

**RELEASE OF SANITARY SEWER EASEMENT**

**THIS RELEASE OF EASEMENT**, made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 2019, by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government pursuant to KRS 67A (hereinafter **Government** or **First Party**), in consideration of One Dollar (\$1.00) received to its full satisfaction from James T. Nash Builder, Inc., a Kentucky corporation, of 276 Blue Sky Parkway, Lexington, Kentucky 40509 (hereinafter **Second Party**), its successors and assigns, does hereby release and discharge all of the Government's right, title and interest in and to the rights and privileges conveyed by the Sanitary Sewer Easement located on 3409 Country Club Drive and 801 Champions Way, Lexington, Fayette County, Kentucky described in ITEM I below located on the property owned by the Second Party, only insofar as Sanitary Sewer Easement applies to the real estate described in ITEM II below, and situated in the City of Lexington, County of Fayette and State of Kentucky.

ITEM I. The Sanitary Sewer Easement to be released is depicted on Exhibit A attached hereto.

ITEM II. The property over which the aforementioned Sanitary Sewer Easement is to be released and discharged is further described on Exhibit B attached hereto.

The Second Party hereby releases and discharges the Government, its successors and assigns, from and against any and all loss, damage and liability, and from any and all claims for damages on account of or by reason of bodily injury, including death, which may be sustained or claimed to be sustained by any person, caused by or arising out of or claimed to have been caused by or from any and all of the Government's Sanitary Sewer Easement being released.

All of the remaining terms and provisions of the aforementioned Sanitary Sewer Easement not inconsistent with the terms of the Release of Sanitary Sewer Easement shall remain in full force and effect.

TO HAVE AND TO HOLD the premises hereby surrendered and discharged from the operation of the said Sanitary Sewer Easement unto the Second Party, its successors and assigns, forever free and clear of the estate heretofore created by said Sanitary Sewer Easement.

**IN WITNESS WHEREOF**, the Government has hereby caused its corporate name to be affixed by its duly authorized officer, 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, subscribed and sworn to before me by \_\_\_\_\_, as \_\_\_\_\_ of Lexington-Fayette Urban County Government, an urban county government pursuant to KRS 67A, on behalf of said government, on this \_\_\_\_ day of \_\_\_\_\_, 2019.

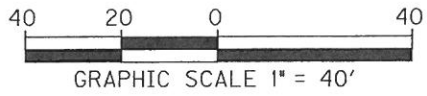
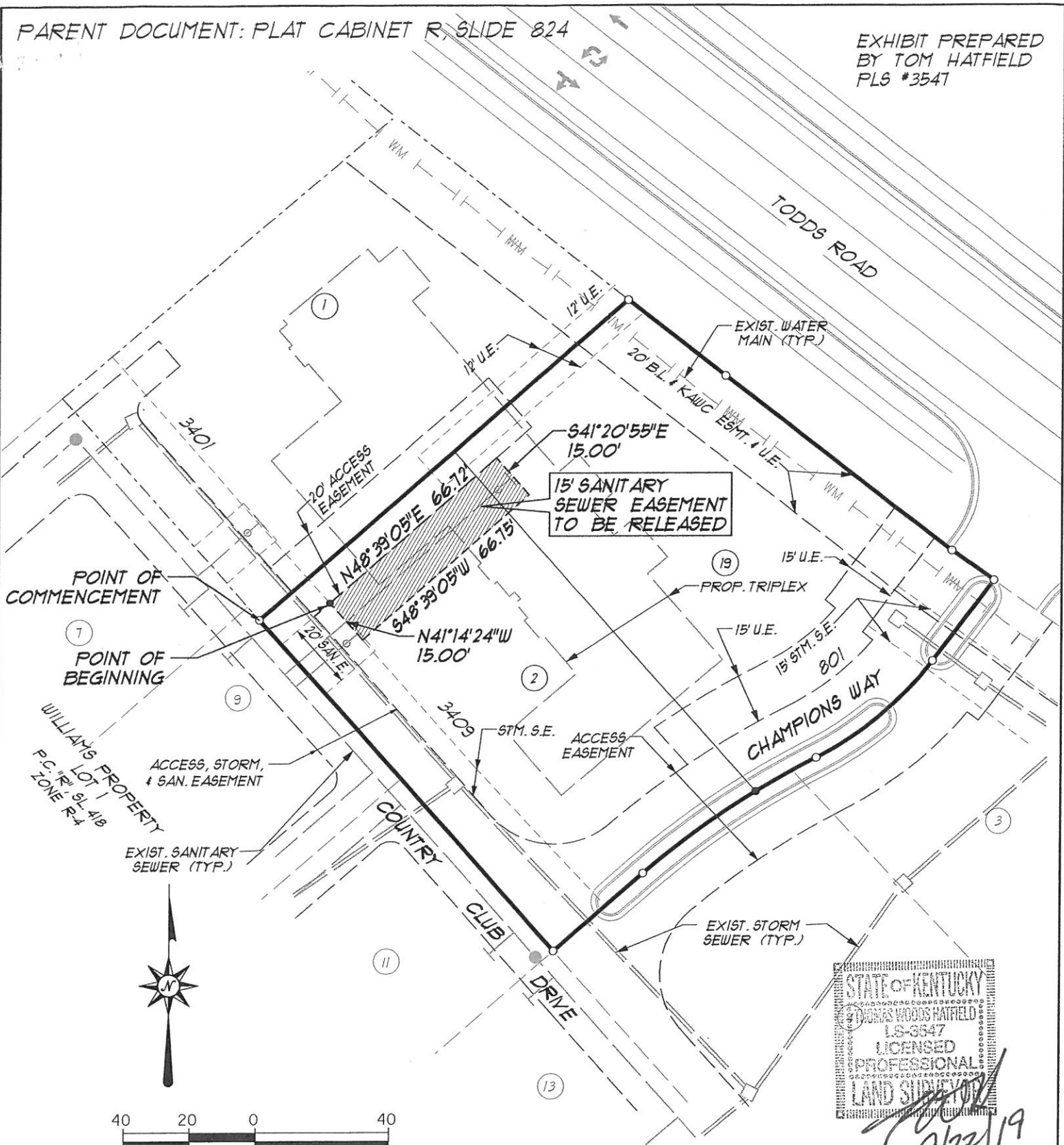
My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
NOTARY ID: \_\_\_\_\_

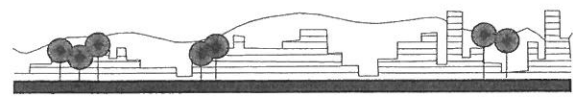
THIS INSTRUMENT PREPARED BY:



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**EA Partners, PLLC**



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STATE OF KENTUCKY  
DIGNAS WOODS HATFIELD  
L.S. 3547  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

9/22/19

**EXHIBIT "A"**  
SANITARY SEWER RELEASE  
WILLIAMS PROPERTY  
3409 COUNTRY CLUB DRIVE AND  
801 CHAMPIONS WAY  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
AUGUST 2019

## EXHIBIT B

*EA Partners, PLLC*



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3111 WALL STREET  
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Boundary Description  
Sanitary Easement Release  
3409 Country Club Drive and 801 Champions Way  
Lexington, Fayette County, Kentucky

**COMMENCING AT A POINT** being in the centerline of Country Club Drive (an access easement), also a corner to Lots 1 & 2 as shown on the Final Record Plat of Williams Property, Lots 1 & 2 as recorded in Plat Cabinet R, Slide 824 in the Fayette County Clerk's office; thence with the line of Lots 1 & 2, North 48 degrees 39 minutes 05 seconds East, 19.15 feet to a point in an existing storm sewer easement; thence with said easement South 41 degrees 14 minutes 24 seconds East, 10.00 feet to a point in a 15' sanitary sewer easement being the **TRUE POINT OF BEGINNING**; thence with the existing 15' sanitary sewer easement for three (3) calls, North 48 degrees 39 minutes 05 seconds East, 66.72 feet to a point; thence South 41 degrees 20 minutes 55 seconds East, 15.00 feet to a point; thence South 48 degrees 39 minutes 05 seconds West, 66.75 feet to a point being in an existing storm sewer easement; thence with said easement, North 41 degrees 14 minutes 24 seconds West, 15.00 feet to the **POINT OF BEGINNING** and containing 1,001 square feet.

Being a portion of the property conveyed to James T. Nash Builder, Inc., a Kentucky corporation, by Deed and Consideration Certificate recorded on September 18, 2017 of record in Deed Book 3526, Page 28, in the Fayette County Clerk's Office.