

**RELEASE OF A PORTION OF SANITARY SEWER AND DRAINAGE EASEMENTS
420, 422, 424, 426, 428, 430 KOAH (WELLINGTON UNIT 5D, NDC PROPERTY,
PLAT CABINET S, SLIDE 314) R-3 ZONE**

PROPERTY OWNER: J. PERRY HOMES, INC.

KNOW THAT ALL MEN BY THESE PRESENTS.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT, 200 East Main Street, Lexington, Kentucky 40507, does hereby release the drainage and sanitary sewer easements located on lots 420, 422, 424, 426, 428, 430 Koah, as more particularly described on Exhibit 1 (drainage easement description) and Exhibit 2 (sanitary sewer easement description) located, referenced and previously dedicated to the undersigned via the terms of a Final Record Plat of record in the County Clerk's Office in Plat Cabinet K, Slide 945.

It is understood that in making this Release, any other easements, or any portion thereof shown on the aforementioned plat shall remain unaffected.

IN WITNESS WHEREOF, the undersigned does hereunto cause its corporate name to be affixed by its authorized officer, this the ____ day of _____, 2022.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

By _____

Its _____

COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me this the ____ day of _____, 2022 by _____, as _____ of the Lexington Fayette Urban County Government. My Commission expires _____.

Notary Public, Kentucky, State at Large

This Instrument Prepared By:

T. Bruce Simpson
T. Bruce Simpson Jr., Esq.
ROSE GRASCH CAMENISCH MAINS PLLC
326 South Broadway
Lexington, Kentucky 40508
Office: (859) 721-2862
Direct: (859) 229-3436

EA Partners, PLC

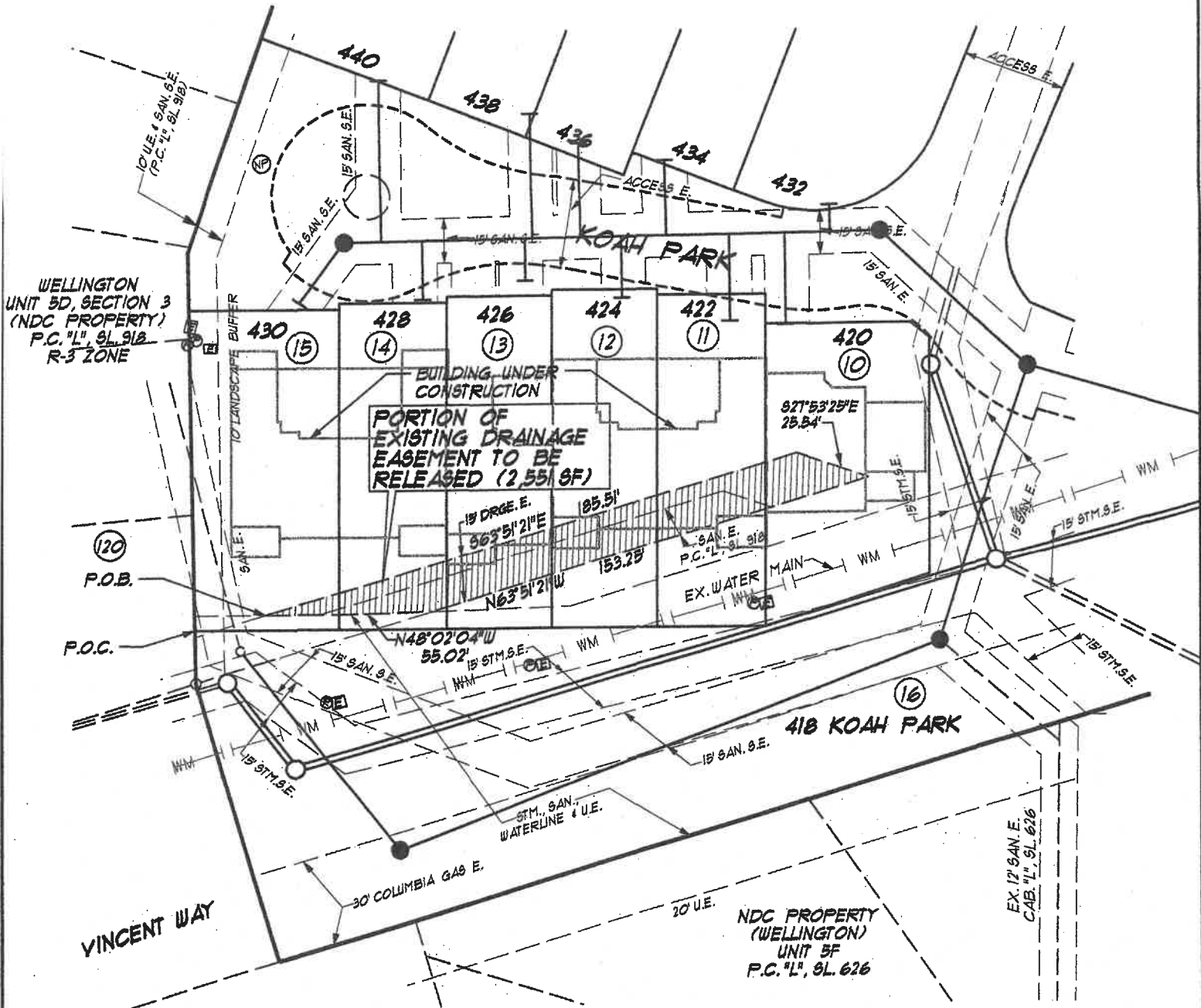
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-9889
FACSIMILE (859) 296-9887

EXHIBIT "1"

September 6, 2022

Legal Description
Drainage Easement Release
420-430 Koah Park
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT being the southwestern most corner to Lot 15 (known as 430 Koah Park) as shown on plat of record in the Fayette County Clerk's office in P.C. "S", Slide 314, thence South 58 degrees 50 minutes 51 seconds East, 24.66 feet to the **TRUE POINT OF BEGINNING**, said point located in 430 Koah Park (Lot 15) as shown on said P.C. "S", Slide 314 and being a point on an existing storm, sanitary, waterline and utility easement; thence leaving said easement and with a 15' drainage easement; South 63 degrees 51 minutes 21 seconds East, 185.51 feet to a point located in Lot 10; thence with said drainage easement through Lot 10; South 27 Degrees 53 minutes 25 seconds East, 25.54 feet to a point; thence with the existing drainage easement through Lot 10, Lot 11, Lot 12, Lot 13, and Lot 14, North 63 degrees 51 minutes 21 seconds West, 153.25 feet to a point on an existing storm, sanitary, waterline and utility easement; thence with said easement North 48 Degrees 02 Minutes 04 Seconds West, 55.02 feet to the **TRUE POINT OF BEGINNING** and containing 0.06 acres (2,551 square feet).



WELLINGTON
UNIT 5D, SECTION 3
(NDC PROPERTY)
P.C. "L", 9L 918
R-3 ZONE

**PORTION OF
EXISTING DRAINAGE
EASEMENT TO BE
RELEASED (2,551 SF)**

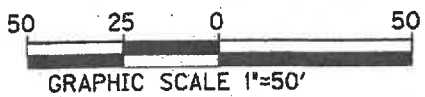
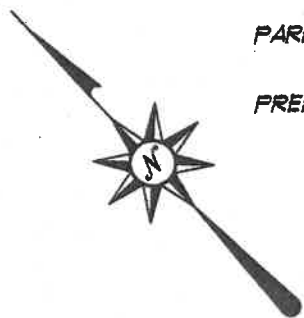
BUILDING UNDER
CONSTRUCTION

418 KOAH PARK

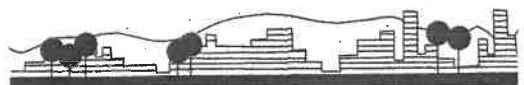
NDC PROPERTY
(WELLINGTON)
UNIT 5F
P.C. "L", 9L 626

- LEGEND**
- EX. ELECTRIC BOX
 - EX. PHONE BOX
 - EX. STORM SEWER
 - EX. SANITARY SEWER

PARENT DOCUMENTS: PLAT CABINET "9", SLIDE 314
DEED BOOK 3368, PG. 422
PREPARED BY: THOMAS W. HATFIELD, PLS #3547



EA Partners, PLLC



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EXHIBIT "1"
DRAINAGE EASEMENT RELEASE
J PERRY HOMES INC
420, 422, 424, 426, 428, & 430 KOAH PARK
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SEPTEMBER 2022

EA Partners, PLLC

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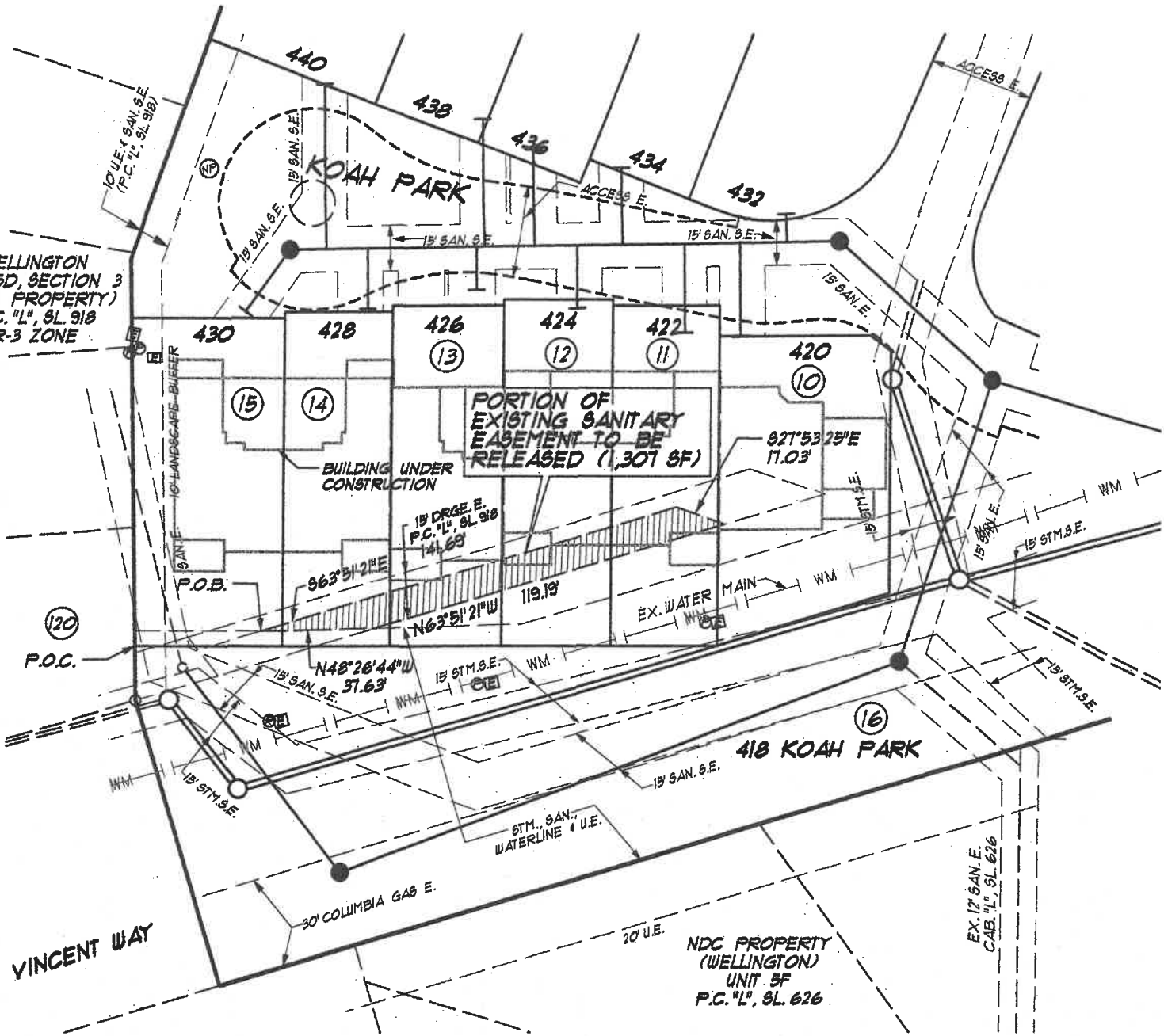
EXHIBIT "2"

September 6, 2022

Legal Description
Sanitary Easement Release
420-430 Koah Park
Lexington, Fayette County, Kentucky

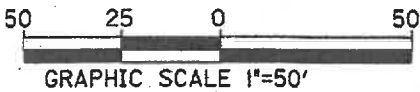
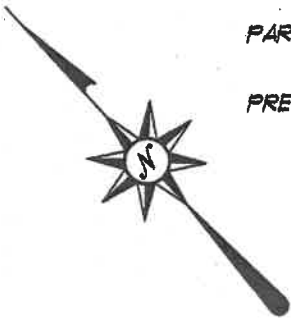
COMMENCING AT A POINT being the southwestern most corner to Lot 15 (known as 430 Koah Park) as shown on plat of record in the Fayette County Clerk's office in P.C. "S", Slide 314; thence South 53 degrees 59 minutes 32 seconds East, 41.93 feet to the **TRUE POINT OF BEGINNING**, said point located in 430 Koah Park (Lot 15) and being a point on an existing storm, sanitary, waterline and utility easement; thence leaving said easement and with an existing sanitary easement; South 63 degrees 51 minutes 21 seconds East, 141.69 feet to a point on an existing sanitary easement in 422 Koah Park (Lot 11); thence with said existing sanitary sewer easement South 27 Degrees 53 Minutes 25 Seconds East, 17.03 feet to a point on an existing drainage and sanitary sewer easement located in lot 10 (420 Koah Park); Thence leaving said Lot 10 and with said drainage and sanitary sewer easement North 63 Degrees 51 Minutes 21 Seconds West, 119.19 feet to a point on an existing storm, sanitary, waterline and utility easement as shown on P.C. "S", Slide 314; thence with said easement North 48 Degrees 26 Minutes 44 Seconds West, 37.63 feet to the **TRUE POINT OF BEGINNING** and containing 0.03 acres (1,307 square feet).

WELLINGTON
UNIT 5D, SECTION 3
(NDC PROPERTY)
P.C. "L", 9L 918
R-3 ZONE

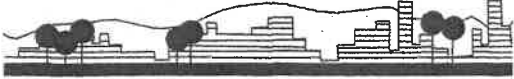


LEGEND	
	EX. ELECTRIC BOX
	EX. PHONE BOX
	EX. STORM SEWER
	EX. SANITARY SEWER

PARENT DOCUMENTS: FLAT CABINET "9", SLIDE 314
DEED BOOK 3968, PG. 422
PREPARED BY: THOMAS W. HATFIELD, PLS #3547



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EXHIBIT "2"
SANITARY SEWER EASEMENT RELEASE
J PERRY HOMES INC
420, 422, 424, 426, 428 & 430 KOAH PARK
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SEPTEMBER 2022