

**PARTIAL RELEASE OF SANITARY EASEMENT**

THIS PARTIAL RELEASE OF SANITARY EASEMENT (this "Release"), is made and entered into this \_\_\_ day of March, 2017, (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) **HOPE CENTER RECOVERY PROGRAM FOR WOMEN, LLC**, a Kentucky limited liability company, having a mailing address of 1524 Versailles Road, Lexington, Kentucky 40504 (the "Owner").

**WITNESSETH**

WHEREAS, through that Amended Final Record Plat of Chrysalis House, of record in Plat Cabinet L, Slide 564, in the Fayette County Clerk's Office (the "Plat"), the LFUCG acquired a sanitary easement (the "Easement"), over certain real property located in Lexington, Fayette County, Kentucky, owned by the Owner and more particularly described as follows:

Being all of Lot 1 of Chrysalis Village (formerly 1524 Versailles Road), Lexington, Fayette County, Kentucky, as shown on the final record plat thereof, of record in Plat Cabinet L, Slide 231 and amended in Plat Cabinet L, Slide 564, in the Fayette County Clerk's Office, thereon being known and designated as 1524 Versailles Road, Lexington, Fayette County, Kentucky.

Being the same property conveyed to Hope Center Recovery Program for Women, LLC, a Kentucky limited liability company, be deed dated October 31, 2000, and record in Deed Book 2165, Page 331, 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 Dollar (\$1.00), 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:

**Sanitary Easement to be released  
across the property of  
Hope Center Recovery Program For Women  
(Deed Book 2165, Page 331)  
(Lot 1 of Chrysalis Village - Plat Cabinet "L", Slide 564)**

**Being located at  
1524 Versailles Road**

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## Lexington, Fayette County, Kentucky

Being a parcel of land located in Lexington, Fayette County, Kentucky and being on the south side of Versailles Road (U.S. Highway 60) and approximately 250 east of Heartsbrook Lane, and being more particularly described as follows:

Commencing at a 1/2" rebar with plastic surveyor's cap, stamped "PLS 3185" on the westerly line of Presbyterian Housing Corporation (Deed Book 1020, Page 592), said point being the northeast property corner of Chrysalis House, Inc. (Deed Book 2456, Page 501; being Lot 2 of Plat Cabinet L, Slide 564) and having Kentucky State Plane Coordinates of N(Y) = 199,630.40', E (X) = 1,559,717.74' (NAD 83, KY North Zone, US survey feet); thence from the commencement point and with the northerly line of said Chrysalis House, Inc., South 85°53'37" West a distance of 17.76 feet to a point in the northerly line of said Chrysalis House, Inc, said point being the point of intersection of the northerly line of said Chrysalis House, Inc and an existing 15' Sanitary Easement, as shown on Plat Cabinet "L", Slide 564, thence leaving the northerly line of said Chrysalis House, Inc., and with the line of said 15' Sanitary Easement, North 15°32'08" West 139.64 feet to a point, said point being the true Point of Beginning.

Thence from the BEGINNING and with new line across the property of Hope Center Recovery Program For Women (Deed Book 2165, Page 331),

South 74°27'52" West a distance of 15.00 feet to a point on the line said existing 15' Sanitary Easement; thence with the line of said existing 15' Sanitary Easement, for seven (7) calls:

North 15°32'08" West a distance of 41.95 feet to a point; thence

South 74°27'52" West a distance of 2.00 feet to a point; thence

North 15°32'08" West a distance of 15.00 feet to a point; thence

North 74°27'52" East a distance of 15.00 feet to a point; thence

South 15°32'08" East a distance of 15.00 feet to a point; thence

North 74°27'52" East a distance of 2.00 feet to a point; thence

South 15°32'08" East a distance of 41.95 feet to a point; which is the Point of Beginning, having an area of 854.2 square feet or 0.0196 acre.

The bearings and coordinates in the descriptions above are based on Kentucky State Plane Grid North, North American Datum (NAD) 83. Particularly, they are based on a GPS survey commencing at "LFUCG GPS STA 0022", with a permanent N.G.S. I.D. Of "HZ2599". The monument is located in Lexington at the intersection of Versailles Road and Red Mile Road in the south Right-of-Way of Versailles Road 11' from back of walk

and 42.25' west of power pole, and having geographic coordinates based on current information from the N.G.S. Database of latitude 38° 02' 58.73572" North, longitude 84° 31' 24.65922" West, elevation 954.2 feet and Kentucky State Plane Coordinates (North Zone, NAD 83) of N=200,277.58', E=1,561,653.35' (US survey feet).

And being the shaded area depicted on Exhibit 'A' attached hereto, and hereinafter referred to as the "Portion of Sanitary Easement to be Released".

It is the intention of the LFUCG to forever extinguish its interest in and to the Release Area of the Easement described hereinabove, and the Owner, its successors and assigns forever, shall hereafter have and enjoy the Released Area free and discharged from the interest of the LFUCG as to the Released Area; provided, however, that this Release shall not extinguish the interest of the LFUCG in the remaining easement 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 caused by or from any and all of the LFUCG's sanitary 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 Released Area 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 Sanitary Easement on this the day and year first written above.

LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT,  
an urban county government

By: \_\_\_\_\_  
Jim Gray, Mayor

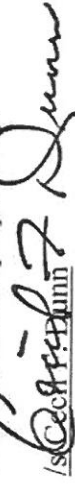
STATE OF KENTUCKY  
COUNTY OF FAYETTE

The foregoing Partial Release of Sanitary Easement was acknowledged before me on this the \_\_\_ day of March, 2017, by Jim Gray, 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: \_\_\_\_\_  
Notary ID No.: \_\_\_\_\_

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

This instrument prepared by:

  
/s/ Cecil F. Dunn

Cecil F. Dunn  
McBrayer, McGinnis, Leslie &  
Kirkland, PLLC  
201 East Main St., Ste. 900  
Lexington, KY 40507

Hope Center, Inc.  
Deed Book 2769, Page 55  
Plat Cabinet "N", Slide 508  
#1518 Versailles Road

Presbyterian Housing  
Corporation  
Deed Book 1020,  
Page 592  
#1510 Versailles Road

S 04°06'26" E 414.51'

**SANITARY EASEMENT  
RELEASED BY  
THIS DOCUMENT  
(HATCHED)**

139.64'

1/2" Rebar with  
Plastic Surveyor's Cap  
(found, PLS 3185)

Existing 15' Sanitary Easement (Plat Cabinet "L", Slide 564)

Existing  
Storm Water  
Management Easement  
(Plat Cabinet "L", Slide 564)

Chrysalis House, Inc.  
Deed Book 2456, Page 501  
Lot 2 of Plat Cabinet "L", Slide 564  
#1589 Hill Rise Drive

Hope Center Recovery Program For Women  
Deed Book 2165, Page 331  
Lot 1 of Plat Cabinet "L", Slide 564  
#1524 Versailles Road

N 85°53'37" E 195.39'

LFUCG Housing Authority  
Deed Book 1707, Page 491  
Lot 3 of Plat Cabinet "K", Slide 293  
#708 Heartsbrook Lane

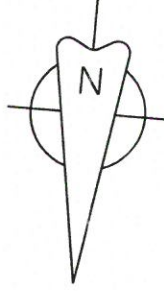
Existing 20' Utility Easement (Plat Cabinet "L", Slide 564)

S 04°12'50" E 400.00'

LFUCG Housing Authority  
Deed Book 1707, Page 491  
Lot 4 of Plat Cabinet "K", Slide 293  
#712 Heartsbrook Lane

LFUCG Housing Authority  
Deed Book 1707, Page 491  
Lot 5 of Plat Cabinet "K", Slide 293  
#716 Heartsbrook Lane

LFUCG Housing Authority  
Deed Book 1707, Page 491  
Lot 6 of Plat Cabinet "K", Slide 293  
#720 Heartsbrook Lane



THIS EXHIBIT DOES NOT REPRESENT  
A BOUNDARY SURVEY AND IS NOT  
INTENDED FOR LAND TRANSFER



SCALE: 1" = 30'

**E E**

**ENDRIS**  
**engineering**

771 ENTERPRISE DRIVE  
LEXINGTON, KENTUCKY 40510

**EASEMENT RELEASE**

**EXHIBIT - LFUCG EASEMENT**

DRAWN BY: BPC  
FILE: 3516 Easement Release  
JOB NUMBER: 3516