

Deed #7681

Partial Release of Easement

THIS PARTIAL RELEASE OF EASEMENT, made and entered into this the 23rd day of October 2014, by and between FIRST PARTY, **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government pursuant to KRS 67A ("First Party"), and SECOND PARTY, **LEXINGTON CHRISTIAN ACADEMY, INC.**, a non-profit Kentucky Corporation ("Second Party");

WITNESSETH:

Through the certain Deeds of Easement and relevant plats recorded in the Fayette County Clerk's Office, First Party acquired a Thirty-foot ("30') Utility Easement from Second Party, more particularly described as:

30' Wide Utility Easement beginning at a point N 23° 23' 24" E for 781.49 feet to a point S 66°36'36" E for 167.59 feet to a point N 23°23'24" E continuing for 1,058.08 feet.

Being part of the same 30' Utility Easement described and identified in Plat Cabinet K, Slide 428 in the Fayette County Clerk's office.

For valuable consideration, receipt of which is hereby acknowledged, First Party does hereby release, relinquish and quitclaim unto Second Party, its successors and assigns, all of its right, title and interest, if any, in and to the following portion of the Thirty-foot Utility Easement:

BEGINNING at the common corner of Lexington Christian Academy, Inc. (DB 1977, Pg 391, Cab L, Sl 453) and Fayette County School District, Keithshire Elementary School (DB 2963, Pg 604, Cab L, Sl 353), in the line with Carolyn McDonald, 535 Monticello Boulevard (DB 1689, Pg 512, Cab C, Sl 742); thence with the line of said McDonald and Monticello Subdivision Unit 3 and Unit 5B (Cab A, Sl 486), South 66°36'36" East, 772.60 feet to the **TRUE POINT OF BEGINNING**, said point being in the center of a 30 foot wide utility easement; thence leaving said Monticello Subdivision Unit 5B and with the centerline of said utility easement for three (3) lines through the lands of said Lexington Christian Academy, Inc.:

- 1) North 23°23'24" East, 781.49 feet to a point,
- 2) South 66°36'36" East, 167.59 feet to a point,
- 3) North 23°23'24" East, 801.71 feet to the **POINT OF ENDING**, containing 52,525 square feet or 1.21 acres, more or less.

It is the intention of the First Party to forever extinguish its easement interests in the Released Portion of the Easement, and the Second Party, its successors and assigns forever, shall hereafter have and enjoy said released property free and discharged from the interests of the First Party.

IN WITNESS WHEREOF, the First Party has hereby caused its corporate name to be affixed by its duly authorized officer, on this the day and year first above written.

**HOLD FOR
PATRICK MCFADDEN**

FIRST PARTY

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

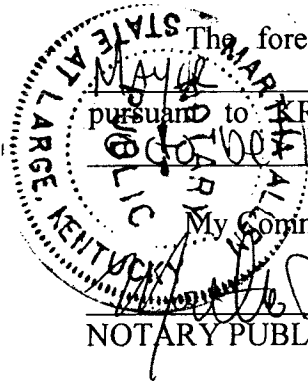
By: [Signature]
Its: Mayor

SECOND PARTY:

LEXINGTON CHRISTIAN ACADEMY, INC.:

By: [Signature]
Its: Facilities Director

STATE OF Kentucky
COUNTY OF Fayette



The foregoing instrument was acknowledged before me by JIM GRAY, as Mayor of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT pursuant to KRS 67A, on behalf of said government body, on this 30th day of October 2014.

My Commission expires: 1/9/16

[Signature] ID# 457846
NOTARY PUBLIC

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by Bob Bourget as Facilities Director of LEXINGTON CHRISTIAN ACADEMY, INC., on behalf of said corporation, on this 11 day of July 2014.

My Commission expires: 02/10/2015

[Signature] Kim Carter 436022

Prepared by:
Brian M. Gudalis
Ward, Hocker & Thornton, PLLC
333 W. Vine Street, Suite 1100
Lexington, KY 40507

GENERAL NOTES:

THIS AMENDED MINOR PLAT IS THE RESULT OF A REVISION TO THE ORIGINAL PLAT. THE ORIGINAL PLAT WAS FILED IN THE OFFICE OF THE CLERK OF COURTS, FAYETTE COUNTY, KENTUCKY, ON 04/15/2001. THE ORIGINAL PLAT WAS FILED UNDER CASE NO. 2001-15372. THE ORIGINAL PLAT WAS FILED UNDER CASE NO. 2001-15372. THE ORIGINAL PLAT WAS FILED UNDER CASE NO. 2001-15372.

SURVEY NOTES:

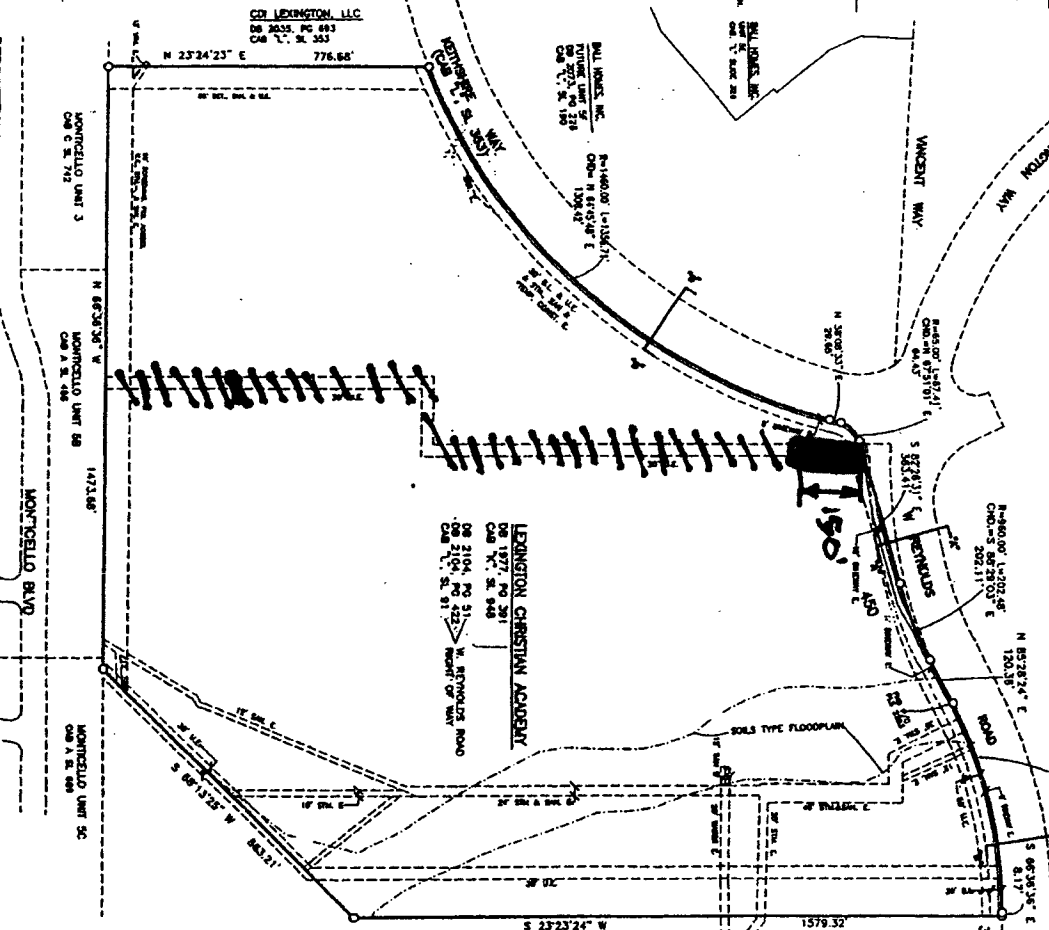
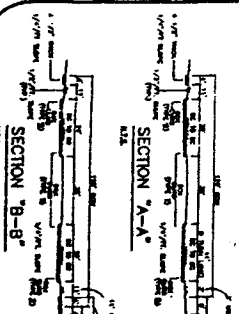
THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE CLERK OF COURTS, FAYETTE COUNTY, KENTUCKY, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE CLERK OF COURTS, FAYETTE COUNTY, KENTUCKY, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEYS OF THIS PROPERTY.

WATER & GAS SERVICE MAINS:

TO BE INSTALLED BY UTILITY SERVICE PROVIDERS. THE LOCATION OF WATER AND GAS SERVICE MAINS IS SHOWN ON THIS PLAT. THE LOCATION OF WATER AND GAS SERVICE MAINS IS SHOWN ON THIS PLAT.

SITE STATISTICS:

TOTAL ACRES: 74.22 AC
 ZONE: R-1-C
 AC IN STREET R.O.W.: NONE
 LOCATION OF STREET CONSTRUCTION: NONE



PURPOSE OF AMENDMENT:

TO CORRECT THE PLAT BY CHANGING THE WIDTH OF THE WEST REYNOLDS ROAD FROM 100 FEET TO 150 FEET. THE LOCATION OF THE WEST REYNOLDS ROAD IS SHOWN ON THIS PLAT. THE LOCATION OF THE WEST REYNOLDS ROAD IS SHOWN ON THIS PLAT.

OWNER'S CERTIFICATION:

I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct. I have read the plat and understand its contents. I have also read the survey report and understand its contents. I have also read the survey report and understand its contents.

LAND SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly licensed land surveyor, hereby certify that I am the author of this plat and that I am a duly licensed land surveyor. I am a duly licensed land surveyor. I am a duly licensed land surveyor.

COMMISSIONER'S CERTIFICATION:

I, the undersigned, being the Commissioner of the State of Kentucky, hereby certify that this plat is in accordance with the laws of the State of Kentucky. This plat is in accordance with the laws of the State of Kentucky.

ORDERED: I, CLARENCE J. HARRIS, JR., Clerk of the Court, do hereby certify that this plat is in accordance with the laws of the State of Kentucky. This plat is in accordance with the laws of the State of Kentucky.

1525 BULL LEA ROAD, SUITE 100
 LEXINGTON, KENTUCKY
 (859) 255-8500

CLIENT/OWNER:
 LEXINGTON CHRISTIAN ACADEMY
 450 W. REYNOLDS ROAD
 LEXINGTON, KENTUCKY 40503



CORRECTED AMENDED MINOR PLAT

450 W. REYNOLDS ROAD
(LEXINGTON CHRISTIAN ACADEMY)

APRIL 2001
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

CASE NO. 2001-15372

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: EMILY GENTRY ,dc

201411130058

November 13, 2014 10:05:05 AM

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|------|---------|-----|--------|
| Fees | \$13.00 | Tax | \$0.00 |
|------|---------|-----|--------|

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|------------|---------|
| Total Paid | \$13.00 |
|------------|---------|

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