



May 29, 2015

Mr. Chester Hicks  
Environmental Quality and Public Works  
200 East Main Street  
Lexington, KY 40507

**RE: Rededication of three unnecessary right of way access points on Trailwood Lane**

Dear Mr. Hicks:

As you are aware from our telephone conversation today, my client Anderson Trail Side Townhomes, LLC is seeking a rededication of three small areas of right of way on Trailwood Lane in the McConnell's Trace Neighborhood. The access points were dedicated in 2002 by a Final Record Plat located in Plat Cabinet M, Slide 117 in the Fayette County Clerk's Office. Since then, the LFUCG Planning Commission has certified development plans and plats for the neighborhood which provide for differing traffic patterns and roadways than the original layout of 2002. As such, the streets which were to intersect Trailwood at these access points are connected in different locations rendering them unnecessary.

My client is in the process of filing a new development plan for this area and we hope to have these unnecessary access points rededicated as part of the approval process. Included with this letter, please find legal descriptions of the three areas as well as a map showing their locations. If I can provide any additional information, please let me know.

Thank you for your assistance in this matter.

Very Truly Yours,

D. Jonathan Strom  
Attorney  
Anderson Communities, Inc.  
1720 Sharkey Way, Suite 100  
Lexington, KY 40511  
Phone: 859-231-0099  
Fax: 859-231-3726  
Email: [jstrom@andersoncommunities.com](mailto:jstrom@andersoncommunities.com)

1720 Sharkey Way Suite 100, Lexington, KY 40511  
859-231-0099

**OWNERS CERTIFICATION**

I (we) do hereby certify that I (we and the owner(s) of record of the property platted herein which is recorded in Deed Book Volume 3756, Page 394, in the Fayette County Clerk's Office do hereby dedicate the afforesaid and all other spaces so indicated to public use and do warrant that the easements shown hereon are reserved for the use as indicated and are free from any other obligations of any kind that shall be attached or presumed to result upon or over any portion of said easements and do hereby dedicate the easery easements to public use. Also I (we) do hereby agree that before any lot hereon is sold or transferred the purchase shall be voided if the contract or deed of any private utilities (water, gas, electric, telephone and where applicable, sanitary sewer) not installed, and the deed of record shall contain a statement that no building occupying certificate may be secured until any such utility is installed.

JAMES T. MASH  
Date: 12-22-03

**URBAN COUNTY ENGINEERS CERTIFICATION**

I hereby certify that record drawings for the infrastructure shown hereon have been reviewed and that construction performance and safety are in the manner required by the Subdivision Regulations, as has been posted in my office by the developer.

David M. Hester  
Date: 12/23/03  
Urban County Engineer

**ENGINEERS AND SURVEYORS CERTIFICATION**

I hereby do certify that this record plan was prepared by me or under my direction that all work performed by me or under my direction, including engineering designs and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the zoning Ordinance, the Division of Engineering Technical Manual and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their location, size and materials are correctly shown to the best of my knowledge and belief; the information shown hereon is accurate.

10,350  
Registration No. 2,115  
Surveyor  
Date: 12/23/03

**COMMISSIONS CERTIFICATION**

I do hereby certify that this record plan was approved by the Urban County Planning Commission at its meeting on 11/03, 12/03, and is now eligible for recording.

11/16/04  
Date: 11/16/04  
PLAN 2003-66F

- NOTES:
- ALL DISTANCES IN CURVES ARE ARC DISTANCES.
  - SEWER MANHOLES SHALL NOT BE COVERED BY GRASSAL, GARDENS OR ANY OTHER CONSTRUCTION ACTIVITY.
  - SEWERAGE IS PROVIDED OFF-ANE.
  - NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSING.

- L = 43.76  
Δ = 7°23'57"  
R = 1045.00  
T = 21.88  
C = 43.76  
CB = N83°58'10"W
- L = 41.29  
Δ = 94°38'02"  
R = 25.00  
T = 71.11  
C = 36.76  
CB = S43°57'47"W
- L = 34.89  
Δ = 19°57'54"  
R = 25.00  
T = 20.96  
C = 32.13  
CB = N37°20'11"W
- L = 40.07  
Δ = 91°47'47"  
R = 25.00  
T = 25.76  
C = 35.88  
CB = S65°12'47"W
- L = 36.56  
Δ = 83°47'54"  
R = 25.00  
T = 22.43  
C = 33.33  
CB = N17°38'47"W
- 71.37  
Delta: 4°19'29"  
R = 1025.00  
T = 38.70  
C = 71.37  
CB = S82°57'24"E

MARSHALL PROPERTY  
FUTURE DEVELOPMENT

MARSHALL PROPERTY  
UNIT 1-D

SEBASTIAN UNIT 2  
FUTURE DEVELOPMENT

SEBASTIAN UNIT 1-A  
SECTION 2  
P.C. "L" SLIDE 556

SEBASTIAN UNIT 1-B  
P.C. "L" SLIDE 555

SEBASTIAN FUTURE DEVELOPMENT

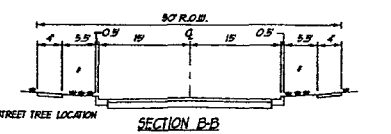
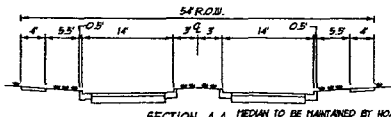
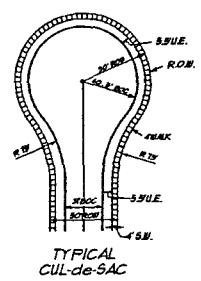
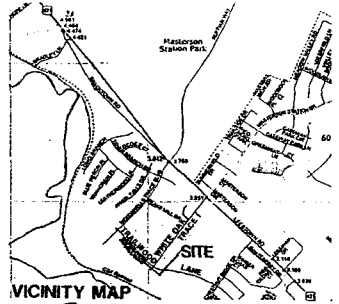
RAILROAD R/W

PARK GREENWAY  
5.38 ACRES

WHITE OAK TRACE



SURVEY DATE: 10/03  
REFERENCE PROGRAM: P.C. "L" SLIDE 555  
THE SURVEY DEPICTED ON THIS PLAN WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE AND WAS MADE BY THE UNADJUSTED METHOD. THE AREA OF THE TRAILHEAD WAS 10.00 ACRES AND WAS NOT SURVEYED. THE SURVEY AS SHOWN HEREON REPRESENTS THE RECONSTRUCTION OF A CLASS 4 SURVEY.



CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
CA	461.05	26°40'08"	1020	29.70	S17°00'08"E	467.98
CB	156.36	08°27'33"	1000	78.34	S80°38'12"E	156.27
CC	154.86	19°19'37"	450.00	76.66	S86°25'47"E	151.14

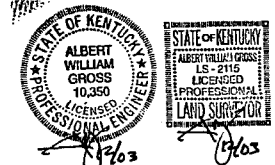
MON.	DESCRIPTION	COORDINATES
#1	MOLE PUNCHED IN R/W SPIKE SET AT THE INTERSECTION OF THE CENTERLINES OF TRAILWOOD LANE AND	N 213,185.5153 E 1,550,813.6084
#2	MOLE PUNCHED IN R/W SPIKE SET AT THE INTERSECTION OF THE CENTERLINES OF TRAILWOOD LANE AND	N 213,082.6472 E 1,551,344.5805

**E. Partners, PLLC**  
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (606) 296-0888  
FACSIMILE (606) 296-0887

11800 BRINLEY AVENUE, SUITE 202  
LOUISVILLE, KENTUCKY 40243  
PHONE (502) 254-1410  
FACSIMILE (502) 254-1023

**SITE STATISTICS**  
ZONE R-3  
TOTAL AREA = 0.96 ACRES  
(0.96 ACRES R/W)  
NO. OF LOTS = 0  
LENGTH OF STREET = 101 FT.

FINAL RECORD PLAT  
**SEBASTIAN PROPERTY**  
UNIT 2, SECTION 1  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
NOVEMBER, 2003



2002-66F  
200401160328

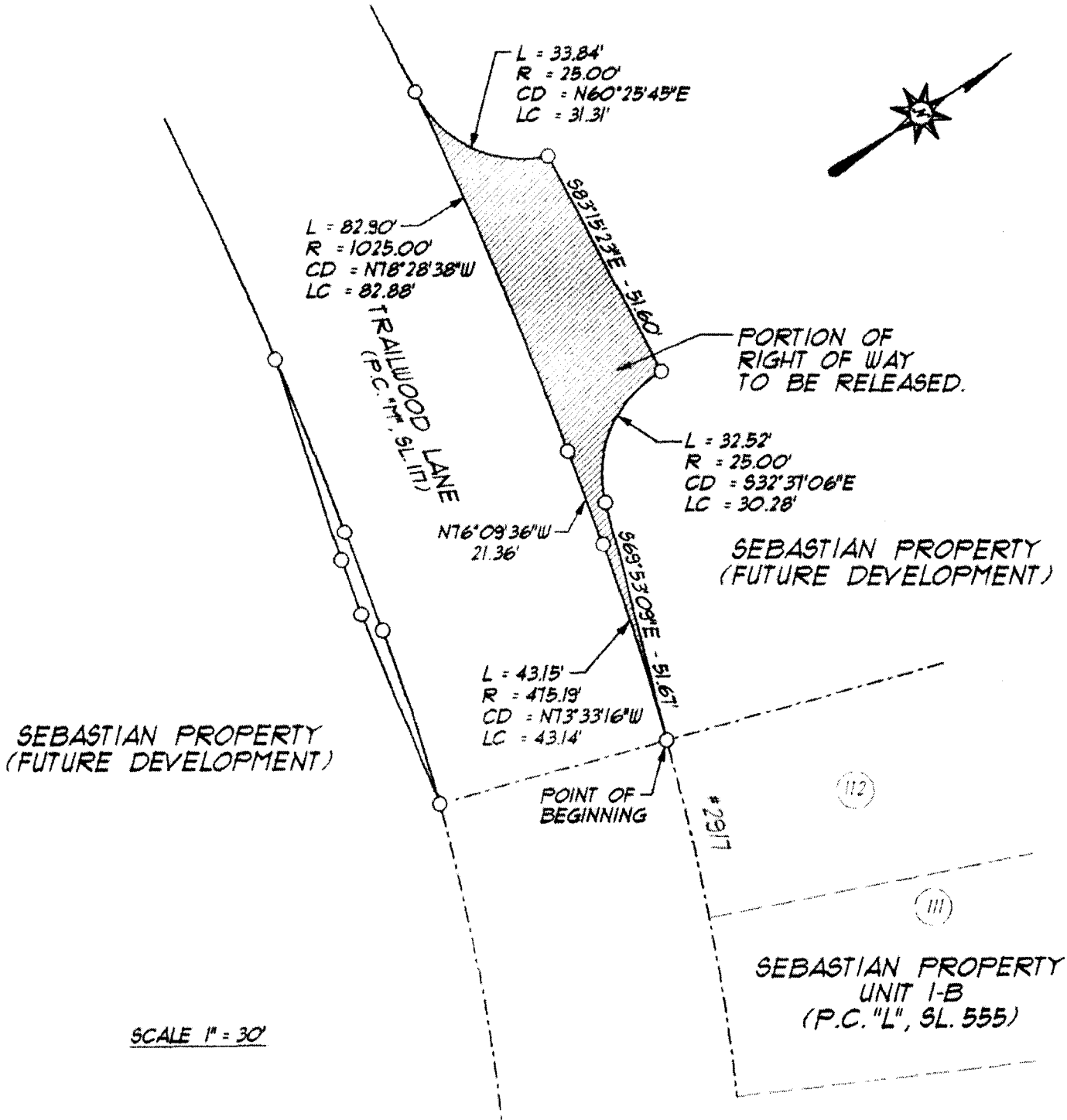
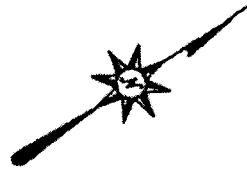
July 02, 2013

Right of Way Release  
Sebastian Property  
Unit 2, Section 1  
Trailwood Lane (a portion of)  
Lexington, Kentucky

Number A-1

**BEGINNING** at the southwestern most corner of Lot 112 of Sebastian Property, Unit 1-B known as 2917 Trailwood Lane and lying in the northern right of way of Trailwood Lane as recorded in Plat Cabinet M, Slide 555 of record in the Office of the County Clerk of Fayette County, Kentucky; thence with said right of way for the following three (3) calls: 43.15 feet along a curve to the left having a radius of 475.19 feet and a chord which bears North 73 degrees 33 Minutes 16 Seconds West, 43.14 feet to a point; thence North 76 degrees 09 minutes 36 seconds West, 21.36 feet to a point; thence 82.90 feet along a curve to the left having a radius of 1025.00 feet and a chord which bears North 78 degrees 28 minutes 38 seconds West, 82.88 feet to a point; thence leaving said right of way 33.84 feet along a curve to the left having a radius of 25.00 feet and a chord which bears North 60 degrees 25 minutes 45 seconds East, 31.31 feet to a point; thence South 83 degrees 15 minutes 23 seconds East, 51.60 feet to a point; thence 32.52 feet along a curve to the left having a radius of 25.00 feet and a chord which bears South 32 degrees 37 minutes 06 seconds East, 30.28 feet to a point; thence South 69 degrees 53 minutes 09 seconds East, 51.67 feet to the **POINT OF BEGINNING** and containing 1,514 square feet.

PARENT DOCUMENT: PLAT CABINET M, SLIDE 117



SCALE 1" = 30'

# EA Partners, PLLC



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LEXINGTON, KENTUCKY 40513  
PHONE (859) 298-9889  
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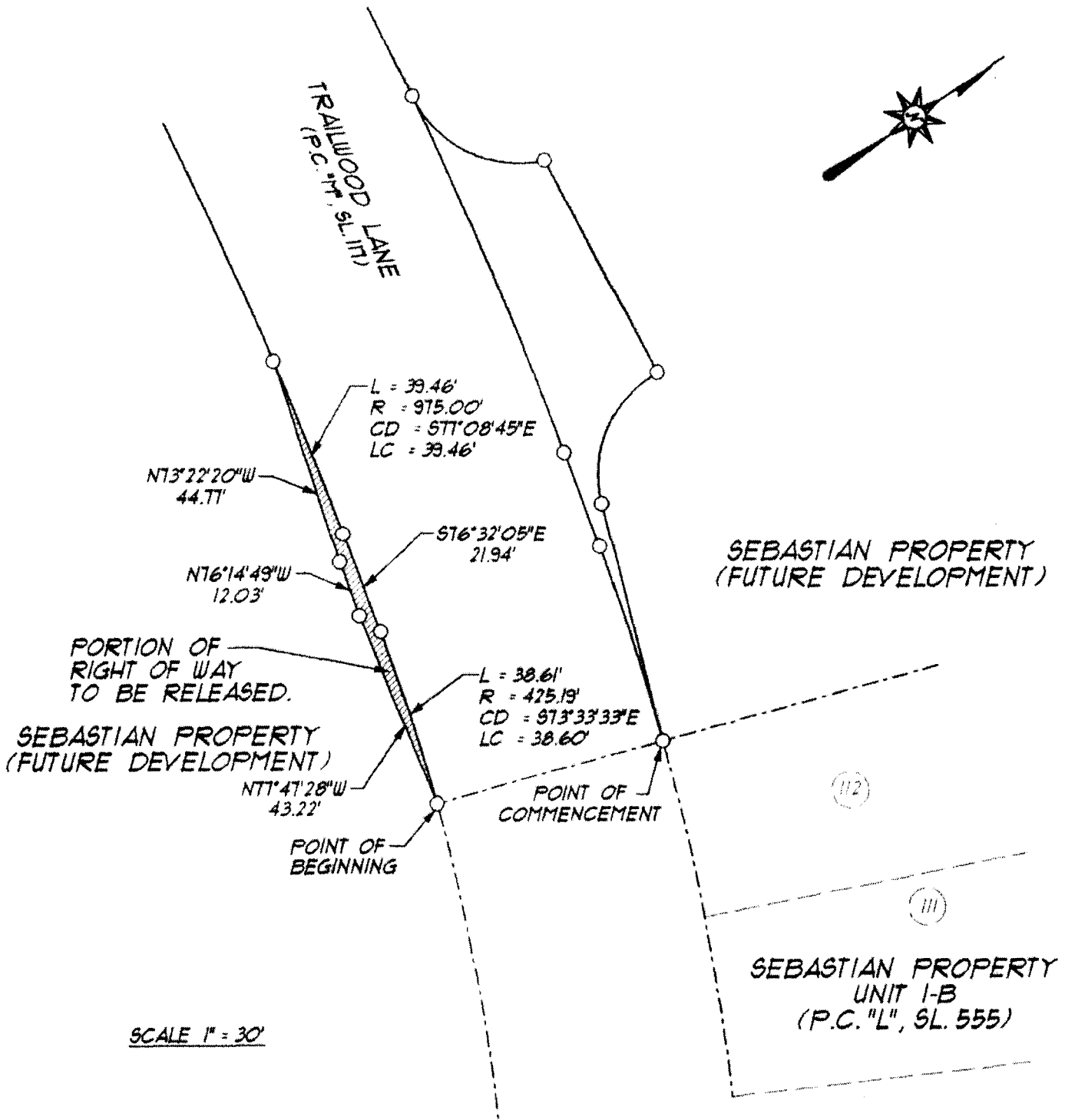
**EXHIBIT "A-1"**  
**RIGHT OF WAY RELEASE**  
**SEBASTIAN PROPERTY**  
**UNIT 2, SECTION 1**  
**TRAILWOOD LANE (a portion of)**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**  
**JULY 2013**

July 02, 2013

Right of Way Release  
Sebastian Property  
Unit 2, Section 1  
Trailwood Lane (a portion of)  
Lexington, Kentucky

Number A-2

**COMMENCING** at the southwestern most corner of Lot 112 of Sebastian Property, Unit 1-B known as 2917 Trailwood Lane, said point also lying in the northern right of way of Trailwood Lane as recorded in Plat Cabinet M, Slide 555 of record in the Office of the County Clerk of Fayette County, Kentucky; thence South 19 degrees 02 Minutes 34 Seconds West, 50.00 feet to a point in the southern right of way of Trailwood Lane, said point being the **TRUE POINT OF BEGINNING**; thence with said right of way for the following three (3) calls: North 77 degrees 47 minutes 28 seconds West, 43.22 feet to a point; thence North 76 degrees 14 minutes 49 seconds West, 12.03 feet to a point; thence North 73 degrees 22 minutes 20 seconds West, 44.77 feet to a point; thence leaving said right of way 39.46 feet along a curve to the right having a radius of 975.00 feet and a chord which bears South 77 degrees 08 minutes 45 seconds East, 39.46 feet to a point; thence South 76 degrees 32 minutes 05 seconds East, 21.94 feet to a point; thence 38.61 feet along a curve to the right having a radius of 425.19 feet and a chord which bears South 73 degrees 33 minutes 33 seconds East, 38.60 feet to the **POINT OF BEGINNING** and containing 184 square feet.



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3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (859) 298-9889  
FACSIMILE (859) 298-9887

**EXHIBIT "A-2"**  
**RIGHT OF WAY RELEASE**  
**SEBASTIAN PROPERTY**  
**UNIT 2, SECTION 1**  
**TRAILWOOD LANE (a portion of)**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**  
**JULY 2013**

July 02, 2013

Right of Way Release  
Sebastian Property  
Unit 2, Section 1  
Trailwood Lane (a portion of)  
Lexington, Kentucky

Number A-3

**COMMENCING** at the southeastern most corner of Lot 281 of Marshall Property, Unit 2-D known as 208 McConnells Trace, said point also lying in the northern right of way of Trailwood Lane as recorded in Plat Cabinet M, Slide 118 of record in the Office of the County Clerk of Fayette County, Kentucky; thence South 61 degrees 12 Minutes 51 Seconds East, 79.90 feet to a point in the northern right of way of Trailwood Lane, said point being the **TRUE POINT OF BEGINNING**; thence with said right of way for the following three (3) calls: 36.99 feet along a curve to the left having a radius of 25.00 feet and a chord which bears North 74 degrees 06 minutes 00 seconds East, 33.71 feet to a point; thence South 75 degrees 18 minutes 31 seconds East, 52.58 feet to a point; thence 45.07 feet along a curve to the left having a radius of 25.00 feet and a chord which bears South 17 degrees 51 minutes 19 seconds East, 39.21 feet to a point; thence leaving said right of way 103.96 feet along a curve to the right having a radius of 995.00 feet and a chord which bears North 66 degrees 30 minutes 29 seconds West, 103.91 feet to the **POINT OF BEGINNING** and containing 1.664 square feet.

PARENT DOCUMENT: PLAT CABINET M, SLIDE 117

MARSHALL PROPERTY  
UNIT 2-D  
(P.C. "M", SL. 118)

(280)

(281)

POINT OF  
COMMENCEMENT



SEBASTIAN PROPERTY  
(FUTURE DEVELOPMENT)

SEBASTIAN PROPERTY  
(FUTURE DEVELOPMENT)

POINT OF  
BEGINNING

TRAILWOOD LANE  
(P.C. "M", SL. 117)

L = 36.99'  
R = 25.00'  
CD = N14°06'00"E  
LC = 33.71'

PORTION OF  
RIGHT OF WAY  
TO BE RELEASED.

S15°18'31"E  
52.58'

L = 103.96'  
R = 995.00'  
CD = N66°30'29"W  
LC = 103.91'

L = 45.07'  
R = 25.00'  
CD = S17°51'19"E  
LC = 39.21'

SCALE 1" = 30'

*EA Partners, PLLC*



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EXHIBIT "A-3"  
RIGHT OF WAY RELEASE  
SEBASTIAN PROPERTY  
UNIT 2, SECTION 1  
TRAILWOOD LANE (a portion of)  
LEXINGTON, FAYETTE COUNTY, KENTUCKY  
JULY 2013