

RELEASE OF EASEMENTS

THIS RELEASE OF EASEMENTS, made and entered into this ____ day of _____, 2014, by LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, Kentucky 40507, party of the first part, in favor of DELONG ESTATES DEVELOPMENT LLC, a Kentucky limited liability company, 3445 Richmond Road, Lexington, Kentucky 40509, party of the second part.

WITNESSETH:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the party of the first part does hereby release and quitclaim unto the party of the second part, its successors and assigns forever, all of its right, title and interest in and to that certain 15' wide Utility Easement and 6' wide Street Light Easement located upon certain real property located at 3757 Branham Park, Lexington, Kentucky, which easements are more particularly described as follows, to wit:

15' Utility Easement and 6' Street Light Easement

That certain 15' Utility Easement and that certain 6' Street Light Easement being centered on the original common line of Lots 11 and 12, Block "F", Unit 4B, Denton Farms, Inc. (Ellerslie at Delong) as shown on the Final record plat thereof recorded in Plat Cabinet "M", Slide 874, in the Fayette County Clerk's Office, and now being located entirely on Lot 11 (Parcels 1 and 2), Block "F", Unit 4B, Denton Farms, Inc. (Ellerslie at Delong) as shown on the Consolidation Minor Subdivision Plat thereof of record in Plat Cabinet "N", Slide 878, in the Fayette County Clerk's Office, said easements being more particularly described on Exhibit "A" attached hereto, and depicted on Exhibit "B" attached hereto.

The said party of the first part does hereby release, relinquish and quitclaim unto the said party of the second part, its successors and assigns forever, all of its right, title and interest in and to the above-described easements, including all exemptions as may be allowed by law, with no covenants or warranties as to said right, title and interest. It is the intent of the party of the first part to forever extinguish that certain Utility Easement and that certain Street Light Easement above described and that the party of the second part, its successors and assigns, shall hereinafter have and use said premises free and absolutely discharged from said easements.

IN WITNESS WHEREOF, the party of the first part has hereunto caused its name to be affixed hereto by and through its duly authorized officer, on this the day and year first above written.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Attest:

By: _____

Its: _____

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2014, by _____ as _____, of Lexington-Fayette Urban County Government, an urban county government, for and on behalf of said government.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, State of
Kentucky at Large

PREPARED BY:



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EXHIBIT A

Commencing at a point along the right-of-way of Branham Park, said point being the Southeast corner of Lot 11 of Denton Farms, Inc., Unit 4-B, (P.C. "N", Sl. 878), said point also being a common corner to Lot 12 of Denton Farms, Inc., Unit 4-B, (P.C. "N", Sl. 878); thence along the right-of-way of Branham Park along a curve to the left, having a chord of, N38°52'16"W 6.50', with a radius of 422.50' and an arc length of 6.50' to the True Point of Beginning; thence, continuing along the right-of-way and curve to the left, having a radius of 422.50', an arc length of 11.19' and a chord of N40°04'15"W 11.19' to a point; thence, continuing along said right-of-way N40°49'48"W 3.81' to a point; thence, leaving the right-of-way of Branham Park, N49°10'12"E 126.00' to a point; thence, S40°49'48"E 15.00' to a point; thence, S49°10'12"W 126.15' to the True Point of Beginning and Containing 1,815.25 Sq. Ft.

End of Description

EXHIBIT B

DENTON FARMS, INC.
UNIT 4-B
P.C. "M", SL. 784

S40°49'48"E

104.00'

S40°49'48"E
15.00'

11

*

15' U.E.
TO BE RELEASED

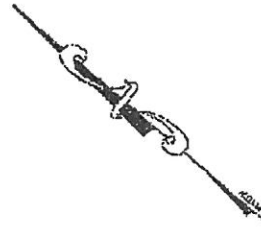
N49°10'12"E 126.00'

6' S.I.E.

S49°10'12"W 126.15'

S49°10'12"W 126.35'

12



3757

3761

L=6.50'
R=422.50'
N38°52'16"W
6.50'

SAN.S.E.

N40°49'48"W 3.81'

POINT OF COMMENCEMENT

L=11.19'
R=422.50'
N40°04'15"W 11.19'

BRANHAM PARK

POINT OF BEGINNING

