

THIS RELEASE OF EASEMENT, is made and entered into this 20 day of November, 2025, by and between **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government organized under KRS Chapter 67A, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507 ("First Party") and **JAMES T. NASH BUILDER, INC.**, a Kentucky corporation, whose mailing address is 276 Blue Sky Parkway, Lexington, Kentucky 40509 ("Second Party").

WITNESSETH:

That for no monetary consideration but for good and valuable consideration, First Party does hereby release and relinquish the right, title, and interest that First Party has in and to a portion of a sanitary sewer easement lying and being on real property commonly known as 2408 Flying Ebony Drive, Lexington, Fayette County, Kentucky and described as follows ("the Property"):

Being all of Lot 269 as shown on the Amended Final Record Plat Hamburg Place Community Development Phase II West Wind Subdivision Unit 9, said plat appearing of record in Plat Cabinet S, Slide 624, in the Fayette County Clerk's Office; and

Being a portion of the same property conveyed to James T. Nash Builder, Inc. a Kentucky corporation, by Deed dated July 25, 2025, of record in Deed Book 4143, Page 710, in the Fayette County Clerk's Office.

The portion of the easement being released is shown on Exhibit "A" and is more particularly described as follows:

A certain tract of land lying along the west side of Flying Ebony Drive, approximately 116 feet northwest of the centerline intersection of said Flying Ebony Drive and Rockminster Drive in the City of Lexington, County of Fayette, Commonwealth of Kentucky and more particularly described as follows:

Commencing at a set 5/8" dia. X 18" rebar with cap stamped "VISION PLS 3674", being the northeast corner of Lot 269 of West Wind Subdivision, Unit 9 as depicted on Plat of record at Plat Cabinet S, Slide 624 of the Fayette County Clerk's records, thence with a reference line for one (1) call:

1. S 81°02'24" W a distance of 20.13 feet to the Point of Beginning; thence with the line of an existing Sanitary Sewer Easement for one (1) call:
2. 88°056'42" W a distance of 79.89' to a point; thence severing said Easement for one (1) call:
3. S 01°03'18" W a distance of 12.00' to a point on the line of said existing Sanitary Sewer Easement; thence with the line of said Easement for one (1) call:
4. S 88°56'42" E a distance of 80.64' to a point; thence severing said Easement for one (1) call.

5. N 02°32'13" W a distance of 12.02' to the Point of Beginning containing 0.022 acre.

This being a portion of the Sanitary Sewer Easement as depicted on Plat Cabinet N, Slide 721 and being an encumbrance of the parcel conveyed to James T. Nash Builder, Inc. in Deed Book 4143, Page 710 of the Fayette County Clerk's records.

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


Notary Public, Kentucky State-at-Large

JAMES T. NASH BUILDER, INC.

By: [Signature]

Title: PRESIDENT

COMMONWEALTH OF KENTUCKY)

) SS

COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this ____ day of 20th of August, 2025, by James T. Nash, as President of James T. Nash Builder, Inc., a Kentucky corporation, for and on behalf of said corporation.

My Commission Expires: 5/3/27

Notary ID#: KYNP69690

Tamara E Ward
Notary Print Name

Tamara E Ward
Notary Public, Kentucky State-at-Large

This Instrument Prepared by:

Thomas C Marks
Thomas C. Marks, Attorney
Miller, Griffin & Marks, P.S.C.
271 W. Short St., Suite 600
Lexington, Kentucky 40507
Tel: (859) 255-6676



EXHIBIT "A"

Depiction of Easement Being Released

LINE	BEARING	DISTANCE
L1	N 88°56'42" W	79.89'
L2	S 01°03'18" W	12.00'
L3	S 88°56'42" E	80.64'
L4	N 02°32'13" W	12.02'
L5	S 81°02'24" W	20.13'

THIS EXHIBIT IS FOR THE SOLE PURPOSE OF EASEMENT RELEASE. IT DOES NOT MEET THE DEFINITION OF A BOUNDARY SURVEY AS DEFINE IN 201 KAR 18:150 AND SHALL NOT BE USED FOR LAND TRANSFER.

LOT 269 SOURCE OF TITLE

JAMES T. NASH BUILDER, INC.
DEED BOOK 4143, Page 710

20' KU AND COMMUNICATIONS
EASEMENT
P.C. S, SLD, 349

NE4_1254
T/R: 963.67
INV IN: 955.15 (8" PVC)
INV IN: 955.09 (8" PVC)
INV OUT: 955.06 (8" PVC)

MH-1
T/R: 962.04
INV IN: 955.56 (8" PVC)
INV OUT: 955.53 (8" PVC)

15' SAN. EASE.
P.C. S, SLD, 302

VARIABLE WIDTH SAN. EASE.
P.C. S, SLD, 624



MH-2
T/R: 967.93
INV IN: 959.61 (8" PVC)
INV OUT: 959.51 (8" PVC)

5' TRAIL EASE.
P.C. S, SLD, 302

FLYING EBONY
DRIVE
P.O.C
NE4_1252
T/R: 971.39
INV IN: 960.23 (8" PVC)
INV OUT: 960.20 (8" PVC)

NE4_1251
T/R: 972.63
INV IN: 961.45 (8" PVC)
INV OUT: 961.44 (8" PVC)

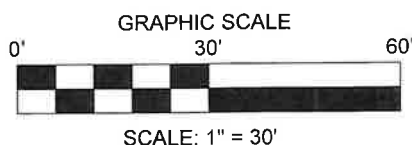


9-23-2025



AREA OF EASEMENT RELEASE

SANITARY SEWER EASEMENT RELEASE WEST WIND SUBDIVISION UNIT 9 LOT 269



PROPERTY OWNER
JAMES T. NASH BUILDER, INC.
276 BLUE SKY PARKWAY
LEXINGTON, KY 40509

EXHIBIT A



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