

THIS INSTRUMENT PREPARED BY:



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[Branden.gross@dentons.com](mailto:Branden.gross@dentons.com)

DEED OF RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made and entered into this 5 day of ~~November~~ 2023, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, 9th Floor, Lexington, Kentucky 40507, Party of the First Part, in favor of **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky corporation chartered pursuant to KRS Chapter 80, having an address of 300 W New Circle Road, Lexington, 40505, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of property known as **551 Shropshire Avenue, Lexington, Fayette County, Kentucky**, which property is designated as Tract 1, as shown on the plat thereof of recorded in **Plat Cabinet N, Slide 22**, in the Fayette County Clerk's Office (the "Property"); and

WHEREAS, there is a sanitary sewer easement located on the Property that is no longer required by Party of the First Part.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby forever release unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the portion(s) of said easement as shown on EXHIBIT "A" attached hereto and incorporated by reference herein. Party of the Second Part agrees to remove and/or safe load the infrastructure within the easements to be released.

The Property was conveyed to Party of the Second Part by (i) by a deed dated March 18, 1953, of record in **Deed Book 537, page 307**, in the Fayette County Clerk's Office; and (ii) by a deed dated November 16, 2006, of record in **Deed Book 2694, page 460**, in the Fayette County Clerk's office.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to all other easements on the Property and/or as shown on the plat recorded in Plat Cabinet N, Slide 22, in the office of the Fayette County Clerk.

<Signature Pages Follow>

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed this the day and year first above written.

**LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government created pursuant to KRS Chapter 67A

By: Linda Gorton

Print Name: Linda Gorton

Its: Mayer

Date Signed: 11/15/2023

STATE OF KENTUCKY )  
COUNTY OF Fayette )

The foregoing instrument was subscribed and acknowledged before me this the 15<sup>th</sup> day of November, 2023 by Linda Gorton, as Mayer of **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government created pursuant to KRS Chapter 67A, on behalf of said urban county government.

[AFFIX SEAL]

Michelle Nelson  
Print Name: Michelle Nelson  
NOTARY PUBLIC  
My Commission Expires: October 3, 2027  
Notary ID No.: KYNP80390

IN WITNESS WHEREOF, the Party of the Second Part has caused its name to be subscribed this the day and year first above written.

**LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky corporation chartered pursuant to KRS Chapter 80

By: *Austin J. Simms*

Print Name: Austin J. Simms

Its: Executive Director

Date Signed: December 19, 2022

STATE OF KENTUCKY )  
COUNTY OF Kentucky )

The foregoing instrument was subscribed and acknowledged before me this 19<sup>th</sup> day of December, 2022, by Austin Simms, as Executive Dir. of LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY, a Kentucky corporation chartered pursuant to KRS Chapter 80, on behalf of said authority.

[AFFIX SEAL]

*John W. Thompson*  
Print Name: JOHN W. THOMPSON  
NOTARY PUBLIC  
My Commission Expires: 1/28/2025  
Notary ID No.: KY14P 200292

0' 100' 200' 300'



GRAPHIC SCALE: 1" = 100'



EAST SIXTH STREET

LFUCHA  
DB 861, PG 307

STATE of KENTUCKY  
JAMES M.  
CHAMBLISS  
3185  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

LFUCHA  
DB 537, PG 307  
CAB N. SL 22

PEMBERTON STREET

SHROPSHIRE AVENUE

LFUCHA  
DB 537, PG 307  
CAB N. SL 22

15' SAN. SEW. E.  
CAB N, SL 22

SAN  
EASEMENT TO RELEASE  
2,059 SQ.FT.

15' SAN. SEW. E.  
CAB N, SL 22

EAST FIFTH STREET

SAN

SAN



651 Perimeter Drive Suite 300  
Lexington, KY 40517  
Phone (859) 368-0145  
www.primeeng.com

SANITARY SEWER  
EASEMENT RELEASE EXHIBIT  
551 SHROPSHIRE AVENUE, LOT 1  
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

C:\Users\jchambliss\OneDrive\Documents\312 - Shropshire - 312 - Pemberton\300 - CAU\300 - survey\304 - working\drawings\final survey drawings\312 - 2227 - tsm release.dwg  
Day & Time: May 08, 2023 - 10:23am  
Login Name: jchambliss

0' 40' 80' 120'



GRAPHIC SCALE: 1" = 40'



STATE of KENTUCKY  
**JAMES M. CHAMBLISS**  
 3185  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

SURVEYOR'S NOTES:

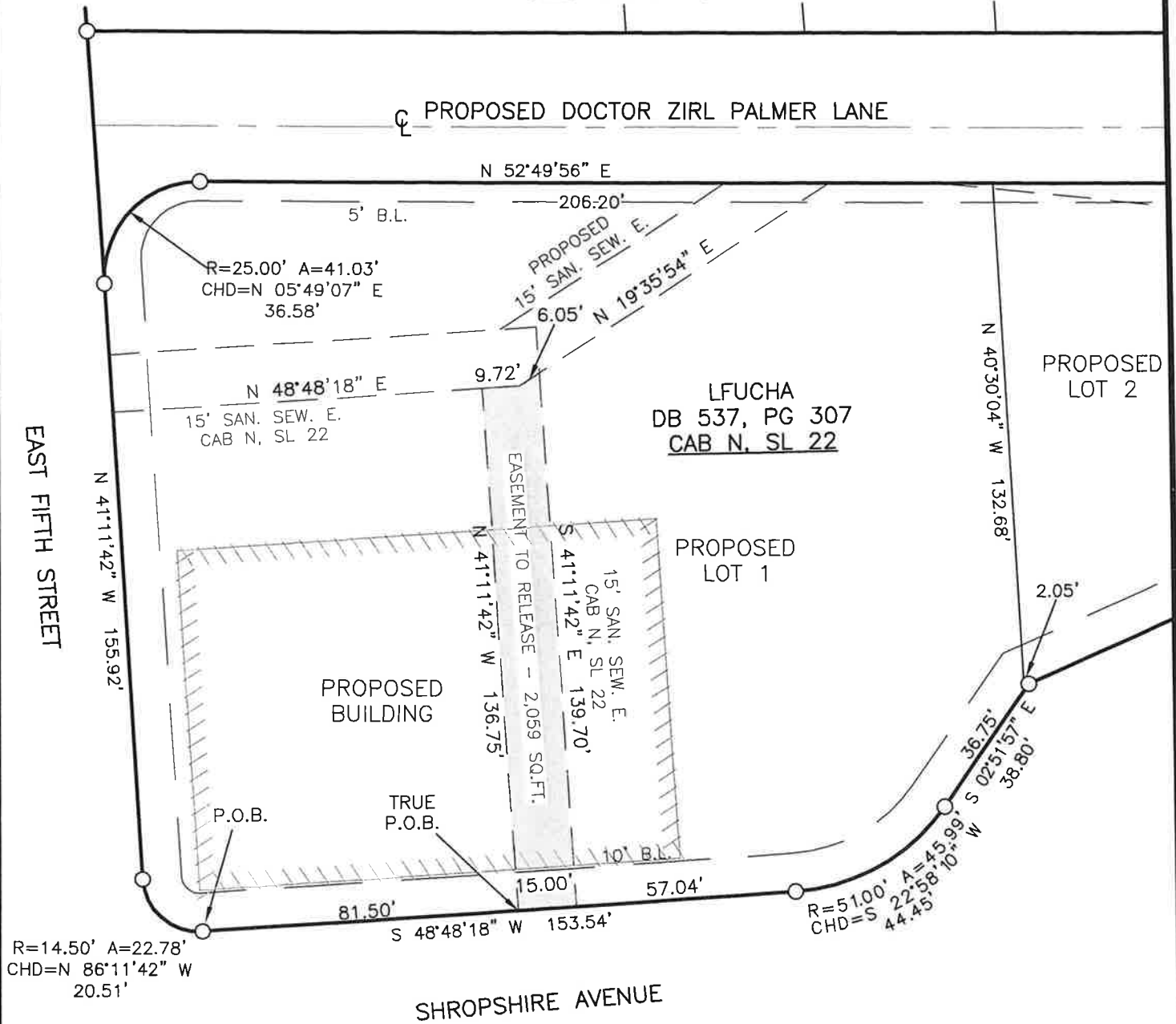
THIS EASEMENT EXHIBIT IS BASED ON A BOUNDARY RETRACEMENT SURVEY OF THE LFUC HOUSING AUTHORITY PROPERTY (BLUEGRASS ASPENDALE) AS RECORDED IN DEED BOOK 537 PAGE 307, CAB. N, SLIDE 22 (551 SHROPSHIRE) & DEED BOOK 861 PAGE 193 (572 PEMBERTON STREET). THE SURVEY WAS PERFORMED BY PRIME AE GROUP ON FEBRUARY 11, 2022 BY METHOD OF RANDOM TRAVERSE WITH A UNADJUSTED RAW CLOSURE OF 1:107,477. THE SURVEY WAS NOT ADJUSTED FOR CLOSURE.

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PORTION OF THE EXISTING SANITARY SEWER EASEMENT TO BE RELEASED AND IS NOT INTENDED FOR USE TO TRANSFER PROPERTY.

**James M. Chambliss, PLS** Digitally signed by James M. Chambliss, PLS  
 Date: 2023.05.09 10:43:55 -04'00'

JAMES M. CHAMBLISS, PLS 3185

DATE



651 Perimeter Drive Suite 300  
 Lexington, KY 40517  
 Phone (859) 368-0145  
 www.primeeng.com

SANITARY SEWER  
 EASEMENT RELEASE EXHIBIT  
 551 SHROPSHIRE AVENUE, PROPOSED LOT 1  
 LEXINGTON, FAYETTE COUNTY, KENTUCKY  
 PAGE 2 OF 2

P:\2023\K0159-2327 118 - 501 Shropshire-572 Pemberton\500-440\320-Survey\571-461\1\Survey\10\Working Drawings\Cad Survey Drawings\2327 From Records.dwg  
 Date: 5/9/23 10:43:55 AM  
 User: jchambliss

**EXHIBIT "A"**

**SANITARY SEWER EASEMENT RELEASE  
551 SHROPSHIRE AVENUE, LOT 1  
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

All that tract or parcel of land situated at the north corner of Shropshire Avenue and East Fifth Street in Lexington, Fayette County, Kentucky, being more fully described as follows, to wit:

**BEGINNING** at the end of radius of the intersection of the Shropshire Avenue north right of way and the East Fifth Street east right of way; thence with said Shropshire Avenue, North 48°48'18" East, 81.50 feet to the **TRUE POINT OF BEGINNING**, said point being in the southwest line of an existing 15-foot wide sanitary sewer easement (Cab N, SI 22); thence leaving said Shropshire Avenue and with said easement for four (4) lines:

1. North 41°11'42" West, 136.75 feet to a point,
2. North 48°48'18 East, 9.72 feet to a point,
3. North 19°35'54" East, 6.05 feet to a point,
4. South 41°11'42" East, 139.70 feet to a point in said Shropshire Avenue;

Thence with said Shropshire Avenue, South 48°48'18" West, 15.00 feet to the **TRUE POINT OF BEGINNING** , containing 2,059 square feet, more or less.