

## **PARTIAL RELEASE OF EASEMENT**

This Partial Release of Easement is entered into and effective as of \_\_\_\_\_, 2024, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a de jure county government under Chapter 67A of the Kentucky Revised Statutes, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507 (“LFUCG”), and **REGENCY CENTRE INVESTMENTS, LLC**, a Kentucky limited liability company having a mailing address of 12488 Lagrange Road, Louisville, Kentucky 40245 (“Regency”).

### **RECITALS**

- A.** Regency is the owner of certain property in Fayette County, Kentucky commonly known as 2350 Norman Lane and legally described on Exhibit A attached hereto and incorporated herein (the “Property”).
- B.** The Amended Final Record Plat of Webb Properties, Unit 1 (Regency Development) 150 Lowry & 2304, 2350 & 2380 Norman Lane, Lexington, Fayette County, Kentucky, of record in Plat Cabinet M, Slide 419 in the office of the Clerk of Fayette County, Kentucky (the “Record Plat”) identifies all of the Property as “Detention Area”.
- C.** To the extent the Record Plat creates an easement encumbering the Property (the “Detention Easement”) by denoting the Property as “Detention Area”, LFUCG and Regency desire to release such Detention Easement insofar as it affects the portion of the Property legally described on Exhibit B and depicted on Exhibit C, both attached hereto and incorporated herein by reference.

Now, therefore, for good and valuable consideration, LFUCG and Regency hereby partially release the Detention Easement insofar as it affects the property described on Exhibit B and depicted on Exhibit C, both attached hereto and incorporated herein by reference. The Detention Easement, if any, shall remain in full force and effect as to all other real property encumbered thereby pursuant to the Record Plat. Further, LFUCG hereby specifically retains its right, title and interest, if any, in and to all other easements shown of record for the Property in the office of the Fayette County Clerk (unless previously released, expired or terminated).

<signature appears on following pages>



Regency Centre Investments, LLC, a Kentucky limited liability company


By: Hi-Five, LLC, a Kentucky limited liability company  
Its: Manager

By:   
Brian A. Thieneman, Member

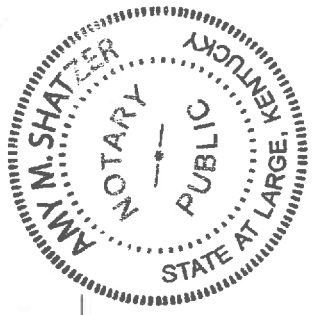
COMMONWEALTH OF KENTUCKY )  
 ) ss:  
COUNTY OF Oldham )

Subscribed, sworn to and acknowledged before me, the undersigned Notary Public in and for said County and State, on the 8th day of December, 2023 by Brian A. Thieneman, a Member of Hi-Five, LLC, the manager of Regency Centre Investments, LLC, on behalf of said entities.


My Commission Expires:  
May 24, 2027

  
Notary Public

Commission No.: 532668



This instrument prepared by:

  
Daniel M. Walter, Esq.  
Vice Cox & Townsend PLLC  
2303 River Road, Suite 301  
Louisville, Kentucky 40206  
(502) 272-1272

NO TITLE EXAM REQUESTED  
OR PERFORMED.

Exhibit A  
Legal Description of the Property  
(2350 Norman Lane, Lexington, Fayette County, Kentucky)

Being all of Outlot 2, Block "A" as shown on the Amended Final Record Plat of Webb Properties, Unit 1 (Regency Development) 150 Lowry & 2304, 2350 & 2380 Norman Lane, Lexington, Fayette County, Kentucky, of record in Plat Cabinet M, Slide 419, in the office of the Clerk of Fayette County, Kentucky.

LESS AND EXCEPT so much of the foregoing property that was conveyed to the Commonwealth of Kentucky by Deed dated September 9, 2020 of record in Deed Book 3783, Page 511 in the Fayette County Clerk's Office.

Being a portion of the property conveyed to Regency Centre Investments, LLC, a Kentucky limited liability company, by Deed dated August 3, 2018, and recorded in Deed Book 3604, Page 301, in the Office of the Clerk of Fayette County, Kentucky.

Exhibit B  
Legal Description of Detention Area Released

See attached legal description prepared by Kevin M. Phillips, PLS, of Endris Engineering, PSC (1 page)

**Portion of a  
Storm Drainage & Retention Easement  
(Plat Cabinet "E", Slide 778)  
to be released  
across the property of**

**Regency Centre Investments, LLC  
(Deed Book 3604, Page 301;  
Outlot 2 - Plat Cabinet "M", Slide 419)**

**Being located at  
2350 Norman Lane  
Lexington, Fayette County, Kentucky**

Being an easement located in Lexington, Fayette County, Kentucky on the southeast side of Norman Lane approximately 150 feet southwest of the intersection of Norman Lane and West Lowry Lane and being more particularly described as follows:

COMMENCING at a point at the northwest corner of Regency Centre Investments , LLC (Deed Book 3604, Page 301 - being Outlot 2 of Plat Cabinet "M", Slide 419), said point having Kentucky State Plane Coordinates of N(Y) = 184,210.89', E(X) = 1,562,702.90' (KY North Zone, NAD 83, US Survey Feet); thence with a line across Regency Centre Investments, LLC,

South 32°32'52" East a distance of 107.03 feet to a point; which is the true Point of Beginning, thence from the

BEGINNING, and continuing with a line across said Regency Centre Investments , LLC (Deed Book 3604, Page 301 - being Outlot 2 of Plat Cabinet "M", Slide 419), for four (4) calls:

South 73°30'41" East a distance of 75.96 feet to a point;

thence South 14°56'48" West a distance of 74.92 feet to a point;

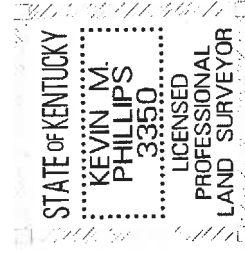
thence North 73°07'01" West a distance of 75.92 feet to a point;

thence North 14°54'11" East a distance of 74.40 feet to a point;

which is the Point of Beginning, having an area of 5,667.0 square feet or 0.1301 acres

The bearings and coordinates shown on this plat are based on Kentucky State Plane Grid North, Kentucky State Plane North Zone, North American Datum of 1983 [NAD 83(2011)]. Particularly, the bearings and coordinates are based on a GNSS survey utilizing a Carlson BRx7 GNSS Receiver and the KYTC VRS System.

The description above being based on an actual ground survey of the property conducted under the supervision of Kevin M. Phillips (PLS 3350), of Endris Engineering, 771 Enterprise Drive, Lexington, Kentucky . The ground survey was concluded on August 24, 2023.



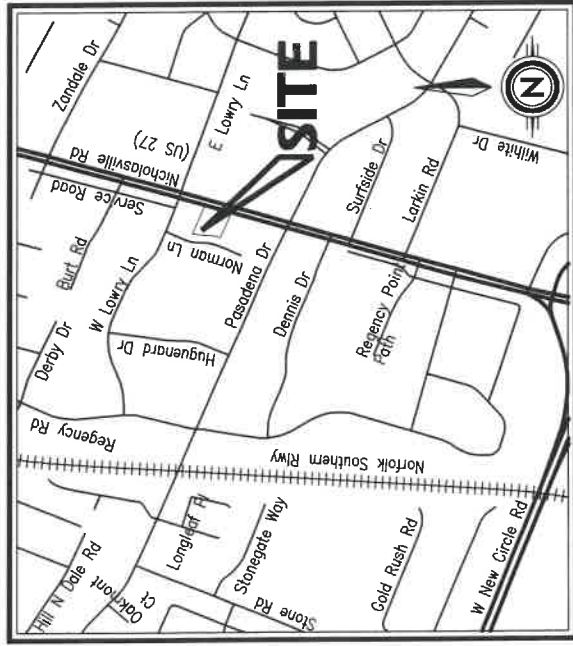
A handwritten signature in red ink, appearing to read "Kevin M. Phillips", written over a horizontal line.

Kevin M. Phillips, PLS 3350  
Endris Engineering, PSC  
771 Enterprise Drive  
Lexington, KY 40510  
Phone: 859-253-1425  
Email: kevin@endris.com

09-06-2023  
Date

Exhibit C  
Depiction of Detention Area Released

See attached Partial Easement Release plat dated September 7, 2023 prepared by Kevin M. Phillips, PLS (1 page)

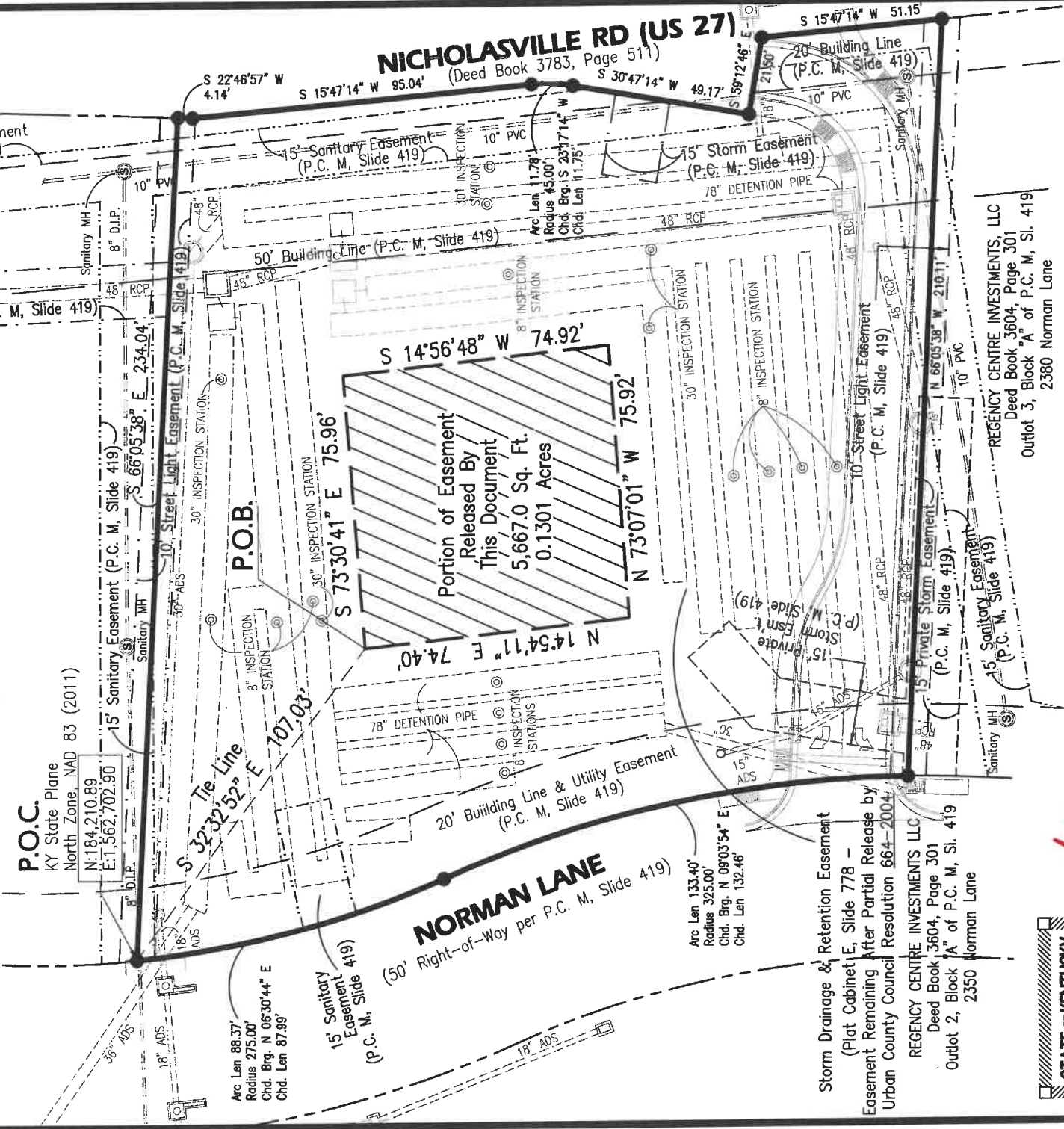


VICINITY MAP

SCALE: 1" = 1,500'

**P.O.C.**  
 KY State Plane  
 North Zone, NAD 83 (2011)  
 N: 184,210.89  
 E: 1,562,702.90

REGENCY CENTRE INVESTMENTS, LLC  
 Deed Book 3604, Page 301  
 Outlot 1, Block "A" of P.C. M, Sl. 419  
 2304 Norman Lane



**NORMAN LANE**  
 (50' Right-of-Way per P.C. M, Slide 419)

Portion of Easement  
 Released By  
 This Document  
 5,667.0 Sq. Ft.  
 0.1301 Acres

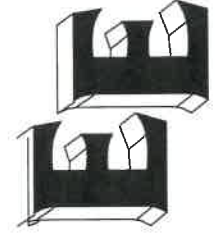
STATE OF KENTUCKY  
**KEVIN M. PHILLIPS**  
 3350  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

*Handwritten signature*

09-06-2023

**ORIGIN OF BEARINGS AND COORDINATES**

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(2011)]. PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A CARLSON BRX7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.



**ENDRIS**  
**engineering**  
 771 ENTERPRISE DRIVE  
 LEXINGTON, KENTUCKY 40510

**PARTIAL EASEMENT RELEASE**  
 Webb Properties Unit 1, Block "A", Outlot 2  
 Plat Cabinet M, Slide 419  
 2350 Norman Lane  
 Lexington, Fayette County - Kentucky

JOB NUMBER: 4274