

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, Kentucky 40507, party of the first part, in favor of COMMONWEALTH DESIGNS, INC., a Kentucky corporation, 161 N. Eagle Creek Drive, Suite 200, Lexington, Kentucky 40509, party of the second part.

WITNESSETH:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the party of the first part does hereby release and quitclaim unto the party of the second part, its successors and assigns forever, all of its right, title and interest in and to a portion of that certain fifteen foot (15') wide Storm Sewer Easement located upon certain real property located at 3985 Tatton Park, Lexington, Kentucky, such portion of said easement to be released being more particularly described on Exhibit "A" attached hereto, and also being depicted on Exhibit "B" attached hereto.

The said party of the first part does hereby release, relinquish and quitclaim unto the said party of the second part, its successors and assigns forever, all its right, title and interest in and to that portion of the above-described easement, including all exemptions as may be allowed by law, with no covenants or warranties as to said right, title and interest. It is the intent of the party of the first part to forever extinguish that portion of said Storm Sewer Easement above described and that the party of the second part, its successors and assigns, shall hereinafter have and use said premises free and absolutely discharged from that portion of said easement.

IN WITNESS WHEREOF, the party of the first part has hereunto caused its name to be affixed hereto by and through its duly authorized officer, on this the day and year first above written.

LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT

Attest:

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF KENTUCKY  
COUNTY OF FAYETTE

The foregoing Partial Release of Easement was subscribed, sworn to and acknowledged before me this \_\_\_\_ day of January, 2021, by \_\_\_\_\_ as \_\_\_\_\_, of Lexington-Fayette Urban County Government, an urban county government, for and on behalf of said government.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
Notary ID# \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Kentucky at Large

\_\_\_\_\_  
Notary Printed Name

PREPARED BY:



\_\_\_\_\_  
W. RODES BROWN  
JACKSON KELLY PLLC  
City Center  
100 West Main Street, Suite 700  
P.O. Box 2150  
Lexington, KY 40588-2150  
Telephone: (859) 255-9500

# LEGAL DESCRIPTION

For  
Release  
of  
**15 ft. Storm Sewer Easement**

## **Located at**

Lot 7, Block "N", Denton Farms, Inc., Unit 1-F  
Known as  
3985 Tatton Park  
in  
Lexington, Fayette County, Kentucky

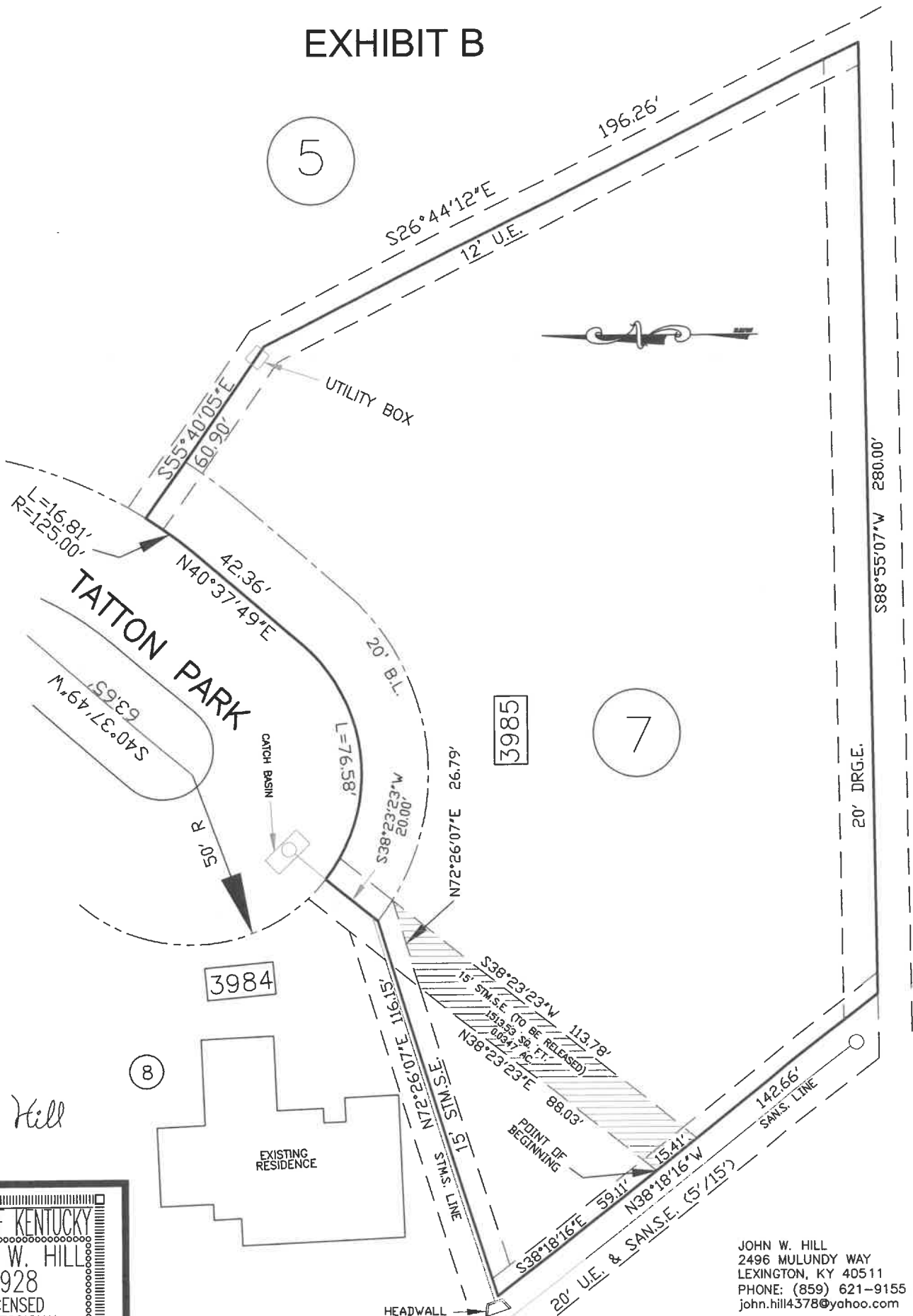
Being a 15 ft. wide Storm Sewer Easement located across the middle portion of property located at 3985 Tatton Park (Lot 7, Block "N", Denton Farms, Inc., Unit 1-F, Plat Cabinet "R", Slide 674) in the city of Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

Beginning at a point, said point being S38°18'16"E 59.11' from the Southwest corner of the property; thence N38°23'23"E 88.03' to a point; thence N72°26'07"E 26.79' to a point; thence S38°23'23"W 113.78' to a point; thence N38°18'16"W 15.41' to the point of beginning, and containing an area of 1513.53 Sq. Ft. and 0.0347 acres.

**End of Legal Description**

# EXHIBIT B

5



3985

7

3984

8

*John Hill*

STATE OF KENTUCKY  
 JOHN W. HILL  
 3928  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

JOHN W. HILL  
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 LEXINGTON, KY 40511  
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