

THIS INSTRUMENT PREPARED BY:



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DEED OF RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made and entered into this ___ day of _____, 2023, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, Lexington, Kentucky 40507, Party of the First Part, in favor of **LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY**, a Kentucky corporation chartered pursuant to KRS Chapter 80, having an address of 300 W New Circle Road, Lexington, 40505, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of property known as **551 Shropshire Avenue, Lexington, Fayette County, Kentucky**, which property is designated as Tract 1, as shown on the plat thereof of recorded in **Plat Cabinet N, Slide 22**, in the Fayette County Clerk's Office (the "Property"); and

WHEREAS, there is a sanitary sewer easement located on the Property that is no longer required by Party of the First Part.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby forever release unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the portion(s) of said easement as shown on EXHIBIT "A" attached hereto and incorporated by reference herein. Party of the Second Part agrees to remove and/or safe load the infrastructure within the easements to be released.

The Property was conveyed to Party of the Second Part by (i) by a deed dated March 18, 1953, of record in **Deed Book 537, page 307**, in the Fayette County Clerk's Office; and (ii) by a deed dated November 16, 2006, of record in **Deed Book 2694, page 460**, in the Fayette County Clerk's office.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to all other easements on the Property and/or as shown on the plat recorded in Plat Cabinet N, Slide 22, in the office of the Fayette County Clerk.

<Signature Pages Follow>

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, an urban county government created pursuant to KRS Chapter 67A

By: _____

Print Name: _____

Its: _____

Date Signed: _____

STATE OF KENTUCKY)
)
COUNTY OF _____)

The foregoing instrument was subscribed and acknowledged before me this the ___ day of _____, 20__, by _____, as _____ of **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government created pursuant to KRS Chapter 67A, on behalf of said urban county government.

[AFFIX SEAL]

Print Name: _____
NOTARY PUBLIC
My Commission Expires: _____
Notary ID No.: _____

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

LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY, a Kentucky corporation chartered pursuant to KRS Chapter 80

By: *Austin J. Simms*

Print Name: Austin J. Simms

Its: Executive Director

Date Signed: December 19, 2022

STATE OF KENTUCKY)
COUNTY OF Kentucky)

The foregoing instrument was subscribed and acknowledged before me this the 19th day of December, 2022, by Austin Simms, as Executive Dir. of LEXINGTON-FAYETTE URBAN COUNTY HOUSING AUTHORITY, a Kentucky corporation chartered pursuant to KRS Chapter 80, on behalf of said authority.

[AFFIX SEAL]

John W. Thompson
Print Name: JOHN W. THOMPSON
NOTARY PUBLIC
My Commission Expires: 1/28/2025
Notary ID No.: KY14P 200292

0' 100' 200' 300'



GRAPHIC SCALE: 1" = 100'



EAST SIXTH STREET

LFUCHA
DB 861, PG 307

STATE of KENTUCKY
JAMES M.
CHAMBLISS
3185
LICENSED
PROFESSIONAL
LAND SURVEYOR

LFUCHA
DB 537, PG 307
CAB N. SL 22

PEMBERTON STREET

SHROPSHIRE AVENUE

LFUCHA
DB 537, PG 307
CAB N. SL 22

15' SAN. SEW. E.
CAB N. SL 22

SAN
EASEMENT TO RELEASE
2,059 SQ.FT.

15' SAN. SEW. E.
CAB N. SL 22

EAST FIFTH STREET



SAN



651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
www.primeeng.com

SANITARY SEWER
EASEMENT RELEASE EXHIBIT
551 SHROPSHIRE AVENUE, LOT 1
LEXINGTON, FAYETTE COUNTY, KENTUCKY - PAGE 1 OF 2

I:\2023\1\KIRK\100-2221\100-2221.dwg - 301 - 3/20/2023 - 10:23am - jchambliss

SURVEYOR'S NOTES:

THIS EASEMENT EXHIBIT IS BASED ON A BOUNDARY RETRACEMENT SURVEY OF THE LFUC HOUSING AUTHORITY PROPERTY (BLUEGRASS ASPENDALE) AS RECORDED IN DEED BOOK 537 PAGE 307, CAB. N, SLIDE 22 (551 SHROPSHIRE) & DEED BOOK 861 PAGE 193 (572 PEMBERTON STREET). THE SURVEY WAS PERFORMED BY PRIME AE GROUP ON FEBRUARY 11, 2022 BY METHOD OF RANDOM TRAVERSE WITH A UNADJUSTED RAW CLOSURE OF 1:107,477. THE SURVEY WAS NOT ADJUSTED FOR CLOSURE.

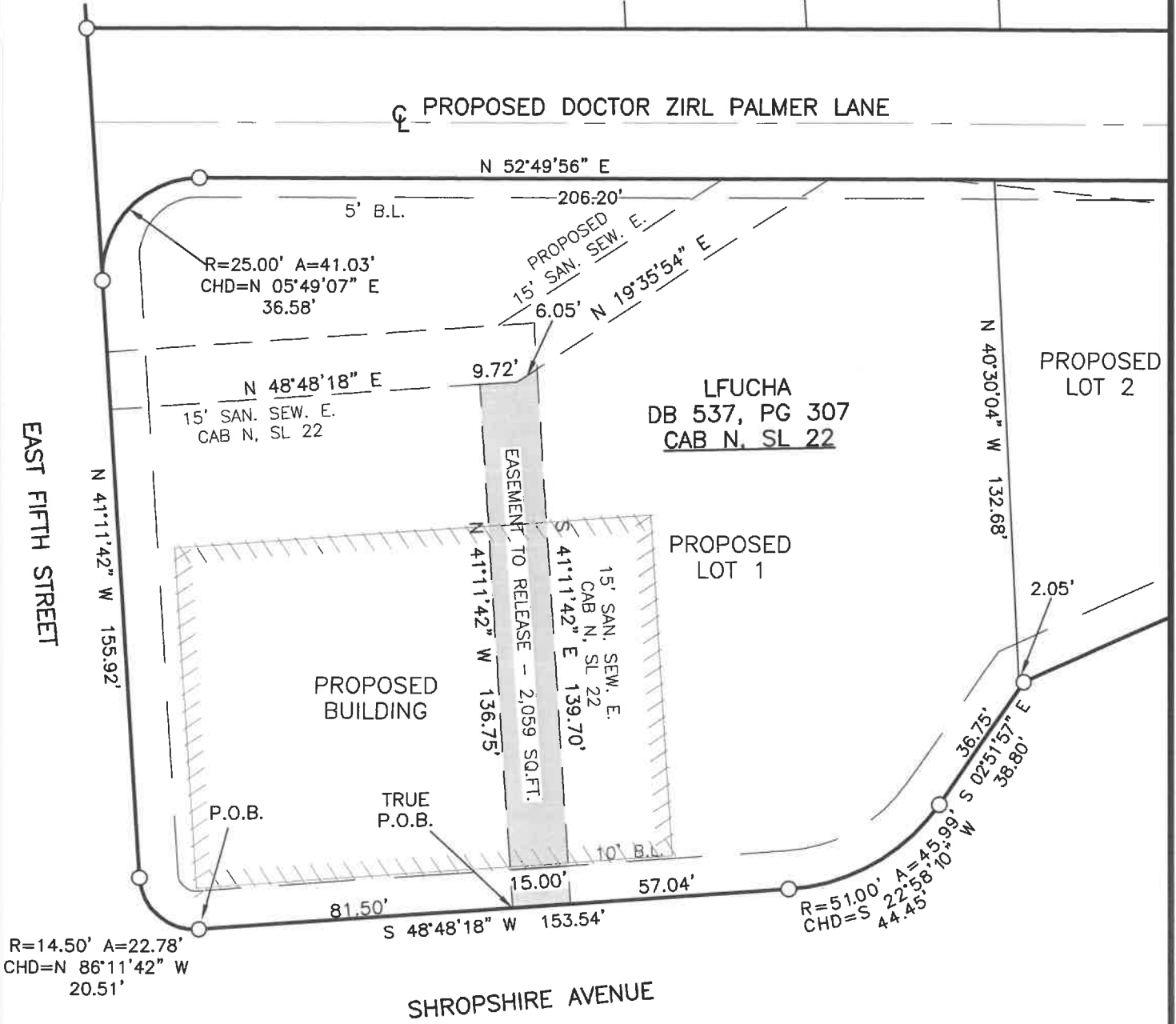
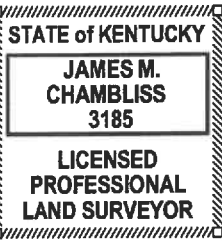
THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PORTION OF THE EXISTING SANITARY SEWER EASEMENT TO BE RELEASED AND IS NOT INTENDED FOR USE TO TRANSFER PROPERTY.

James M. Chambliss, PLS Digitally signed by James M. Chambliss, PLS
Date: 2023.05.09 10:43:55 -04'00'

JAMES M. CHAMBLISS, PLS 3185 _____ DATE _____



GRAPHIC SCALE: 1" = 40'



651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
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**SANITARY SEWER
EASEMENT RELEASE EXHIBIT**
551 SHROPSHIRE AVENUE, PROPOSED LOT 1
LEXINGTON, FAYETTE COUNTY, KENTUCKY
PAGE 2 OF 2

P:\2023\100109-2327 (1) - 551 Shropshire-572 PlanSheet\500-501590-Survey\514-Release\Final Survey Drawings\2327 Final Release.dwg
Date: 05/09/2023 10:43:55 AM
User: jchambliss

EXHIBIT "A"

**SANITARY SEWER EASEMENT RELEASE
551 SHROPSHIRE AVENUE, LOT 1
LEXINGTON, FAYETTE COUNTY, KENTUCKY**

All that tract or parcel of land situated at the north corner of Shropshire Avenue and East Fifth Street in Lexington, Fayette County, Kentucky, being more fully described as follows, to wit:

BEGINNING at the end of radius of the intersection of the Shropshire Avenue north right of way and the East Fifth Street east right of way; thence with said Shropshire Avenue, North 48°48'18" East, 81.50 feet to the **TRUE POINT OF BEGINNING**, said point being in the southwest line of an existing 15-foot wide sanitary sewer easement (Cab N, Sl 22); thence leaving said Shropshire Avenue and with said easement for four (4) lines:

1. North 41°11'42" West, 136.75 feet to a point,
2. North 48°48'18 East, 9.72 feet to a point,
3. North 19°35'54" East, 6.05 feet to a point,
4. South 41°11'42" East, 139.70 feet to a point in said Shropshire Avenue;

Thence with said Shropshire Avenue, South 48°48'18" West, 15.00 feet to the **TRUE POINT OF BEGINNING** , containing 2,059 square feet, more or less.