

EASEMENT RELEASE

THIS EASEMENT RELEASE, hereinafter, “**Release**”, is made and entered into on this _____ day of _____, 2024, by and between INNOVATIVE HOLDINGS, LLC, a Kentucky limited liability company with its principal office at 649 Bizzell Drive, Lexington, KY 40510, hereinafter, “**First Party**”; and the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 200 East Main Street, Lexington, Kentucky, 40507, being the successor to Fayette County, Kentucky and City of Lexington, a Municipal Corporation, hereinafter, “**Second Party**.”

WITNESSETH

WHEREAS, First Party is the owner of a tract of real property known as 649 Bizzell Drive, Lexington, Kentucky (the “**Property**”), which is more particularly described as:

649 Bizzell Drive, Lexington, KY 40510
PVA Parcel No.: 15468525

Being all of Parcels 1 and 2 as shown on the Consolidation Minor Subdivision Plat of Electronics Park Subdivision, Unit One, Lots 57-68, Lexington, Fayette County, Kentucky, as shown of record in Plat Cabinet N, Slide 191 in the office of the Fayette County Clerk; said premises being known and designated as 649 Bizzell Drive, Lexington, Kentucky; and

Being the same property conveyed to Innovative Holdings, LLC, a Kentucky limited liability company from WRC1, LLC, a Delaware limited liability company, by General Warranty Deed dated January 8, 2021, and of record in Deed Book 3815, Page 463, in the office of the Fayette County Clerk.

WHEREAS, Second Party is the beneficiary of a 10-foot wide sanitary sewer easement, over and upon a portion of the Property, as granted pursuant to Deed Book 787, Page 172, which easement is described therein as:

BEGINNING at a point in the Electronics Park, Inc. and Charlie and Nettie Traugott property line, said point being 200 feet measured in a northeasterly direction along said property line from the Electronics Park, Inc., Charlie and Nettie Traugott, and Semicon Associates, Inc. property corner; thence, across the property of Electronics Park, Inc., S. 68 deg. 20 min. E. 542 feet, more or less; thence, N. 21 deg. 40min. E. 592 feet, more or less; thence, S. 60 deg. 20 min. E. 295 feet, more or less, to a point in the Electronics Park, Inc. and Fayette County property line, said point

having 754 feet measured in a northeasterly direction along said property line from the Electronics Park, Inc. Fayette County and New Circle Road right-of-way property corner; being upon and across a part of the same property conveyed to Electronics Park, Inc., a Kentucky Corporation, from Lovell & Hart, Inc., a Kentucky Corporation, as recorded in the office of the Fayette County Clerk in Deed Book 769, Page 4, dated July 25, 1960.

It is understood that the above description is the centerline of the easement hereby conveyed, but that the easement extends five feet on either side of the centerline.

and which portion of the easement over and upon the Property is depicted as extending five feet on either side of the 497.67' boundary line of Lots 60 and 61 on the Consolidation Minor Subdivision Plat of Electronics Park Subdivision, Unit One, Lots 57-68, Lexington, Fayette County, Kentucky, as shown of record in Plat Cabinet N, Slide 191 (the "**Sanitary Sewer Easement**");

WHEREAS, Second Party is the beneficiary of a 12-foot wide force main easement, over and upon a portion of the Property, which extends six feet (6') on either side of the 497.67' boundary line of Lots 60 and 61 as depicted on the Record Plat of Electronics Park Subdivision Unit One, as shown of record in Plat Cabinet C, Slide 675, and on the Consolidation Minor Subdivision Plat of Electronics Park Subdivision, Unit One, Lots 57-68, Lexington, Fayette County, Kentucky, as shown of record in Plat Cabinet N, Slide 191 (the "**Force Main Easement**");

WHEREAS, the each of the Sanitary Sewer Easement and Force Main Easement are no longer in use and are abandoned; and

WHEREAS, First Party is requesting Second Party to fully, finally, totally release the Second Party's right, title and interest in and to the Sanitary Sewer Easement, said area being more particularly described as:

Beginning at a point in the right-of-way of Bizzell Drive (P.O.B.), said point being the northeastern corner of the subject parcel, thence along the ROW line; S 28° 15' 00" W for 95.00' to the TRUE POINT OF BEGINNING of the Easement Release, thence N 61° 45' 14" W for 497.56' to a point, thence S 25° 21' 00" W for 10.01' to a point, thence S 61° 45' 14" E for 497.05' to a point, thence N 28° 15' 00" E for 10.00' to the point of beginning. This Easement Release Area contains 4,973.1 Square Feet. Bearings and distances based on the Plat of Record for the subject parcel (PC N, SL 191).

and as depicted as the cross-hatched area on the drawing attached hereto as **Exhibit A** (the "**Sanitary Sewer Easement Release Area**").

WHEREAS, First Party is requesting Second Party to fully, finally, totally release the Second Party's right, title and interest in and to the Sanitary Sewer Easement and the Force Main Easement, said areas as being more particularly described as:

Beginning at a point in the right-of-way of Bizzell Drive (P.O.B.), said point being the northeastern corner of the subject parcel, thence along the ROW line; S 28° 15' 00" W for 94.00' to the TRUE POINT OF BEGINNING of the Easement Release, thence N 61° 45' 14" W for 497.61' to a point, thence S 25° 21' 00" W for 12.02' to a point, thence S

61° 45' 14" E for 497.00' to a point, thence N 28° 15' 00" E for 12.00' to the point of beginnings. This Easement Release Area contains 5,967.7 Square Feet. Bearings and distances based on the Plat of Record for the subject parcel (PC N, SL 191).

And as depicted as the cross-hatched area on the drawing attached hereto as Exhibit B (the “**Force Main Easement Release Area**”)

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and covenants herein contained, the receipt and sufficiency of consideration being hereby acknowledged, it is agreed by and between the parties hereto as follow:

Second Party hereby consents and does fully, finally, and totally releases any and all of its right, title, and interest in and to the Sanitary Sewer Easement, the Sanitary Sewer Easement Release Area, the Force Main Easement, and the Force Main Easement Release Area over and upon the Property as described above.

[SIGNATURE AND NOTARY BLOCKS ON NEXT PAGE]

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

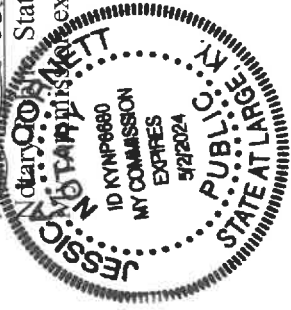
FIRST PARTY:
INNOVATIVE HOLDINGS, LLC, a Kentucky
limited liability company:

By: Jeff Metz
Jeff Metz, its authorized Member

Commonwealth of Kentucky)
County of Fayette)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 15th day of MARCH, 2024, by Jeff Metz, authorized member of Innovative Holdings, LLC, a Kentucky limited liability company, on behalf of the company.

JESSICA CORNETT
Notary Public, State-At-Large
My commission expires: 5/2/2024



SECOND PARTY:
Lexington-Fayette Urban County Government

By: _____
Name: _____
Its: _____

Commonwealth of Kentucky)
County of Fayette)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this ___ day of ___ 2024, by _____, the _____ of the Lexington Fayette Urban County Government, on behalf of the government.

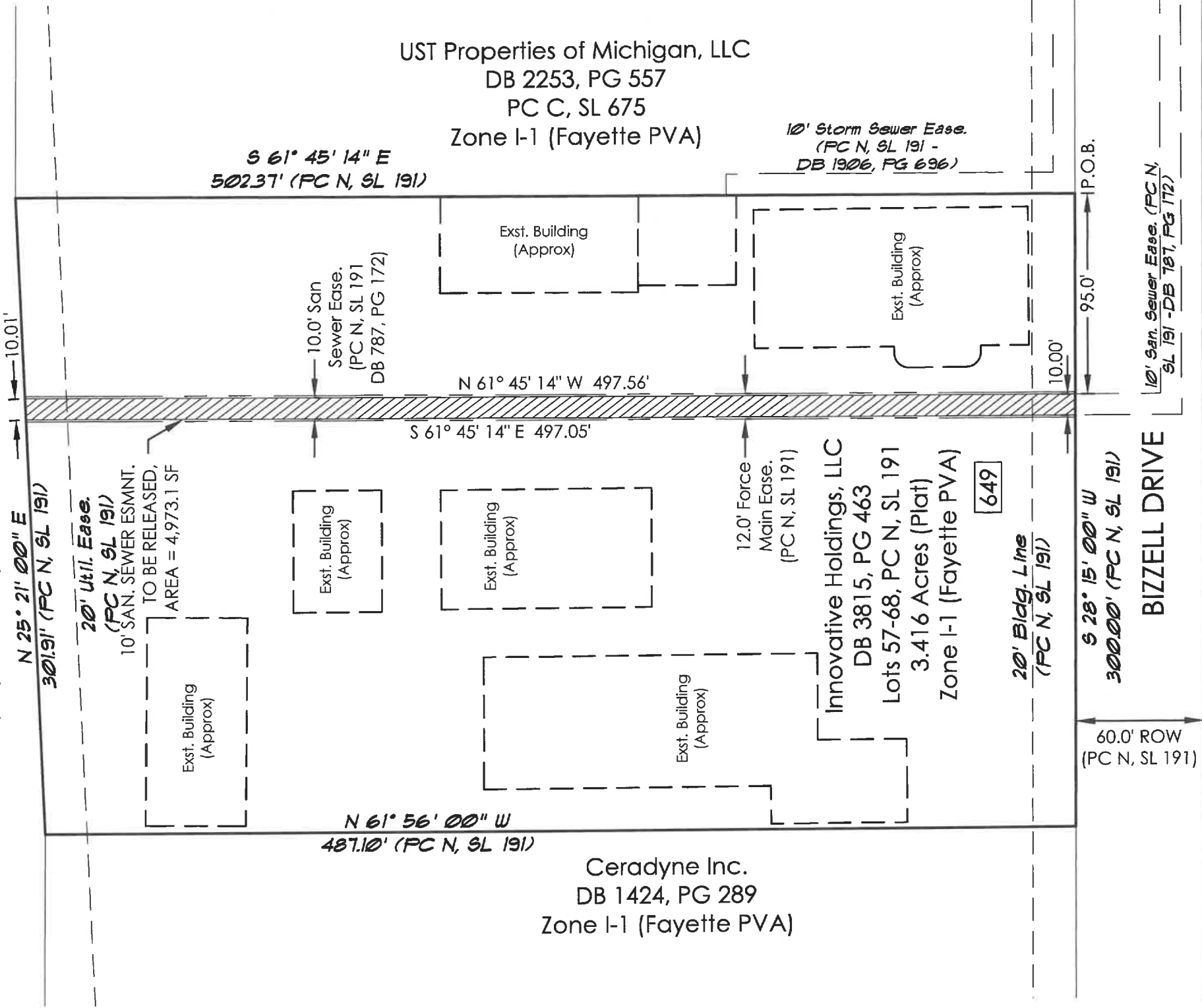
Name: _____
Notary Public, State-At-Large
My commission expires: _____

Prepared By: Christopher P. Farris
Christopher P. Farris
Billings Law Firm, PLLC
145 Constitution Street
Lexington, Kentucky 40507

EXHIBIT A

Sanitary Sewer Easement Release Area

LFUGG Detention Center
DB 1877, PG 100
PC L, SL 503
Zone I-1 (Fayette PVA)



GRAPHIC SCALE
1" = 60'

- 1) THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED FOR THE BASIS OF SALE.
- 2) ALL DISTANCES SHOWN ARE BASED ON THE PLAT OF RECORD, PC N, SL 191. NO FIELD SURVEYING WAS PERFORMED BY MLH CIVIL



Approx.

EXHIBIT A

John W. Hunt PE #22843, PLS #3785

DRAWING

DATE
15 APR 2024

EX-10

FILE

DS2301AA

1 OF 2

DRAWN

JWH

OVERVIEW - 10' SAN. SEWER RELEASE

649 BIZZELL DRIVE

INNOVATIVE HOLDINGS, LLC

649 BIZZELL DRIVE

LEXINGTON, KY



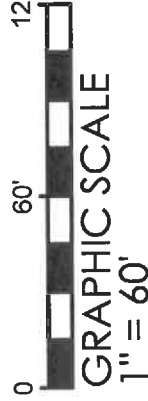
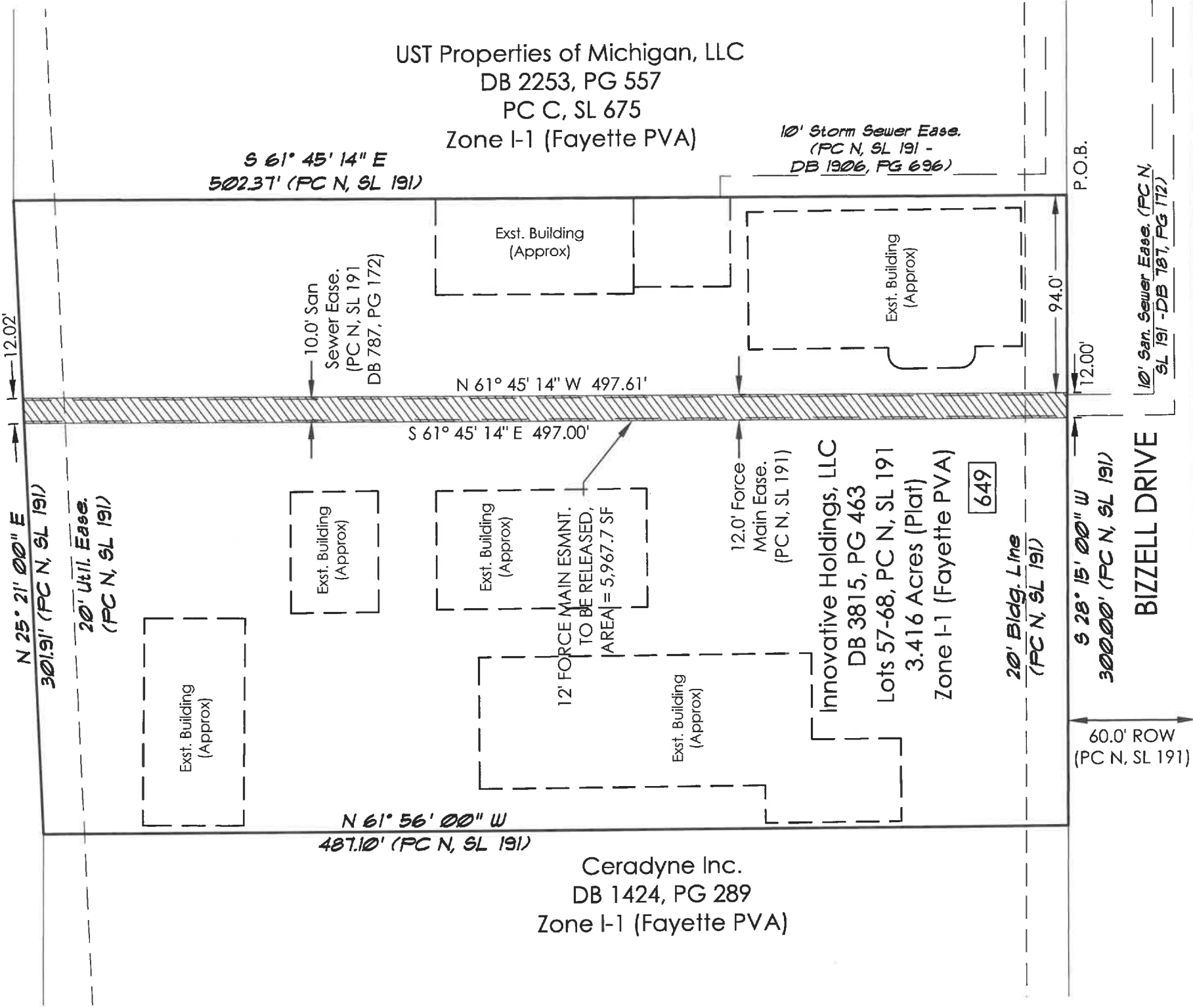
MLH CIVIL

MLH CIVIL ENGINEERS, PLLC
PO BOX 910379
LEXINGTON KY 40591
john@mlhcivil.com
PH/FAX 859-219-1086
CELL 859-552-4103

EXHIBIT B

Force Main Easement Release Area

LFUGG Detention Center
DB 1877, PG 100
PC L, SL 503
Zone I-1 (Fayette PVA)



- 1) THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED FOR THE BASIS OF SALE.
2) ALL DISTANCES SHOWN ARE BASED ON THE PLAT OF RECORD, PC N, SL 191. NO FIELD SURVEYING WAS PERFORMED BY MLH CIVIL



Approx.

DRAWING		DATE	EXHIBIT B		John W. Hunt PE #22843, PLS #3785	
EX-1.1		16 APR 2024	OVERVIEW - 12' FORCE MAIN RELEASE		MLH CIVIL ENGINEERS, PLLC	
2 OF 2		FILE DS2301AA	649 BIZZELL DRIVE		PO BOX 910379	
		DRAWN JWH	INNOVATIVE HOLDINGS, LLC		LEXINGTON KY 40591	
			649 BIZZELL DRIVE		john@mlhcivil.com	
			LEXINGTON, KY		PH/FAX 859-219-1066	
					CELL 859-552-4103	