

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, is made and entered into this ____ day of _____, 2019, 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) RML CONSTRUCTION, LLP, a Kentucky limited liability partnership, whose mailing address is c/o Lawrence Goodwin, 3609 Walden Drive, Lexington, KY 40517, (the “Owner”).

WITNESSETH:

WHEREAS, through that certain final record plat of record in Plat Cabinet F, Slide 6, in the Fayette County Clerk’s Office (the “Plat”), LFUCG acquired a Utility Easement over a portion of 440 Squires Road (referred to herein as the “Easement”); and

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

Being part of Parcel 28 shown on the plat of Squires Acres Unit 1-K, Section 2, which appears of record in Plat Cabinet F, Slide 6, in the Fayette County Clerk’s office.

Being a part of the same property conveyed to RML Construction, a Kentucky limited liability partnership, by deed dated August 31st, 2018, of record in Deed Book 3611, Page 631, in the Fayette County Clerk’s office.

WHEREAS, Owner has caused to be prepared an amended subdivision plat (the Amended Plat) for the purpose of releasing that portion of the Easement within the crosshatched areas shown on Exhibit "A" attached hereto and incorporated herein by this reference (the "Released Easement"); and which will include the dedication of new utility easement to and for the benefit of LFUCG; and

WHEREAS, the Released Easement are 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 Easement 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 it is understood that in making this Partial Release, the 30-foot sanitary sewer easement and other easements of record, or any portion thereof, shall remain unaffected by this Partial Release of Easement.

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

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Mayor

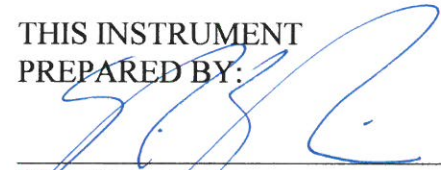
STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by _____,
as _____ of Lexington-Fayette Urban County Government, an urban county
government pursuant to KRS 67, on behalf of said government, on this ____ day of
_____, 2019.

My Commission Expires: _____

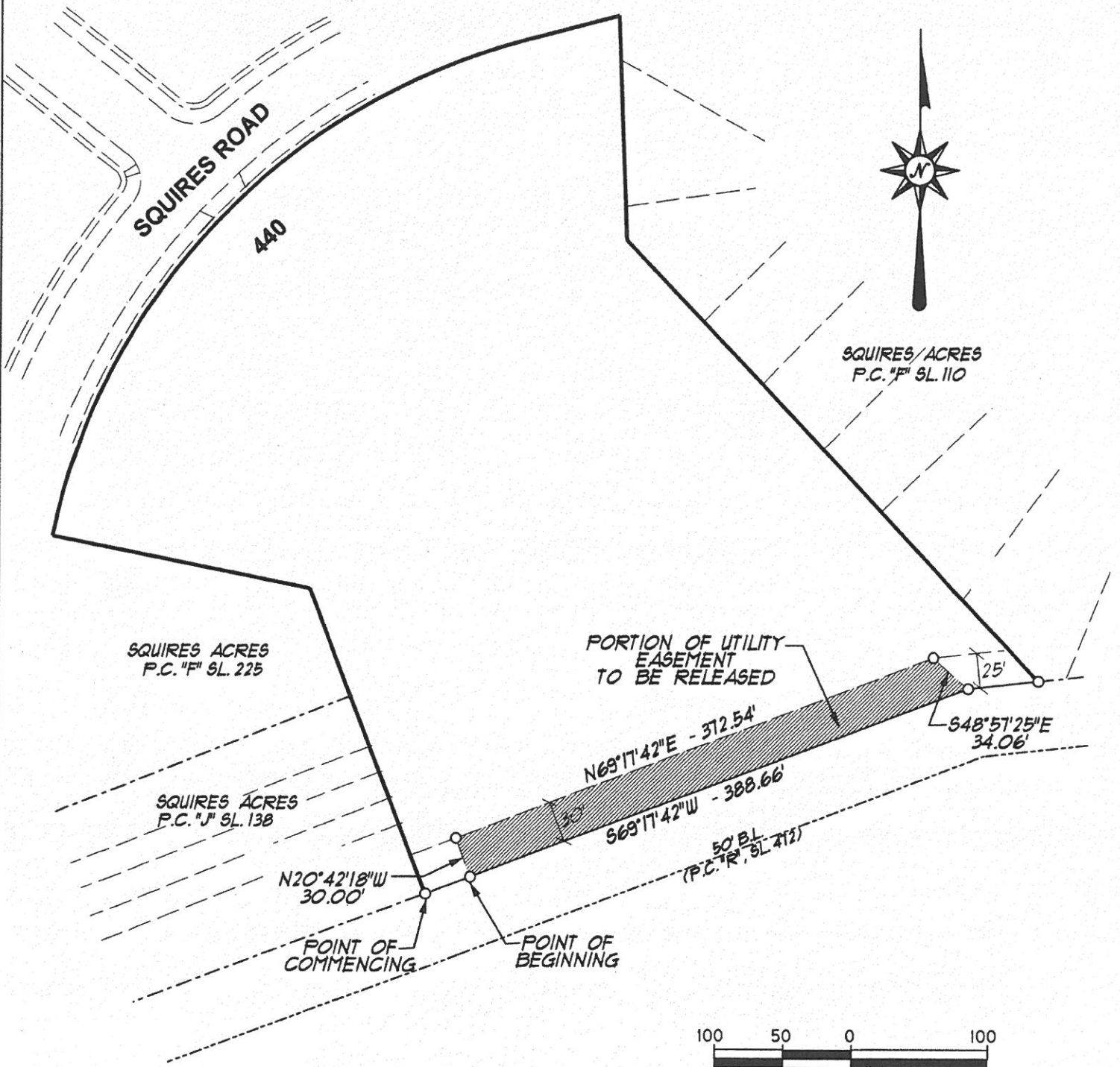
NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

THIS INSTRUMENT
PREPARED BY:

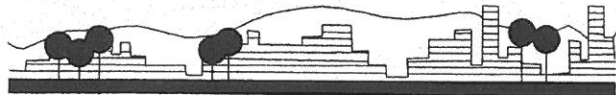


Nick Nicholson
Stoll Keenon Ogden PLLC
300 W. Vine St., Suite 2100
Lexington, KY 40507
(859) 231-3000

PARENT DOCUMENT: PLAT CABINET F, SLIDE 6



EA Partners, PLLC



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
 LEXINGTON, KENTUCKY 40513
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EXHIBIT "A"
UTILITY EASEMENT RELEASE
RML CONSTRUCTION, LLP

440 SQUIRES ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SEPTEMBER, 2018

EA Partners, PLLC



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EXHIBIT "B"

September 20, 2018

Boundary Description
Utility Easement Release
440 Squires Road, (a portion of)
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT being the southwestern most corner of 440 Squires Road as shown on Plat Cabinet F, Slide 6 of record in the Fayette County Clerk's Office and being also the eastern most corner of Lot 1F of Squires Acres Block "F", Unit 1-J known as 476 Squires Circle as shown on Plat Cabinet J, Slide 138 of record in the aforementioned Clerk's Office; thence North 69 degrees 17 minutes 42 seconds East, 35.00 feet to the **TRUE POINT OF BEGINNING**; thence North 20 degrees 42 minutes 18 seconds West, 30.00 feet to a point; thence North 69 degrees 17 minutes 42 seconds East, 372.54 feet to a point; thence South 48 degrees 57 minutes 25 seconds East, 34.06 feet to a point; thence South 69 degrees 17 minutes 42 seconds West, 388.66 feet to the **POINT OF BEGINNING** and containing 0.26 acres (11,418 square feet).

