

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, is made and entered into this ____ day of _____, 2024, 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) APRIL M. YOUNG, with a mailing address of April Young, 979 Edgewater Drive, Lexington, KY 40502, (the "Owner").

WITNESSETH:

WHEREAS, pursuant to (a) Record Plat of Edgewater Estates recorded in the Fayette County Clerk's Office at Plat Cabinet A, slide 27 ("Plat"); and (b) an Amended Record Plat of Lots 5, 6 & 7, Block "A" Edgewater Estates, Unit 1-A, recorded in the Fayette County Clerk's Office at Plat Cabinet A, slide 41 ("Amended Plat", which together with the Plat shall collectively be referred to herein as the "Plats"), the previous Owner did dedicate easements over 979 Edgewater Drive, Lexington, Kentucky as follows:

- (1) A Utility Easement
- (2) A 12' Sanitary Sewer easement
- (3) A separate 12' Sanitary Sewer easement

WHEREAS, the 12' Sanitary Sewer Easement that is crosshatched in Exhibit A is no longer necessary. The 12' Sanitary Sewer Easement is depicted within the crosshatched areas shown on

Exhibit "A" attached hereto and is more particularly described as follows, to-wit:

BEGINNING at a point in the south line of an existing 12 foot wide sanitary sewer easement, said point being 83.98 feet west of the Edgewater Drive right of way and 6.00 feet north of the common line of Lot 4 and Lot 5 of Lakeview Estates Unit 1-A as shown on plat recorded in Plat Cabinet "A", Slide 41 in the Fayette County Kentucky Clerk's Office; thence north 46 degrees 55 minutes 30 seconds west 12.47 feet to a point; thence north 58 degrees 54 minutes 08 seconds east 25.04 feet to a point; thence north 75 degrees 23 minutes 30 seconds east 19.24 feet to a point; thence north 53 degrees 25 minutes 25 seconds east 45.69 feet to a point; thence south 35 degrees 50 minutes 30 seconds east 10.94 feet to a point; thence south 58 degrees 54 minutes 08 seconds west 86.48 feet to the **POINT OF BEGINNING** and containing 853 square feet.

WHEREAS, the 12' Sanitary Sewer Easement is no longer required by LFUCG and LFUCG desires to release and extinguish its interest in and to such crosshatched 12' Sanitary Sewer Easement but not with respect to any and all other easements shown on the Plats;

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 Owner all of its right, title and interest in and to the crosshatched 12' Sanitary Sewer Easement, as depicted in Exhibit "A".

It is the intention of the LFUCG to forever extinguish its interest in the crosshatched 12' Sanitary Sewer Easement as depicted in Exhibit "A" and the Owner, her successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interests of the LFUCG as to the crosshatched 12' Sanitary Sewer 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 Plats.

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
_____, 2024.

NOTARY PUBLIC

My Commission expires: _____

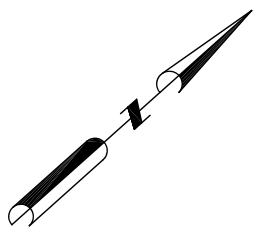
Notary Id. No. _____

THIS INSTRUMENT
PREPARED BY:

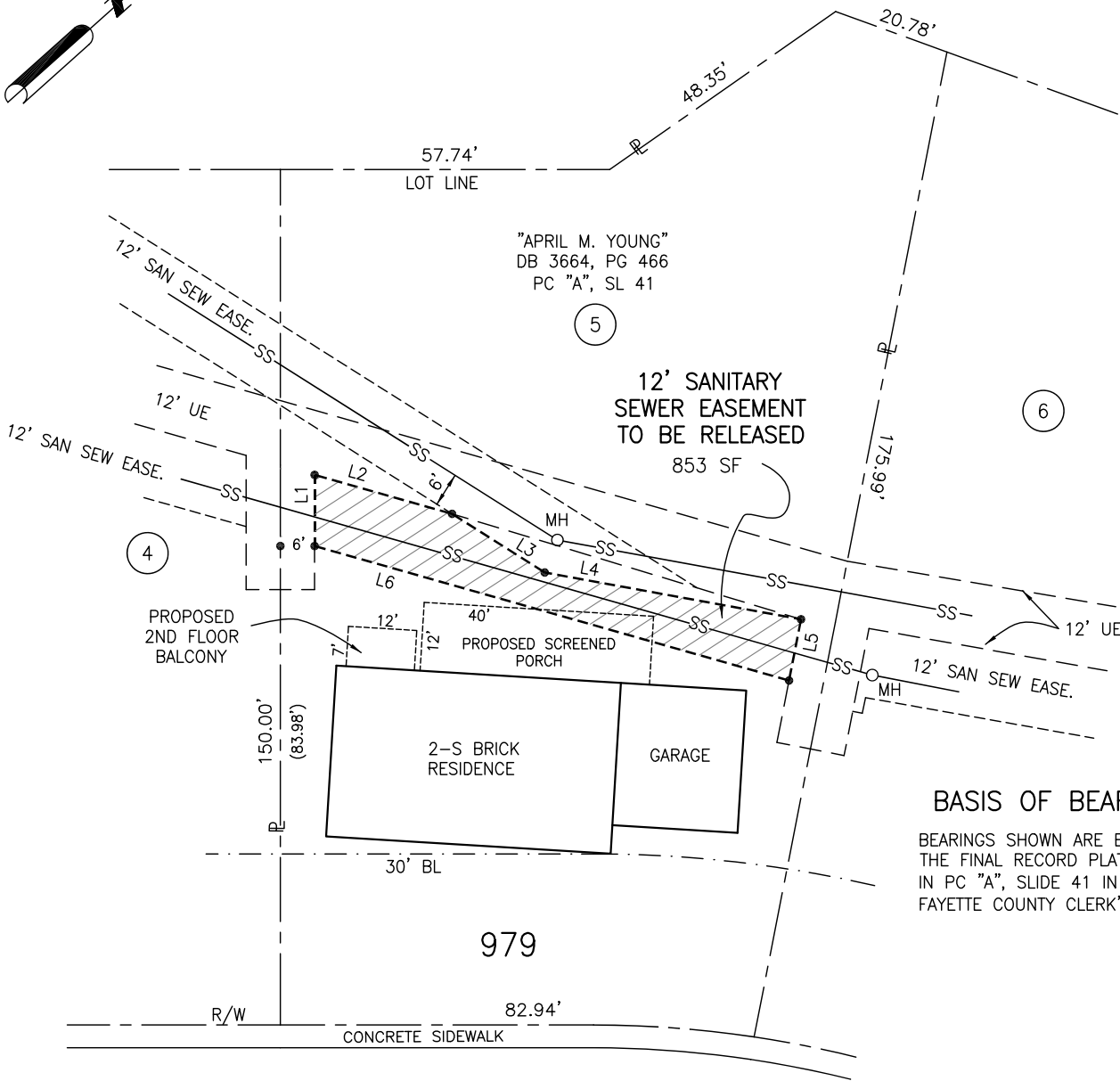


Brian A. Lock, Esq
Embry Merritt Womack Nance, PLLC
201 E Main Street, Lexington, KY 40507
859-543-0453

[APPEND RELEASE EXHIBIT A HERE]



RESERVOIR NO. 3



BASIS OF BEARINGS
 BEARINGS SHOWN ARE BASED ON THE FINAL RECORD PLAT RECORDED IN PC "A", SLIDE 41 IN THE FAYETTE COUNTY CLERK'S OFFICE.

EDGEWATER DRIVE

← 700± TO ALUMNI DRIVE

STATE OF KENTUCKY
 WESLEY B. WITT
 2187
 LICENSED PROFESSIONAL LAND SURVEYOR

Wesley B Witt

LINE	BEARING	DISTANCE
L1	N46°55'30"W	12.47'
L2	N58°54'08"E	25.04'
L3	N75°23'30"E	19.24'
L4	N53°25'25"E	45.69'
L5	S35°50'30"E	10.94'
L6	S58°54'08"W	86.48'



EXHIBIT "A"
SHOWING 12' SANITARY SEWER EASEMENT TO BE RELEASED
EDGEWATER ESTATES UNIT 1-A
LOT 5

(979 EDGEWATER DRIVE)
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

PREPARED BY:
 WESLEY B. WITT, INC.
 3320 CLAYS MILL ROAD, SUITE 112
 LEXINGTON, KENTUCKY 40503
 PHONE 859-312-0047 EMAIL "WWITT@WWITT.COM"
 MARCH 29, 2024 1" = 30'