

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made and entered into this the ____ day of _____, 2012 by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government pursuant to KRS 67A, of 200 East Main Street, Lexington, Kentucky, 40507 (hereinafter "LFUCG") and **DENNIS ANDERSON INV 1700, LLC** a Kentucky limited liability company, of 1720 Sharkey Way, Lexington, Kentucky 40511 (hereinafter "Owner").

WITNESSETH:

WHEREAS, Dennis Anderson Inv. 1700, LLC, a Kentucky limited liability company, is the owner of certain real property located in Lexington, Kentucky, known and designated as 249 Towne Square Park, more particularly described as follows:

Being a part of Lot 24 as shown on the Easement Minor Amended and Consolidation Minor Subdivision Plat of the Sharkey Property, Unit 3, Lot 24 and 1700 Leestown Road to the City of Lexington, of record in Plat Cabinet N, Slide 759, in the Fayette County Clerk's Office.

Being a part of the same property conveyed to Dennis Anderson INV 1700, LLC, a Kentucky Limited Liability Company, by deed dated November 29, 2001 of record in Deed Book 2245, page 132 in the aforesaid Clerk's Office.

WHEREAS, Owner acquired a sanitary sewer easement through that certain Plat of record in Plat Cabinet N, Slide 759, in the Fayette County Clerk's Office.

WHEREAS, a portion of the existing sanitary sewer easement is no longer required by the LFUCG and the LFUCG desires to partially release and extinguish its interest in and to said sanitary sewer easement.

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 portion of the sanitary sewer easement as shown on the attached "Exhibit A" and described in the attached "Exhibit B."

It is the intention of the LFUCG to forever extinguish its easement interest in the area described in Exhibit A, and the Owner, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interest of the LFUCG. It is understood that in making this Release, the other easements and any portion thereof shown on the Plat remain unaffected.

IN WITNESS WHEREOF, 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 _____

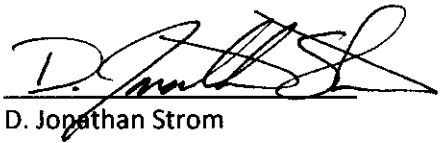
COUNTY OF _____

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

SHARKEY PROPERTY
UNIT 2-C, SECTION 1
P.C. N, 5L. 87

N39°36'39"W
25.29'

N33°41'35"E
107.68'

Point of Beginning

Portion of sanitary sewer easement to be released

N28°27'02"E - 170.68'

15' SAN. S.E.

UNIT 3, FUTURE DEVELOPMENT
PARCEL NO. 1
2.37 AC.

15' SAN. S.E.

15' STM. S.E.

IRON PIN W/CAP
STAMPED "KY 2115/3547"
(SET)

15' SAN. S.E.

252.85'

540.68'

S37°21'24"W - 691.42'

N56°18'25"W
46

N51°19'40"W - 161.19'

20' BL.

L = 80.11'
R = 51.00'
CD = 583°40'23"W
LC = 12.12'

SHARKEY PROPERTY
UNIT 3, SECTION 1
P.C. N, 5L. 160

TOWNE SQUARE PARK
S38°40'20"W - 272.66'

23'16'

20' BL.

15' STM. S.E.

15' SAN. S.E.

N51°19'40"W
91.93'

PARCEL NO. 2
0.09 AC.

15' SAN. SEW. ESMT

41.51'

41.50'

EN5

ACCR

10.5' WALK PLANTING ESMT.
5' SIDEWALK SECTION (PUBLIC STR)

BL.

20'

R/W

26'

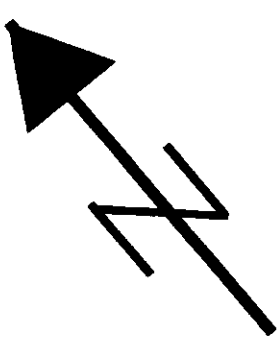


Exhibit "A"
Sanitary Sewer Easement Release
Sharkey Property
Unit 3
Lexington, Fayette County,
Kentucky
August 2012

Scale: 1" = 60'

Exhibit B:

COMMENCING at a point being the western most corner of Parcel NO. 1 (known as Sharkey Property, Unit 3, Future development) located in Sharkey Property, Unit 3, Lot 24 of record in Plat Cabinet "N", Slide 759 in the Office of the County Clerk of Fayette County, Kentucky; thence N 48°00'48" E, a distance of 172.12 feet to **the TRUE POINT OF BEGINNING**; thence S 12°12'09" W, a distance of 39.20 feet to a point; thence N 77°47'51" W, a distance of 19.52 feet to a point; thence N 38°40'20" E, a distance of 43.79 feet to the **POINT OF BEGINNING** and containing 383 square feet.

