

RELEASE OF EASEMENT

This **RELEASE OF EASEMENT** (“Release”) is entered into and effective as of this the _____ day of _____, 2018, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 (hereinafter “LFUCG”) and is for the benefit of Highgrove Cottages, LLC, 150 East Broad Street, 2nd Floor, Columbus, Ohio 43215 (hereinafter “Owner”).

WHEREAS, Highgrove Cottages, LLC is the owner of certain property described as Unit 11, Lot 2A of the Coon’s Property, as shown on the Final Record Plat, as recorded in Plat Cabinet R, Slide 362 (the “Plat”), in the Fayette County Clerk’s Office (“Office”), by virtue of a Deed dated March 3, 2017 of record in Deed Book 3472, Page 737, in the Office; the improvements thereon being known and designated as 4268 Saron Drive (“Highgrove Cottages Property”).

WHEREAS, LFUCG has a twenty foot (20’) drainage easement through the Highgrove Cottages Property, the shaded areas of which are to be released (“Easements”) as shown on the Plat, and on the drawing attached hereto and incorporated herein as “Exhibit A”.

WHEREAS, the Easements as shown on the Plat are no longer required by LFUCG and LFUCG now desires to release and forever extinguish its interest in and to said Easements as more particularly set forth on Exhibit A and as more particularly described by the metes and bounds descriptions on “Exhibit B” attached hereto.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, LFUCG hereby releases and forever quitclaims to the Owner all of its right, title, and interest in and to the Easements as more particularly shown on Exhibit A and described by Exhibit B attached hereto; it being the intention of the parties to terminate the Easements. The Owners, their successors, and assigns shall hereafter have and enjoy their property free and discharged from the interests of the LFUCG as to the Easements; provided, however, that this Release shall not extinguish the interest of LFUCG in the remaining easements depicted herein other than the Easements specifically shown on Exhibit A and described on Exhibit B.

IN WITNESS HEREOF, LFUCG has entered into this Release as of the date first written above.

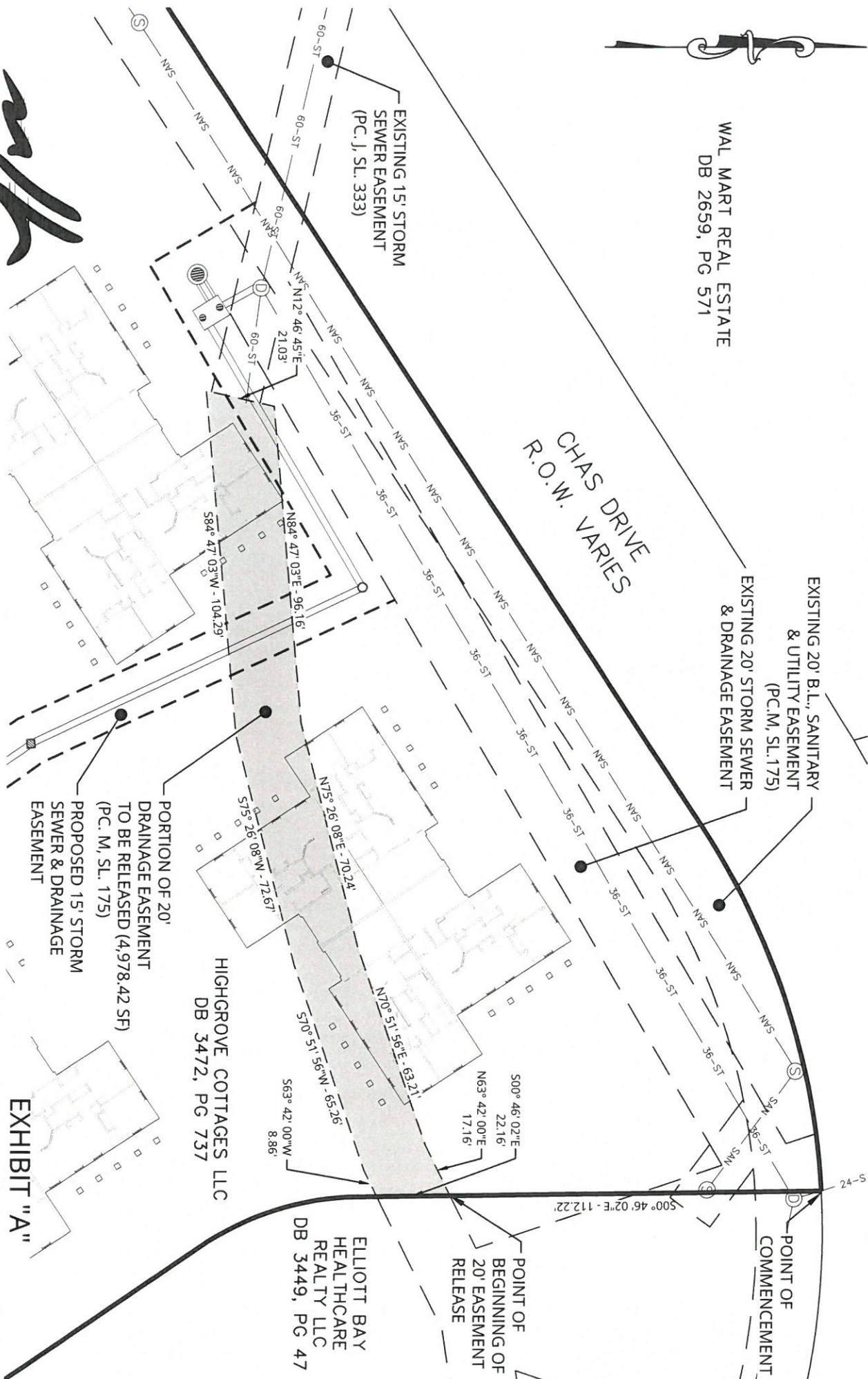


WAL MART REAL ESTATE
DB 2659, PG 571

CHAS DRIVE
R.O.W. VARIES

EXISTING 20' B.L. SANITARY
& UTILITY EASEMENT
(P.C.M, SL. 175)
EXISTING 20' STORM SEWER
& DRAINAGE EASEMENT

EXISTING 15' STORM
SEWER EASEMENT
(P.C.J, SL. 333)



MLH CIVIL



**RICH DESIGN
STUDIOS**



John W. Hunt
STATE OF KENTUCKY
LAND SURVEYOR
3/785

JOHN W. HUNT
LICENSED PROFESSIONAL
LAND SURVEYOR
06-12-18

20' DRAINAGE EASEMENT RELEASE
EXHIBIT "A"

COON'S PROPERTY
UNIT 11, LOT 2A
4268 SARON DRIVE
LEXINGTON, KENTUCKY

JUNE 2018
(PARENT DOCUMENT: P.C. R, SL. 362)

EXHIBIT B

**LEGAL DESCRIPTION
20' DRAINAGE EASEMENT RELEASE**

**COON'S PROPERTY UNIT 11, LOT 2A
4268 SARON DRIVE
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

COMMENCING AT A POINT in the existing southern right-of-way of Chas Drive, said point also being the northeastern most corner of Coon's Property Unit 11, Lot 2A known as 4268 Saron Drive as shown on Plat Cabinet R, Slide 362 of record in the Fayette County Clerk's Office and being the northwestern most corner to a tract of land conveyed to Elliott Bay Healthcare Realty LLC as recorded in Deed Book 3449, Page 47 on file in said Clerk's office; thence South 00 degrees 46 minutes 02 seconds East, 112.22 feet to the **TRUE POINT OF BEGINNING**; thence South 00 degrees 46 minutes 02 seconds East, 22.16 feet to a point; thence South 63 degrees 42 minutes 00 seconds West, 8.86 feet to a point; thence South 70 degrees 51 minutes 56 seconds West, 65.26 feet to a point; thence South 75 degrees 26 minutes 08 seconds West, 72.67 feet to a point; thence South 84 degrees 47 minutes 03 seconds West, 104.29 feet to a point; thence North 12 degrees 46 minutes 45 seconds East, 21.03 feet to a point; thence North 84 degrees 47 minutes 03 seconds East, 96.16 feet to a point; thence North 75 degrees 26 minutes 08 seconds East, 70.24 feet to a point; thence North 70 degrees 51 minutes 56 seconds East, 63.21 feet to a point; thence North 63 degrees 42 minutes 00 seconds East, 17.16 feet to the **POINT OF BEGINNING** and containing 0.11 acres (4,978.42 square feet).