

RELEASE OF UTILITY EASEMENT

THIS RELEASE OF UTILITY EASEMENT is made and entered into this ____ day of _____, 20____, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, 9th Floor, Lexington, Kentucky 40507, Party of the First Part, and STOR ALL PALUMBO DRIVE EXPANSION SPE, LLC, a Kentucky limited liability company, 253 Womstead Drive, Grayson, Kentucky, 41143, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of the property known as 2650/2660 Palumbo Drive, Lexington, Fayette County, Kentucky, as shown on the Second Amended Final Record Plat of the Lexington Industrial Foundation, recorded in Plat Cabinet F, Slide 463 in the office of the Fayette County Clerk, and as more particularly described in the deed dated April 27th, 2022, recorded in Deed Book 3935, Page 440 in the office of the Fayette County Clerk (the "Property"); and

WHEREAS, there are two utility easements located on the Property that are no longer needed.

NOW, THEREFORE,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), the receipt of all of which is hereby acknowledged, the Party of the First Part does hereby forever release unto the Party of the Second Part, its

successors and assigns forever, all of its right, title and interest in and to the following described utility easements:

2650/2660 Palumbo Drive

Please see the 30-foot utility easement and 24-foot utility easement to be released as described by metes and bounds descriptions in Exhibit A, and by graphic illustration (hatched area) in Exhibit B. Exhibits A and B are attached hereto and incorporated by reference herein.

The 30-foot utility easement which is the subject of this Release is shown on the Second Amended Final Record Plat – Lexington Industrial Foundation – Lots 2B, 2C, 2D, Block B, recorded in Plat Cabinet F, Slide 463 and Minor Amended Final Record Plat – Lexington Industrial Foundation – Lot 2C Block “B” in Plat Cabinet F Slide 552 in the office of the Fayette County Clerk.

The 24-foot utility easement which is the subject of this Release is shown on the Final Record Plat of Lexington Industrial Foundation-Palumbo Drive in Plat Cabinet A Slide 524 in the office of the Fayette County Clerk.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title, and all interest in and to all other utility easements on the Property and/or as shown on the plat recorded in Plat Cabinet F, Slide 463, unless previously released in the office of the Fayette County Clerk.

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed this the day and year first above written.

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

By: _____

Title: _____

STATE OF KENTUCKY

COUNTY OF _____

The foregoing Release of Utility Easement was subscribed, sworn to, and acknowledged before me this _____ day of _____, 20____, by _____, as _____, Lexington-Fayette Urban County Government, an urban county government organized pursuant to KRS Chapter 67A, for and on behalf of Lexington-Fayette County Government.

Notary Public
KENTUCKY, State at Large
Notary ID: _____
My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:



Lynsey Womack-Denney, In House Counsel
Stor All Self Storage
2750 Palumbo Drive
Lexington, Kentucky 40509
(859)621-2629

EXHIBIT A

30' UTILITY EASEMENT
PLAT CABINET F SLIDE 463, PLAT CABINET F SLIDE 552
TO BE RELEASED ACROSS THE PROPERTY OF STOR ALL PALUMBO DRIVE
EXPANSION SPE, LLC (DEED BOOK 3953 PAGE 440)

BEGINNING at an iron pin (found) in the right of way of Palumbo Drive at the dividing property line of Parcels 1 and 2 (Formerly Tract 2D and 2C, respectively), thence leaving Parcel 2 and running with said right of way N 30°13'40" W a distance of 15.76', thence leaving said right of way S 77°41'22" W a distance of 660.71'to a point in the line of Daniel & megan McGee (Deed Book 3867 Page 622), thence running with McGee S 10°30'16" W a distance of 16.21'to a point referenced by a 5/8"x18" capped rebar stamped C WEST PLS 3714 (set) N 78°11'19" E a distance of 5.00' away, thence S 21°59'57" W a distance of 18.05', thence leaving McGee N 77°42'04" E a distance of 686.75'to a point in the right of way of Palumbo Drive, thence running with said right of way N 29°47'31" W a distance of 15.73'to point of beginning, containing 0.46 acres, or 20,135 square feet.



Cliff A. West, P.L.S. 3714
Date: 10/6/2022
Westek Development, LLC



The bearings referred to hereon are based upon Kentucky State Plane Single Zone NAD83.

24' UTILITY EASEMENT
PLAT CABINET A SLIDE 524
TO BE RELEASED ACROSS THE PROPERTY OF STOR ALL PALUMBO DRIVE
EXPANSION SPE, LLC (DEED BOOK 3953 PAGE 440)

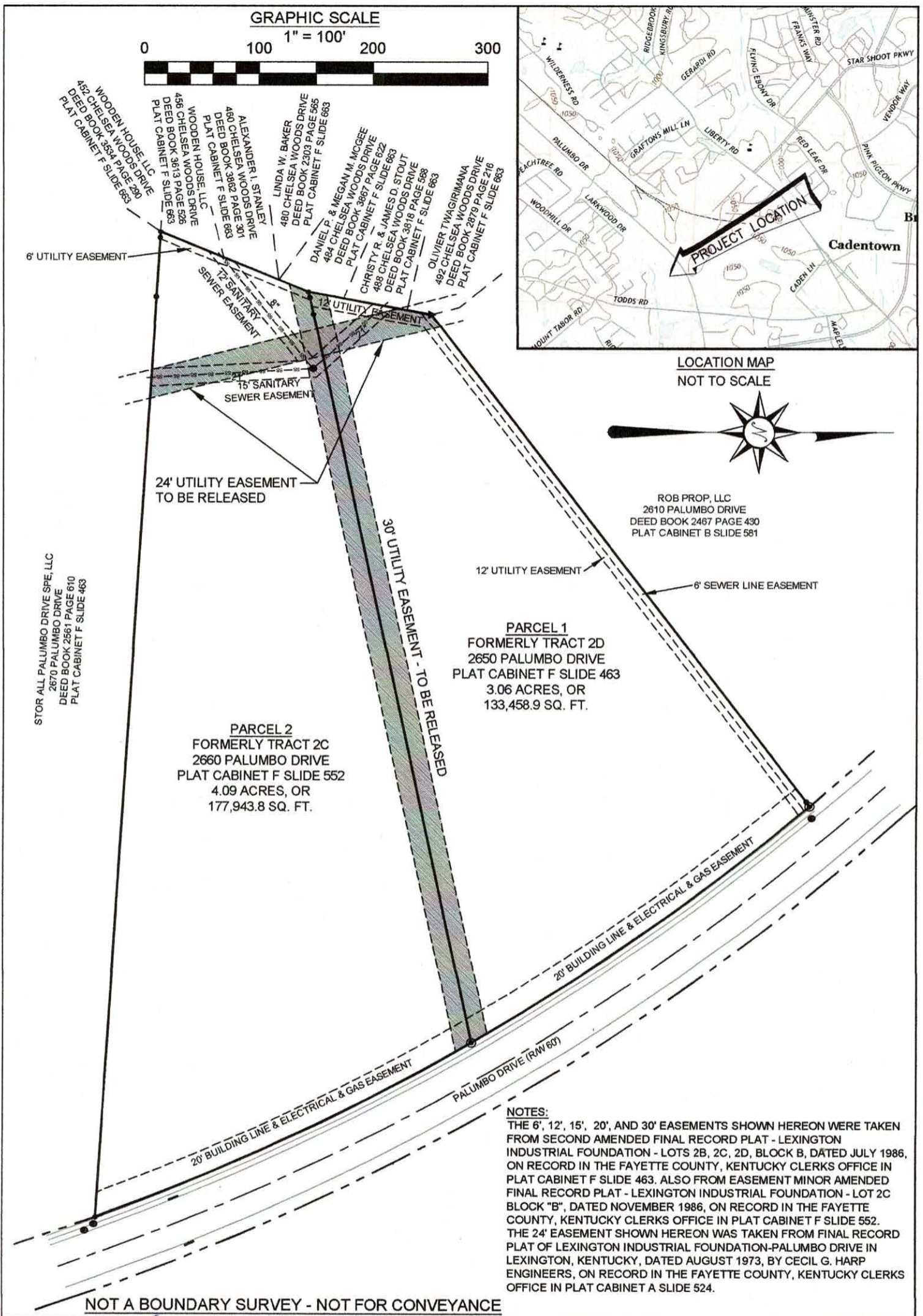
BEGINNING at a 1" metal pipe (found) at a corner of Parcel 1 (formerly Tract 2D), and a corner of Rob Prop, LLC (Deed Book 2467 Page 430), and a corner of Oliver Twagirimana (Deed Book 2879 Page 216), thence leaving Rob Prop, LLC and running with Twagirimana S 10°30'16" W a distance of 28.97' to a point in the property line of Christy & James Stout (Deed Book 3818 Page 568), thence, having left Twagirimana, leaving Stout S 13°57'53" E a distance of 222.38' to a point in the property line of Stor All Palumbo Drive SPE, LLC (Deed Book 2561 Page 610), thence running with Stor All S 86°17'43" E a distance of 25.19', thence leaving Stor All N 13°57'53" W a distance of 261.67' to a point in the property line of Rob Prop, LLC (Deed Book 2467 Page 430), thence running with Rob Prop, LLC S 52°18'51" W a distance of 13.11' to point of beginning, containing 0.14 acres, or 5,935 square feet.



Cliff A. West, P.L.S. 3714
Date: 10/6/2022
Westek Development, LLC



The bearings referred to hereon are based upon Kentucky State Plane Single Zone NAD83.



STATE of KENTUCKY
CLIFF A. WEST
3714
LICENSED PROFESSIONAL LAND SURVEYOR



DRAWN BY: CHR
CHECKED BY: CAW

EASEMENT RELEASE EXHIBIT		
LEXINGTON INDUSTRIAL FOUNDATION BLK B LOTS 2-C & 2-D		
2660 Palumbo Drive Lexington, Kentucky 40509		
Date of Field Survey: FEBRUARY 16, 2022 (COMP)	Location: LEXINGTON, FAYETTE COUNTY, KENTUCKY	REV
SCALE: 1" = 100'	DWG. NO. EXHIBIT_10-6-22.dwg	SHEET