

PARTIAL RELEASE OF EASEMENT
2151 Georgetown Road
[Unit 5, Lot 2 – Pemberton Farm (Bluegrass Business Park)]

Property Owner: Whayne Supply Company, Inc.

KNOW THAT ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION, the receipt of and sufficiency of which is hereby acknowledged, the undersigned, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 200 East Main Street, Lexington, Kentucky 40507 does hereby fully release the portion of that certain 30 foot utility easement and that certain 20 foot utility and street light easement located on Lot 2 of Unit 5, which was dedicated to the undersigned by the terms of a Final Record Plat of the Pemberton Farm (Bluegrass Business Park) of record in the Fayette County Clerk's Office in Plat Cabinet L, Slide 354 and shown on Exhibit A attached hereto, more particularly described as follows:

A certain tract of land lying in Fayette County, Kentucky, being located in the city of Lexington; being a portion of Lot 2 of the Pemberton Farm (Bluegrass Business Park): Lot 4 & Burke, Hockensmith, Maggard et.al. Property – Unit 5 Subdivision as previously recorded in Plat Cabinet L Slide 354, being a portion of the property previously recorded in Deed Book 2174 Page 509, and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Kentucky State Plane Coordinates, South Zone 1602. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

From an iron pin set in the west right of way of Georgetown Road (r/w varies ~ Plat Cabinet L Slide 354), said pin being a common corner to Whayne Supply Company, Inc. (Deed Book 3359 Page 413);

Thence, with the line of Whayne Supply Company, Inc. the following four calls: N 74°38'54" W a distance of 33.66' to the point of **Beginning**;

Thence, N 74°38'54" W a distance of 345.50' to an iron pin set;

Thence, N 11°03'56" E a distance of 176.06' to an iron pin set;

Thence, S 79°21'02" E a distance of 259.75' to a point being N 79°21'02" W a distance of 37.02' from an iron pin set in the west right of way of Georgetown Road;

Thence, leaving the line of Whayne Supply Company, Inc. and bisecting the lands of the parent tract the following five calls: N 07°55'29" W a distance of 31.65' to a point;

Thence, N 79°21'02" W a distance of 279.46' to a point;

Thence, S 11°03'56" W a distance of 223.65' to a point;

Thence, S 74°37'45" E a distance of 384.32' to a point;

Thence, N 11°36'13" W a distance of 22.57' to the point of **Beginning**, containing 21,402 +/- square feet (0.49 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on October 16, 2015.

Being a portion of the same property conveyed to Whayne Supply Company, Inc., by deed dated December 19, 2000 of record in Deed Book 2174, Page 509 in the Fayette County Clerk's Office.

It is intended for this document to likewise release the above described easements as may have been established by prior plats of record in the Fayette County Clerk's Office in Plat Cabinet L, Slides 47 and 273 and Plat Cabinet K, Slide 867.

It is understood that in making this release that any other easements or any portion thereof shown on the aforementioned plat remain unaffected.

IN WITNESS WHEREOF, the undersigned does hereunto cause its corporate name to be affixed by its duly authorized officer, this the ___ day of _____, 2016.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

By: _____

Its: Mayor _____

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day
of _____, 2016, by Jim Gray as Mayor of LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT.

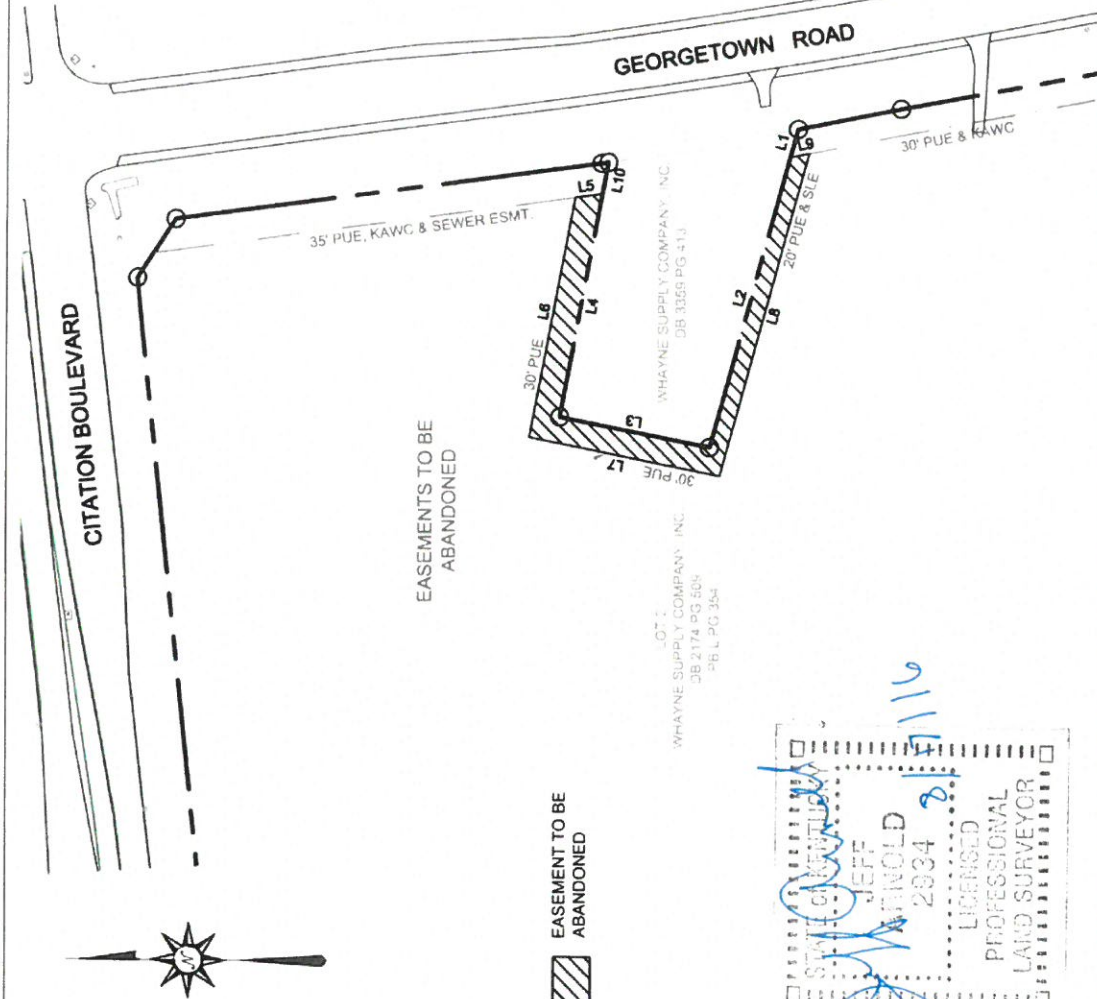
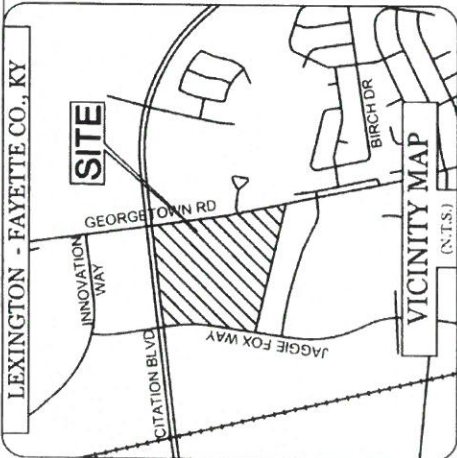
My commission expires: _____

NOTARY PUBLIC, STATE AT LARGE, KENTUCKY

THIS INSTRUMENT PREPARED BY:

Stephen M. Ruschell

Stephen M. Ruschell
STITES & HARBISON, PLLC
250 West Main Street, Suite 2300
Lexington, KY 40507
(859) 226-2300

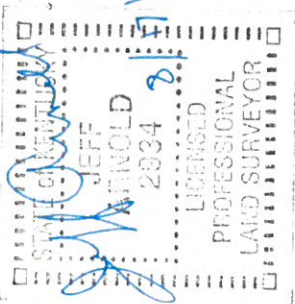


GENERAL NOTES:

1. THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND IS FOR INFORMATIVE PURPOSE ONLY. IT IS NOT INTENDED FOR USE TO TRANSFER TITLE.
2. THE INTENT OF THIS EXHIBIT IS TO DEPICT THE LOCATION AND SIZE OF THE PROPOSED EASEMENT RELEASE AS SHOWN HEREON.



LINE	BEARING	DISTANCE
L1	N 74°37'16" W	33.68'
L2	N 74°37'16" W	345.48'
L3	N 11°03'33" E	175.80'
L4	S 79°22'27" E	259.87'
L5	N 07°53'51" W	31.64'
L6	N 79°22'27" W	279.59'
L7	S 11°03'33" W	223.36'
L8	S 74°37'16" E	384.26'
L9	N 11°39'23" W	22.45'
L10	S 79°22'27" E	37.01'



EASEMENT RELEASE EXHIBIT

WHAYNE SUPPLY, INC.
 1400 CECIL LANE
 LOUISVILLE, KENTUCKY 40211
 DEED BOOK 2174 PAGE 509
 PLAT CABINET L SLIDE 354

DATE: 6-17-2016
 SCALE: 1" = 200'
 PROJECT NUM:
 DRAWN BY: J. BEGLEY



ARNOLD CONSULTING
 ENGINEERING SERVICES, INC
 PO BOX 1338 BOWLING GREEN, KY 42101
 P: (270) 780-9445 F: (270) 780-9873
 Jeff Arnold, PLS #2934