

## RELEASE OF EASEMENT

**THIS RELEASE OF EASEMENT**, made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky, 40507, an Urban County Government pursuant to KRS 67A (the "LFUCG"), and JMS Real Estate, LLC, PO Box 283, Paris, Kentucky, 40362, a Kentucky Limited Liability Company (the "Owner").

### WITNESSETH:

**WHEREAS**, Owner is the owner of certain real property located in Lexington, Fayette County, Kentucky, more particularly described as follows; and

**WHEREAS**, through that Final Record Plat of Sebastian Property, Unit 2, Section 2, of record in Plat Cabinet M, Slide 945, in the Fayette County Clerk's Office (the "Plat"), and through that Final Record Plat of Sebastian Property Unit 2, of record in Plat Cabinet R, Slide 405, the LFUCG acquired and retained a 15' sanitary easement (the "Easement") over certain real property having an address of 2944 Trailwood Lane Lexington, Fayette County, as seen in the cross-hatched area of Exhibit A, owned by the Owner and more particularly described on the attached Exhibits "A", "B", and "C"; and

**WHEREAS**, certain segments of the existing easement are no longer required by the LFUCG, and the LFUCG desires to release and extinguish its interest in and to said easement segments.

**NOW, THEREFORE**, for valuable consideration, receipt of which is hereby acknowledged, LFUCG does hereby release, relinquish and quitclaim unto Owner, its successors and assigns, all of its right, title and interest, if any, in and to that easement as described above.

It is the intention of the LFUCG to forever extinguish its easement interest in the area described above and on the attached Exhibits and the Owner, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interest of LFUCG. It is understood that in making this Release, the other easements and any portion thereof shown on the Plat and not described herein shall remain unaffected.

**IN WITNESS WHEREOF**, the LFUCG has hereby caused its corporate name to be affixed by its duly authorized officer, on this the day and year first above written.

LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT

\_\_\_\_\_  
Mayor

STATE OF \_\_\_\_\_

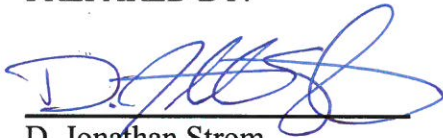
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
as \_\_\_\_\_ of Lexington-Fayette Urban County Government, an urban  
county government pursuant to KRS 67A, on behalf of said government, on this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

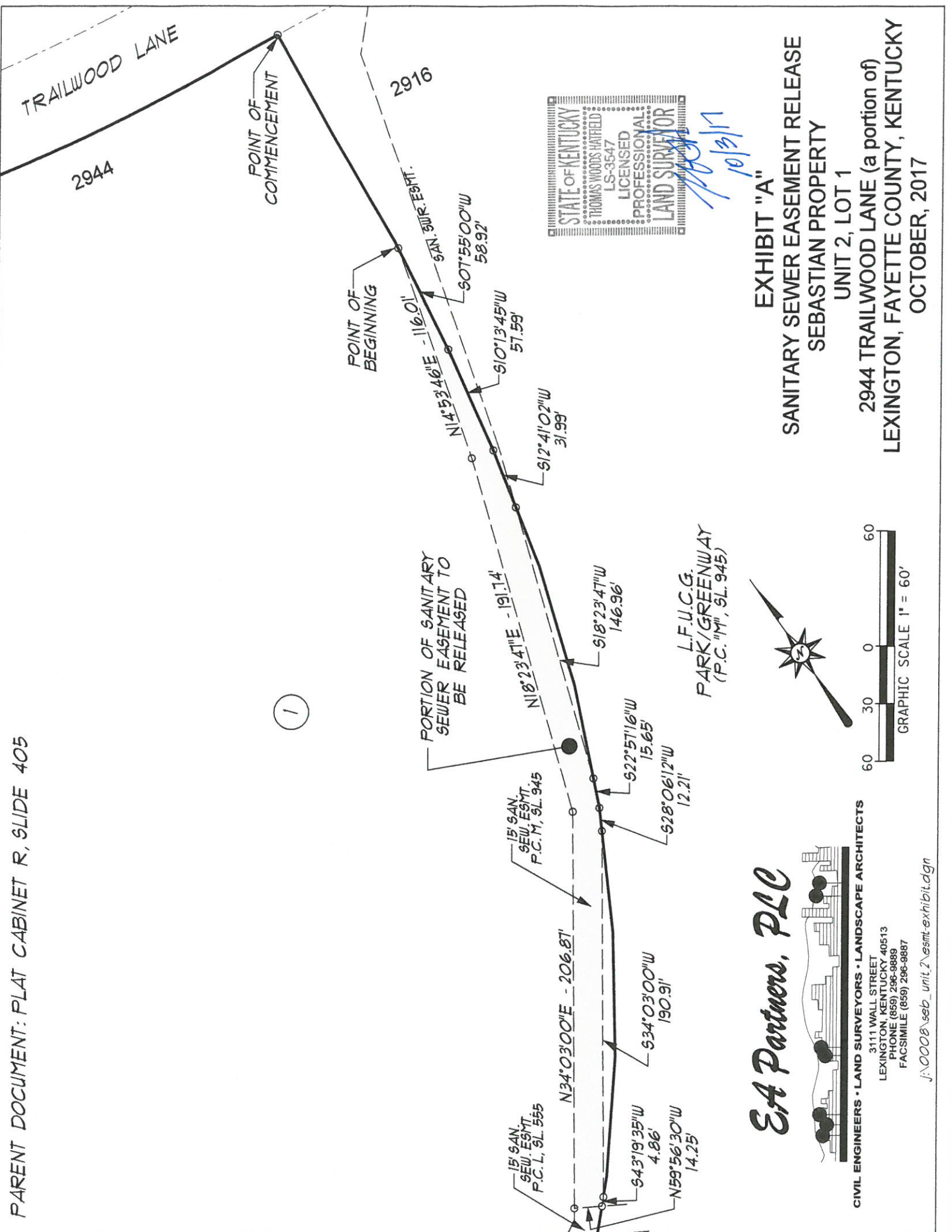
My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT  
PREPARED BY:



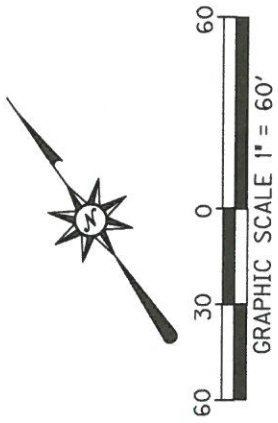
D. Jonathan Strom  
Attorney  
Anderson Communities, Inc  
1720 Sharkey Way  
Lexington, KY 40511  
(859) 231-0099



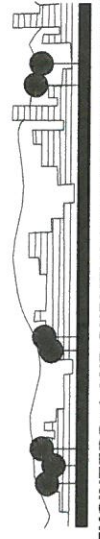
STATE OF KENTUCKY  
 THOMAS WOODS HATFIELD  
 LS-3547  
 LICENSED PROFESSIONAL  
 LAND SURVEYOR

10/31/17

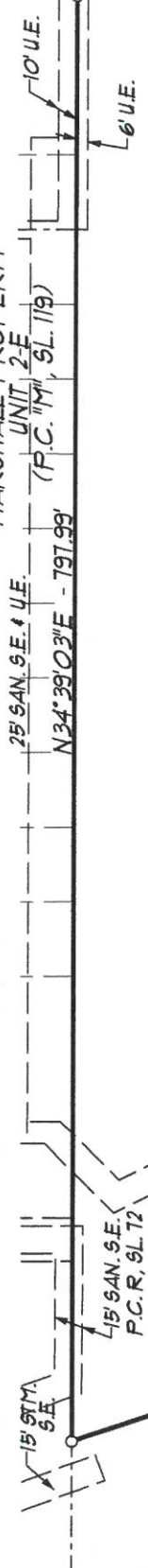
**EXHIBIT "A"**  
 SANITARY SEWER EASEMENT RELEASE  
 SEBASTIAN PROPERTY  
 UNIT 2, LOT 1  
 2944 TRAILWOOD LANE (a portion of)  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY  
 OCTOBER, 2017



**EA Partners, PLLC**



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



STATE OF KENTUCKY  
 THOMAS WOODS HATFIELD  
 LS-3547  
 LICENSED PROFESSIONAL  
 LAND SURVEYOR

1

2944  
 $L = 481.08'$   
 $R = 1045.00'$   
 $CD = 511'55'50''E$   
 $LC = 476.85'$

**EXHIBIT "B"**  
**SANITARY SEWER EASEMENT RELEASE**  
**SEBASTIAN PROPERTY**  
**UNIT 2, LOT 1**  
**2944 TRAILWOOD LANE (a portion of)**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**  
**OCTOBER, 2017**

N74°15'53"W 101.42'  
 N74°15'52"W 94.92'  
 N56°48'46"W 57.51'  
 N49°12'42"W 51.00'  
 N50°22'59"W 61.51'  
 N64°07'51"W 86.45'

N75°09'33"W 80.84'  
 S83°50'21"W 83.66'  
 S66°20'11"W 83.66'

S50°34'22"W 74.76'  
 S43°19'35"W 64.48'  
 S38°17'44"W 62.78'  
 S33°14'27"W 65.06'  
 S28°06'12"W 65.06'  
 S22°57'16"W 65.06'

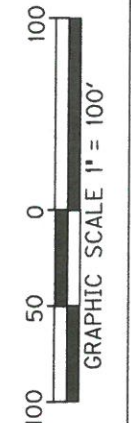
S17°48'57"W 65.06'  
 S12°41'02"W 64.82'  
 S10°13'45"W 57.59'  
 S07°55'00"W 63.13'  
 S05°27'57"W 61.29'  
 S04°04'40"W 62.20'

S85°07'08"E 22.39'  
 $L = 9.95'$   
 $R = 975.00'$   
 $CD = 584'49'35''E$   
 $LC = 9.95'$

15' SAN. SEW. ESMT. P.C. L. SL. 555  
 15' SAN. SEW. ESMT. P.C. M. SL. 945

PORTION OF SANITARY SEWER EASEMENT TO BE RELEASED

**EA Partners, PLLC**  
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 FACSIMILE (659) 296-9887



L.F.U.C.G.  
 PARK/GREENWAY  
 (P.C. "M", S.L. 945)

# EA Partners, PLLC



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## EXHIBIT "C"

October 2, 2017

### Legal Description

Sanitary Sewer Easement Release  
2944 Trailwood Lane, (a portion of)  
Lexington, Fayette County Kentucky

**COMMENCING AT A POINT** in the existing southern right of way of Trailwood Lane, said point also being the northeastern most corner of Lot 1 of Sebastian Property Unit 2 known as 2944 Trailwood Lane as shown on Plat Cabinet R, Slide 405 of record in the Fayette County Clerk's Office; thence South 04 degrees 52 minutes 15 seconds West, 127.74 feet to the **TRUE POINT OF BEGINNING**; thence South 07 degrees 55 minutes 00 seconds West, 58.92 feet to a point; thence South 10 degrees 13 minutes 45 seconds West, 57.59 feet to a point; thence South 12 degrees 41 minutes 02 seconds West, 31.99 feet to a point; thence South 18 degrees 23 minutes 47 seconds West, 146.96 feet to a point; thence South 22 degrees 57 minutes 16 seconds West, 15.65 feet to a point; thence South 28 degrees 06 minutes 12 seconds West, 12.21 feet to a point; thence south 34 degrees 03 minutes 00 seconds West, 190.91 feet to a point; thence South 43 degrees 19 minutes 35 seconds West, 4.86 feet to a point; thence North 59 degrees 56 minutes 30 seconds West, 14.25 feet to a point; thence North 34 degrees 03 minutes 00 seconds East, 206.87 feet to point; thence North 18 degrees 23 minutes 47 seconds East, 191.74 feet to a point; thence North 14 degrees 53 minutes 46 seconds East, 116.01 feet to the **POINT OF BEGINNING** and containing 0.15 acres (6,695 square feet).