

RELEASE OF EASEMENT
3401 and 3409 Country Club Drive
and 801 Champions Way, Lexington, Kentucky

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507, does hereby fully release a portion of the Utility Easement shown on the 2nd Amended Final Record Plat, Williams Property Lots 1 & 2, 3401 & 3409 Country Club Drive of record in Plat Cabinet R, Slide 824, in the Fayette County Clerk's Office, on the properties designated as 3401 and 3409 Country Club Drive and 801 Champions Way, Lexington, Kentucky, owned by **James T. Nash Builder, Inc.**, a Kentucky corporation, 276 Blue Sky Parkway, Lexington, Kentucky 40509, WHICH RELEASED PORTION of the Utility Easement is shown on Exhibit A attached hereto and further described on Exhibit B attached hereto and both incorporated herein by reference. No easement or any portion thereof, other than that which is shown on Exhibit A and described in Exhibit B, is affected by this Release.

The source of title for **James T. Nash Builder, Inc. a Kentucky corporation**, is the Deed and Consideration Certificate recorded on September 18, 2017, of record in Deed Book 3526, Page 28, in the Fayette County Clerk's Office.

IN WITNESS WHEREOF, the undersigned does hereunto cause its corporate name to be affixed by its duly authorized officer, on this the ____ day of _____, 2019.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

By: _____

Its: _____

STATE OF KENTUCKY)

COUNTY OF FAYETTE)

The foregoing instrument was acknowledged, subscribed and sworn to before me this _____ day of _____, 2019, by _____ as _____ of Lexington-Fayette Urban County Government, by and on its behalf.

My Commission Expires: _____

NOTARY PUBLIC
NOTARY ID: _____

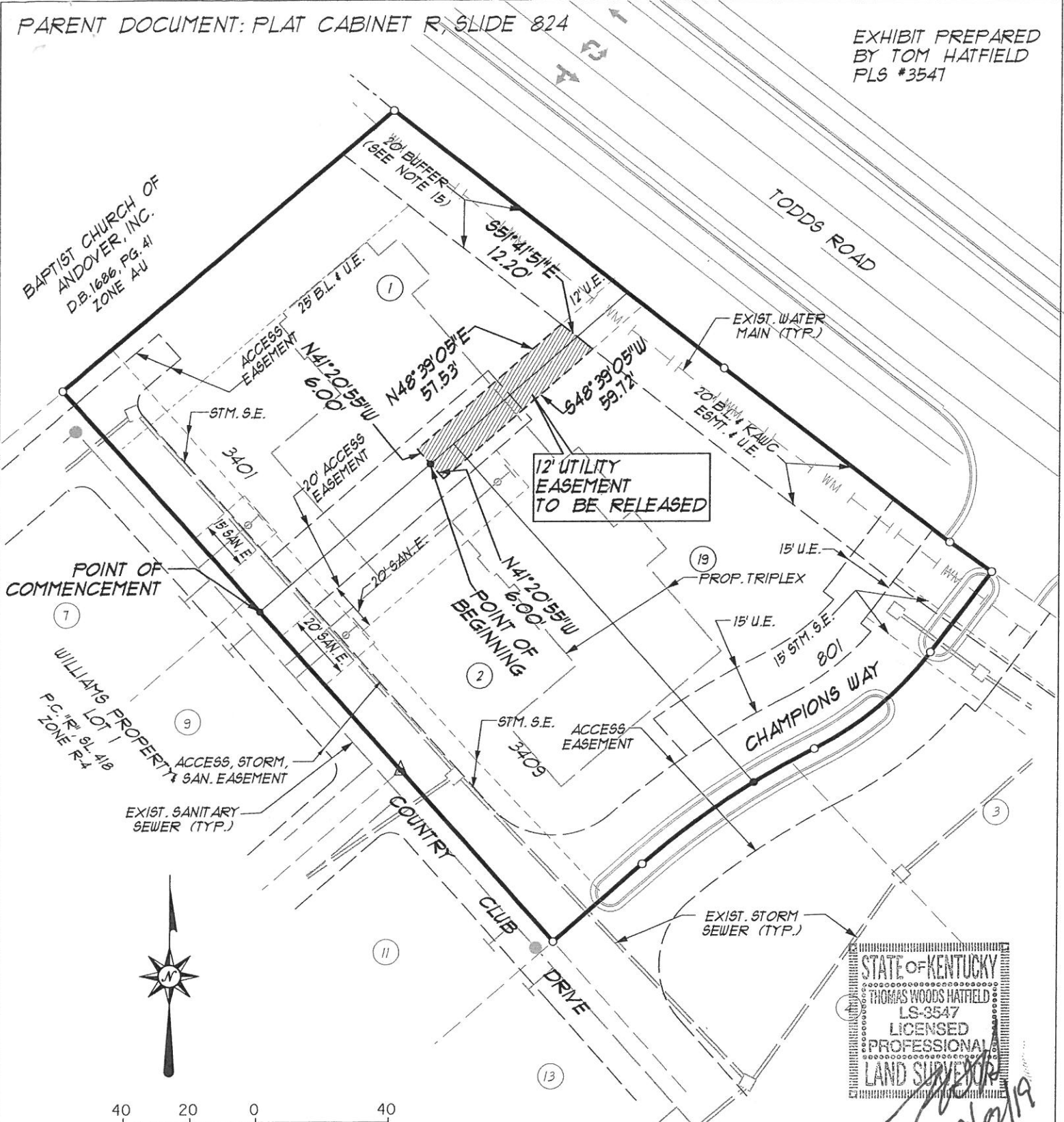
THIS INSTRUMENT PREPARED BY:

DECAMP TALBOTT SEIF PSC



John S. Talbott
301 East Main Street, Suite 600
Lexington, Kentucky 40507
(859) 225-1191

BAPTIST CHURCH OF ANDOVER, INC.
D.B. 1886, PG. 41
ZONE AU

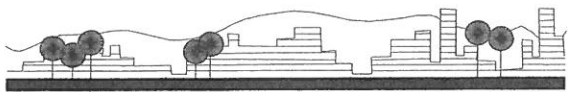


STATE OF KENTUCKY
 THOMAS WOODS HATFIELD
 LS-3547
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

9/20/19

EXHIBIT "A"
 UTILITY EASEMENT RELEASE
 WILLIAMS PROPERTY
 3401 & 3409 COUNTRY CLUB DRIVE AND
 801 CHAMPIONS WAY
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 AUGUST 2019

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

EA Partners, PLLC



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Boundary Description
Utility Easement Release
3401 & 3409 Country Club Drive and 801 Champions Way
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT being in the centerline of Country Club Drive (an access easement), also a corner to Lots 1 & 2 as shown on the Final Record Plat of Williams Property, Lots 1 & 2, known as 3401 & 3409 Country Club Lane and 801 Champions Way as recorded in Plat Cabinet R, Slide 824 in the Fayette County Clerk's office; thence with the line of Lots 1 & 2, North 48 degrees 39 minutes 05 seconds East, 68.26 feet to the **TRUE POINT OF BEGINNING**; thence leaving said line for two (2) calls; North 41 degrees 20 minutes 55 seconds West, 6.00 feet to a point; thence North 48 degrees 39 minutes 05 seconds East, 57.53 feet to a point in the line of an existing 20' building line, K.A.W.C. easement and utility easement as shown on said plat; thence with said easement South 51 degrees 41 minutes 51 seconds East, 12.20 feet to a point; thence leaving said easement for two (2) calls South 48 degrees 39 minutes 05 seconds West, 59.72 feet to a point; thence North 41 degrees 20 minutes 55 seconds West, 6.00 feet to the **POINT OF BEGINNING** and containing 704 square feet.