

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made and entered into this ____ day of _____, 202__, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a de jure urban county government under Chapter 67A of the Kentucky Revised Statutes, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, hereinafter referred to as the "First Party", and **JORDAN and SWINFORD, INC.**, a Kentucky corporation, whose mailing address is P.O. Box 598, Lexington, Kentucky 40588, hereinafter referred to as the "Second Party".

WITNESSETH:

That for no monetary consideration but for good and valuable consideration, the First Party does hereby fully release and relinquish all right, title and interest that First Party has in and to that certain ten (10) foot utility easement lying and being on real property located at 340 Legion Drive, Lexington, Fayette County, Kentucky as established on that certain plat of Tradelands Subdivision of record in Plat Cabinet C, Slide 555, in the Fayette County Clerk's Office, and more particularly described and depicted in Exhibit "A" and Exhibit "B" attached hereto.

Provided, however, that the First Party hereby specifically retains its right, title, and interest in and to all other easements shown of record for the properties in the office of the Fayette County Clerk (unless previously released) or depicted on the attached exhibit, including without limitation any portions of other easements that overlap the easement released herein.

IN WITNESS WHEREOF, the First Party has hereunto set its hand by and through its duly authorized officer on the day and year first above written.

EXHIBIT "A"

Utility Easement Release

**(10' Utility Easement created in Plat Cabinet C, Slide 555)
Lying on the property of
Jordan and Swinford, Inc.
(Deed Book 1128, Page 322)
340 Legion Drive
Lexington, Fayette County, Kentucky**

Being a parcel of land located approximately 450 feet southeast of the southeast right-of-way of South Broadway (US-68) between Legion Drive and Elaine Drive and being more particularly described as follows:


Commencing at a Property Corner Point, witnessed by a MAG Nail found in the base of a 15" Maple Tree, said MAG Nail being located North 46°45'03" West a distance of 0.18' from the corner point, said corner point also being a corner to Belmont Run, LLC (Deed Book 313, Page 157 – Lot 1, Block B of Plat Cabinet A, Slide 593), said corner point having Kentucky State Plane Coordinates of N(Y) = N:194,511.05 feet, E (X) = E:1,562,821.26 feet [NAD 83], Kentucky North Zone, US survey feet]; thence with the southwesterly line of Belmont Run, LLC, South 52°00'01" West a distance of 135.03 feet to a point, which is the true

Point of Beginning; thence from the beginning point and continuing with the line of Belmont Run, LLC, South 52°00'01" West a distance of 10.02 feet to a point; thence with the southwesterly line of the easement to be released, North 41°22'11" West a distance of 382.76 feet to a point in the southeasterly line of a 6' Utility Easement (Plat Cabinet A, Slide 593; thence with the southeasterly line of this 6' Utility Easement, North 51°43'30" East a distance of 10.01 feet to a point; thence with the northeasterly line of the 10' Utility Easement to be released, South 41°22'11" East a distance of 382.81 feet to a point; which is the Point of Beginning, having an area of 3827.8 square feet or 0.0879 acres.

The bearings and coordinates shown hereon are based on Kentucky state plane grid north, Kentucky state plane north zone, North American Datum of 1983 (NAD 83). Particularly, the bearings and coordinates are based on a GNSS survey utilizing a Trimble R6 GNSS receiver and the KYTC VRS system.

The description above being based on a ground survey conducted under the direct supervision of Kevin Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky concluding in July 19, 2018.




Kevin M. Phillips (PLS 3350)
Endris Engineering, PSC
771 Enterprise Drive
Lexington, KY 40510

09-30-2021
Date

