

## RELEASE OF EASEMENT

This **RELEASE OF EASEMENT** (“Release”) is entered into and effective as of this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, 200 East Main Street, Lexington, Kentucky 40507 (hereinafter “LFUCG”) and is for the benefit of Highgrove Cottages, LLC, 150 East Broad Street, 2<sup>nd</sup> Floor, Columbus, Ohio 43215 (hereinafter “Owner”).

WHEREAS, Highgrove Cottages, LLC is the owner of certain property described as Unit 11, Lot 2A of the Coon’s Property, as shown on the Final Record Plat, as recorded in Plat Cabinet R, Slide 362 (the “Plat”), in the Fayette County Clerk’s Office (“Office”), by virtue of a Deed dated March 3, 2017 of record in Deed Book 3472, Page 737, in the Office; the improvements thereon being known and designated as 4268 Saron Drive (“Highgrove Cottages Property”).

WHEREAS, LFUCG has a fifteen foot (15’) storm sewer easement through the Highgrove Cottages Property, the shaded areas of which are to be released (“Easements”) as shown on the Plat, and on the drawing attached hereto and incorporated herein as “Exhibit A”.

WHEREAS, the Easements as shown on the Plat are no longer required by LFUCG and LFUCG now desires to release and forever extinguish its interest in and to said Easements as more particularly set forth on Exhibit A and as more particularly described by the metes and bounds descriptions on “Exhibit B” attached hereto.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, LFUCG hereby releases and forever quitclaims to the Owner all of its right, title, and interest in and to the Easements as more particularly shown on Exhibit A and described by Exhibit B attached hereto; it being the intention of the parties to terminate the Easements. The Owners, their successors, and assigns shall hereafter have and enjoy their property free and discharged from the interests of the LFUCG as to the Easements; provided, however, that this Release shall not extinguish the interest of LFUCG in the remaining easements depicted herein other than the Easements specifically shown on Exhibit A and described on Exhibit B.

IN WITNESS HEREOF, LFUCG has entered into this Release as of the date first written above.

LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT

By: \_\_\_\_\_

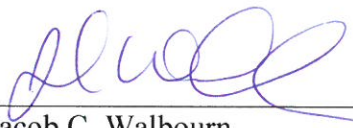
Its: \_\_\_\_\_

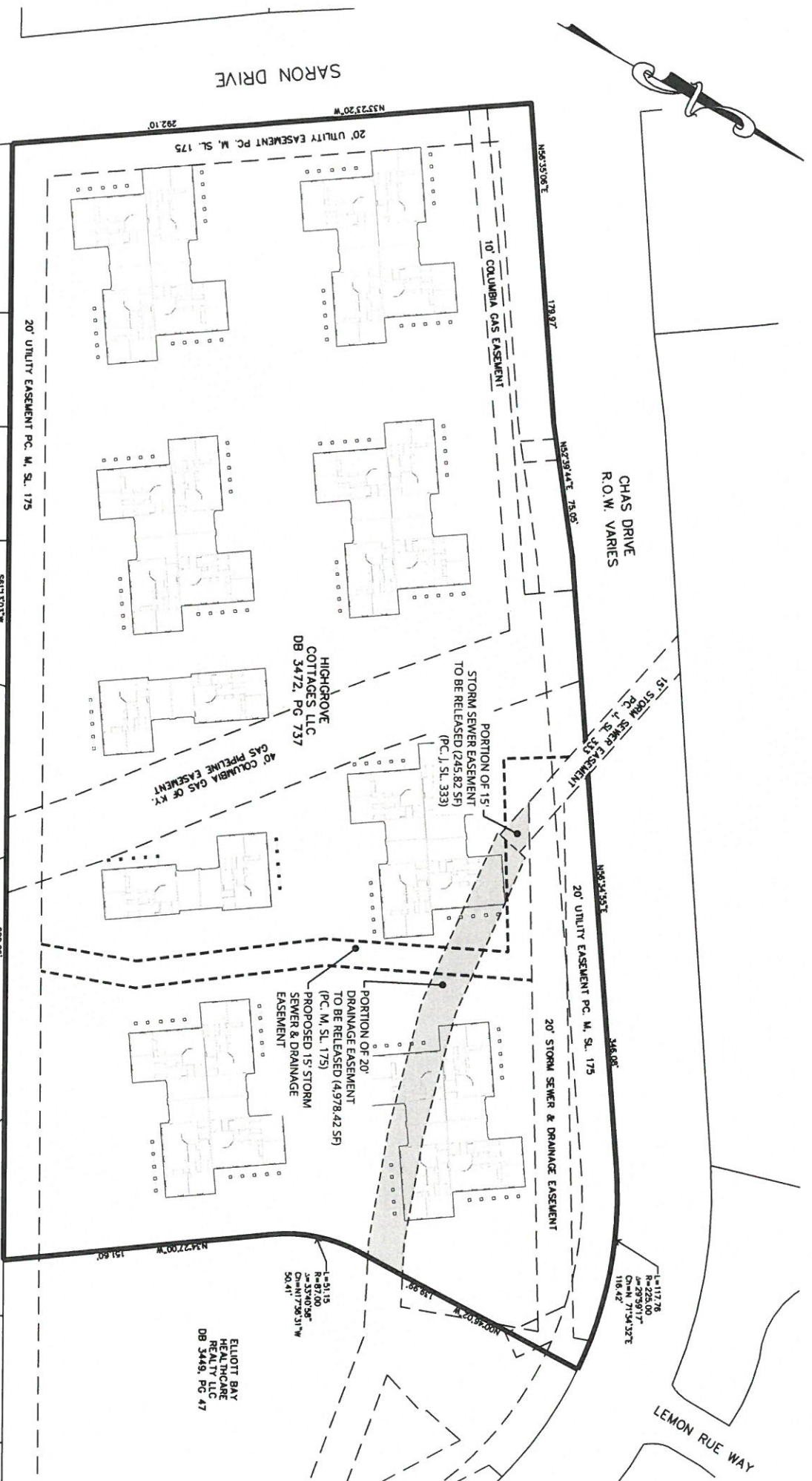
COMMONWEALTH OF KENTUCKY    )  
                                                          )  
COUNTY OF FAYETTE            )

The foregoing Release of Easement was subscribed and acknowledged before me this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ for and in his/her capacity as \_\_\_\_\_ on behalf of the Lexington-Fayette Urban County Government.

\_\_\_\_\_  
NOTARY PUBLIC, KENTUCKY  
STATE AT LARGE

THE INSTRUMENT PREPARED BY:

  
\_\_\_\_\_  
Jacob C. Walbourn  
McBrayer, McGinnis, Leslie & Kirkland, PLLC  
201 East Main Street  
Suite 900  
Lexington, Kentucky 40507



*John W. Hunt*  
STATE OF KENTUCKY  
JOHN W.  
HUNT  
3/7/85  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR  
06-12-18

**EXHIBIT "A"**  
OVERVIEW  
COON'S PROPERTY  
UNIT 11, LOT 2A  
4268 SARON DRIVE  
LEXINGTON, KENTUCKY  
JUNE 2018  
(PARENT DOCUMENT: P.C. R, SL. 362)

WAL MART REAL ESTATE  
DB 2659, PG 571



CHAS DRIVE  
R.O.W. VARIES

EXISTING 20' B.L. SANITARY  
& UTILITY EASEMENT  
(P.C.M, SL.175)  
EXISTING 20' STORM SEWER  
& DRAINAGE EASEMENT

EXISTING 15' STORM  
SEWER EASEMENT  
(P.C.J, SL. 333)

POINT OF BEGINNING OF  
15' EASEMENT RELEASE

PORTION OF 15'  
STORM SEWER EASEMENT  
TO BE RELEASED (245,82 SF)  
(P.C.J, SL. 333)

PROPOSED 15'  
STORM SEWER &  
DRAINAGE EASEMENT  
HIGHGROVE COTTAGES LLC  
DB 3472, PG 737

ELLIOTT BAY  
HEALTHCARE  
REALTY LLC  
DB 3449, PG 47

POINT OF  
COMMENCEMENT

BEARINGS & DISTANCES

1.	N12° 46' 45" E - 1.60'
2.	N77° 13' 15" W - 24.42'
3.	N59° 43' 57" E - 21.97'
4.	S77° 13' 15" E - 8.36'
5.	S12° 46' 45" W - 15.00'



MLH CIVIL

*John W. Hunt*  
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HUNT  
3/85  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR  
STATE OF KENTUCKY  
06-12-18

15' STORM SEWER EASEMENT RELEASE

EXHIBIT "A"

COON'S PROPERTY  
UNIT 11, LOT 2A

4268 SARON DRIVE  
LEXINGTON, KENTUCKY

JUNE 2018

(PARENT DOCUMENT: P.C. R, SL. 362)

**EXHIBIT B**

**LEGAL DESCRIPTION  
15' STORM SEWER EASEMENT RELEASE**

**COON'S PROPERTY UNIT 11, LOT 2A  
4268 SARON DRIVE  
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

**COMMENCING AT A POINT** in the existing southern right-of-way of Chas Drive, said point also being the northeastern most corner of Coon's Property Unit 11, Lot 2A known as 4268 Saron Drive as shown on Plat Cabinet R, Slide 362 of record in the Fayette County Clerk's Office and being the northwestern most corner to a tract of land conveyed to Elliott Bay Healthcare Realty LLC as recorded in Deed Book 3449, Page 47 on file in said Clerk's office; thence South 00 degrees 46 minutes 02 seconds East, 134.39 feet to a point; thence South 63 degrees 42 minutes 00 seconds West, 8.86 feet to a point; thence South 70 degrees 51 minutes 56 seconds West, 65.26 feet to a point; thence South 75 degrees 26 minutes 08 seconds West, 72.67 feet to a point; thence South 84 degrees 47 minutes 03 seconds West, 104.29 feet to a point; thence North 12 degrees 46 minutes 45 seconds East, 1.60 feet to the **TRUE POINT OF BEGINNING**; thence North 77 degrees 13 minutes 15 seconds West, 24.42 feet to a point; thence North 59 degrees 43 minutes 57 seconds East, 21.97 feet to a point; thence South 77 degrees 13 minutes 15 seconds East, 8.36 feet to a point; thence South 12 degrees 46 minutes 45 seconds West, 15.00 feet to the **POINT OF BEGINNING** and containing 245.82 square feet.