

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, is made and entered into this ____ day of _____, 2022, by and between (i) the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to Chapter 67A of the Kentucky Revised Statutes, having its address at 200 East Main Street, Lexington, Kentucky 40507 (the “LFUCG”), and (ii) BRET A MELROSE LIVING TRUST, c/o BRET MELROSE and TAMARA MELROSE as Trustees, with a mailing address of Bret and Tami Melrose, 3677 Barrow Wood Lane, Lexington, KY 40502, (the “Owner”).

WITNESSETH:

WHEREAS, through that certain final record plat of record in Plat Cabinet M, Slide 236 in the Fayette County Clerk’s Office (the “Plat”), LFUCG acquired a Utility Easement over a portion of 3677 Barrow Wood Lane (referred to herein as the “Partial Released Easement”); and

WHEREAS, the Partial Released Easement is no longer necessary as the utility easement has been relocated as shown on Easement Minor Amended Subdivision Plat of record in Plat Cabinet S, Slide 226 in the Fayette County Clerk’s Office (the “Amended Plat”). The Partial Released Easement

is shown within the crosshatched areas shown on Exhibit "A" attached hereto and is more particularly described as follows, to-wit:

COMMENCING at the point of intersection of the southern right-of-way line of Barrow Wood Lane and the common line of lots 6 and 7 (known as 3677 and 3681 Barrow Wood Lane) located in Shadybrook Estates – Unit 2 of record in Plat Cabinet "S", Slide 226 in the Office of the County Clerk of Fayette County, Kentucky; thence S 53°41'35" W, a distance of 100.60 feet to the **TRUE POINT OF BEGINNING** being in the northerly line of a 20' Utility Easement; thence S 40°27'35" E, a distance of 81.83 feet to a point; thence 47.04 feet along a curve to the left having a radius of 122.01 feet and a chord bearing of S 51°18'04" E, a distance of 46.75 feet to a point; thence S 20°33'04" W, a distance of 20.13 feet to a point; thence 57.24 feet along a curve to the right having a radius of 142.01 feet and a chord bearing of N 51°48'11" W, a distance of 56.86 feet to a point; thence N 40°27'35" W, a distance of 84.49 feet to a point; thence N 57°06'44" E, a distance of 20.18 feet to the **POINT OF BEGINNING** and containing 2,704 square feet.

WHEREAS, the Partial Released Easement is no longer required by LFUCG and LFUCG desires to release and extinguish its interest in and to such Partial Released Easement but not with respect to any and all other easements shown on the Amended Plat.

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 Owners all of its right, title and interest in and to the Partial Released Easement, as shown on Exhibit "A".

It is the intention of the LFUCG to forever extinguish its interest in the Partial Released Easement and the Owners, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interests of the LFUCG as to the Partial Released Easement; provided, however, that this Partial Release of Easement shall not extinguish the interest of the LFUCG in the remaining easements as depicted on the Amended Plat.

IN WITNESS WHEREOF, the LFUCG has hereunto executed this Partial Release of Easement on this the day and year first above written.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Mayor

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by _____,
as _____ of Lexington-Fayette Urban County Government, an urban county
government pursuant to KRS 67, on behalf of said government, on this ____ day of
_____, 2022.

My Commission Expires: _____

NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

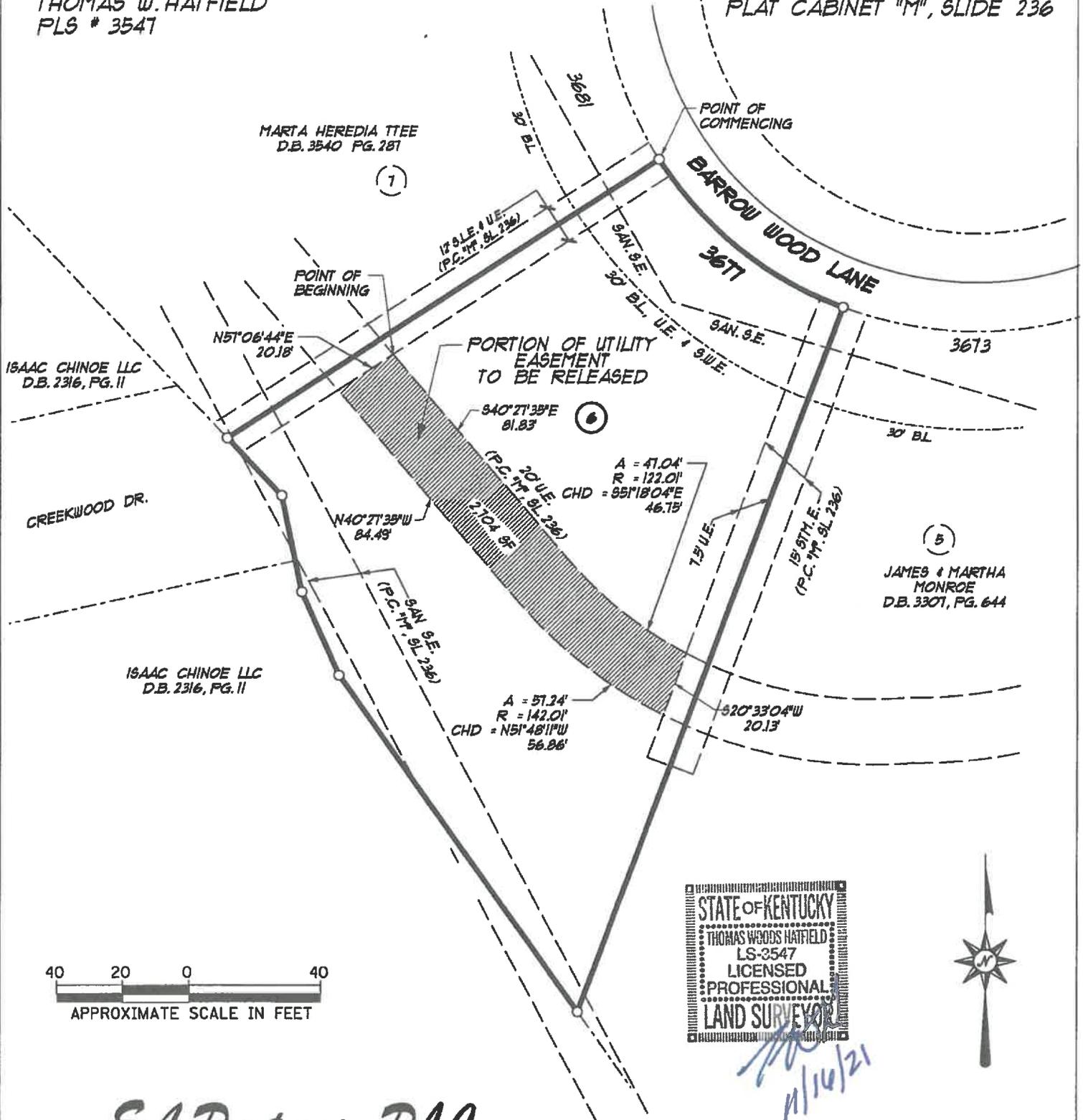
THIS INSTRUMENT
PREPARED BY:



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Lexington, KY 40507
(859) 231-3000

PREPARED BY:
 THOMAS W. HATFIELD
 PLS # 3547

PARENT DOCUMENT: PLAT CABINET "S", SLIDE 226
 PLAT CABINET "M", SLIDE 236

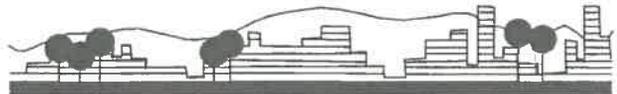


STATE OF KENTUCKY
 THOMAS WOODS HATFIELD
 LS-3547
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR



[Handwritten Signature]
 11/16/21

EA Partners, PLLC



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EXHIBIT "A"
 20' UTILITY EASEMENT RELEASE
 BRET AND TAMI MELROSE
 (SHADYBROOK ESTATES - UNIT 2)
 3677 BARROW WOOD LANE (LOT 6)
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 NOVEMBER 2021