

Deed #7707

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made and entered into on this the 20 day of October, 2014 between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, whose mailing address is 200 East Main Street, Lexington, Kentucky 40507, an Urban County Government pursuant to KRS 67A, (hereinafter "Government"), party of the first part, and J. L. & C. G., LLC, a Kentucky limited liability company, whose mailing address is 4170 Harrodsburg Road, Danville, KY 40422, parties of the second part.

WITNESSETH:

WHEREAS, a certain sanitary and storm sewer easement was established for the benefit of the Government as set forth in deed of easement dated October 1, 1984 and recorded in Deed Book 1353, Page 804 in the office of the Fayette County Clerk;

WHEREAS, the property affected by said easement is 200 Waveland Museum Lane owned by J.L. & C.G., LLC as set forth in Deed Book 2169, Page 684 in the office of the Fayette County Clerk;

WHEREAS, the area designated as Tract II of said easement and the 100' foot construction easement are no longer required as described below shall be also be released and the Government desires to release and extinguish its interest in and to said easements as follows;

NOW THEREFORE, for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, Government hereby PARTIALLY RELEASES and QUITCLAIMS, from the terms of such easement, all of its right, title and interest in and to the following real property located in Fayette County, Kentucky, and more particularly described as follows, to-wit:

BEING and

A PORTION OF TRACT II described as follows:

A strip of land 20+/- feet wide beginning at a point in the grantor's north property line, said

**HOLD FOR:**

Mr. Patrick McFadden
Lexington-Fayette Urban Co. Gov.

point being 35 +/- feet south of the centerline of Waveland Museum Lane (formally known as Higbee Mill Road) and 434 +/- feet west of the centerline of the tracks of the Southern Railroad, thence South 3 degrees 09' 35" West, a distance of 13+/- feet to a point having coordinates N=171,625.072 and E=1,916,732,728, thence South 71 degrees 17' 04" East, a distance of 138.34 feet. And the 100 FOOT WIDE CONSTRUCTION EASEMENT

It is the intention of the Government to forever extinguish its easement interest in the area described above. It is understood that in making this Partial Release, the other area described in said easement shall remain unaffected.

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

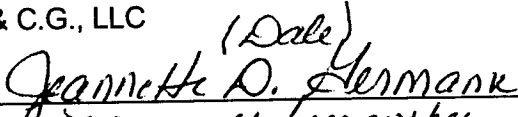
By: _____


Jim Gray, Mayor

J.L. & C.G., LLC

By: _____

Title: _____

(Dale)

Jeannette D. Gernank
manager/member

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

²⁰¹⁵ The foregoing instrument was acknowledged before me this 3rd day of February, 2014, by Jim Gray as Mayor of Lexington-Fayette Urban County Government, an urban county government pursuant to KRS 67A, on behalf of said government..

Meredith Elaine Nelson #476523
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: Nov. 10, 2016

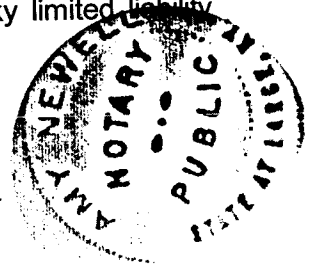


COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was acknowledged before me this 20 day of October, 2014, by Jeannette Germanas Manager/Member of J.L. & C.G., LLC, a Kentucky limited liability company, for and on behalf of said company.

Jewell
NOTARY PUBLIC, STATE AT LARGE, KY
My Commission Expires: 2-2-15



THIS INSTRUMENT PREPARED BY:

BY:

MARY ESTES HAGGIN of
McBrayer, McGinnis, Leslie & Kirkland, PLLC
201 East Main Street, Suite 900
Lexington, Kentucky 40507
(859) 231-8780

I, Donald W Blevins Jr, County Court Clerk
of Fayette County, Kentucky, hereby
certify that the foregoing instrument
has been duly recorded in my office.



By: SHEA BROWN ,dc

201503160223

March 16, 2015

13:55:54 PM

Fees	\$13.00	Tax	\$.00
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Total Paid	\$13.00
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4 Pages

677 - 680