

Deed #7680

RELEASE OF DETENTION EASEMENT

This Release ("Release") is executed this the 28th day of August, 2014, by the Lexington-Fayette Urban County Government, having an address of 200 East Main Street, Lexington, KY 40507 ("LFUCG") in favor of Mr. Joe Minor, having an address of 1619 Harmony Hall Lane, Lexington, KY 40502 ("Owner").

WHEREAS, pursuant to the Final Record Plat of Lot 12E of the Lakeview Acres, Unit 3-A, Tract 10, Lot 12, Subdivision (the "Plat"), recorded in the Fayette County Clerk's Office at Plat Cabinet N, Slide 559, Owner did dedicate an easement to the LFUCG (the "Easement").

WHEREAS, Owner and LFUCG desire to release that Easement as is shown by crosshatching on Exhibit "A" attached hereto and said released is more fully described on Exhibit "B" attached hereto; and

WHEREAS, the Owner intends to record an "Easement Minor Amended Subdivision Plat for Lot 12E of the Lakeview Acres, Unit 3-A, Tract 10, Lot 12, Subdivision," in order to reflect the Released of Easement.

WHEREFORE, for good and valuable consideration to the sufficiency of which consideration is hereby acknowledged, LFUCG does hereby release from the Easement and terminate that Easement as is depicted on Exhibit "A" attached hereto and as is described on Exhibit "B" attached hereto, said Exhibits being incorporated herein by reference.

No other easements set forth or depicted on the Plat are affected by this Release.

IN WITNESS WHEREOF, LFUCG has executed this Release on the year and date first above stated.

Lexington-Fayette Urban County Government
By: [Signature]
Its: Mayor

Hold for Pat McLeadhen 1 of 2

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing was acknowledged before me by Jim Gray as Mayor
of the Lexington-Fayette Urban County Government, for and on behalf of the Lexington-Fayette
Urban County Government, on this 8th day of September, 2014.

My Commission expires: Nov. 10, 2016.

Meredith Elaine Neftin # 476523
Notary Public



Prepared by:

Joe Minor

Joe Minor
1619 Harmony Hall Lane
Lexington, KY 40502

EA Partners, PLLC

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

EXHIBIT "B"

May 9, 2014

Legal Description
Detention Easement Release
1619 Harmony Hall Lane, (a portion of)
Lexington, Fayette County Kentucky

BEGINNING AT A POINT in the southern most corner of Lot 12E (known as 1619 Harmony Hall Lane) of Lakview Acres, Unit 3-A, Tract 10, Lot 12 as shown on Plat Cabinet N, Slide 559 of record in the Fayette County Clerk's Office; thence with the southern line of said Lot 12E North 66 degrees 22 minutes 48 seconds West, 97.50 feet to a point; thence North 08 degrees 02 minutes 15 seconds East, 100.10 feet to point; thence North 32 degrees 40 minutes 15 seconds East, 38.50 feet to a point; thence South 57 degrees 19 minutes 43 seconds East, 175.00 feet to a point; thence South 50 degrees 37 minutes 28 seconds West, 120.00 feet to the **POINT OF BEGINNING** and containing 0.40 acres.

J:\850\harmony\detention-release.doc

Phillip Duncan
1574 Lakewood Court
Lexington, Kentucky 40502

I agree to allow the Harmony Hall detention basin to be eliminated provided the proposed filling and grading is performed per the grading plan and note shown hereon.

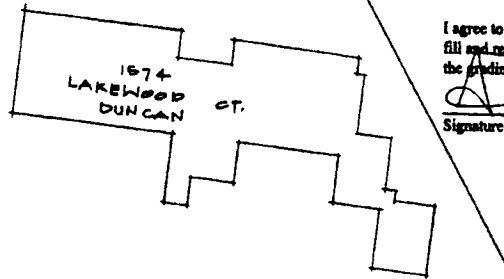
Phillip Duncan
Signature

7-7-14
Date

Angela Forsee
Greystone Restoration
521 Springhill Drive
Lexington, Kentucky 40503
859-420-2672

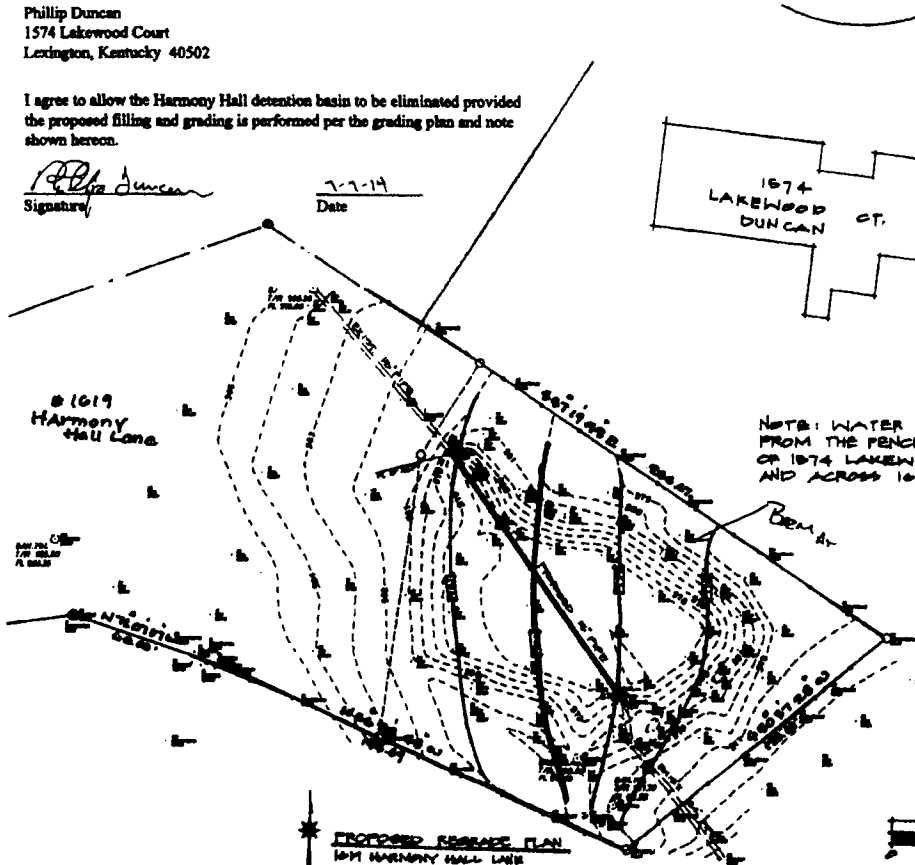
I agree to perform the re-grading necessary to fill and remove the existing detention basin per the grading plan and note shown hereon.

Angela Forsee
Signature
7-7-14
Date



NOTE: WATER TO BE DIRECTED AWAY FROM THE FENCE LINE ALONG THE REAR OF 1574 LAKEWOOD COURT AND INTO AND ACROSS 1519 HARMONY HALL LANE.

EA PARTNERS
211 WALL STREET
LEXINGTON, KY. 40516
504.226.7889



PROPOSED DRAINAGE PLAN
1519 HARMONY HALL LANE
8/5/14
SCALE 1" = 30'



I, Donald W Blevins Jr, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: SHEA BROWN ,dc

201409090124

September 9, 2014 10:55:31 AM

Fees	\$22.00	Tax	\$.00
------	---------	-----	--------

Total Paid	\$22.00
------------	---------

THIS IS THE LAST PAGE OF THE DOCUMENT

7 Pages

705 - 711