

**PARTIAL RELEASE OF EASEMENT**

**THIS RELEASE OF ACCESS EASEMENT AND RELEASE OF UTILITY EASEMENT**, made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, by and between **Lexington-Fayette Urban-County Government, of 200 East Main Street, 9<sup>th</sup> Floor, Lexington, KY 40507** (the "Government"); and New Providence Partners, LLC, a Kentucky limited liability company of 1440 Lakewood Drive, Lexington, KY 40502, (collectively the "Owners").

**WITNESSETH:**

**THAT WHEREAS**, Owners Predecessors in Title did grant unto the Government, easements located at 1171 Providence Place Parkway, Lot 4; and

WHEREAS, said easements are recorded on Plat Cabinet R, Slide 886 in the Office of the Fayette County Clerk; and

WHEREAS, a portion of the 20-foot-wide Utility Easement located in the middle of Lot 4, as shown on the attached Exhibit "A" (the "Utility Easement") and a portion, of the 20' and 30' Access Easement running diagonally from Providence Place Parkway to Lot 3 , as shown on the attached Exhibit "B" (the "Access Easement", collectively the Utility Easement and Access Easement are referred to as the "Easements") are no longer needed as replacement easements have been granted; the Owners are desirous of having the Easements released; and the Government is agreeable.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the Government does hereby release, relinquish and quit-claim unto the Owners all of their rights, title and interest, if any, in and to the Easements. This instrument applies only to the portion of the Easements shown on the attached Exhibit "A" and does not release or modify any other easements or property rights of Government, including without limitation, any easements overlapping the Easement.

Title to the property affected hereby was acquired by the Owners by Deed dated the 29<sup>th</sup> day of July, 2009 and recorded in Deed book 2889, Page 662 in the aforesaid Clerk's Office.

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

\*\*\* SIGNATURES TO FOLLOW \*\*\*

Lexington-Fayette Urban-County  
Government

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_

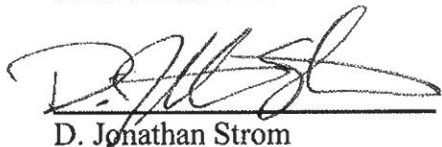
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
as \_\_\_\_\_ of the Lexington-Fayette Urban-County Government, a  
\_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

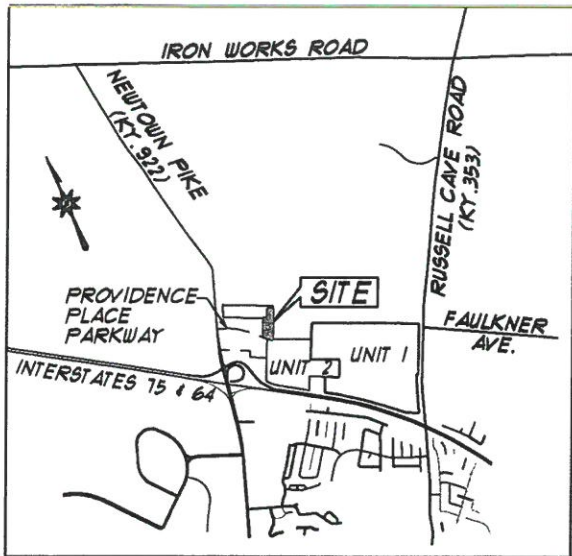
My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT  
PREPARED BY:



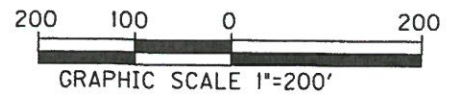
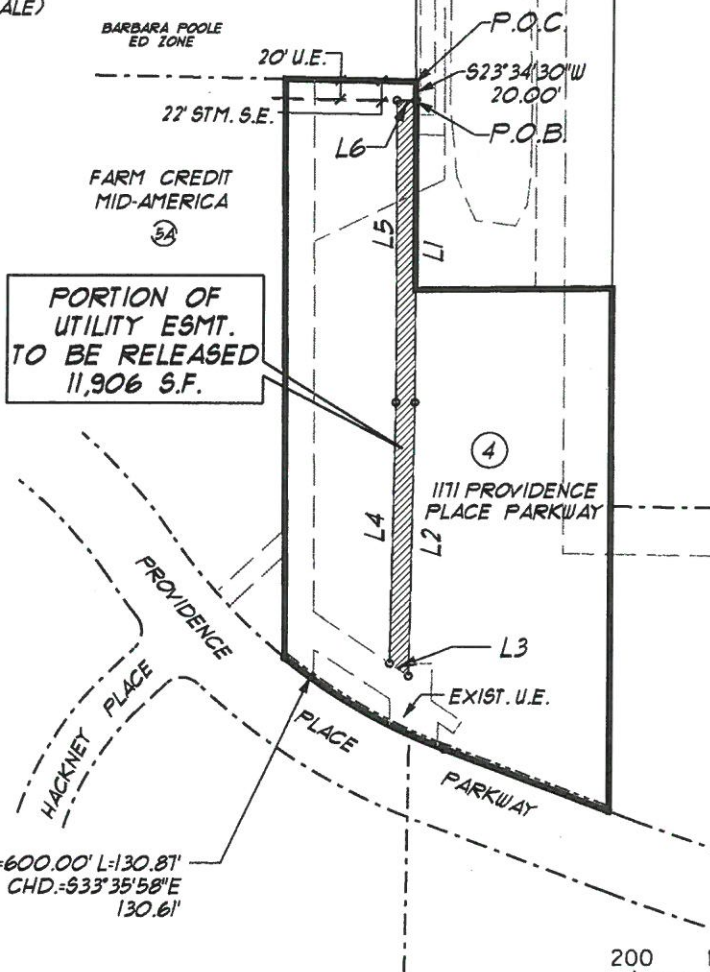
D. Jonathan Strom  
Attorney  
Anderson Communities, Inc  
1720 Sharkey Way  
Lexington, KY 40511  
(859) 231-0099



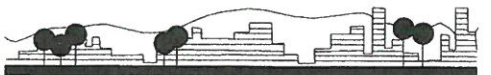
VICINITY MAP  
(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DIST.
L1	S23°34'30"W	315.46'
L2	S24°46'40"W	286.37'
L3	N32°07'00"W	23.88'
L4	N24°46'40"E	273.11'
L5	N23°34'30"E	315.69'
L6	S65°11'11"E	20.00'



**EA Partners, PLLC**



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

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LEXINGTON, KENTUCKY 40513  
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EASEMENT RELEASE EXHIBIT A  
UTILITY EASEMENT  
NEW PROVIDENCE PARTNERS PROPERTY  
1171 PROVIDENCE PLACE PARKWAY (LOT 4)  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
JANUARY 2019

# EA Partners, PLLC



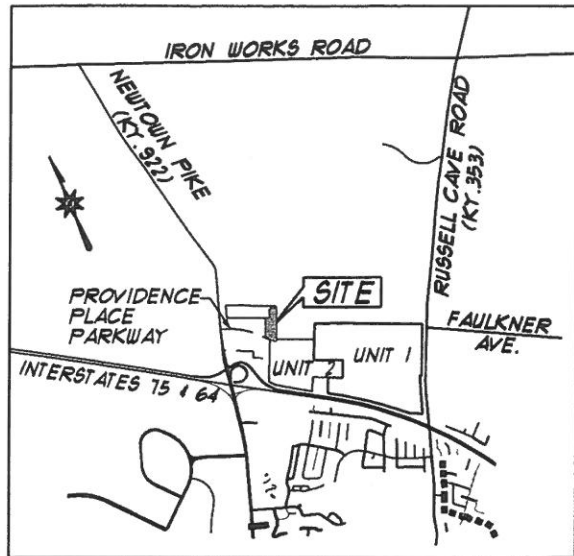
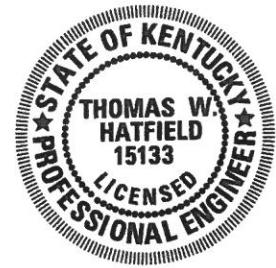
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January 4, 2019

New Providence Partners, LLC Property  
Release of 20' Utility Easement  
1171 Providence Place Parkway  
Lexington, Fayette County, Kentucky

**COMMENCING AT A POINT**, said point being the northeastern most corner of 1171 Providence Place Parkway, as shown on the Easement Minor Amended Subdivision Plat of Kingston Hall, Unit 2, Lot 4 and Providence Place, Section 1, Lot 5A of record in P.C. "R", Slide 886, also a corner to Barbara Poole; thence with the line of 1171 Providence Place Parkway and Anderson Ramsey, LLC South 23 degrees 34 minutes 30 seconds West a distance of 20.00 feet to the **POINT OF BEGINNING**; thence South 23 degrees 34 minutes 30 seconds West a distance of 315.46 feet to a point; thence South 24 degrees 46 minutes 40 seconds West a distance of 286.37 feet to a point; thence North 32 degrees 07 minutes 00 seconds West a distance of 23.88 feet to a point; thence North 24 degrees 46 minutes 40 seconds East a distance of 273.11 feet to a point; thence North 23 degrees 34 minutes 30 seconds East a distance of 315.69 feet to a point on an existing 20 feet utility easement; thence with said easement South 65 degrees 11 minutes 11 seconds East a distance of 20.00 to the **POINT OF BEGINNING** and containing 11,906 square feet.





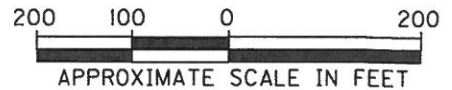
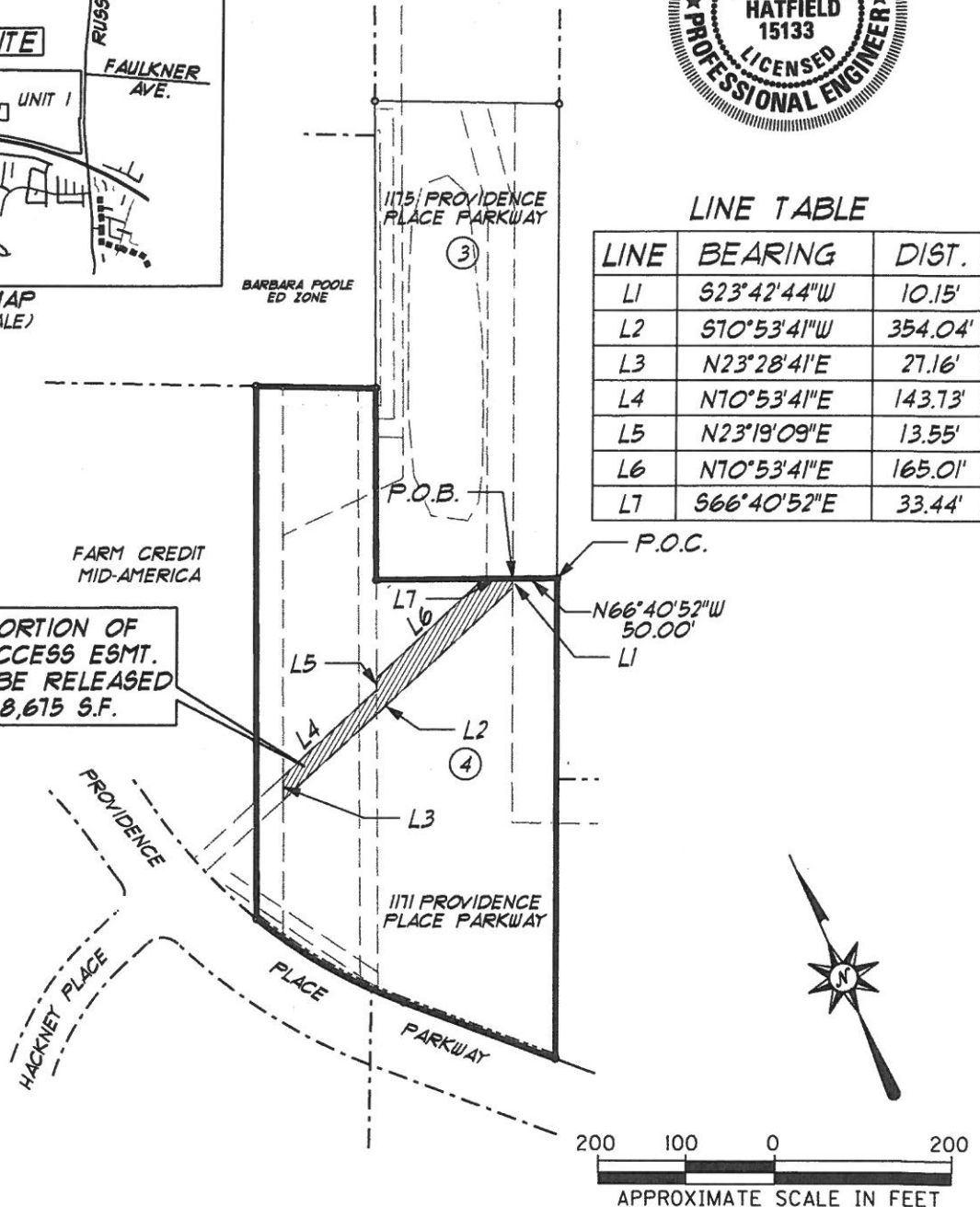
VICINITY MAP  
(NOT TO SCALE)

BARBARA POOLE  
ED ZONE

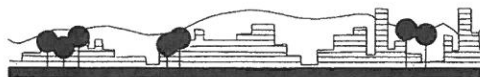
LINE TABLE

LINE	BEARING	DIST.
L1	S23°42'44"W	10.15'
L2	S70°53'41"W	354.04'
L3	N23°28'41"E	27.16'
L4	N70°53'41"E	143.73'
L5	N23°19'09"E	13.55'
L6	N70°53'41"E	165.01'
L7	S66°40'52"E	33.44'

PORTION OF  
ACCESS ESMT.  
TO BE RELEASED  
8,615 S.F.



**EA Partners, PLLC**



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EASEMENT RELEASE EXHIBIT B  
ACCESS EASEMENT  
NEW PROVIDENCE PARTNERS PROPERTY  
1171 PROVIDENCE PLACE PARKWAY (LOT 4)  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
JANUARY 2019

# EA Partners, PLLC

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January 4, 2019

New Providence Partners, LLC Property  
Release of Access Easement  
1171 Providence Place Parkway  
Lexington, Fayette County, Kentucky

**COMMENCING AT A POINT**, said point being the northeastern corner of 1171 Providence Place Parkway, as shown on the Easement Minor Amended Subdivision Plat of Kingston Hall, Unit 2, Lot 4 and Providence Place, Section 1, Lot 5A of record in P.C. "R", Slide 886, also being a corner to Anderson Ramsey, LLC; thence with the line of 1171 Providence Place Parkway and Anderson Ramsey, LLC; North 66 degrees 40 minutes 52 seconds West a distance of 50.00 feet to the **POINT OF BEGINNING**; thence through the land of 1171 Providence Place Parkway for six (6) calls; South 23 degrees 42 minutes 44 seconds West a distance of 10.15 feet to a point; thence South 70 degrees 53 minutes 41 seconds West a distance of 354.04 feet to a point; thence North 23 degrees 28 minutes 41 seconds East a distance of 27.16 feet to a point; thence North 70 degrees 53 minutes 41 seconds East a distance of 143.73 feet to a point; thence North 23 degrees 19 minutes 09 seconds East a distance of 13.55 feet to a point; thence North 70 degrees 53 minutes 41 seconds East a distance of 165.01 feet to a point in the line of 1171 Providence Place Parkway and Anderson Ramsey, LLC; thence with said line South 66 degrees 40 minutes 52 seconds East a distance of 33.44 feet to the **POINT OF BEGINNING** and containing 8,675 square feet.

