

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this _____ day of _____, 2020.

WHEREAS, on the plat entitled Corrected Amended Minor Plat of 300 West Vine, LLC, Property, 307-315, 317-331 and 343 South Broadway, April 2017, Lexington Fayette County Kentucky, recorded in Plat Cabinet R, Slide 596, as amended by Plat Cabinet R, Slide 628, in the Fayette County Clerk's Office, certain utility easements were created within an 8' utility easement on Lots 1 and 2 of the aforementioned plat; and,

WHEREAS, Lexington-Fayette Urban County Government has been requested to grant a release of a portion of said easements described above; and,

WHEREAS, 300 West Vine, LLC, owns said Lots 1 and 2 by Deed recorded in Deed Book 2034, Page 355, in the Fayette County Recorder's Office; and

WHEREAS, Lexington-Fayette Urban County Government is willing to grant such release of 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 Lexington-Fayette Urban County Government by 300 West Vine, LLC, with a mailing address of 300 West Vine Street, Ste. 2200, Lexington, Kentucky 40507, the receipt of which is hereby acknowledged, Lexington-Fayette Urban County Government by this instrument, does hereby remise and release that portion of the easements granted by the aforementioned recorded plat in the Fayette County Clerk's Office, as shown shadowed on the attached drawing and attendant boundary description marked Exhibit A.

Lexington-Fayette Urban County Government expressly retains all other easement rights of which it may have an interest, as shown on the plat recorded in Plat Cabinet R, Slide 596, as amended in Plat Cabinet R, Slide 628, in the Fayette County Clerk's Office along with all prior and subsequent easement rights to which Lexington-Fayette Urban County Government has an interest, except for the easement rights released and particularly described above.

IN WITNESS WHEREOF, Lexington-Fayette Urban County Government has caused these presents to be signed by its _____ this _____ day of _____, 2020.

Lexington-Fayette Urban County Government

BY _____
Its: _____

STATE OF KENTUCKY)

COUNTY OF FAYETTE)

I, _____, a Notary Public in and for the State and County aforesaid,
do hereby certify that the foregoing easement was acknowledged, subscribed and sworn to before me this _____
day of _____, 2020, by _____, as
_____ of Lexington-Fayette Urban County Government, on behalf of the urban
county.

My Commission expires: _____.

WITNESS my hand and notarial seal on this the ____ day of _____, 2020.

NOTARY PUBLIC, STATE AT LARGE,
KENTUCKY
Notary ID No.: _____

This Instrument Was
Prepared By:

Gess Mattingly & Atchison, P.S.C.
201 West Short Street
Lexington, KY 40507



Samuel G. Carneal

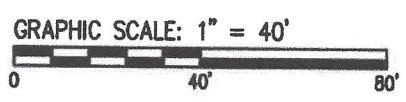
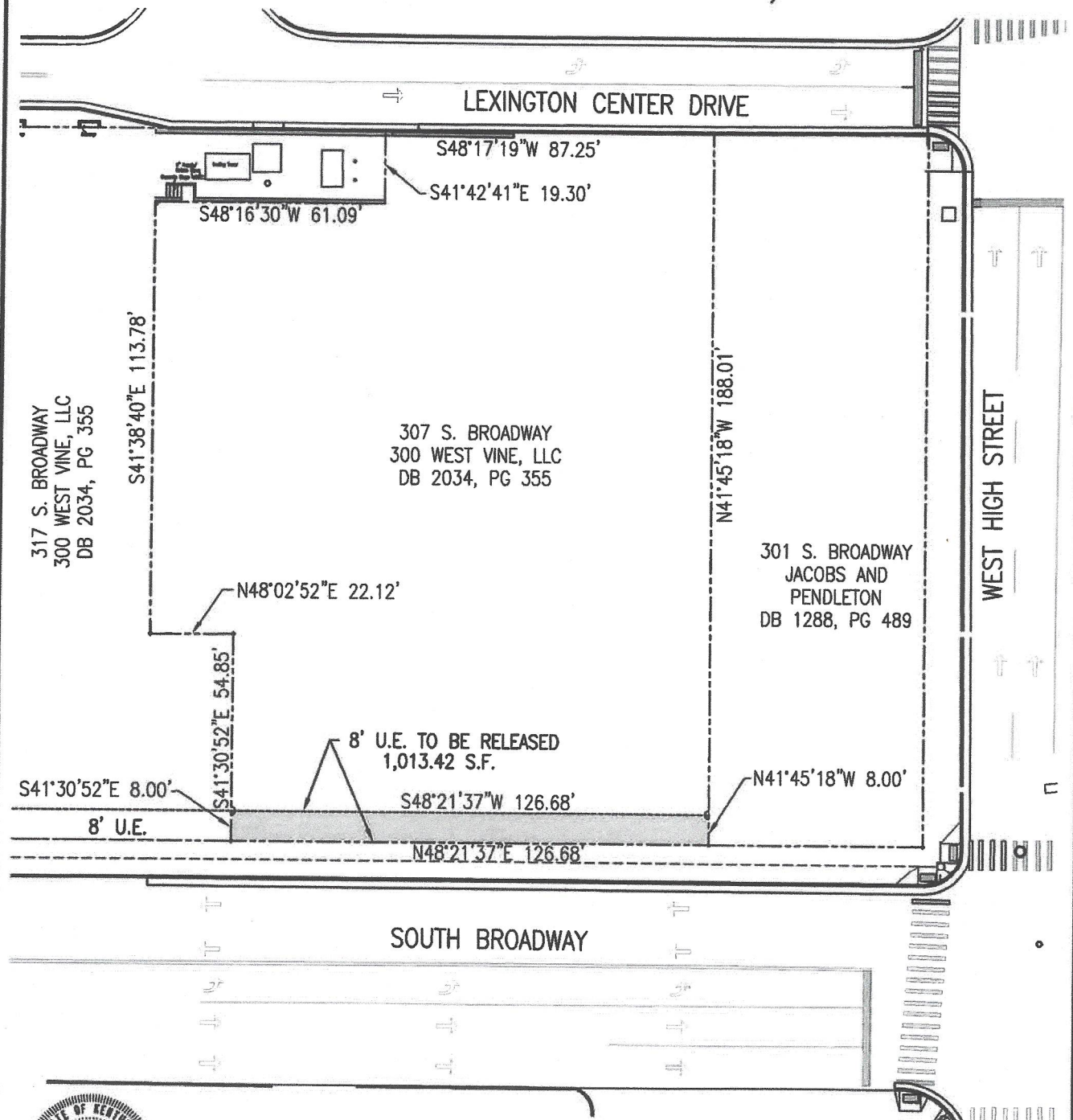


EXHIBIT
8' UTILITY RELEASE
KRIKORIAN MOVIE THEATER
 307 SOUTH BROADWAY, LEXINGTON, KY

ECSI, LLC
 Engineers • Consultants • Scientists • International
 340 S BROADWAY • LEXINGTON, KY 40508
 (859) 233-2103 • fax (859) 259-3394
www.engrservices.com

April 13, 2017

BOUNDARY DESCRIPTION
8' UTILITY EASEMENT RELEASE
307 SOUTH BROADWAY
LEXINGTON, FAYETTE COUNTY, KENTUCKY

All that property of parcel of land being an 8 foot Utility Easement located on the north side of South Broadway in Lexington, Fayette County, Kentucky:

Beginning at an iron pin and cap located in the north right-of-way of South Broadway and being corner to 301 South Broadway (Jacobs and Pendleton Property recorded in the Fayette County Clerk's office in Deed Book 1288, Page 489); thence with 301 South Broadway (Jacobs and Pendleton Property recorded in the Fayette County Clerk's office in Deed Book 1288, Page 489) N41°45'18"W 8.00 feet to a point; thence through the lands of 307 South Broadway S48°21'37"W 126.68 feet to a point the line of 317 South Broadway (300 West Vine, LLC Property recorded in the Fayette County Clerk's office in Deed Book 2034, Page 355); thence with the line of 317 South Broadway (300 West Vine, LLC Property recorded in the Fayette County Clerk's office in Deed Book 2034, Page 355) S41°30'52"E 8.00 feet to an iron pin and cap in the north right-of-way of South Broadway; thence with the north right-of-way of South Broadway N48°21'37"E 126.68 feet to the beginning and containing 1,013.42 s.f.