

PARTIAL RELEASE OF SANITARY SEWER EASEMENT

THIS PARTIAL RELEASE OF SANITARY SEWER EASEMENT (this "Release"), is made and entered into this ____ day of _____, 2021, by (i) **LEXINGTON – FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government pursuant to KRS 67A, having a mailing address of 200 East Main Street, Lexington, Kentucky 40507 (the "LFUCG"), in favor of (ii) **MICHAEL SCARAVILLI**, having a mailing address of 3965 Real Quiet Lane, Lexington, Kentucky 40509 (the "Owner").

WITNESSETH:

WHEREAS, through that Final Record Plat of the Thomas Communications Subdivision, Unit 1-C, of record in Plat Cabinet N, Slide 616, in the Fayette County Clerk's Office (the "Plat"), the LFUCG acquired a sanitary sewer easement (the "Easement"), over certain real property located in Lexington, Fayette County, owned by the Owner and more particularly described as follows, to-wit:

Parcel 1:

Being all of Lot No. 51, Unit 1-C, of the Thomas Communications Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by plat thereof of record in Plat Cabinet N, Slide 616, in the Fayette County Clerk's Office, and the improvements thereon being known and designated as 3875 REAL QUIET LANE,

BEING the same property conveyed to Michael Scaravilli by Southern Luxury Homes, LLC, a Kentucky limited liability company, through deed dated August 21, 2020, of record in Deed Book 3777, Page 721, in the Fayette County Clerk's Office.

Parcel 2:

BEING all of Parcel No. 4 (consisting of 0.03 acres) and Parcel No. 5 (consisting of 0.003 acres), as shown by that Consolidation and Amended Minor Subdivision Plat of Thomas Communications, Inc. (Walnut Grove Estates), Unit 1-C (Lots 40, 51- 53, 66 & 67), in Lexington, Fayette County, Kentucky, of record in Plat Cabinet S, Slide 179, in the Fayette County Clerk's Office; and

BEING a portion of the same property conveyed to Michael Scaravilli by JJK-Thomas, LLC, a Kentucky limited liability company, through deed dated July 30, 2021, of record in Deed Book 3864, Page 513, in the Fayette County Clerk's Office.

WHEREAS, certain portions of the Easement are no longer required by the LFUCG as to the above-described property, and the LFUCG desires to release and extinguish its interest in and to such portions of the Easement

NOW THEREFORE, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the LFUCG hereby releases unto the Owner all of its right, title and interest in and to that portion of the Easement more particularly described as follows:

COMMENCING AT A POINT in the northeast corner of 3875 Real Quiet Lane (Lot 51), also being a corner to 3917 Real Quiet Lane as shown on plat of record in the Fayette County Clerk's office in Plat Cabinet S, Slide 179, thence with said common line North 81 degrees 52 minutes 30 seconds West, 30.00 feet to the **TRUE POINT OF BEGINNING**; thence through the land of 3875 Real Quiet Lane for three (3) calls; North 81 degrees 52 minutes 30 seconds West, 15.28 feet to a point; North 08 degrees 30 minutes 07 seconds East, 9.17 feet to a point; thence North 81 degrees 52 minutes 30 seconds West, 54.78 feet to a point on the line of 3875 Real Quiet Lane and 3917 Real Quiet Lane, thence

with said line for seven (7) calls, North 08 degrees 07 minutes 30 seconds East, 9 05 feet to a point, thence South 81 degrees 52 minutes 30 seconds East, 36 00 feet to a point, thence North 08 degrees 07 minutes 30 seconds East, 6 09 feet to a point, thence South 81 degrees 52 minutes 30 seconds East, 13 00 feet to a point, thence South 08 degrees 07 minutes 30 seconds West, 6 09 feet to a point, thence South 81 degrees 52 minutes 30 seconds East, 21 00 feet to a point thence South 08 degrees 07 minutes 30 seconds West, 18 00 feet to the **TRUE POINT OF BEGINNING** and containing 0 02 acres (\$44 square feet, and hereinafter referred to as the "Portion of the Easement to be Released")

It is the intention of the LFUCG to forever extinguish its interest in and to the Portion of the Easement to be Released described hereinabove, and the Owner, its successors and assigns forever, shall hereafter have and enjoy the Portion of the Easement to be Released free and discharged from the interests of the LFUCG as to the Portion of the Easement to be Released; provided, however, that this Release shall not extinguish the interest of the LFUCG in the remaining easements created and depicted on the Plat other than that portion specifically described above

In accepting this Release, the Owner hereby releases and discharges the LFUCG, its successors and assigns, from and against any and all losses, damages and liabilities, and from any and all claims for damages on account of or by reason of bodily injury, including death, which may be sustained or claimed to be sustained by any person, caused by or arising out of or claimed to have been caused by or from any and all of the LFUCG's easement being released

All of the remaining terms and provisions of the Easement not inconsistent with the terms of this Release shall remain in full force and effect

TO HAVE AND TO HOLD the Portion of the Easement to be Released hereby surrendered and discharged from the operation of the Easement unto the Owner and its successors and assigns, forever free and clear of the estate heretofore created by the Easement

IN WITNESS WHEREOF, the LFUCG has hereunto executed this Partial Release of Easement on this the day and year first above written

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT, an urban county government

BY: _____
LINDA GORTON, MAYOR

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Partial Release of Easement was acknowledged before me on this the ____ day of _____, 2021, by Linda Gorton as the Mayor of the Lexington-Fayette Urban County Government, an urban county government pursuant to KRS 67A, on behalf of said government.

My Commission Expires: _____

Printed Name: _____
NOTARY PUBLIC, KY, STATE AT LARGE
Notary ID#: _____

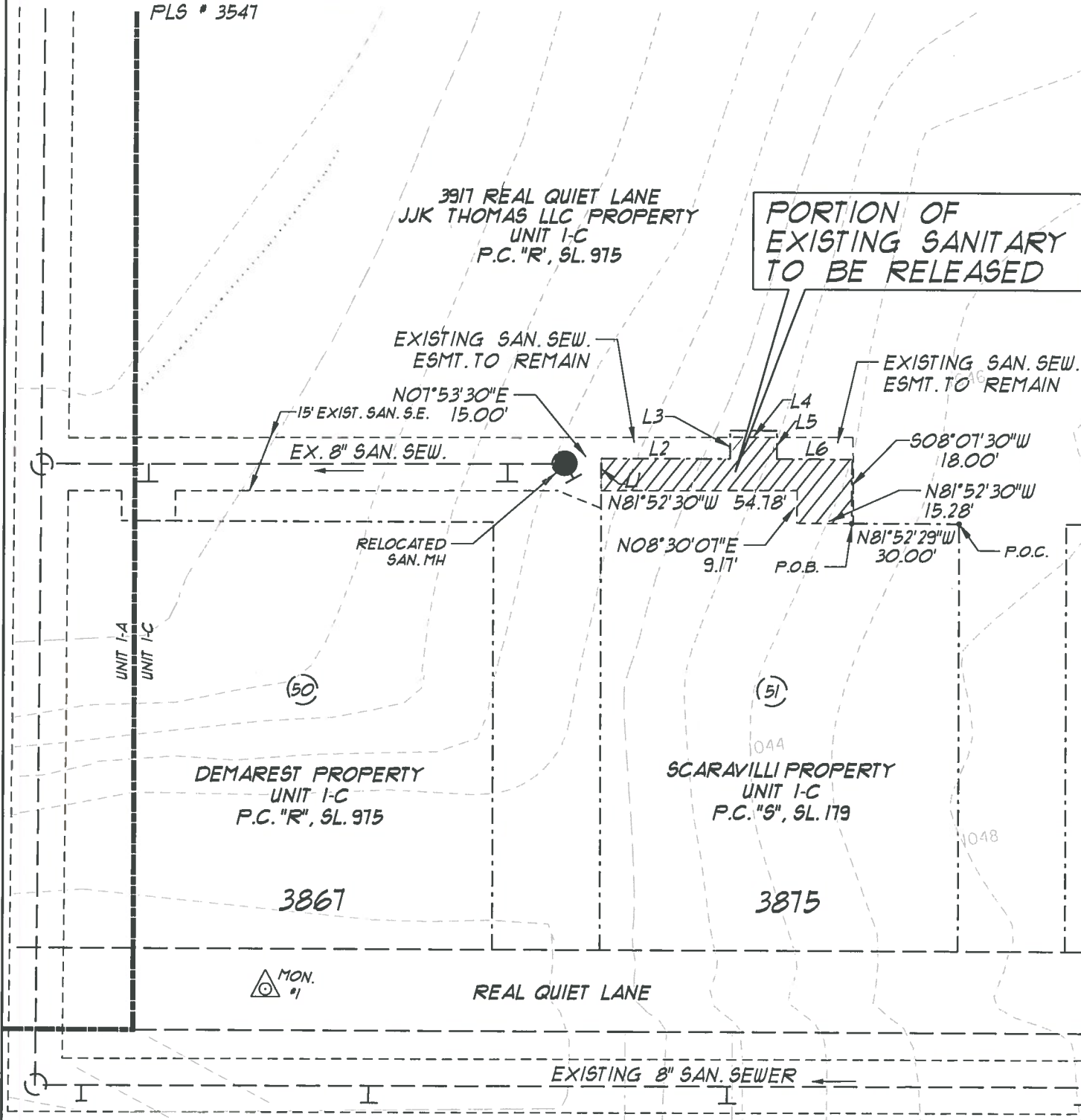
THIS INSTRUMENT
PREPARED BY:



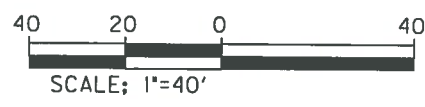
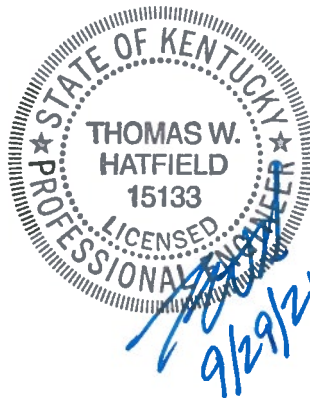
GLENN A. HOSKINS
GLENN A. HOSKINS, P.S.C.
1077 Eastland Drive
P.O. Box 55254
Lexington, Kentucky 40555
(859) 231-1077

GAH/211248pdfgh

PREPARED BY:
 THOMAS W. HATFIELD
 PLS # 3547



LINE	BEARING	DISTANCE
L1	N08°01'30"E	9.05'
L2	S81°52'30"E	36.00'
L3	N08°01'30"E	6.09'
L4	S81°52'30"E	13.00'
L5	S08°01'30"W	6.09'
L6	S81°52'30"E	21.00'



EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 3111 WALL STREET
 LEXINGTON, KENTUCKY 40513
 PHONE (859) 296-9889
 FACSIMILE (859) 296-9887

EXHIBIT "B"
 SANITARY SEWER EASEMENT RELEASE
 MICHAEL SCARAVILLI
 3875 REAL QUIET LANE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JULY 2021

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-9889
FACSIMILE (859) 296-9887

EXHIBIT "A"

July 2, 2021

Legal Description
Sanitary Sewer Release
3875 Real Quiet Lane
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the northeast corner of 3875 Real Quiet Lane (Lot 51), also being a corner to 3917 Real Quiet Lane as shown on plat of record in the Fayette County Clerk's office in P.C. "S", Slide 179, thence with said common line North 81 degrees 52 minutes 30 seconds West, 30.00 feet to the **TRUE POINT OF BEGINNING**; thence through the land of 3875 Real Quiet Lane for three (3) calls; North 81 degrees 52 minutes 30 seconds West, 15.28 feet to a point; North 08 degrees 30 minutes 07 seconds East, 9.17 feet to a point; thence North 81 degrees 52 minutes 30 seconds West, 54.78 feet to a point on the line of 3875 Real Quiet Lane and 3917 Real Quiet Lane; thence with said line for seven (7) calls; North 08 degrees 07 minutes 30 seconds East, 9.05 feet to a point; thence South 81 degrees 52 minutes 30 seconds East, 36.00 feet to a point; thence North 08 degrees 07 minutes 30 seconds East, 6.09 feet to a point; thence South 81 degrees 52 minutes 30 seconds East, 13.00 feet to a point; thence South 08 degrees 07 minutes 30 seconds West, 6.09 feet to a point; thence South 81 degrees 52 minutes 30 seconds East, 21.00 feet to a point; thence South 08 degrees 07 minutes 30 seconds West, 18.00 feet to the **TRUE POINT OF BEGINNING** and containing 0.02 acres (844 square feet).

