

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENTS, is made and entered into this ____ day of ____, 2025, by and between (i) the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to Chapter 67A of the Kentucky Revised Statutes, having its address at 200 East Main Street, Lexington, Kentucky 40507 (the “LFUCG”), and (ii) Easley and Faust Properties, LLC, whose mailing address is 2692 Richmond Road, Ste. 220, Lexington, KY 40509, (the “Owner”).

WITNESSETH:

WHEREAS, through a certain Plat of Record for The Silks Club (Formerly Lexingtonian Estates) 3298 & 3330 Versailles Road and 1500 -1561 winners Circle, of record in Plat Cabinet “S”, Slide 16 in the Fayette County Clerk’s Office (the “Plat”), LFUCG acquired a Sanitary Sewer Easement over a portion of 1504 Winners Circle (referred to herein as the “Easement”); and

WHEREAS, the real property currently encumbered by the Easements is owned by Owner and located in Fayette County, Kentucky and such real property is more particularly described as follows, to-wit:

COMMENCING AT THE POINT OF INTERSECTION of the northwestern right-of-way of Winners Circle (a private street) and the common line of Lot 47 and Lot 1 (known as 1500 and 1504 Winners Circle) located in The Silks Club (Formerly Lexingtonian Estates) 3298 & 3330 Versailles Road and 1500 -1561 winners Circle of record. in Plat Cabinet S, Slide 16 in the Fayette County Clerk's Office; thence leaving said right-of-way line, South 89 degrees 16 minutes 39 seconds West, 33.95 feet to the edge of a sanitary sewer easement being the **TRUE POINT OF BEGINNING**; thence with said easement South 20 degrees 07 minutes 56 seconds West, 38.08 feet to a point; thence South 43 degrees 19 minutes 54 seconds West, 60.42 feet to a point; thence North 46 degrees 40 minutes 06 seconds West, 15.00 feet to a point; thence North 43 degrees 19 minutes 54 seconds East, 95.42 feet to the **POINT OF BEGINNING** and containing 1,169 square feet.

WHEREAS, a portion of the Easement is no longer necessary as the sanitary sewer line has been abandoned. The portion of the Easement to be released is shown within the crosshatched areas shown on Exhibit "A" attached hereto and incorporated herein by this reference (the "Released Easement"); and

WHEREAS, the Released Easement is no longer required by LFUCG and LFUCG desires to release and extinguish its interest in and to such Released Easement but not with respect to the remainder of the original Easements on the Amended Plat.

NOW THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the LFUCG hereby releases unto the Owner all of its right, title and interest in and to the Released Easement, as shown on Exhibit "A".

It is the intention of the LFUCG to forever extinguish its interest in the Released Easement and the Owner, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interests of the LFUCG as to the Released Easement; provided, however, that this Partial Release of Easement shall not extinguish the interest of the LFUCG in the remaining Easements as depicted on the Amended Plat.

IN WITNESS WHEREOF, the LFUCG has hereunto executed this Partial Release of Sanitary Sewer Easement on this the day and year first above written.

EASLEY AND FAUST PROPERTIES, LLC


JOHN WICKLIFFE FAUST, MEMBER

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Mayor

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by John Wickliffe Faust, Member of Easley and Faust Properties, LLC, on behalf of said limited liability company, on this 1st day of July, 2025.

My Commission Expires:

10-17-28


NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

BERNARD FLEETWOOD LOVELY NOTARY PUBLIC COMMONWEALTH OF KENTUCKY COMM. # KYNP16261 MY COMMISSION EXPIRES OCTOBER 17, 2028
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STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by _____, as Mayor of Lexington Fayette Urban County Government, on behalf of said government, on this _____ day of July, 2025.

My Commission Expires: _____

NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

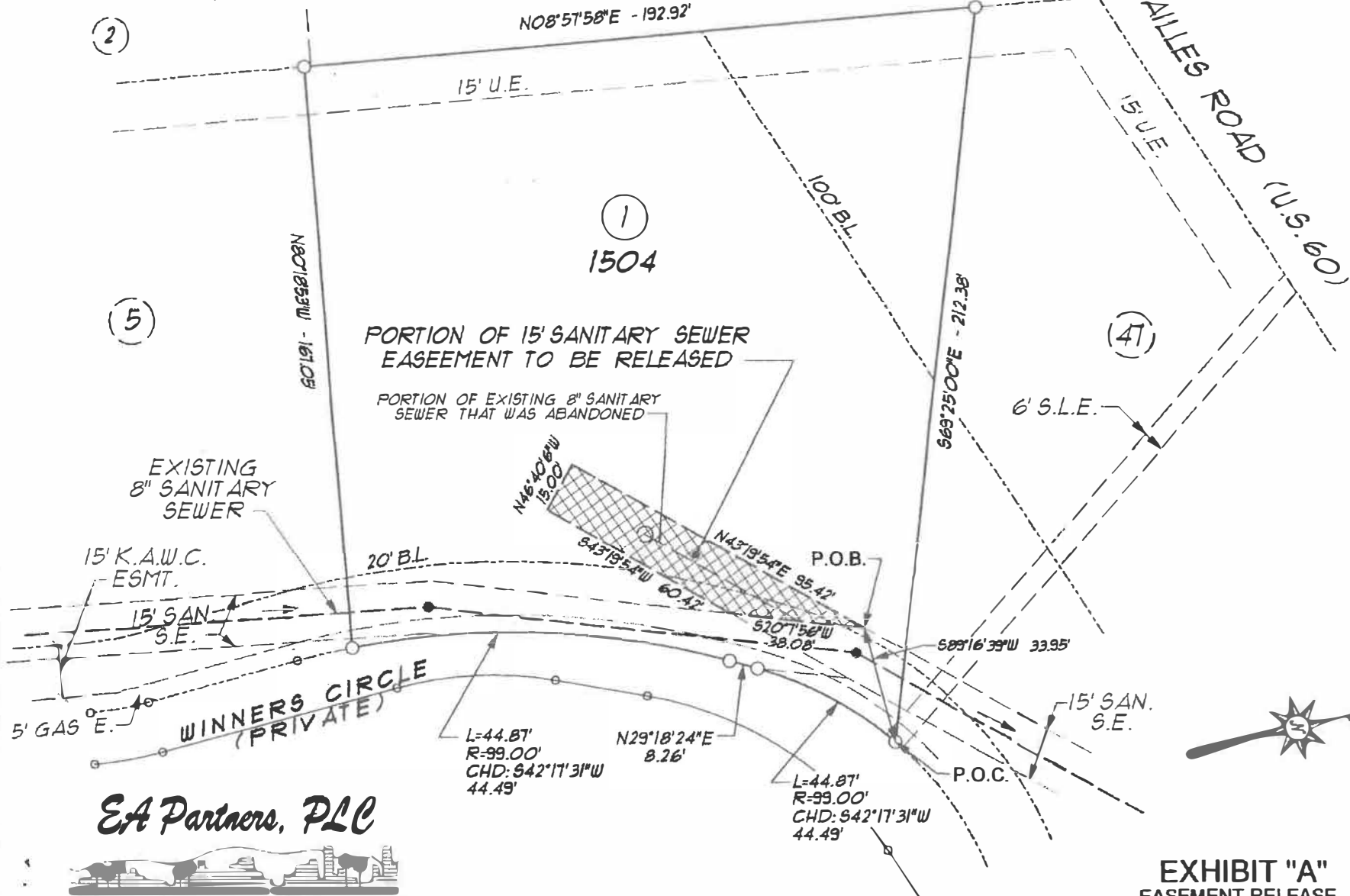
THIS INSTRUMENT
PREPARED BY:


BERNARD F. LOVELY
Gess, Mattingly & Atchison P.S.C.
201 West Short Street, Suite 102
Lexington, Kentucky 40507
(859) 252-9000

PARENT DOCUMENTS: PLAT CABINET "S", SLIDE 16
DEED BOOK 3553, PAGE 346

WELLESLEY HEIGHTS
UNIT 1-A
P.C. "C", SL. 781

THIS DOCUMENT WAS PREPARED BY:
THOMAS W. HATFIELD, PLS. # 3547.



EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (850) 290-9889
FACSIMILE (850) 290-9887

JOBSITE EASEMENT RELEASEE SANITARY EXHIBIT A SANITARY RELEASE.dgn

EXHIBIT "A"

EASEMENT RELEASE
(PORTION OF 15' SANITARY SEWER EASEMENT)
EASLEY AND FAUST PROPERTIES, LLC
1504 WINNERS CIRCLE, LOT 1
LEXINGTON, FAYETTE COUNTY, KENTUCKY
APRIL 2023