

**DEED OF RELEASE OF SANITARY, STORM  
AND WATER COURSE EASEMENTS  
(330 NEWTOWN PIKE, LEXINGTON, KENTUCKY)**

For valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Lexington-Fayette Urban County Government, for itself and on behalf of its successors, assigns and affiliates, does hereby fully release those easements reserved by the undersigned in Deed dated March 1, 1928 of record in Deed Book 248, Page 259 which include the twenty foot (20') Sanitary Sewer Easement and the fifteen foot (15') Storm Sewer Easement that also appear on the plat of record in Plat Cabinet R, Slide 465, both in the Fayette County Clerk's Office. Said easements more particularly shown on the attached Exhibit A and described on the attached Exhibit B encumbering the property conveyed to 330 Newtown, LLC by Deed dated August 12, 2021 of record in Deed Book 3868, Page 367 in the Fayette County Clerk's Office. It is understood that in making this release any other easements or portion thereof shown on the aforementioned plat or described in the aforementioned deed and any other easements of record remain unaffected by this release, including but not limited to the 20' Storm Sewer Easement and the 20' Sanitary Sewer Easement both of record in Deed Book 3981, Page 348.

IN WITNESS WHEREOF, the undersigned has executed this Deed of Release this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT

By: Linda Gorton  
Linda Gorton, Mayor

STATE OF Kentucky )  
 ) SS  
COUNTY OF Fayette )

The foregoing instrument was acknowledged before me on this the 24<sup>th</sup> day of July, 2023 by Linda Gorton as Mayor of Lexington-Fayette Urban County Government.

My Commission Expires: 11/7/2023.

Mackenzie Summeret  
NOTARY PUBLIC  
(Notary must affix seal) ID# 635048

[SEAL]

The foregoing instrument prepared by:

Charlotte Turner McCoy  
Charlotte Turner McCoy  
Stites & Harbison, PLLC  
250 West Main Street, Suite 2300  
Lexington, Kentucky 40507  
(859) 226-2300



VICINITY MAP  
Not To Scale

**EXHIBIT A**

KYTC DRAINAGE EASEMENT  
D.B. 3189, PG. 621

15' STORM SEWER  
EASEMENT

EASEMENTS TO BE RELEASED

LIMITS OF L.F.U.C.G.  
EASEMENT  
D.B. 248, PG. 259

20' STRM.  
SEW. ESMT.  
D.B. 3981, PG. 346

20' SAN. SEW. ESMT.  
D.B. 3981, PG. 346

20' SAN. SEWER ESMT.  
D.B. 248, PG. 259  
(SEE P.C. 17, SL. 465)

15' STORM SEWER ESMT.  
D.B. 248, PG. 259  
(SEE P.C. 17, SL. 465)

20' STRM. SEW. ESMT.  
D.B. 3981, PG. 348

NEWTOWN PIKE

5-STORY COMMERCIAL  
& RESIDENTIAL FACILITY  
(UNDER CONSTRUCTION)

LIMITS OF L.F.U.C.G.  
EASEMENT  
D.B. 248, PG. 259

15' SAN. SEWER  
& UTIL. ESMT.

LFUGC SHARED USE  
PATH/UTIL. ESMT.  
D.B. 3641, PG. 360

30' COLUMBIA  
GAS ESMT.

20' SAN. SEW. ESMT.  
D.B. 3981, PG. 346

25' COLUMBIA  
GAS ESMT.

20' NORTH ELKHORN  
FORCE MAIN ESMT.  
D.B. 2616, PG. 331

THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE LIMITS OF THE SANITARY, STORM, AND WATER COURSE EASEMENT CONVEYED BY DEED BOOK 248, PAGE 259, AND WAS PREPARED BY STEVEN P. GREEN, KENTUCKY PLS #3539.

*Steven P. Green*

LINE	BEARING	DISTANCE
L33	S 61°12'40" W	351.52'
L34	N 31°18'11" W	191.93'
L35	N 09°19'58" E	90.00'
L36	S 74°29'18" W	31.03'
L37	N 14°34'52" E	27.45'
L38	S 73°45'07" E	4.50'
L39	N 16°14'49" E	19.32'
L40	S 47°56'25" W	62.87'
L41	S 47°25'23" E	64.54'
L42	S 61°13'27" W	15.60'
L43	N 44°40'04" W	185.17'
L44	N 16°07'53" E	17.18'
L45	S 44°40'04" E	197.82'
L46	S 61°14'07" W	90.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	666.48'	101.67'	101.57'	N 70°24'49" E	008°44'24"
C2	666.75'	106.41'	106.30'	N 79°21'17" E	009°08'38"
C3	543.28'	291.97'	288.47'	S 81°23'22" E	030°47'32"

SCALE IN FEET



**EASEMENT RELEASE EXHIBIT**

SANITARY, STORM, AND  
WATER COURSE EASEMENT  
330 NEWTOWN PIKE, LEXINGTON, KENTUCKY

1"=80'

APRIL 20, 2023



3250 Blazer Pkwy Lexington KY 40509 T 859.264.7500 F 859.264.7501

2022-0020

Exhibit B

**Sanitary, Storm, and Water Course Easement (LFUCG Easements)**

All that tract or parcel of land located in Lexington, Fayette County, Kentucky, situated along the southeasterly side of Newtown Pike (KY Highway 922) between West Third Street and West Fourth Street and being bounded to the southeast by the L & N Railroad and the perpetual easements under, over, and upon said property for sanitary trunk-line sewer and stormwater sewer or natural water course that extends or runs across said property, and being first described in Deed Book 248, Page 259, being more particularly described as follows, to wit:

Beginning at an iron pin with identification cap #3539 found at a common corner of Bluegrass Cremation Service, LLC (Deed Book 2878, Page 470) and 330 Newtown LLC, aforesaid, said pin being in the line of the northwesterly right-of-way of the L & N Railroad property; thence running with the common line of the railroad and 330 Newtown LLC, for two calls, S 61° 14' 07" W 90.98 feet to a point, and S 61° 12' 40" W 351.52 feet to a point; thence leaving the line of the railroad right-of-way and running through the lands of 330 Newtown, LLC for three calls, N 31° 18' 11" W 191.93 feet, N 09° 19' 58" E 90.00 feet, and S 74° 29' 18" W 31.03 feet to a point in the southeasterly right-of-way line of Newtown Pike (KY Highway 922); thence running with the southeasterly right-of-way line of Newtown Pike for three calls, N 14° 34' 52" E 27.45 feet to a found iron pin with plastic cap stamped "CDP 3539", S 73° 45' 07" E 4.50 feet to a found iron pin with plastic cap stamped "CDP 3539", and N 16° 14' 49" E 19.32 feet to a point in the southeasterly right-of-way line, aforesaid; thence leaving the right-of-way line and returning through the lands of 330 Newtown LLC, for three calls, with a curve to the right having a radius of 666.48 feet and an arc length of 101.67 feet, with a chord bearing N 70° 24' 49" E 101.57 feet, with a curve to the right having a radius of 666.75 feet, an arc length of 106.41 feet, and a chord bearing N 79° 21' 17" E 106.30 feet, and with a curve to the right having a radius of 543.28 feet, an arc length of 291.97 feet, and a chord bearing S 81° 23' 22" E 288.47 feet to a point in the common line of 330 Newtown LLC and Bluegrass Cremation Service, aforesaid; thence running with the common line of 330 Newtown LLC and Bluegrass Cremation Service for two calls, S 47° 56' 25" W 62.87 feet to an iron pin found with cap stamped "3843", and S 47° 25' 23" E 64.54 feet to the point of beginning and containing 2.4693 acres (107,562 square feet) in accordance with a field survey performed under the direction of Steven P. Green, PLS 3539, of CDP Engineers, Inc. in October 2022.