

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made and entered into this ____ day of _____, 2021, by LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, Kentucky 40507, party of the first part, in favor of COMMONWEALTH DESIGNS, INC., a Kentucky corporation, 161 N. Eagle Creek Drive, Suite 200, Lexington, Kentucky 40509, party of the second part.

WITNESSETH:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the party of the first part does hereby release and quitclaim unto the party of the second part, its successors and assigns forever, all of its right, title and interest in and to a portion of that certain fifteen foot (15') wide Sanitary Sewer Easement located upon certain real property located at 3944 Tatton Park, Lexington, Kentucky, such portion of said easement to be released being more particularly described on Exhibit "A" attached hereto, and also being depicted on Exhibit "B" attached hereto.

The said party of the first part does hereby release, relinquish and quitclaim unto the said party of the second part, its successors and assigns forever, all its right, title and interest in and to that portion of the above-described easement, including all exemptions as may be allowed by law, with no covenants or warranties as to said right, title and interest. It is the intent of the party of the first part to forever extinguish that portion of said Sanitary Sewer Easement above described and that the party of the second part, its successors and assigns, shall hereinafter have and use said premises free and absolutely discharged from that portion of said easement.

IN WITNESS WHEREOF, the party of the first part has hereunto caused its name to be affixed hereto by and through its duly authorized officer, on this the day and year first above written.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Attest:

By: _____

Its: _____

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Partial Release of Easement was subscribed, sworn to and acknowledged before me this ____ day of January, 2021, by _____ as _____, of Lexington-Fayette Urban County Government, an urban county government, for and on behalf of said government.

MY COMMISSION EXPIRES:

Notary ID# _____

Notary Public, State of Kentucky at Large

Notary Printed Name

PREPARED BY:



W. RODES BROWN
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P.O. Box 2150
Lexington, KY 40588-2150
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EXHIBIT A

LEGAL DESCRIPTION

For
Release
of
15 ft. Sanitary Sewer Easement

Located at

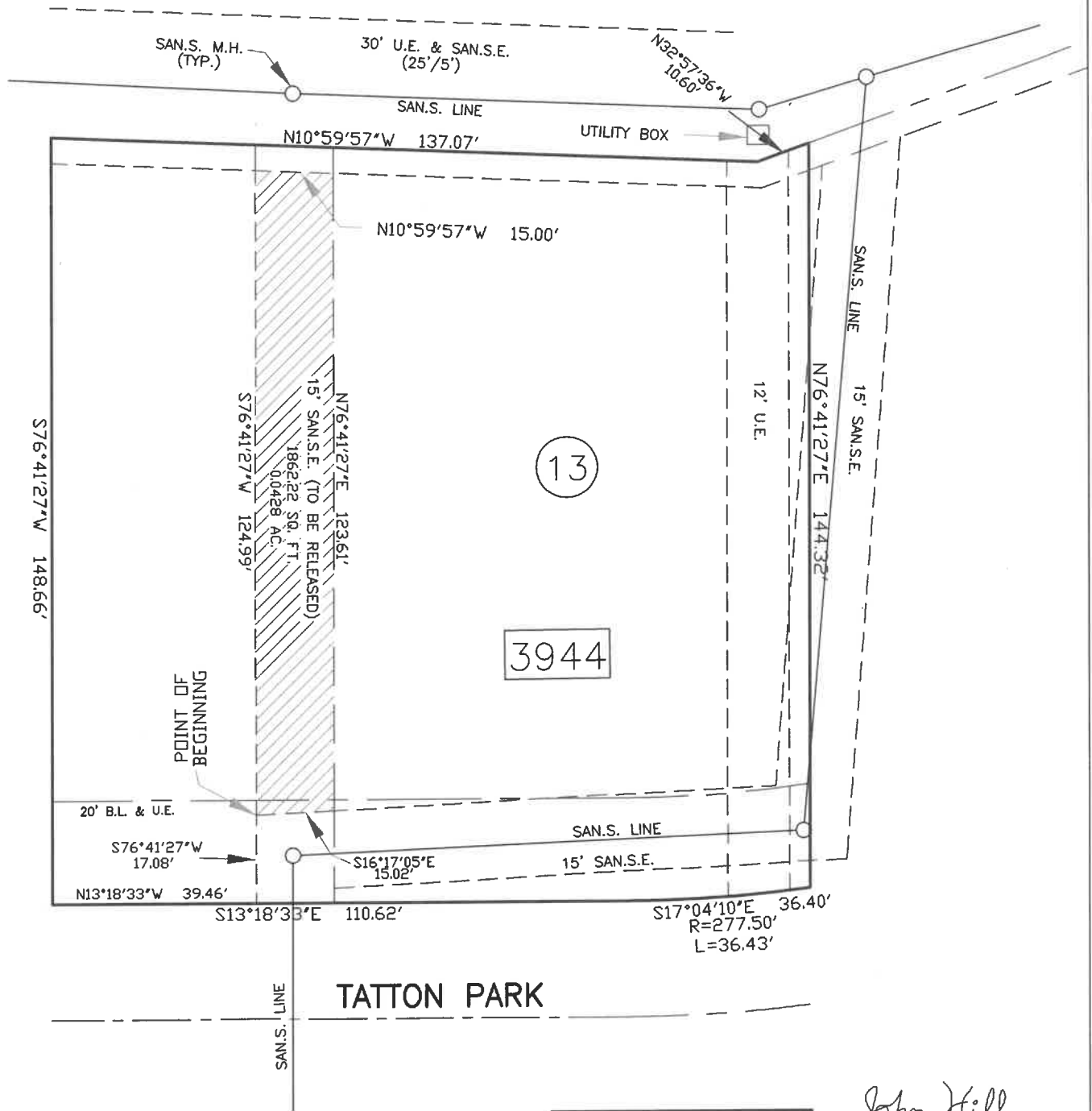
Lot 13, Block "N", Denton Farms, Inc., Unit 1-F
Known as
3944 Tatton Park
in
Lexington, Fayette County, Kentucky

Being a 15 ft. wide Sanitary Sewer Easement located across the middle portion of property located at 3944 Tatton Park (Lot 13, Block "N", Denton Farms, Inc., Unit 1-F, Plat Cabinet "R", Slide 674) in the city of Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

Beginning at a point, said point being N13°18'33"W 39.46' and S76°41'27"W 17.08' from the Southeast corner of the property and at the right-of-way of Tatton Park; thence S76°41'27"W 124.99' to a point; thence N10°59'57"W 15.00' to a point; thence N76°41'27"E 123.61' to a point; thence S16°17'05"E 15.02' to the point of beginning, and containing an area of 1862.22 Sq. Ft. and 0.0428 acres.

End of Legal Description

EXHIBIT B



John Hill

JOHN W. HILL
 2496 MULUNDY WAY
 LEXINGTON, KY 40511
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 john.hill4378@yahoo.com

