



BY: John G. Canall

**DEED OF CONVEYANCE AND RELEASE OF
CONSERVATION EASEMENT**

THIS DEED between LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 West Jefferson Street, 4th Floor, Louisville, Kentucky 40202, Party of the First Part, Grantor (in whose care the state and county tax bill 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 ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 10

Being a tract of land lying in Jefferson County along River Road approximately 0.98 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way line of River Road, said point being 43.86 feet left of River Road centerline station 1016+24.47; thence with the east property line of River Metals Recycling, LLC North 32°10'47" West a distance of 16.14 feet to a point 60.00 feet left of River Road centerline station 1016+24.50, said point also being in the north proposed right of way of River Road; thence with said proposed right of way North 57°43'44" East a distance of 169.95 feet to a point 60.00 feet left of River Road centerline station 1017+94.45, said point also being in the west property line of Marcella M. Werner Enterprises, LTD.; thence with the proposed right of way and said property line South 32°10'31" East a distance of 18.74 feet to a point 41.26 feet left of River Road centerline station 1017+94.42, said point also being in the north existing right of way of River Road; thence with said existing right of way line South 58°36'19" West a distance of 169.97 feet to the point of beginning.

The above described parcel contains 0.068 acres (2,964 square feet).

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from the Waterfront Development Corporation, a Kentucky non-stock, non-profit corporation, by deed dated November 2, 2015, and recorded in Deed Book 10534, Page 966, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 4989, Page 202, Deed Book 5205, Page 704, and Deed Book 5207, Page 612 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 10" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No. 12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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.

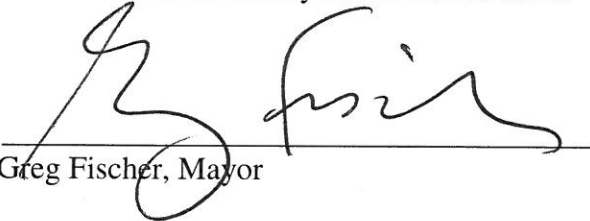
CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein hereby certifies 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 has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By 
Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF Jefferson (SS)

Acknowledged and sworn to before me this 29th day of APRIL, 2019,
by Greg Fischer, Party of the First Part.


Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin

Susan Pugh Chaplin

Attorney

Kentucky Transportation Cabinet

Department of Highways, District 5

8310 Westport Road

Louisville, Kentucky 40242

(502) 210-5483

**DEED OF CONVEYANCE AND RELEASE OF
CONSERVATION EASEMENT**

THIS DEED between LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 West Jefferson Street, 4th Floor, Louisville, Kentucky 40202, Party of the First Part, Grantor (in whose care the state and county tax bill 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 ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 10A

Being a tract of land lying in Jefferson County along River Road approximately 0.83 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way line of River Road, said point being 34.05 feet left of River Road centerline station 1022+66.25; thence with the east property line of River Metals Recycling, LLC North 31°08'52" West a distance of 83.17 feet to a point 117.20 feet left of River Road centerline station 1022+67.88; thence with the south property line of River Metals Recycling, LLC along an arc 82.26 feet to the left, having a radius of 507.46 feet, chord of which is North 49°48'04" East a distance of 82.17 feet to a point 128.53 feet left of River Road centerline station 1023+49.26; thence along an arc 102.62 feet to the right, having a radius of 447.46 feet, chord of which is North 51°43'40" East a distance of 102.40 feet to a point 139.24 feet left of River Road centerline station 1024+51.10; thence North 58°17'54" East a distance of 345.10 feet to a point 135.81 feet left of River Road centerline station 1027+96.18, said point being in the west property line of Spring River, LLC; thence with said property line South 29°01'18" East a distance

of 109.95 feet to a point 26.04 feet left of River Road centerline station 1027+89.94, said point being in the north existing right of way line of River Road; thence with said existing right of way line South 58°36'19" West a distance of 523.76 feet to the point of beginning.

The above described parcel contains 1.265 acres (55,104 square feet).

Being that portion of the Conservation Easement now contained in same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from the Waterfront Development Corporation, a Kentucky non-stock, non-profit corporation, by deed dated November 2, 2015, and recorded in Deed Book 10534, Page 961, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 4989, Page 202, Deed Book 5205, Page 704, and Deed Book 5207, Page 612 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 10A" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No.

12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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.

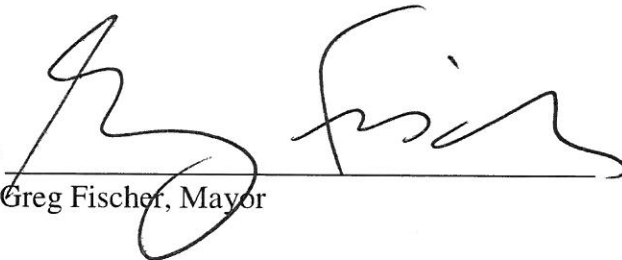
CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein hereby certifies 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 has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By 
Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF Jefferson (SS)

Acknowledged and sworn to before me this 29th day of APRIL, 2019,
by Greg Fischer, Party of the First Part.

E. Jeffrey Moley
Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:
Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
Susan Pugh Chaplin
Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
8310 Westport Road
Louisville, Kentucky 40242
(502) 210-5483

**DEED OF CONVEYANCE AND RELEASE OF
CONSERVATION EASEMENT**

THIS DEED between LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 West Jefferson Street, 4th Floor, Louisville, Kentucky 40202, Party of the First Part, Grantor (in whose care the state and county tax bill 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 ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 11
Tract A

Being a tract of land lying in Jefferson County along River Road approximately 0.92 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way line of River Road, said point being 37.58 feet left of River Road centerline station 1020+34.91; thence with the north proposed right of way of River Road North $57^{\circ}43'44''$ East a distance of 176.79 feet to a point 37.58 feet left of River Road centerline station 1022+11.70, said point also being in the west property line of River Metals Recycling, LLC; thence with said property line South $31^{\circ}22'42''$ East a distance of 2.70 feet to a point 34.88 feet left of River Road centerline station 1022+11.66, said point also being in the north existing right of way of River Road; thence with said existing right of way South $58^{\circ}36'19''$ West a distance of 176.77 feet to the point of beginning.

The above described parcel contains 0.005 acres (239 square feet).

Parcel No. 11
Tract B

Being a tract of land lying in Jefferson County along River Road approximately 0.92 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way line of River Road, said point being 41.26 feet left of River Road centerline station 1017+94.42; thence with the east property line of Waterfront Development Corporation North $32^{\circ}10'31''$ West a distance of 104.20 feet to a point 145.46 feet left of River Road centerline station 1017+94.59; thence with the north proposed permanent easement for utilities North $58^{\circ}36'19''$ East a distance of 422.30 feet to a point 139.01 feet left of River Road centerline station 1022+16.84; thence with the west property line of River Metals Recycling, LLC. South $00^{\circ}46'54''$ West a distance of 6.70 feet to a point 133.39 feet left of River Road centerline station 1022+13.19; thence with the west property line of River Metals Recycling, LLC. South $31^{\circ}22'42''$ East a distance of 95.82 feet to a point 37.58 feet left of River Road centerline station 1022+11.70; thence with the north proposed right of way line South $57^{\circ}43'44''$ West a distance of 176.79 feet to a point 37.58 feet left of River Road centerline station 1020+34.91; thence with the existing right of way line South $58^{\circ}36'19''$ West a distance of 240.52 feet to the point of beginning.

The above described parcel contains 43,325 square feet.

Parcel No. 11
Tract C

Being a tract of land lying in Jefferson County along River Road approximately 0.88 miles east of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed permanent easement for utilities, said point being 139.87 feet left of River Road at Station 1021+60.00; thence North $32^{\circ}16'16''$ West a distance of 5.13 feet to a point 145.00 feet left of River Road centerline station 1021+60.00; thence North $57^{\circ}43'44''$ East a distance of 60.74 feet to a point 145.00 feet left of River Road centerline station 1022+20.74; thence South $0^{\circ}46'54''$ West a distance of 7.15 feet to a point 139.01 feet left of River Road centerline station 1022+16.84; thence South $58^{\circ}36'19''$ West a distance of 56.85 feet to the point of beginning.

The above described parcel contains 328 square feet.

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from Marcella M. Werner Enterprises, Ltd., a Kentucky limited partnership, by deed dated March 14, 2016, and recorded in Deed Book 10656, Page 993, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 4989, Page 202, Deed

Book 5205, Page 704, and Deed Book 5207, Page 612 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 11, Tract A", "Parcel No. 11, Tract B", and "Parcel No. 11, Tract C" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No. 12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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.

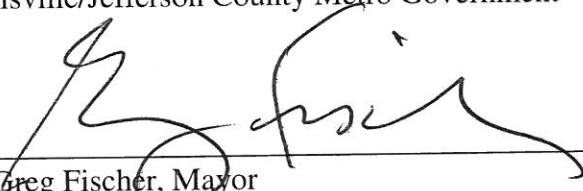
CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein hereby certifies 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 has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By 
Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF Jefferson (SS)

Acknowledged and sworn to before me this 29th day of APRIL, 2019,

by Greg Fischer, Party of the First Part.


Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
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Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
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WITNESSETH: That the said Party of the First Part, in consideration of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 13
Tract A

Being a tract of land lying in Jefferson County along River Road approximately 0.71 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right way line of River Road, said point being 26.04 feet left of River Road centerline station 1027+89.94; thence with the east property line of Waterfront Development Corporation North 29°01'18" West a distance of 11.57 feet to a point 37.58 feet left of River Road centerline station 1027+90.60, said point being in the north proposed right of way of River Road; thence with said proposed right of way North 57°43'44" East a distance of 237.98 feet to a point 37.58 feet left of River Road centerline station 1030+28.58; thence continuing with said proposed right of way along an arc 327.95 feet to the left, having a radius of 5962.42 feet, the chord of which is North 56°09'12" East a distance of 327.90 feet to a point 37.58 feet left of River Road centerline station 1033+58.59, said point also being in the west property line of Louisville Gas & Electric Company; thence with said property line South 44°22'44" East a

distance of 21.06 feet to a point 16.77 feet left of River Road centerline station 1033+61.88; thence continuing with said property line of South 32°50'12" East a distance of 8.70 feet to a point 8.08 feet left of River Road centerline station 1033+61.48, said point also being in the north existing right of way of River Road; thence with said existing right of way South 58°36'19" West a distance of 570.99 feet to the point of beginning.

The above described parcel contains 0.231 acres (10,060 square feet).

Parcel No. 13
Tract B

Being a tract of land lying in Jefferson County along River Road approximately 0.71 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed right way line of River Road, said point being 37.58 feet left of River Road centerline station 1027+90.60; thence with the east property line of Waterfront Development Corporation North 29°01'18" West a distance of 92.72 feet to a point 130.15 feet left of River Road centerline station 1027+95.85; thence with the proposed permanent easement for utilities line North 58°36'19" East a distance of 544.43 feet to a point 113.57 feet left of River Road centerline station 1033+46.38; thence with the west property line of Louisville Gas & Electric Company South 44°22'44" East a distance of 76.94 feet to a point 37.58 feet left of River Road centerline station 1033+58.59; thence with the proposed right of way line along an arc 327.95 feet to the right, having a radius of 5962.42 feet, the chord of which is South 56°09'12" West a distance of 327.90 feet to a point 37.58 feet left of River Road centerline station 1030+28.58; thence continuing with the proposed right of way line South 57°43'44" West a distance of 237.98 feet to the point of beginning.

The above described parcel contains 48,131 square feet.

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from Spring River, LLC, a Kentucky limited liability company, by deed dated February 13, 2014, and recorded in Deed Book 10217, Page 0171, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 4989, Page 202, Deed Book 5205, Page 704, and Deed Book 5207, Page 612 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 13, Tract A" and "Parcel No. 13, Tract B" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

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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.

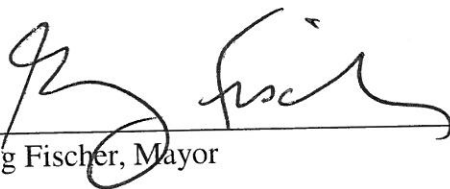
CONSIDERATION CERTIFICATE OF GRANTOR

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IN TESTIMONY WHEREOF the Party of the First Part has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

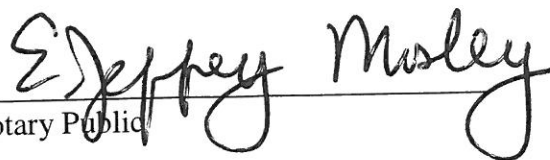
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CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF Jefferson (SS)

Acknowledged and sworn to before me this 29th day of APRIL, 2019,

by Greg Fischer, Party of the First Part.


Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
Susan Pugh Chaplin
Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
8310 Westport Road
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WITNESSETH: That the said Party of the First Part, in consideration of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 14
Tract A

Being a tract of land lying in Jefferson County along River Road approximately 0.65 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way line of River Road, said point being 8.08 feet left of River Road centerline station 1033+61.48; thence with the east property line of Spring River, LLC North 32°50'12" West a distance of 8.70 feet to a point 16.77 feet left of River Road centerline station 1033+61.88; thence continuing with said property line North 44°22'44" West a distance 21.06 feet to a point 37.58 left of River Road centerline station 1033+58.59, said point also being in the north proposed right of way of River Road; thence with said proposed right of way along an arc 123.94 feet to the left, having a radius of 5962.42 feet, the chord of which is North 53°58'55" East for a distance of 123.94 feet, to a point 37.58 feet left of River Road centerline station 1034+83.32; thence continuing with said proposed right of way North 53°23'11" East for a distance of 29.98 feet, to a point 37.58 feet left of River Road centerline station

1035+13.30, said point also being in the west property line of Spring River, LLC; thence with said property line along an arc 37.77 feet to the right, having a radius of 555.00 feet, the chord of which is South 33°00'38" East for a distance of 37.77 feet, to a point 0.11 foot right of River Road centerline station 1035+10.93, said point also being in the north existing right of way of River Road; thence with said existing right of way along an arc 4.19 feet to the right, having a radius of 555.00 feet, the chord of which is South 30°50'40" East for a distance of 4.19 feet, to a point 4.28 feet right of River Road centerline station 1035+10.51; thence with said existing right of way South 58°36'19" West a distance of 149.47 feet to the point of beginning.

The above described parcel contains 0.123 acres (5,355 square feet).

Parcel No. 14
Tract B

Being a tract of land lying in Jefferson County along River Road approximately 0.65 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed right of way line of River Road, said point being 37.58 feet left of River Road centerline station 1033+58.59; thence with the east property line of Spring River, LLC North 44°22'44" West a distance of 76.94 feet to a point 113.57 feet left of River Road centerline station 1033+46.38; thence with the proposed permanent easement for utilities line North 58°36'19" East for a distance of 142.76 feet to a point 102.12 feet left of River Road centerline station 1034+91.16; thence continuing with the proposed permanent easement for utilities North 53°25'05" East for a distance of 20.25 feet, to a point 102.10 feet left of River Road centerline station 1035+11.41; thence with the west property line of Spring River, LLC along an arc 64.59 feet to the right, having a radius of 555.00 feet, the chord of which is South 38°17'39" East for a distance of 64.55 feet, to a point 37.58 feet left of River Road centerline station 1035+13.30; thence with the proposed right of way line South 53°23'11" West for a distance of 29.98 feet, to a point 37.58 feet left of River Road centerline station 1034+83.32; thence continuing with the proposed right of way line along an arc 123.94 feet to the right, having a radius of 5962.42 feet, the chord of which is South 53°58'55" West a distance of 123.94 feet to the point of beginning.

The above described parcel contains 11,039 square feet.

Parcel No. 14
Tract C

Being a tract of land lying in Jefferson County along River Road approximately 0.65 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed permanent easement for utilities 110.86 feet left of River Road centerline station 1033+84.94; thence North 39°37'27" West a distance of 67.44 feet to a point 178.13 feet left of River Road centerline station 1033+80.15; thence North 60°29'47" West a distance of 49.72 feet to a point 223.20 feet left of River Road centerline Station 1033+58.44; thence North 15°33'59" East a distance of 79.01 feet to a point 272.61 feet left of River Road centerline Station 1034+22.75; thence South 72°26'28" East a distance of 67.58 feet to a point 218.08 feet left of River Road centerline Station 1034+64.37; thence South 7°18'41" East a distance of 17.80 feet to a point 202.52 feet left of River Road centerline Station

1034+55.41; thence South 47°03'30" East a distance of 100.63 feet to a point 103.62 feet left of River Road centerline Station 1034+74.44; thence South 58°36'19" West a distance of 88.20 feet to the point of beginning.

The above described parcel contains 12,164 square feet.

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from Louisville Gas & Electric Company, a Kentucky corporation, by deed dated June 29, 2014, and recorded in Deed Book 10461, Page 0729, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 4989, Page 202, Deed Book 5205, Page 704, and Deed Book 5207, Page 612 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 14, Tract A", "Parcel No. 14, Tract B", and "Parcel No. 14, Tract C" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No.

12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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.

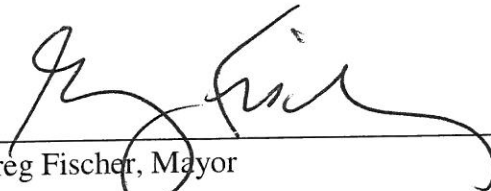
CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein hereby certifies 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 has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By  _____
Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
)
) (SS
COUNTY OF Jefferson)

Acknowledged and sworn to before me this 29th day of April, 2019,

by Greg Fischer, Party of the First Part.

E. Jeffrey Mosley
Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
Susan Pugh Chaplin
Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
8310 Westport Road
Louisville, Kentucky 40242
(502) 210-5483

**DEED OF CONVEYANCE AND RELEASE OF
CONSERVATION EASEMENT**

THIS DEED between LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 West Jefferson Street, 4th Floor, Louisville, Kentucky 40202, Party of the First Part, Grantor (in whose care the state and county tax bill 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 ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 16
Tract A

Being a tract of land lying in Jefferson County along River Road approximately 0.29 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way of River Road, said point being 24.59 feet left of River Road centerline station 1054+05.05; thence with the east property line of QSR Automations, INC. North 32°29'08" West a distance of 13.03 feet to a point 37.58 feet left of River Road centerline station 1054+05.99, said point being in the north proposed right of way of River Road; thence with said proposed right of way North 53°23'11" East a distance of 703.45 feet to a point 37.58 feet left of River Road centerline station 1061+09.44, said point also being in the existing right of way of River Road; thence with said existing right of way South 32°15'37" East a distance of 12.66 feet to a point 24.96 feet left of River Road centerline station 1061+09.48; thence continuing with the existing right of way South 53°21'23" West a distance of 703.43 feet to the point of beginning.

The above described parcel contains 0.207 acres (9,011 square feet).

Parcel No. 16
Tract B

Being a tract of land lying in Jefferson County along River Road approximately 0.29 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed right of way of River Road, said point being 37.58 feet left of River Road centerline station 1054+05.99; thence with the east property line of QSR Automations, INC. North 32°29'08" West a distance of 87.24 feet to a point 124.59 feet left of River Road centerline station 1054+12.27; thence with proposed permanent easement for utilities North 53°21'23" East a distance of 703.83 feet to a point 124.96 feet left of River Road centerline station 1061+16.09; thence with the north existing right of way of River Road South 32°15'37" East a distance of 87.63 feet to a point 37.58 feet left of River Road centerline station 1061+09.44; thence with the proposed right of way of River Road South 53°23'11" West a distance of 703.45 feet to the point of beginning.

The above described parcel contains 61,353 square feet.

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from Hollingshead Land, LLC, a Tennessee limited liability company, by deed dated December 13, 2017, and recorded in Deed Book 11089, Page 454, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 5911, Page 261 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 16, Tract A" and "Parcel No. 16, Tract B" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No. 12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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 GRANTOR

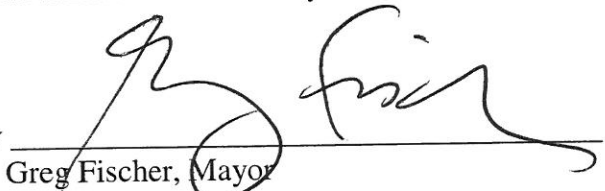
THE GRANTOR herein hereby certifies that the consideration reflected in this deed, as set forth hereinabove, is the full consideration paid for the property hereby conveyed.

IN TESTIMONY WHEREOF the Party of the First Part has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By


Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
)
COUNTY OF Jefferson (SS)

Acknowledged and sworn to before me this 29th day of April, 2019,

by Greg Fischer, Party of the First Part.

E. Jeffrey Mosley
Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
Susan Pugh Chaplin
Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
8310 Westport Road
Louisville, Kentucky 40242
(502) 210-5483

**DEED OF CONVEYANCE AND RELEASE OF
CONSERVATION EASEMENT**

THIS DEED between LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 West Jefferson Street, 4th Floor, Louisville, Kentucky 40202, Party of the First Part, Grantor (in whose care the state and county tax bill 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 ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 16A
Tract A

Being a tract of land lying in Jefferson County along River Road approximately 0.43 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north existing right of way of River Road, said point being 24.07 feet left of River Road centerline station 1044+29.98; thence continuing with the existing right of way North 33°25'26" West a distance of 13.53 feet to a point 37.58 feet left of River Road centerline station 1044+30.74, said point also being in the north proposed right of way of River Road; thence with said proposed right of way North 53°23'11" East a distance of 675.26 feet to a point 37.58 feet left of River Road centerline station 1051+05.99, said point also being in the west property line of Livron (Lessor) Livron (Lessee); thence with said property line South 32°30'15" East a distance of 13.19 feet to a point 24.43 feet left of River Road centerline station 1051+05.05, said point also being in the north existing right of way of River Road; thence with said existing right of way South 53°21'22" West a distance of 675.06 feet to the point of beginning.

The above described parcel contains 0.207 acres (9,001 square feet).

Parcel No. 16A
Tract B

Being a tract of land lying in Jefferson County along River Road approximately 0.43 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed right of way of River Road, said point being 37.58 feet left of River Road centerline station 1044+30.74; thence continuing with the north existing right of way North 33°25'26" West a distance of 86.63 feet to a point 124.08 feet left of River Road centerline station 1044+35.56; thence with the proposed permanent easement for utilities line North 53°21'23" East for a distance of 676.68 feet to a point 124.43 feet left of River Road centerline station 1051+12.23; thence with the west property line of Livron (Lessor) Livron (Lessee) South 32°30'15" East a distance of 87.07 feet to a point 37.58 feet left of River Road centerline station 1051+05.99; thence with the proposed right of way of River Road South 53°23'11" West a distance of 675.26 feet to the point of beginning.

The above described parcel contains 58,586 square feet.

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from CK Real Estate, LLC, a Kentucky limited liability company, by deed dated March 13, 2014, and recorded in Deed Book 10344, Page 0821, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 5911, Page 261 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 16A, Tract A" and "Parcel No. 16A, Tract B" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No. 12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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.

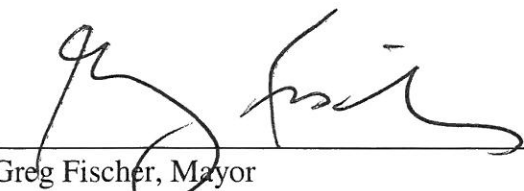
CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein hereby certifies 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 has executed this deed on this, the 24th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By  _____
Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF Jefferson (SS)

Acknowledged and sworn to before me this 29th day of April, 2019,
by Greg Fischer, Party of the First Part.

E. Jeffrey Moley
Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
Susan Pugh Chaplin
Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
8310 Westport Road
Louisville, Kentucky 40242
(502) 210-5483

**DEED OF CONVEYANCE AND RELEASE OF
CONSERVATION EASEMENT**

THIS DEED between LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, 527 West Jefferson Street, 4th Floor, Louisville, Kentucky 40202, Party of the First Part, Grantor (in whose care the state and county tax bill 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 ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does hereby sell, grant and convey to the Party of the Second Part, its successors and assigns forever, the following described property, viz:

Parcel No. 16B
Tract A

Being a tract of land lying in Jefferson County along River Road approximately 0.30 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows:

Beginning at a point in the north existing right of way of River Road, said point being 24.43 feet left of River Road centerline station 1051+05.05; thence with the east property line of CK Real Estate, LLC North 32°30'15" West a distance of 13.19 feet to a point 37.58 feet left of River Road centerline station 1051+05.99, said point being in the north proposed right of way of River Road; thence with said proposed right of way North 53°23'11" East a distance of 299.99 feet to a point 37.58 feet left of River Road centerline station 1054+05.99, said point also being in the west property line of Livron (Lessor) Livron (Lessee); thence with said property line South 32°29'08" East a distance of 13.03 feet to a point 24.59 feet left of River Road centerline station 1054+05.05,

said point also being in the north existing right of way of River Road; thence continuing with said existing right of way South 53°21'23" West a distance of 300.00 feet to the point of beginning.

The above described parcel contains 0.090 acres (3,922 square feet).

Parcel No. 16B
Tract B

Being a tract of land lying in Jefferson County along River Road approximately 0.30 miles west of the intersection of Zorn Avenue and River Road, and more particularly described as follows: Beginning at a point in the north proposed right of way of River Road, said point being 37.58 feet left of River Road centerline station 1051+05.99; thence with the east property line of CK Real Estate, LLC North 32°30'15" West a distance of 87.07 feet to a point 124.43 feet left of River Road centerline station 1051+12.23; thence with proposed permanent easement for utilities North 53°21'23" East a distance of 300.03 feet to a point 124.59 feet left of River Road centerline station 1054+12.27, said point being in the west property line of Livron (Lessor) Livron (Lessee); thence with said property line South 32°29'08" East a distance of 87.24 feet to a point 37.58 feet left of River Road centerline station 1054+05.99; thence with the proposed right of way of River Road South 53°23'11" West a distance of 299.99 feet to the point of beginning.

The above described parcel contains 26,079 square feet.

Being that portion of the Conservation Easement now contained in the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways from QSR Automations, Inc., a Kentucky corporation, by deed dated August 18, 2017, and recorded in Deed Book 10995, Page 155, in the office of the Clerk of Jefferson County, Kentucky.

It is acknowledged by the parties that there is a Conservation Easement in favor of Louisville/Jefferson County Metro Government and recorded in Deed Book 5911, Page 261 in the office of the Clerk of Jefferson County, Kentucky. It is mutually understood and agreed by the parties hereto that the Conservation Easement, as described above as "Parcel No. 16B, Tract A" and "Parcel No. 16B, Tract B" is hereby released in order for the road project to be completed and constructed as planned.

The acquisition of the right of way of this project was authorized by the Kentucky Department of Highways Official Order No. 107723. 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.

This proposed public highway improvement for which the above described property is being acquired is designated as the widening of River Road from two to four lanes from East of Beargrass Creek near Pope Avenue to Zorn Avenue with the inclusion of bike lanes, Project No. 12F0 FD52 056 5028803R, the plans for which are on file in the office of the Transportation Cabinet 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.

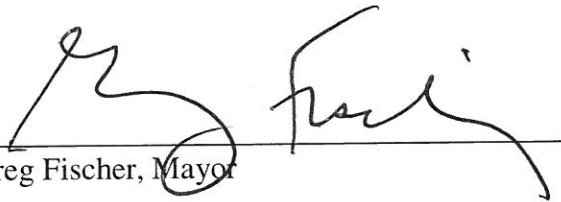
CONSIDERATION CERTIFICATE OF GRANTOR

THE GRANTOR herein hereby certifies 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 has executed this deed on this, the 29th day of April, 2019.

Grantor:

Louisville/Jefferson County Metro Government

By 
Greg Fischer, Mayor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY)
COUNTY OF Jefferson) (SS

Acknowledged and sworn to before me this 29th day of April, 2019,
by Greg Fischer, Party of the First Part.


Notary Public

8/11/21
My Commission Expires

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell, Jefferson County Attorney

By John G. Carroll
John G. Carroll, Assistant County Attorney

This Instrument Prepared By:

Susan Pugh Chaplin
Susan Pugh Chaplin
Attorney
Kentucky Transportation Cabinet
Department of Highways, District 5
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