

PARTIAL RELEASE OF EASEMENT

THIS RELEASE OF UTILITY EASEMENT, made and entered into this the ____ day of _____, 20__, by and between **Lexington-Fayette Urban-County Government, of 200 East Main Street, 9th Floor, Lexington, KY 40507** (the "Government"); **Anderson Homes for Rent, LLC**, a Kentucky limited liability company of 1720 Sharkey Way, Lexington, KY 40511 and **Dennis Anderson INV 1700, LLC**, a Kentucky limited liability company of 1720 Sharkey Way, Lexington, KY 40511, (collectively the "Owners").

WITNESSETH:

THAT WHEREAS, Anderson Homes for Rent, LLC owns the property located at 148 Louie Place; and

WHEREAS, Dennis Anderson INV 1700, LLC owns the property located at 132 Louie Place; and

WHEREAS, the Owners or the Owners' Predecessors in Title did grant unto the Government a 15' Utility Easement (the "UE") located along the property boundary between Lot 1 and Lot 10a-2 as shown on the attached Exhibit "A" and described in the Legal Description on Exhibit "B"; and

WHEREAS, said UE is recorded on Plat Cabinet R, Slide 671 in the Office of the Fayette County Clerk; and

WHEREAS, the 15-foot-wide UE is no longer needed, the Owners are desirous of having the UE released and the Government is agreeable.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the Government does hereby release, relinquish and quit-claim unto the Owners all of their rights, title and interest, if any, in and to the UE. This instrument applies only to the UE shown on the attached Exhibit "A" and does not release or modify any other easements or property rights of Government.

Title to the property affected hereby was acquired by Anderson Homes for Rent, LLC by deed dated September 15, 2008 and recorded in Deed book 2833, Page 481 and by Dennis Anderson INV 1700, LLC by deed dated November 29, 2001 and recorded in Deed Book 2245, Page 132 in the aforesaid Clerk's Office.

IN WITNESS WHEREOF, the Government has hereby caused its name to be affixed by its duly authorized officer, on this the day and year first above written.

***** SIGNATURES TO FOLLOW *****

Lexington-Fayette Urban-County
Government

By: _____

Its: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____,
as _____ of the Lexington-Fayette Urban-County Government, a
_____, on this ____ day of _____, 20__.

NOTARY PUBLIC, STATE AT LARGE, KY.

Printed Name: _____

Notary ID: _____

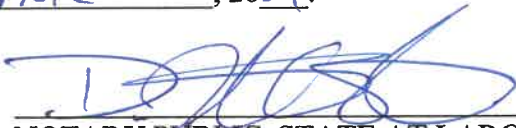
My Commission expires: _____

ANDERSON HOMES FOR RENT, LLC, a
Kentucky limited liability company

By: 
Dennis Anderson, Member

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and
acknowledged before me by Dennis R. Anderson, being a member of ANDERSON
HOMES FOR RENT, LLC, a Kentucky limited liability company, for and on behalf of
said company, this 12 day of APRIL, 2021.



NOTARY PUBLIC, STATE AT LARGE, KY.
Printed Name: D. JONATHAN STRON
Notary ID: KYAP 2410
My Commission expires: 5/13/24

DENNIS ANDERSON INV 1700, LLC, a
Kentucky limited liability company

By: 
Dennis Anderson, Member

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing deed and consideration certificate was subscribed, sworn to and
acknowledged before me by Dennis R. Anderson, being a member of DENNIS
ANDERSON INV 1700, LLC, a Kentucky limited liability company, for and on behalf of
said company, this 12 day of APRIL, 2021.


NOTARY PUBLIC, STATE AT LARGE, KY.
Printed Name: D. JONATHAN STRON
Notary ID: KYAP 2410
My Commission expires: 5/13/24

THIS INSTRUMENT
PREPARED BY:

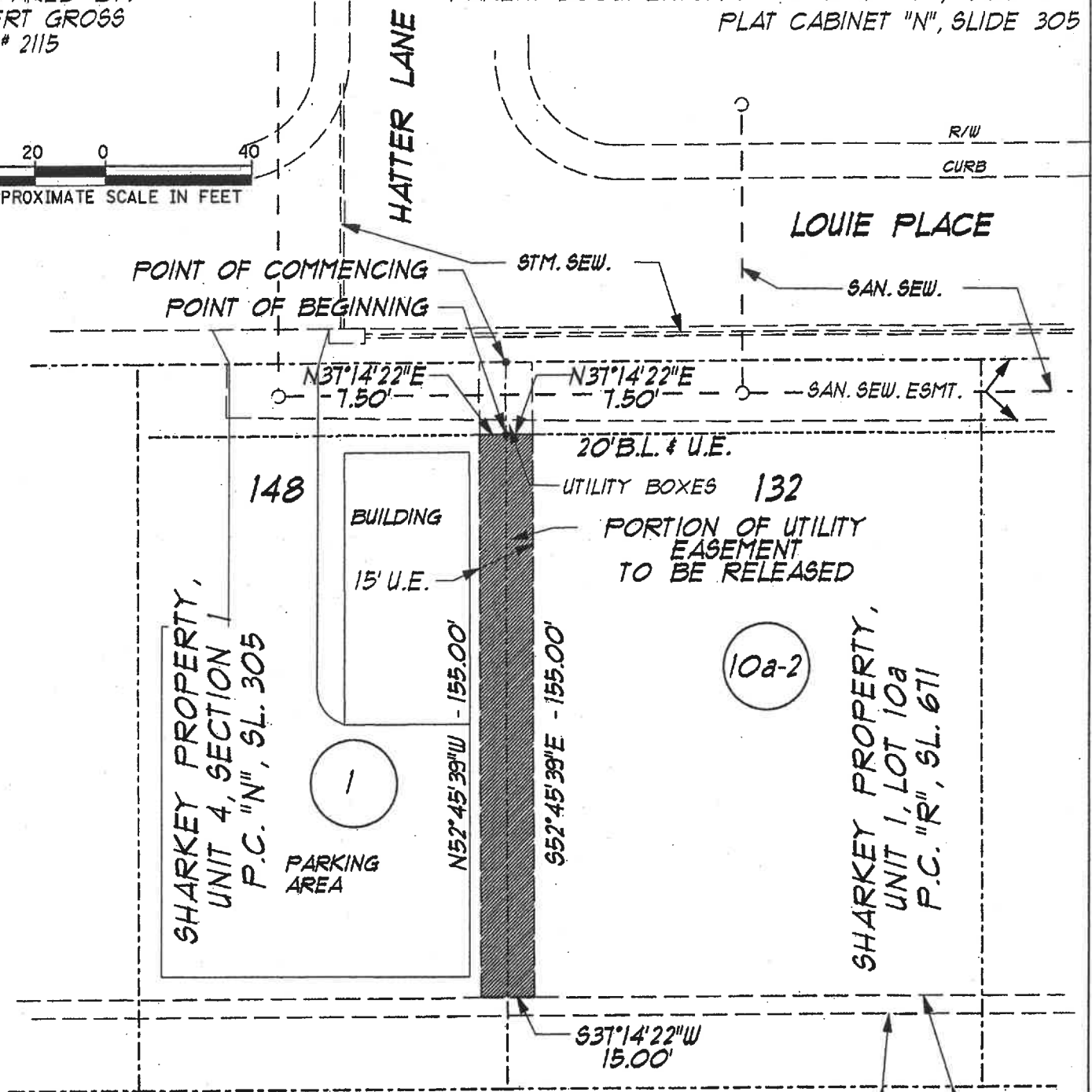
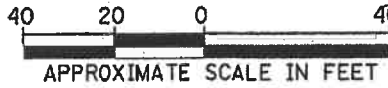


D. Jonathan Strom
Attorney
Anderson Communities, Inc
1720 Sharkey Way
Lexington, KY 40511
(859) 231-0099

Exhibit A:

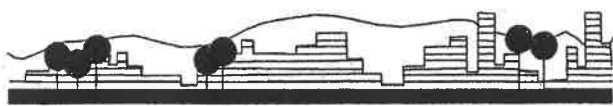
PREPARED BY:
ALBERT GROSS
PLS # 2115

PARENT DOCUMENTS: PLAT CABINET "R", SLIDE 671
PLAT CABINET "N", SLIDE 305



MEADOWTHORPE STATION, LLC
P.C. "R", SL. 288

EA Partners, PLLC



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

EXHIBIT "A"
UTILITY EASEMENT RELEASE
DENNIS ANDERSON INV 1700 LLC
132 LOUIE PLACE
ANDERSON HOMES FOR RENT LLC
148 LOUIE PLACE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
OCTOBER 2020

Exhibit "B"
Legal Description of UE

COMMENCING AT THE POINT OF INTERSECTION of the southeasterly right-of-way line of Louie Place and the common line of Lot 10a-2 (known as 132 Louie Place) as shown on Plat Cabinet R, Slide 671 of record in the Fayette County Clerk's Office and Lot 1 (known as 148 Louie Place) as shown on Plat Cabinet N, Slide 305 of record in the aforementioned Clerk's Office; thence with said common line South 52 degrees 45 minutes 39 seconds East, 20.00 feet to the **TRUE POINT OF BEGINNING**; thence North 37 degrees 14 minutes 22 seconds East, 7.50 feet to a point; thence South 52 degrees 45 minutes 39 seconds East, 155.00 feet to a point; thence South 37 degrees 14 minutes 22 seconds West, 15.00 feet to a point; thence North 52 degrees 45 minutes 39 seconds West, 155.00 feet to a point; thence North 37 degrees 14 minutes 22 seconds East, 7.50 feet to the **POINT OF BEGINNING** and containing 0.05 acres (2,325 square feet).