

## RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT (this "Release"), is made and entered into on this the \_\_\_\_\_ day of \_\_\_\_\_ 2018, by and between the COMMONWEALTH OF KENTUCKY, for the use and benefit of the UNIVERSITY OF KENTUCKY, 107 Main Building Lexington, Kentucky 40506-0032, (hereinafter referred to as "First Party") and LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 200 East Main Street, Lexington, Kentucky, 40507, (hereinafter referred to as "Second Party") (the "First Party" and the "Second Party" hereinafter collectively referred to as the "Parties");

### WITNESSETH:

WHEREAS, the First Party is the owner of the properties located at 1551 Aristides Boulevard, Lexington, Fayette County, Kentucky, as shown on "Exhibit A," attached hereto and incorporated herein, (and also referred to as Coldstream Research Campus, Unit 2B, Section 1, Lot 10) and 1501 Aristides Boulevard, Lexington, Fayette County, Kentucky, as shown on "Exhibit B," attached hereto and incorporated herein, (and also referred to as Coldstream Research Campus, Unit 2A, Section 1, Lot 11); and

WHEREAS, and both properties are currently encumbered by a utility easement held by the Second Party; and

WHEREAS, the location of the easement to be released is located along the property line between said properties is shown and is more particularly described on "Attachment 1" and "Attachment 2," both attached hereto and incorporated herein; and

WHEREAS, the easement is no longer needed, as there are currently no utilities in the easement and the First Party is desires to have said easement released and the Second Party is in agreement.

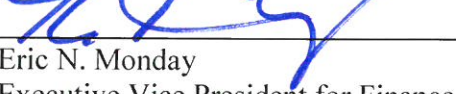
NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and covenants herein contained, it is agreed by and between the Parties as follows:

1. All of the foregoing recitals are true and correct and expressly incorporated herein by this reference.
2. The Second Party hereby release, terminates and quitclaims any and all right, title and interest in and to the easement.
3. This Release and the obligations herein expressed shall be considered as running with the land and shall extend to, bind and inure to the benefit of the parties hereto and their respective assigns or successors in interest.
4. First Party acknowledges and agrees that this Release shall not extinguish the interest of the Second Party in the remaining easements created and depicted on the plats described herein, other than the utility easement specifically described herein and depicted on Exhibits 1 and

2, and that all other easements, notes, and other matters reflected and indicated on the subdivision plats described herein or otherwise of record shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Release on this day and year first above written.

First Party:  
Commonwealth of Kentucky,  
University of Kentucky

By:   
Eric N. Monday  
Executive Vice President for Finance  
and Administration

Second Party:  
Lexington-Fayette Urban County  
Government, a KRS Chapter 67A  
Government

By: \_\_\_\_\_  
Jim Gray  
Mayor


ACKNOWLEDGMENT

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2018 by Eric N. Monday, as Executive Vice President for Finance and Administration, on behalf of the Commonwealth of Kentucky, University of Kentucky.

My commission expires: 9-8-2019



Thalethia B. Routt  
Notary Public (ID#: 541614)  
State at Large, Kentucky

COMMONWEALTH OF KENTUCKY

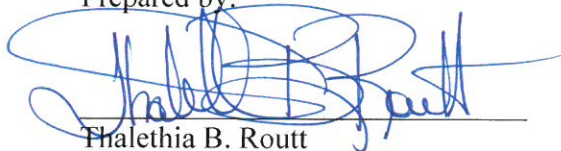
COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by Jim Gray, Mayor, Lexington-Fayette Urban County Government, a merged urban-county government created pursuant to KRS Chapter 67A, on behalf of said government.

My commission expires: \_\_\_\_\_

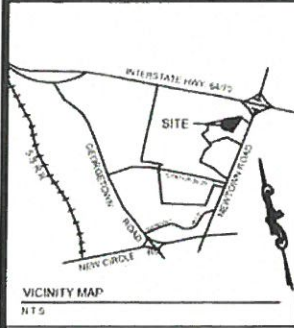
\_\_\_\_\_  
Notary Public (ID#: \_\_\_\_\_)  
State at Large, Kentucky

Prepared by:



Thalethia B. Routt  
Associate General Counsel  
University of Kentucky  
Office of Legal Counsel  
301 Main Building  
Lexington, Kentucky 40506-002  
(859) 257-6371 *phone*  
(859) 323-1062 *facsimile*

EXHIBIT "A"



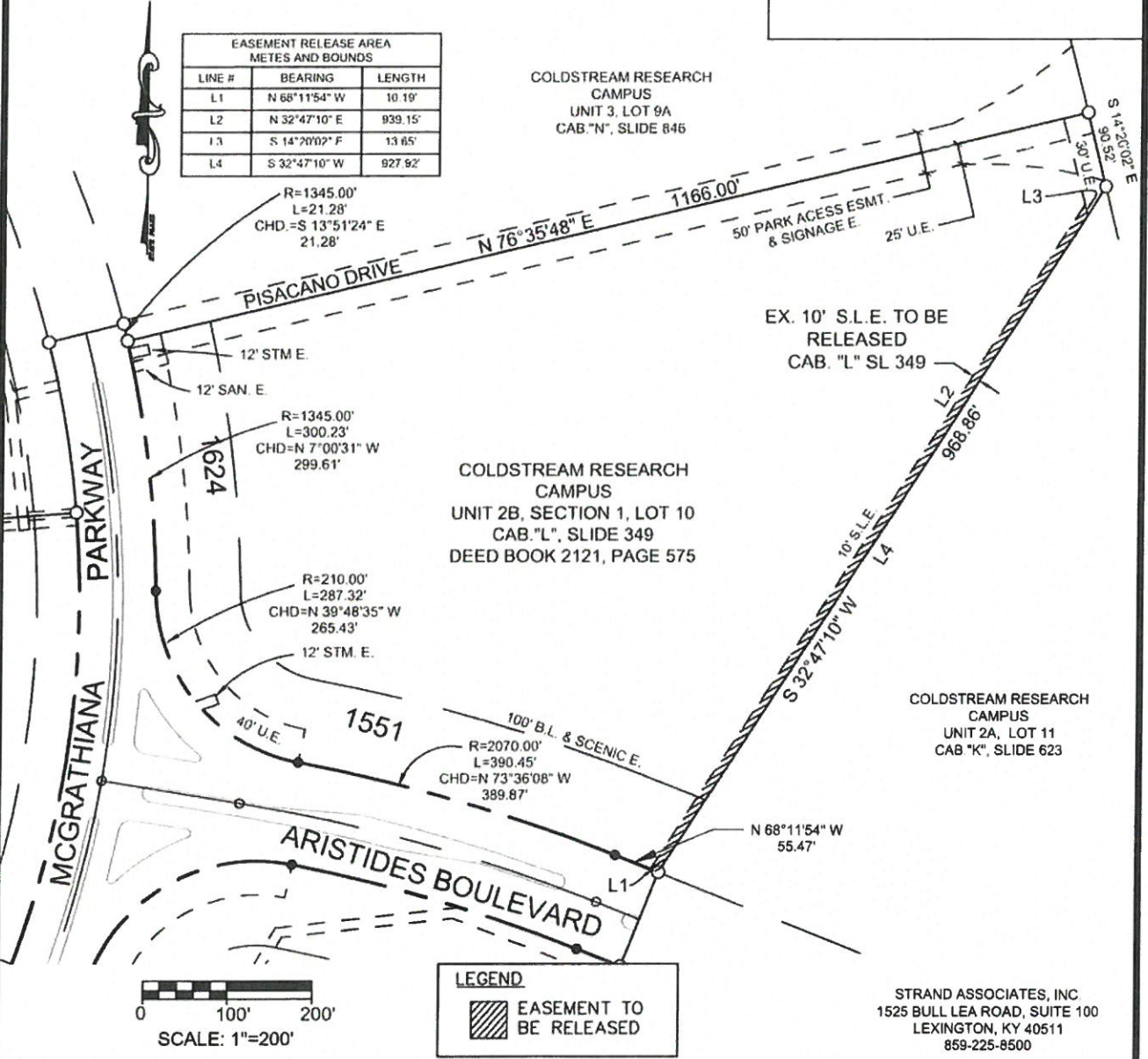
The easements shown hereon are based on the Final Record Plat of Coldstream Research Campus Unit 2B, Section 1 of record in Plat Cabinet "L", slide 349.

This easement release exhibit is for The Commonwealth of Kentucky for the use and benefit of the University of Kentucky and was prepared by Michael A. Woolum, PLS 2937.

The purpose of this exhibit is to show the location and dimensions of a street light easement to be released. This is not a boundary survey and is not intended for land transfer.

*MA Woolum*  
**STATE OF KENTUCKY**  
**MICHAEL A. WOOLUM**  
**2937**  
**LICENSED**  
**LAND SURVEYOR**  
*4/24/18*

EASEMENT RELEASE AREA METES AND BOUNDS		
LINE #	BEARING	LENGTH
L1	N 68°11'54" W	10.19'
L2	N 32°47'10" E	939.15'
L3	S 14°20'02" E	13.65'
L4	S 32°47'10" W	927.92'



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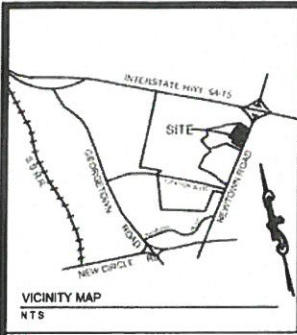
**EASEMENT RELEASE EXHIBIT  
 1551 ARISTIDES BOULEVARD  
 FOR  
 THE COMMONWEALTH OF KENTUCKY  
 FOR THE USE AND BENEFIT OF THE  
 UNIVERSITY OF KENTUCKY  
 COLDSTREAM RESEARCH CAMPUS  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY**

STRAND ASSOCIATES, INC.  
 1525 BULL LEA ROAD, SUITE 100  
 LEXINGTON, KY 40511  
 859-225-8500



EXHIBIT "A"  
 2755.011

EXHIBIT "B"

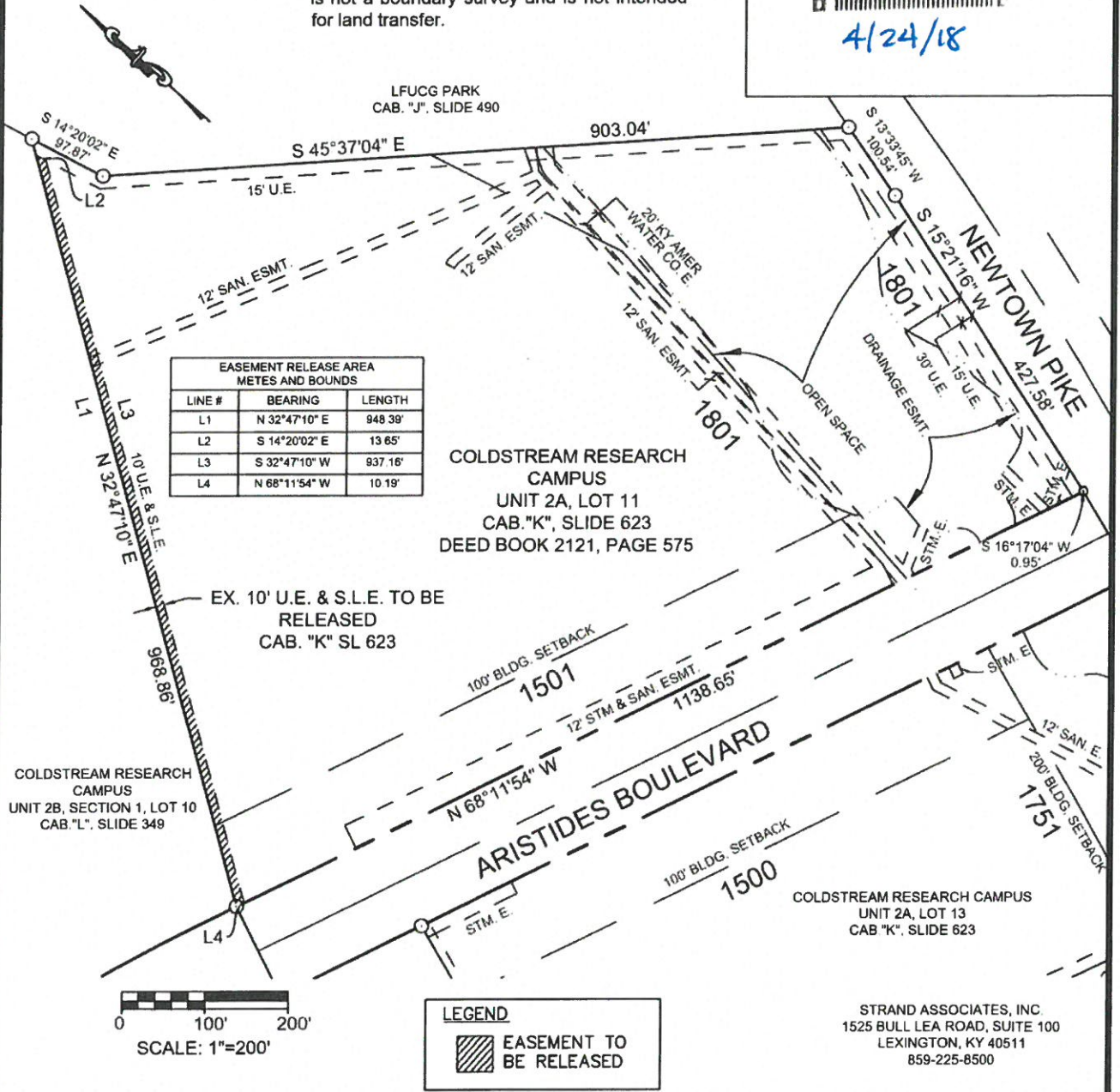


The easements shown hereon are based on the Amended Final Record Plat of Coldstream Research Campus Unit 2A of record in Plat Cabinet "K", Slide 623.

This easement release exhibit is for The Commonwealth of Kentucky for the use and benefit of the University of Kentucky and was prepared by Michael A. Woolum, PLS 2937.

The purpose of this exhibit is to show the location and dimensions of a general utility and street light easement to be released. This is not a boundary survey and is not intended for land transfer.

*Michael A. Woolum*  
STATE OF KENTUCKY  
MICHAEL A. WOOLUM  
2937  
LICENSED  
LAND SURVEYOR  
4/24/18



File: S:\EX2700-2799\2755111\Acaad\LOT11 ESMT Release.dwg Time: Apr 24, 2018 - 2:12pm

**EASEMENT RELEASE EXHIBIT  
1501 ARISTIDES BOULEVARD  
FOR  
THE COMMONWEALTH OF KENTUCKY  
FOR THE USE AND BENEFIT OF THE  
UNIVERSITY OF KENTUCKY  
COLDSTREAM RESEARCH CAMPUS  
LEXINGTON, FAYETTE COUNTY, KENTUCKY**



EXHIBIT "B"

2755.011



**Strand Associates, Inc.®**  
 1525 Bull Lea Road, Suite 100  
 Lexington, KY 40511  
 (P) 859-225-8500

**ATTACHMENT 1**

**LEGAL DESCRIPTION**  
**OF**  
**STREET LIGHT EASEMENT RELEASE**  
**FOR**  
**COLDSTREAM RESEARCH CAMPUS**  
**UNIT 2B, SECTION 1, LOT 10**  
**1551 ARISTIDES BOULEVARD**  
**LEXINGTON, FAYETTE COUNTY, KY**

All that tract or parcel of land situated northeast of the intersection of Aristides Boulevard and McGrathiana Parkway, and being more particularly described and bounded as follows to wit:

Beginning at a point in the northerly right-of-way line of Aristides Boulevard, said point being a common corner with Coldstream Research Campus, Unit 2A, Lot 11 (Plat Cabinet "K", Slide 623), thence leaving Coldstream Research Campus, Unit 2A, Lot 11 (Plat Cabinet "K", Slide 623) with the northerly right-of-way line of Aristides Boulevard, North 68 Degrees 11 Minutes 54 Seconds West, 10.19 feet to a point; thence leaving the northerly right-of-way line of Aristides Boulevard through the lands of Coldstream Research Campus, Unit 2B, Section 1, Lot 10 (Plat Cabinet "L", Slide 349) with the line of an existing 10-foot street light easement for two (2) calls:

- 1) North 32 Degrees 47 Minutes 10 Seconds East, 939.15 feet to a point;
- 2) South 14 Degrees 20 Minutes 02 Seconds East, 13.65 feet to a point, said point being in the westerly line of Coldstream Research Campus, Unit 2A, Lot 11 (Plat Cabinet "K", Slide 623) in common with the aforesaid Lot 10;

thence with the westerly line of Coldstream Research Campus, Unit 2A, Lot 11 (Plat Cabinet "K", Slide 623) South 32 Degrees 47 Minutes 10 Seconds West, 927.92 feet to the POINT OF BEGINNING, and containing 0.21 acres (9,335.34 sq. ft.), and being more particularly shown on the attached Exhibit "A".

Being a portion of the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the University of Kentucky in Deed Book 2121, Page 575 and also being as shown on the Final Record Plat of Coldstream Research Campus, Unit 2B, Section 1, Lot 10 of record in Plat Cabinet "L", Slide 349 in the Fayette County Clerk's office.

*MAW*

STATE OF KENTUCKY  
 MICHAEL A. WOOLUM  
 2937  
 LICENSED  
 LAND SURVEYOR  
*4/24/18*



**ATTACHMENT 2**  
**LEGAL DESCRIPTION**  
**OF**  
**UTILITY AND STREET LIGHT EASEMENT RELEASE**  
**FOR**  
**COLDSTREAM RESEARCH CAMPUS**  
**UNIT 2A, LOT 11**  
**1501 ARISTIDES BOULEVARD**  
**LEXINGTON, FAYETTE COUNTY, KY**

All that tract or parcel of land situated northwest of the intersection of Aristides Boulevard and Newtown Pike, and being more particularly described and bounded as follows to wit:

Beginning at a point in the northerly right-of-way line of Aristides Boulevard, said point being a common corner with Coldstream Research Campus, Unit 2B, Section 1, Lot 10 (Plat Cabinet "L", Slide 349), thence leaving the northerly right-of-way line of Aristides Boulevard with the easterly line of Coldstream Research Campus, Unit 2B, Section 1, Lot 10 (Plat Cabinet "L", Slide 349), North 32 Degrees 47 Minutes 10 Seconds East, 948.39 feet to a point; thence leaving the easterly line of Coldstream Research Campus, Unit 2B, Section 1, Lot 10 (Plat Cabinet "L", Slide 349) through the lands of Coldstream Research Campus, Unit 2A, Lot 11 (Plat Cabinet "K", Slide 623), with the line of an existing 10-foot utility and street light easement for two (2) calls:

- 1) South 14 Degrees 20 Minutes 02 Seconds East, 13.65 feet to a point;
- 2) South 32 Degrees 47 Minutes 10 Seconds West, 937.16 feet to a point, said point being in the northerly right-of-way line of Aristides Boulevard;

thence with the northerly right-of-way line of Aristides Boulevard North 68 Degrees 11 Minutes 54 Seconds West, 10.19 feet to the POINT OF BEGINNING, and containing 0.22 acres (9,428.45 sq. ft.), and being more particularly shown on the attached Exhibit "B".

Being a portion of the same property conveyed to the Commonwealth of Kentucky for the use and benefit of the University of Kentucky in Deed Book 2121, Page 575 and also being as shown on the Final Record Plat of Coldstream Research Campus, Unit 2A, Lot 11, of record in Plat Cabinet "K", Slide 623 in the Fayette County Clerk's Office.

*m*  
STATE OF KENTUCKY  
MICHAEL A. WOOLUM  
2937  
LICENSED  
LAND SURVEYOR  
4/24/18