

**PARTIAL RELEASE OF UTILITY EASEMENTS AND
STORM SEWER EASEMENT**

THIS PARTIAL RELEASE OF UTILITY EASEMENTS AND STORM SEWER EASEMENT was made and entered into this ____ day of _____, 2019, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, 9th Floor, Lexington, Kentucky 40507, Party of the First Part, and KBC INTERNATIONAL, INC., a Kentucky corporation, 140 Venture Court, Suite 1, Lexington, Kentucky 40511, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of Lot 8 of the Neal Property (Leestown Industrial West) Parcel 2 as shown on the Minor Easement Plat for Neal Property (Leestown Industrial West) Parcel 2 of record in Plat Cabinet K, Slide 94 in the office of the Fayette County Clerk, said premises being known and designated 156 Venture Court, Lexington, Fayette County, Kentucky (the "Property"); and

WHEREAS, there is a 15-foot utility easement, a 25-foot utility easement and a 15-foot storm sewer easement located on the Property, portions of which are no longer needed and do not have utilities located in them;

NOW, THEREFORE,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), the receipt of all of which is hereby acknowledged, the Party of the First Part does hereby forever release unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the following described utility easements and storm sewer easement:

Neal Property (Leestown Industrial West) Parcel 2
Lot 8
156 Venture Court

Please see the easements to be released (hatched areas) attached hereto and incorporated by reference herein as Exhibit A.

Lot 8 was conveyed to KBC International, Inc., by deed dated August 8, 2017, recorded in Deed Book 3517, Page 306 in the office of the Fayette County Clerk.

The easements which are the subject of this Partial Release are shown on the plats of Neal Property (Leestown Industrial West) Parcel 2, recorded in Plat Cabinet J, Slide 107, Plat Cabinet J, Slide 217, Plat Cabinet K, Slide 94 and Plat Cabinet K, Slide 644 in the office of the Fayette County Clerk.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to all other utility easements shown on the plats of record at Plat Cabinet J, Slide 107, Plat Cabinet J, Slide 217, Plat Cabinet K, Slide 94 and Plat Cabinet K, Slide 644 in the office of the Fayette County Clerk, unless previously released in the office of the Fayette County Clerk.

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed this the day and year first above written.

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

By: _____
Title: _____

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Partial Release of Utility Easement and Storm Sewer Easement was subscribed, sworn to and acknowledged before me this _____ day of _____, 2019, by _____ as _____, Lexington-Fayette Urban County Government, an urban county government organized pursuant to KRS Chapter 67A, for and on behalf of Lexington-Fayette Urban County Government.

My commission expires: _____

NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT WAS PREPARED BY:

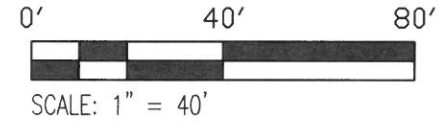
 _____

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Lexington, KY 40507
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Facsimile: 859-233-0184

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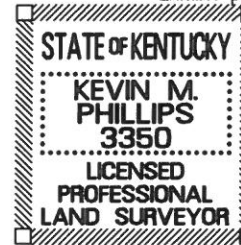
Venture Court

15' Storm Sewer Easement (Plat Cabinet J, Slide 217)



EASEMENT TO BE RELEASED

Exhibit prepared by:



03-25-2019



Sanitary Sewer Easement (P.C. J, Sl. 217)

20' B.L. (P.C. J, Sl. 217)

PROPOSED RELEASE

Switzer Graue Properties I, LLC
Deed Book 2032, Page 443
Lot 7 of Plat Cabinet K, Slide 644
140 Venture Court

Sanitary MH (S) 15' Utility Easement (P.C. J, Sl. 217)

PROPOSED RELEASE

LOT LINE

Storm MH 15' Storm Sewer Easement (Plat Cabinet J, Slide 217)

25' Utility Easement (P.C. J, Sl. 217)

Existing Storm Sewer Storm Sewer Stub

PROPOSED RELEASE

1-Wire Power and CATV

12' Force Main Easement (P.C. J, Sl. 217)

KBC International, Inc.
Deed Book 3517, Page 306
Lot 8 of Plat Cabinet K, Slide 94
156 Venture Court

Building Line (P.C. J, Sl. 217)

25' Utility Easement (P.C. J, Sl. 217)

50' Drainage Easement (Plat Cabinet K, Slide 644)

Alexandria Drive

Drainage and Detention Easement (Plat Cabinet J, Slide 217)

EE **ENDRIS**
engineering
771 ENTERPRISE DRIVE
LEXINGTON, KENTUCKY 40510

EXHIBIT A