

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF DRAINAGE AND SANITARY SEWER 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”); and Anderson Richmond Road, LLC, a Kentucky limited liability company of 1255 Providence Place Parkway, Lexington, KY 40511, (collectively the “Owners”).

WITNESSETH:

THAT WHEREAS, Owners Predecessors in Title did grant unto the Government, easements located at 121 Sand Lake Drive, Lexington, Fayette County Kentucky; and

WHEREAS, said easements are recorded on Plat Cabinet D, Slide 601 in the Office of the Fayette County Clerk; and

WHEREAS, a portion of the 60-foot-wide Drainage and Sanitary Sewer Easement located on the southwestern portion of Lot 5, as shown on the attached Exhibit “A” (the “Easement”) is no longer needed; the Owners are desirous of having the Easements 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 Easements. This instrument applies only to the portion of the Easements shown on the attached Exhibit “A” and does not release or modify any other easements or property rights of Government, including without limitation, any easements overlapping the Easement.

Title to the property affected hereby was acquired by the Owners by Deed dated the 31st day of October, 2021 and recorded in Deed book 3895, Page 696 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 _____

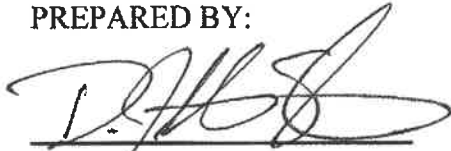
COUNTY OF _____

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

My Commission expires: _____

NOTARY PUBLIC

THIS INSTRUMENT
PREPARED BY:



D. Jonathan Strom
Attorney
Anderson Communities, Inc
1255 Providence Place Parkway
Lexington, KY 40511
(859) 231-0099

Exhibit A:

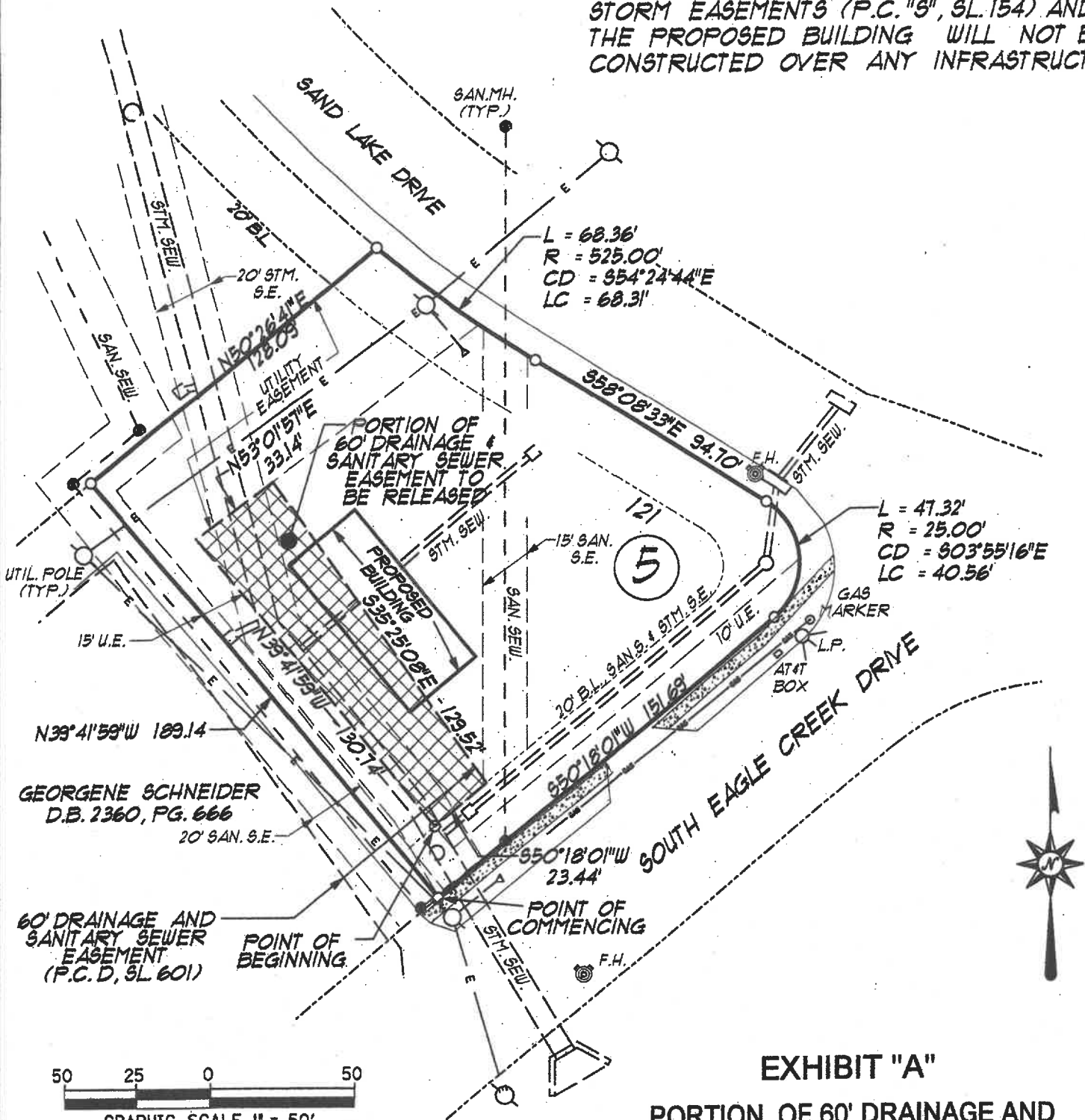
The Easement:

Portion of 60' Drainage Easement to be Released
Sandlake & Estes Properties, Section 1
Lot 5
121 Sand Lake Drive
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the western right of way of South Eagle Creek Drive, said point also being the southeastern most corner of Lot 5 (known as 121 Sand Lake Drive) located in Sandlake & Estes Properties, Section 1 of record in Plat Cabinet S, Slide 154 in the Fayette County Clerk's Office; thence North 02 degrees 49 minutes 47 seconds West, 25.00 feet to the **TRUE POINT OF BEGINNING**; thence North 39 degrees 41 minutes 59 seconds West, 130.74 feet to a point; thence North 53 degrees 01 minutes 57 seconds East, 33.14 feet to a point; thence South 35 degrees 25 minutes 08 seconds East, 129.52 feet to a point; thence South 50 degrees 18 minutes 01 seconds West, 23.44 feet to the **POINT OF BEGINNING** and containing 0.08 acres (3,678 square feet).

THIS DOCUMENT WAS PREPARED BY:
ALBERT W. GROSS, PLS # 2115.

NOTE: THE EXISTING PUBLIC STORM WATER
INFRASTRUCTURE IS WITHIN THE EXISTING
STORM EASEMENTS (P.C. "9", SL. 154) AND
THE PROPOSED BUILDING WILL NOT BE
CONSTRUCTED OVER ANY INFRASTRUCTURE.



GEORGENE SCHNEIDER
D.B. 2360, PG. 666
20' SAN. S.E.

60' DRAINAGE AND
SANITARY SEWER
EASEMENT
(P.C. D, SL 601)

POINT OF
BEGINNING

POINT OF
COMMENCING



EXHIBIT "A"

PORTION OF 60' DRAINAGE AND
SANITARY SEWER EASEMENT
TO BE RELEASED
SANDLAKE & ESTES PROPERTIES, SECTION 1
LOT 5
121 SAND LAKE DRIVE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JANUARY 2023

EA Partners, PLLC



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