

## RELEASE OF EASEMENT

This **RELEASE OF EASEMENT** (“Release”), is entered into and effective as of \_\_\_\_\_, 2017, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, of 200 East Main Street, Lexington, Kentucky 40507 (“LFUCG”) and is for the benefit of Lochdale Development Inc. (“Lochdale Development Inc.”) with an address of 521 Irvine Road, Danville, Kentucky 40422 referred to as “Owner.”

WHEREAS, Lochdale Development Inc. is the owner of certain property described as Unit 1-A as shown on the Final Record Plat of Sunny Slope Farm, as recorded in Plat Cabinet M, Slide 6 (the “Plat”), in the Fayette County Clerk’s Office (“Office”), by virtue of Deed dated July 7, 2005 of record in Deed Book 2563, Page 324, in the Office; the improvements thereon being known and designated as 3765 Winthrop Drive (“Lochdale Development Inc. Property”).

WHEREAS, LFUCG has a twenty foot (20’) sanitary easement through the Lochdale Development Inc. Property, the shaded areas of which are to be released (“Easements”) as shown on the Plat, and on the drawing attached hereto and incorporated herein as Exhibit “A”.

WHEREAS, the Easements as shown on the Plat are no longer required by LFUCG and LFUCG now desires to release and forever extinguish its interest in and to said Easements as more particularly set forth on Exhibit A and as more particularly described by metes and bounds descriptions on Exhibit “B” attached hereto.

NOW THEREFORE, for good and valuable consideration LFUCG hereby releases and forever quitclaims to the Owners all of its right, title and interest in and to the Easements as more particularly shown on Exhibit A and Exhibit B attached hereto; it being the intention of the parties to terminate the Easements. The Owners, their successors and assigns shall hereafter have and enjoy their respective properties free and discharged from the interests of LFUCG as to the Easements; provided, however, that this Release shall not extinguish the interest of LFUCG in the remaining easements created and depicted on the plats described herein other than the Easements specifically shown on Exhibit A and described on Exhibit B.

IN WITNESS WHEREOF, LFUCG has entered into this Release as of the date first written above.

LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT

BY: \_\_\_\_\_  
Title: \_\_\_\_\_  
(“LFUCG”)

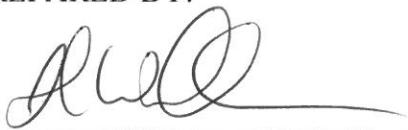
COMMONWEALTH OF KENTUCKY )  
 )  
COUNTY OF FAYETTE )

The foregoing Release of Easement was subscribed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_ for and in his/her capacity as \_\_\_\_\_ on behalf of Lexington-Fayette Urban County Government.

My Commission Expires: \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, KENTUCKY  
STATE AT LARGE

THIS INSTRUMENT  
PREPARED BY:

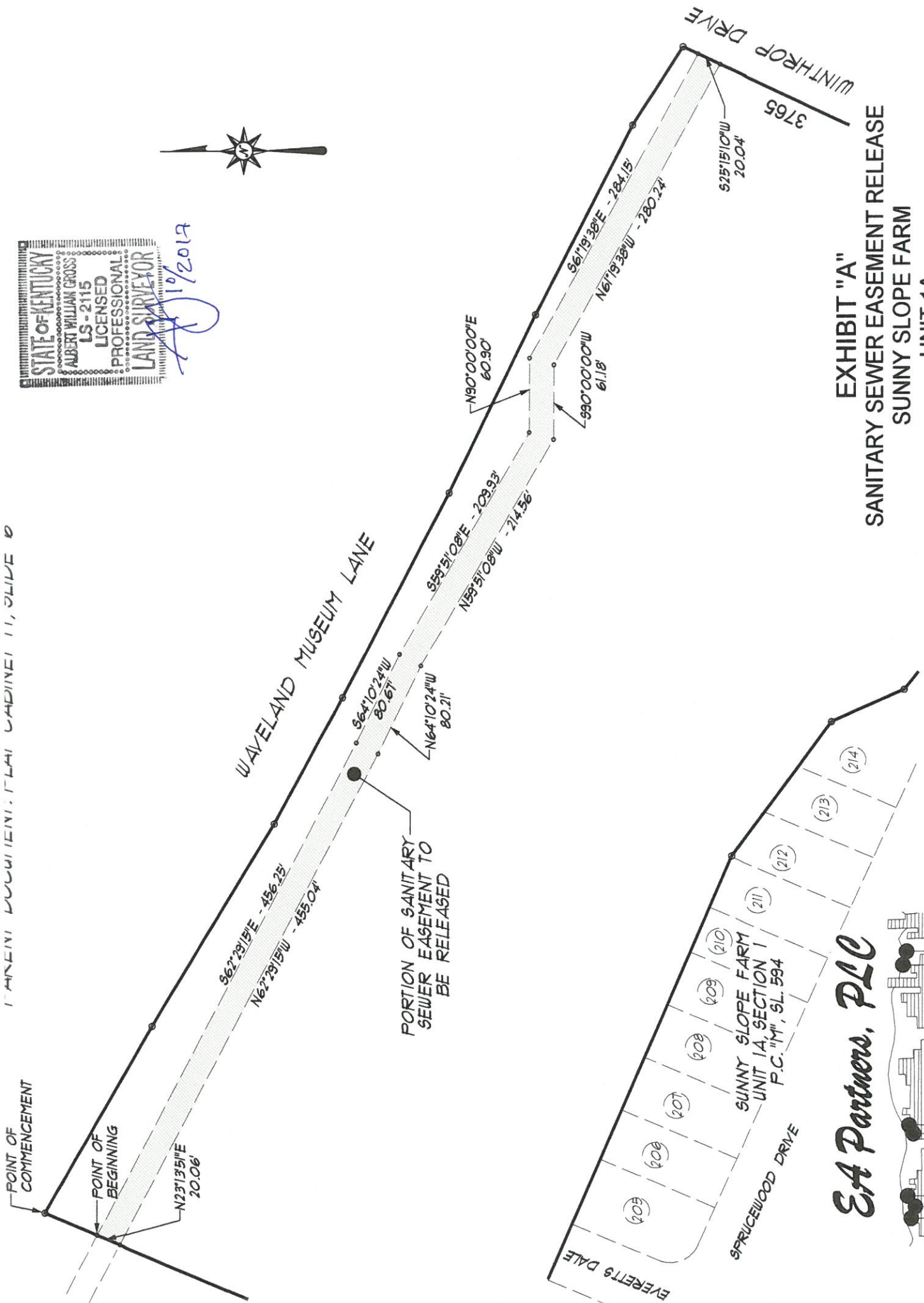


\_\_\_\_\_  
Jacob C. Walbourn  
McBrayer, McGinnis, Leslie & Kirkland, PLLC  
201 East Main Street  
Suite 900  
Lexington, Kentucky 40507

PLANNING DOCUMENT: FLA1 CABINET11, SLIDE 0

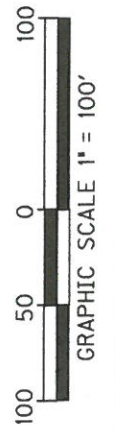
STATE OF KENTUCKY  
ALBERT WILLIAM GROSS  
LS-2115  
LICENSED PROFESSIONAL  
LAND SURVEYOR

10/2017

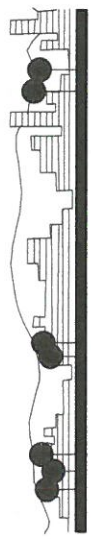


**EXHIBIT "A"**  
**SANITARY SEWER EASEMENT RELEASE**  
**SUNNY SLOPE FARM**  
**UNIT 1A**

3765 WINTHROP DRIVE (a portion of)  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY  
 OCTOBER, 2017



**EA Partners, PLLC**



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# *EA Partners, PLLC*

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## **EXHIBIT "B"**

October 18, 2017

### Legal Description

Sanitary Sewer Easement Release  
3765 Winthrop Drive, (a portion of)  
Lexington, Fayette County Kentucky

**COMMENCING AT A POINT** in the existing southern right of way of Waveland Museum Lane, said point also being the northwestern most corner of Sunny Slope Farm Unit 1A known as 3765 Winthrop Drive as shown on Plat Cabinet M, Slide 6 of record in the Fayette County Clerk's Office; thence South 23 degrees 13 minutes 51 seconds West, 46.58 feet to the **TRUE POINT OF BEGINNING**; thence South 62 degrees 29 minutes 15 seconds East, 456.25 feet to a point; thence South 64 degrees 10 minutes 24 seconds East, 80.67 feet to a point; thence South 59 degrees 51 minutes 08 seconds East, 209.93 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, 60.90 feet to a point; thence South 61 degrees 19 minutes 38 seconds East, 284.15 feet to a point; thence South 25 degrees 15 minutes 10 seconds West, 20.04 feet to a point; thence North 61 degrees 19 minutes 38 seconds West, 280.24 feet to a point; thence South 90 degrees 00 minutes 00 seconds West, 61.18 feet to a point; thence North 59 degrees 51 minutes 08 seconds West, 214.56 feet to a point; thence North 64 degrees 10 minutes 24 seconds West, 80.21 feet to point; thence North 62 degrees 29 minutes 15 seconds West, 455.04 feet to a point; thence North 23 degrees 13 minutes 51 seconds East, 20.06 feet to the **POINT OF BEGINNING** and containing 0.50 acres (21,831 square feet).