

RELEASE OF EASEMENTS

2020 Harrodsburg Road

2040 Harrodsburg Road

KNOW THAT ALL MEN BY THESE PRESENTS:

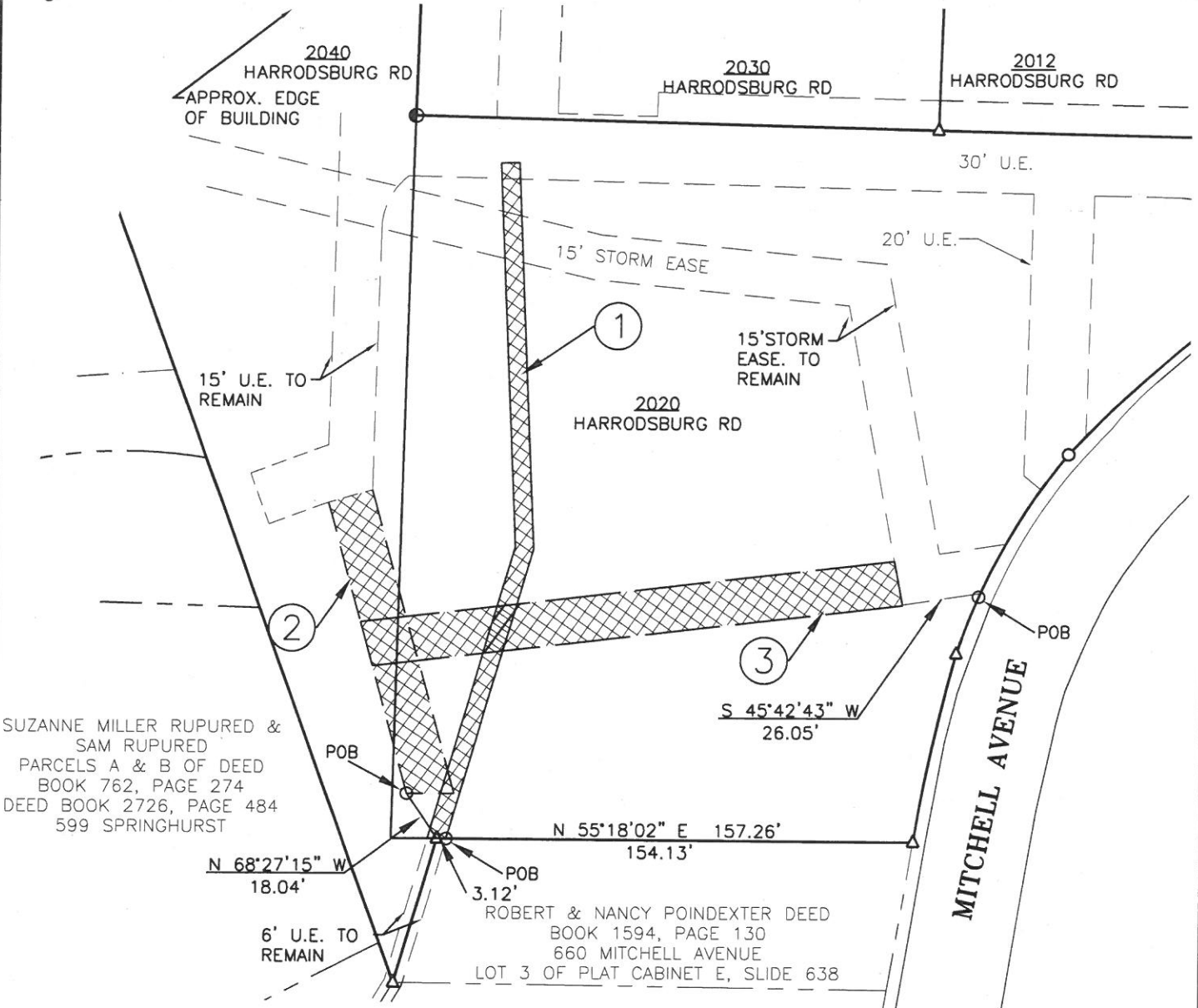
FOR \$1.00 AND OTHER VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned LEXINGTON FAYETTE-URBAN COUNTY GOVERNMENT, 200 East Main Street, 9<sup>th</sup> Floor, Lexington, Kentucky 40507, does hereby fully release a portion of a (i) 6' Utility Easement shown on the Final Record Plat of Springdale Subdivision Unit No. 2 of record in Plat Cabinet E, Slide 638 in the Fayette County Clerk's Office, (ii) a 15' Utility Easement shown on Easement Minor Amended Final Record Plat Chancellor Subdivision (The Springs) Lots 2B and 2C, of record in Plat Cabinet R, Slide 196 in the Fayette County Clerk's Office, and (iii) a 15' Storm Easement shown on Final Record Plat of Lot 2 of Chancellor Subdivision (Unit 1, Block B) and Springdale Subdivision (Unit 2 – Block B & C) of record in Plat Cabinet R, Slide 114 in the Fayette County Clerk's Office, all on (a) the property at 2020 Harrodsburg Road, Lexington, Kentucky of Springs Partners LLC, 145 Rose Street, Lexington, Kentucky 40507 and (b) the property at 2040 Harrodsburg Road, Lexington, Kentucky of Baptist Healthcare System, Inc., 2701 Eastpoint Parkway, Louisville, Kentucky 40223, which portions of the released easements are shown on Exhibit 1 described on Exhibit 2 attached hereto and incorporated herein by reference.

The source of title for Springs Partners LLC is deed dated April 2, 2014 of record in Deed Book 3226, Page 214 and the source of title for Baptist Healthcare System, Inc. is deed dated August 28, 2015 of record in Deed Book 3339, Page 644, both in the Fayette County Clerk's Office.

It is understood that in making this release that any other easement or any portion thereof shown on the aforementioned plats remain unaffected.



# CHANCELLOR SUBDIVISION (THE SPRINGS) 2020 HARRODSBURG RD



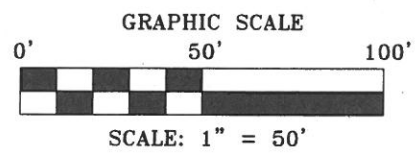
- ① 6' UTILITY EASE (PC E, SL 638) (TO BE RELEASED)
- ② 15' UTILITY EASE (PC R, SL 196) (TO BE RELEASED)
- ③ 15' STORM EASE (PC R, SL 114) (TO BE RELEASED)

**PLAT REFERENCES**

THE EASEMENTS SUBJECT TO RELEASE BY THIS EXHIBIT WERE CREATED BY, OR APPEAR ON THE FOLLOWING PLATS:

1. FINAL RECORD PLAT RECORDED 10/31/13 RECORDED IN P.C. R, SLD. 114;
2. EASEMENT MINOR AMENDED FINAL RECORD PLAT RECORDED 7/14/14 IN P.C. R, SLD. 196;
3. AMENDED FINAL RECORD PLAT RECORDED 8/15/14 IN P.C. R, SLD. 204;
4. EASEMENT MINOR RECORD PLAT RECORDED 9/18/14 IN P.C. R, SLD. 215;
5. MINOR CONSOLIDATION PLAT RECORDED 8/20/15 IN P.C. R, SLD. 338.

## EASEMENT RELEASE EXHIBIT "1"



**Easement 1**

Commencing at a point along the West Right of Way of Mitchell Avenue, thence S 55°18'02" W a distance of 154.13' to a point, said point being the Point of Beginning of a 6' wide Utility Easement;

Thence S 55°18'02" W for a distance of 6.30';

Thence N 18°47'56" W for a distance of 101.37';

Thence N 37°36'56" W for a distance of 127.80';

Thence N 52°23'04" E for a distance of 6.00';

Thence S 37°36'56" E for a distance of 128.80';

Thence S 18°49'56" E for a distance of 100.64';

To the Point of Beginning having an area of 1,378.77 square feet, 0.032 acres

**Easement 2**

Commencing at a point along the West Right of Way of Mitchell Avenue, thence S 55°18'02" W a distance of 154.12', thence N 68°27'15" W a distance of 18.04' to a point, said point being the Point of Beginning of a 15' wide Utility Easement;

Thence N 50°20'38" W for a distance of 100.50';

Thence N 39°12'06" E for a distance of 15.00';

Thence S 50°20'38" E for a distance of 104.82';

Thence S 55°18'02" W for a distance of 15.58';

To the Point of Beginning having an area of 1,539.91 square feet, 0.035 acres

**Easement 3**

Commencing at a point along the West Right of Way of Mitchell Avenue, to a point, said point being the Point of Beginning of a 15' wide Storm Easement;

Thence S 48°16'50" W for a distance of 201.28';

Thence N 50°20'38" W for a distance of 15.17';

Thence N 48°16'50" E for a distance of 213.34';

Thence a curve turning to the left with an Arc length of 17.92';

With a radius of 203.21';

With a chord bearing of S 08°35'52"E;

With a chord length of 17.91';

To the Point of Beginning having an area of 3,097.93 square feet, 0.071 acres

EXHIBIT "2"  
Legal Descriptions