

**PARTIAL RELEASE OF UTILITY EASEMENT AND STORM SEWER EASEMENT**

THIS PARTIAL RELEASE OF UTILITY EASEMENT AND STORM SEWER EASEMENT was made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, 9th Floor, Lexington, Kentucky 40507, Party of the First Part, and SWITZER-GRAUE PROPERTIES I, LLC, a Kentucky limited liability company, 811 Corporate Drive, Ste. 303, Lexington, Kentucky 40503, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of Lot 7, consisting of Parcels 3 and 4 of the Neal Property (Leestown Industrial West) Parcel 2 as shown on the Amended Final Record Plat for Neal Property (Leestown Industrial West) Parcel 2 (Lots 5, 6 and 7) of record in Plat Cabinet K, Slide 644 in the office of the Fayette County Clerk, said premises being known and designated 148 Venture Court, also known as 140 Venture Court, Lexington, Fayette County, Kentucky (the "Property"); and

WHEREAS, there is a 15-foot storm sewer easement and a 25-foot utility easement located on the Property, portions of which are no longer needed and which do not have any pipes or other facilities located in them;

NOW, THEREFORE,

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), the receipt of all of which is hereby acknowledged, the Party of the First Part does hereby forever release unto

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the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the following described storm sewer and utility easements:

Neal Property (Leestown Industrial West) Parcel 2  
Lot 7  
148 Venture Court, also known as 140 Venture Court

Please see the easement to be released (hatched areas) attached hereto and incorporated by reference herein as Exhibit A.

Lot 7 was conveyed to Switzer-Graue Properties I, LLC, by deed dated December 28, 1998, recorded in Deed Book 2025, Page 709 and by Deed of Corrections dated February 3, 1994, recorded in Deed Book 2032, Page 443 in the office of the Fayette County Clerk.

The easement which is the subject of this Partial Release is shown on the plats of Neal Property (Leestown Industrial West) Parcel 2, recorded in Plat Cabinet J, Slide 107, Plat Cabinet J, Slide 217, Plat Cabinet K, Slide 94 and Plat Cabinet K, Slide 644 in the office of the Fayette County Clerk.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to all other utility easements shown on the plats of record at Plat Cabinet Plat Cabinet J, Slide 107, Plat Cabinet J, Slide 217, Plat Cabinet K, Slide 94 and Plat Cabinet K, Slide 644 in the office of the Fayette County Clerk, unless previously released in the office of the Fayette County Clerk.

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed this the day and year first above written.

LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT

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

STATE OF KENTUCKY  
COUNTY OF FAYETTE

The foregoing Partial Release of Utility Easement and Storm Sewer Easement was subscribed, sworn to and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_ as \_\_\_\_\_, Lexington-Fayette Urban County Government, an urban county government organized pursuant to KRS Chapter 67A, for and on behalf of Lexington-Fayette Urban County Government.

My commission expires: \_\_\_\_\_

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

THIS INSTRUMENT WAS PREPARED BY:

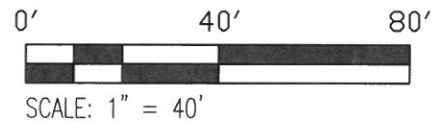


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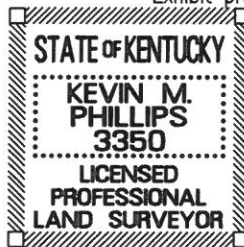
Venture Court

15' Storm Sewer Easement (Plat Cabinet J, Slide 217)



EASEMENT TO BE RELEASED

Exhibit prepared by:



03-25-2019



Sanitary Sewer Easement (P.C. J, Sl. 217)

20' B.L. (P.C. J, Sl. 217)

PROPOSED RELEASE

Switzer Graue Properties I, LLC  
Deed Book 2032, Page 443  
Lot 7 of Plat Cabinet K, Slide 644  
140 Venture Court

Sanitary MH

15' Utility Easement (P.C. J, Sl. 217)

PROPOSED RELEASE

LOT LINE

Storm MH

15' Storm Sewer Easement (Plat Cabinet J, Slide 217)

25' Utility Easement (P.C. J, Sl. 217)

Existing Storm Sewer

Storm Sewer Stub

PROPOSED RELEASE

1-Wire Power and CATV

50' Drainage Easement (Plat Cabinet K, Slide 644)

LOT LINE

12' Force Main Easement (P.C. J, Sl. 217)

KBC International, Inc.  
Deed Book 3517, Page 306  
Lot 8 of Plat Cabinet K, Slide 94  
156 Venture Court

25' Utility Easement (P.C. J, Sl. 217)

Drainage and Detention Easement (Plat Cabinet J, Slide 217)

Building Line (P.C. J, Sl. 217)

Alexandria Drive

**EE** **ENDRIS**  
engineering  
771 ENTERPRISE DRIVE  
LEXINGTON, KENTUCKY 40510

EXHIBIT A