THIS RELEASE OF EASEMENT, is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government organized under KRS Chapter 67A, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507 ("First Party") and JAMES T. NASH BUILDER, INC., a Kentucky corporation, whose mailing address is 276 Blue Sky Parkway, Lexington, Kentucky 40509 ("Second Party").

#### WITNESSETH:

That for no monetary consideration but for good and valuable consideration, First Party does hereby release and relinquish the right, title, and interest that First Party has in and to a portion of a sanitary sewer easement lying and being on real property commonly known as 2408 Flying Ebony Drive, Lexington, Fayette County, Kentucky and described as follows ("the Property"):

Being all of Lot 269 as shown on the Amended Final Record Plat Hamburg Place Community Development Phase II West Wind Subdivision Unit 9, said plat appearing of record in Plat Cabinet S, Slide 624, in the Fayette County Clerk's Office; and

Being a portion of the same property conveyed to James T. Nash Builder, Inc. a Kentucky corporation, by Deed dated July 25, 2025, of record in Deed Book 4143, Page 710, in the Fayette County Clerk's Office.

The portion of the easement being released is more particularly described on Exhibit "A" and Exhibit "B" attached hereto.

Provided, however, that First Party hereby specifically retains its right, title, and interest in and to all other easements shown of record for the Property in the office of the Fayette County Clerk (unless previously released), including without limitation, any portions of other easements that overlap the easement released herein.

IN WITNESS WHEREOF, First Party has hereunto set its hand by and through its duly authorized officer on the day and year first above written.

	LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT	
	By: Linda Gorton, Mayor	
COMMONWEALTH OF KENTUCKY	) ) SS	
COUNTY OF FAYETTE	)	
The foregoing instrument was subscribed, sworn to, and acknowledged before me thisday of _October.31_, 2025, by Linda Gorton, as Mayor of Lexington-Fayette Urban County Government, an urban county government under KRS Chapter 67A, for and on behalf of said urban county government.		
My Commission Expires: 11/0/01	37 Notary ID#: KYNP 82853	
Mackenzie Stock Notary Print Name	Markenne Tock Notary Public, Kennucky State-at-Large	

	JAMES T. NASH BUILDER, INC.  By:  Title:
COMMONWEALTH OF KENTUCKY	) ) SS
COUNTY OF FAYETTE	)
The foregoing instrument was subsc day of	ribed, sworn to, and acknowledged before me this of James T.  T. Nash _, as of James T.  The for and on behalf of said corporation.
My Commission Expires: 5/3/27	Notary ID#:KYNP69690
Tamara E Ward	Janace Eward
Notary Print Name	Notary Public, Kentucky State-at-Large

This Instrument Prepared by:

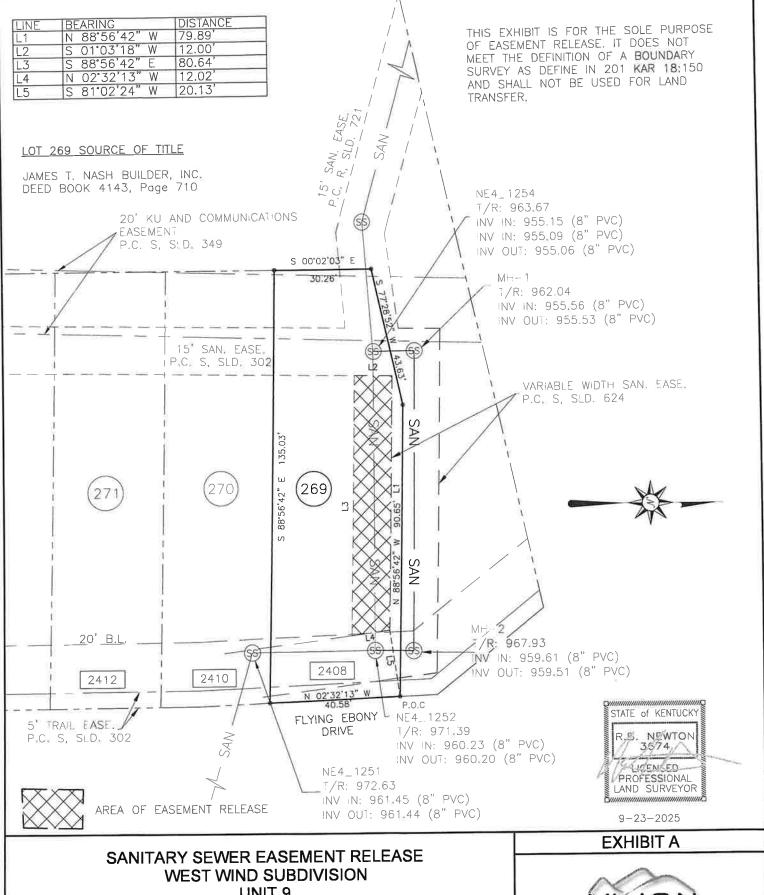
Thomas C. Marks, Attorney Miller, Griffin & Marks, P.S.C. 271 W. Short St., Suite 600 Lexington, Kentucky 40507

Tel: (859) 255-6676

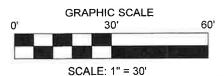


### EXHIBIT "A"

Depiction of Easement Being Released



## UNIT 9 **LOT 269**



PROPERTY OWNER JAMES T. NASH BUILDER, INC. 276 BLUE SKY PARKWAY LEXINGTON, KY 40509



Environmental, Civil Engineering Consultants, Land Surveying 3399 Tates Creek Road Suite 130, Lexington, KY 40502 Ph.(859)333-8015 - Fax: (859)559-0523 www.visionengr.com

### Exhibit B

# Legal Description Flying Ebony Partial Sanitary Sewer Easement Release

A certain tract of land lying along the west side Flying Ebony Drive, approximately 116 feet northwest of the centerline intersection of said Flying Ebony Drive and Rockminster Drive in the City of Lexington, County of Fayette, Commonwealth of Kentucky and more particularly described as follows:

Commencing at a set 5/8" dia. x 18" rebar with cap stamped "VISION PLS 3674", being the northeast corner of Lot 269 of West Wind Subdivision, Unit 9 as depicted on Plat of record at Plat Cabinet S, Slide 624 of the Fayette County Clerk's records, thence with a reference line for one (1) call:

- 1. S 81°02'24" W a distance of 20.13 feet to the Point of Beginning; thence with the line of an existing Sanitary Sewer Easement for one (1) call:
- 2. N 88°056'42" W a distance of 79.89' to a point; thence severing said Easement for one (1) call:
- 3. S 01°03'18" W a distance of 12.00' to a point on the line of said existing Sanitary Serwer Easement; thence with the line of said Easement for one (1) call:
- 4. S 88°56'42" E a distance of 80.64' to a point; thence severing said Easement for one (1) call:
- 5. N 02°32'13" W a distance of 12.02' to the Point of Beginning containing 0.022 acre.

This being a portion of the Sanitary Sewer Easement as depicted on Plat Cabinet N, Slide 721 and being an encumbrance of the parcel conveyed to James T. Nash Builder, Inc. in Deed Book 4143, Page 710 of the Fayette County Clerk's records.