

RELEASE OF EASEMENT

This **RELEASE OF EASEMENT** ("Release") is entered into and effective as of December 6, 2016, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government, having an address at 200 East Main Street, 9th Floor, Lexington, KY 40507 ("LFUCG") and is for the benefit of **KENTUCKY NICKEL INVESTMENTS, LLC**, a Kentucky limited liability company, having an address at 601 S. Floyd Street, Louisville, Kentucky 40202 ("Owner").

WHEREAS, Owner is the owner of certain property ("Property") as described as follows:

BEING, Parcel 7 containing 2.371 acres located at 1750 Pleasant Ridge Drive, Lexington, Fayette County, Kentucky 40509 and Parcel 10 containing 1.684 acres located at 1916 Justice Drive, Lexington, Fayette County, Kentucky 40509, each as shown on that certain Consolidation Minor Subdivision Plat of Man O'War Unit 2A, Sections 1 and 2, Lexington, Fayette County, Kentucky of record in Plat Cabinet R, Slide 389, in the office of the Clerk of Fayette County, Kentucky.

And being part of the same property conveyed to Kentucky Nickel Investments, LLC, a Kentucky limited liability company, by (i) deed from Hospital Center, LLC, of record in Deed Book 3308, Page 513, in the Office of the Clerk of Fayette County, Kentucky, and (ii) deed from 1800 Pleasant Ridge, LLC, of record in Deed Book 3281, Page 178, in the Office of the Clerk of Fayette County, Kentucky.

WHEREAS, LFUCG has 30-foot utility, storm sewer and drainage easements on the properties identified as 1916 Justice Drive and 1750 Pleasant Ridge Drive, as shown on Exhibit A attached hereto and incorporated herein by reference.


WHEREAS, the Owner has requested LFUCG to release a portion of said easements described above.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to LFUCG by the Owner, the receipt of which is hereby acknowledged, LFUCG by this instrument, does hereby remise and release that portion of the easements granted by the aforementioned Plats, as shown hachured//// in purple on the attached drawing marked Exhibit A. LFUCG expressly retains all other easement rights of which it may have an interest, as shown on the aforementioned Plat along with all prior and subsequent easement rights to which LFUCG has an interest (including, but not limited to, storm sewer easements), except for the easement rights released and particularly described above.

[Remainder of Page Intentionally Left Blank; Signatures Follow]

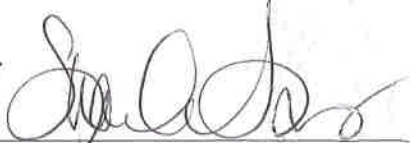
IN WITNESS WHEREOF, LFUCG has entered into this Release as of the date first written above.


**LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT**

By: 
Title: Jim Gray, Mayor
("LFUCG")

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF FAYETTE)

9 The foregoing Release of Easement was subscribed and acknowledged before me this day of December, 2016, by Jim Gray for and in his/her capacity as Mayor on behalf of **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**.

My commission expires: 28 Dec 2019. 
NOTARY PUBLIC, KENTUCKY
STATE AT LARGE
NOTARY ID: 547793

THIS INSTRUMENT PREPARED BY:

Job D. Turner, III, Esq.
BINGHAM GREENEBAUM DOLL LLP
300 West Vine Street, Suite 1200
Lexington, Kentucky 40507



VICINITY MAP

NOTE:
THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.

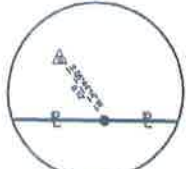
RECORD SOURCE

DEED BOOK 3308, PAGE 513
DEED BOOK 3281, PAGE 178

(A-5)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280
ZONED: B-8P

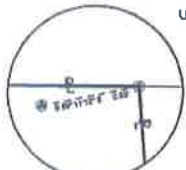
(A-6)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280
ZONED: B-8P

(A-7)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280, ZONED: B-8P

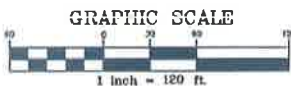


DETAIL 'A'

(A-8)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. L, SL. 280
ZONED: B-8P



DETAIL 'B'



(A-12)
MAN O' WAR
UNIT 2A, SECTION 1
P.C. L, SL. 148
ZONED: B-8P

(A-13)
MAN O' WAR
UNIT 2A, SECTION 1
P.C. L, SL. 148
ZONED: B-8P

LINE TABLE

LINE	LENGTH	BEARING
L1	29.84'	N 41°22'02" E
L2	33.47'	N 41°22'02" E

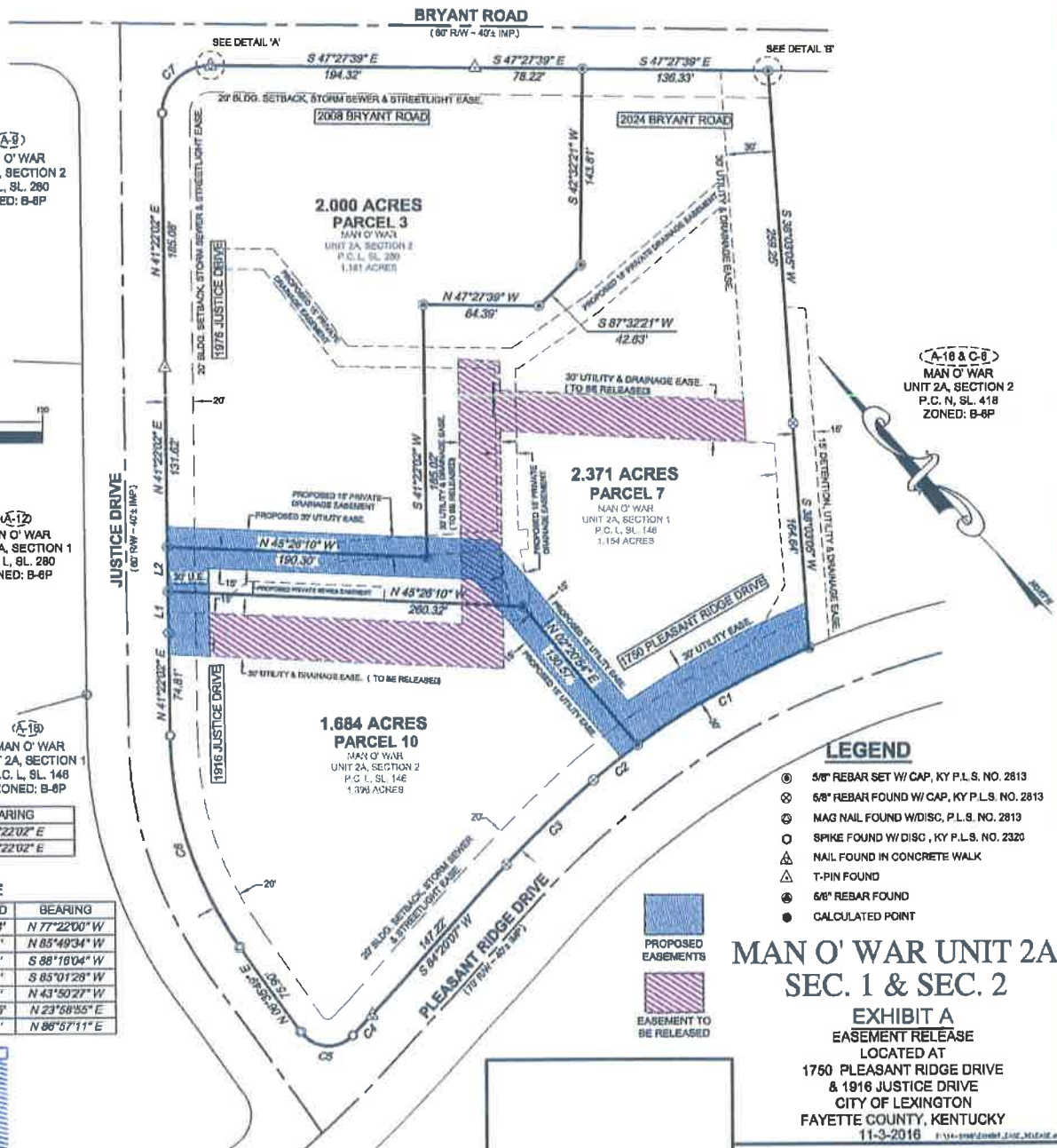
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	145.06'	630.12'	144.74'	N 77°22'00" W
C2	41.01'	630.12'	41.00'	N 85°49'34" W
C3	88.90'	630.12'	88.83'	S 88°16'04" W
C4	20.78'	853.94'	20.78'	S 85°01'28" W
C5	44.02'	25.00'	38.55'	N 43°50'27" W
C6	183.85'	270.00'	161.35'	N 23°58'55" E
C7	55.69'	35.00'	50.00'	N 86°57'11" E

STATE OF KENTUCKY
J. WILLIAM WEIKEL, JR.
2813
LICENSED PROFESSIONAL LAND SURVEYOR

J. William Weikel, Jr.

OWNER/CLIENT
KENTUCKY NICKEL INVESTMENTS, LLC
601 S. FLOYD ST. STE. 407
LOUISVILLE, KY 40202



(A-18 & C-6)
MAN O' WAR
UNIT 2A, SECTION 2
P.C. N, SL. 418
ZONED: B-8P

LEGEND

- 5/8" REBAR SET W/ CAP, KY P.L.S. NO. 2813
- ⊗ 6/8" REBAR FOUND W/ CAP, KY P.L.S. NO. 2813
- ⊙ MAG NAIL FOUND W/DISC, P.L.S. NO. 2813
- ⊕ SPIKE FOUND W/DISC, KY P.L.S. NO. 2320
- △ NAIL FOUND IN CONCRETE WALK
- ▲ T-PIN FOUND
- 6/8" REBAR FOUND
- CALCULATED POINT

**MAN O' WAR UNIT 2A
SEC. 1 & SEC. 2**

EXHIBIT A

EASEMENT RELEASE
LOCATED AT
1750 PLEASANT RIDGE DRIVE
& 1916 JUSTICE DRIVE
CITY OF LEXINGTON
FAYETTE COUNTY, KENTUCKY
11-3-2016



Civil Engineering - Land Surveying
1026 FREDERICK STREET - P.O. BOX 2180
OWENSBORO, KENTUCKY 42304
270-685-2811



Old House Rd

Roundway Down Ln

Adelton Rd

Market Garden Ln

I-75

EASEMENT
LOCATION

MAN O WAR BLVD

Red Stone Dr

Timber Creek Dr

Pleasant Ridge Dr

Bryant Rd

Man O War Blvd

Pond Pl

Sir Barton Way

1940

2130

2760

2980

1690

1870

MAYOR JIM GRAY



LEXINGTON

CHARLES MARTIN
DIRECTOR
WATER QUALITY

TO: Mayor Jim Gray
Urban County Council

FROM: Charles Martin, P.E., Director *CM*
Division of Water Quality

DATE: November 17, 2016

SUBJECT: RELEASE OF EASEMENT AT 1916 JUSTICE DRIVE AND 1750 PLEASANT RIDGE DRIVE

Request

The purpose of this memorandum is to request a resolution authorizing the Mayor on behalf of the Lexington-Fayette Urban County Government to execute a partial release of utility easement, releasing easement at 1916 Justice Drive and 1750 Pleasant Ridge Drive.

Purpose of Request

The easement is no longer needed because the drainage and utilities structures have been moved from this easement.

Project Cost in FY16

There is no projected cost.

Project Cost Impact for Future Budget Years

There is no projected cost.

Are Funds Budgeted

No funds are budgeted.

Martin/Hoskins-Squier

DRB

cc: Debbie R. Barnett
Steve Farmer, PE

