

RELEASE OF EASEMENT

This **RELEASE OF EASEMENT** ("Release"), is entered into and effective as of _____, 2016, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, of 200 East Main Street, Lexington, Kentucky 40507 ("LFUCG") and is for the benefit of Quantrell Realty Company, a Kentucky Corporation, with an address of 1490 New Circle Road E, Lexington, Kentucky 40509 ("Owner").

WHEREAS, Quantrell Realty Company is the owner of certain property described as Parcel 2, and shown on the Consolidation Record Plat of a portion of the property of Quantrell Cadillac, 1450, 1460 and 1490 New Circle Road NE, Lexington, Fayette County, Kentucky of record in Plat Cabinet I, Slide 348 ("Consolidation Plat"), in the Fayette County Clerk's Office ("Office") and also shown as Lot C, and shown on the Final Record Plat for Idle Hour Industrial Area Unit 1A, Lexington, Kentucky of record in Plat Cabinet C, Slide 196, ("Final Record Plat") in Fayette County Clerk's Office; the improvements thereon being known and designated as 1440 E New Circle Road and 2228 Young Drive.

WHEREAS, LFUCG has a ten foot (10') sewer easement through the Quantrell Realty Company, the cross-hatched areas of which are to be released ("Easements") as shown, the Final Record Plat and on the drawing attached hereto and incorporated herein as Exhibit A.

WHEREAS, the foregoing storm sewer has been relocated and a new easement has been recorded in the Office in support thereof, which appears on the Easement Minor Amended and Consolidated Subdivision Plat of Quantrell Realty Company, Lexington, Fayette County, Kentucky, as shown in Plat Cabinet R, Slide 460 recorded simultaneously herewith.

WHEREAS, the Easements as shown on the Consolidation Plat and the Final Record Plat are no longer required by LFUCG and LFUCG now desires to release and forever extinguish its interest in and to said Easements as more particularly set forth on Exhibit A and as more particularly described by metes and bounds descriptions on Exhibit B and Exhibit C attached hereto.

NOW THEREFORE, for good and valuable consideration LFUCG hereby relinquishes, releases and forever quitclaims to the Owners all of its right, title and interest in and to the Easements as more particularly shown on Exhibit A, Exhibit B and Exhibit C attached hereto; it being the intention of the parties to terminate the Easements. The Owners, their successors and assigns shall hereafter have and enjoy their respective properties free and discharged from the interests of LFUCG as to the Easements; provided, however, that this Release shall not extinguish the interest of LFUCG in the remaining easements created and depicted on the plats described herein other than the Easements specifically shown on Exhibit A and described in Exhibit B and Exhibit C.

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

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: _____

Title: _____

(“LFUCG”)

COMMONWEALTH OF KENTUCKY)

)

COUNTY OF FAYETTE)

The foregoing Release of Easement was subscribed and acknowledged before me this _____ day of _____, 2016, by _____ for and in his/her capacity as _____ on behalf of Lexington-Fayette Urban County Government.

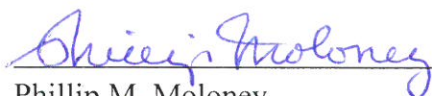
My Commission Expires: _____.

NOTARY PUBLIC, KENTUCKY

STATE AT LARGE

Kentucky Notary ID# _____

PREPARED BY AND RETURN TO:

 _____

Phillip M. Moloney

Sturgill, Turner, Barker & Moloney, PLLC

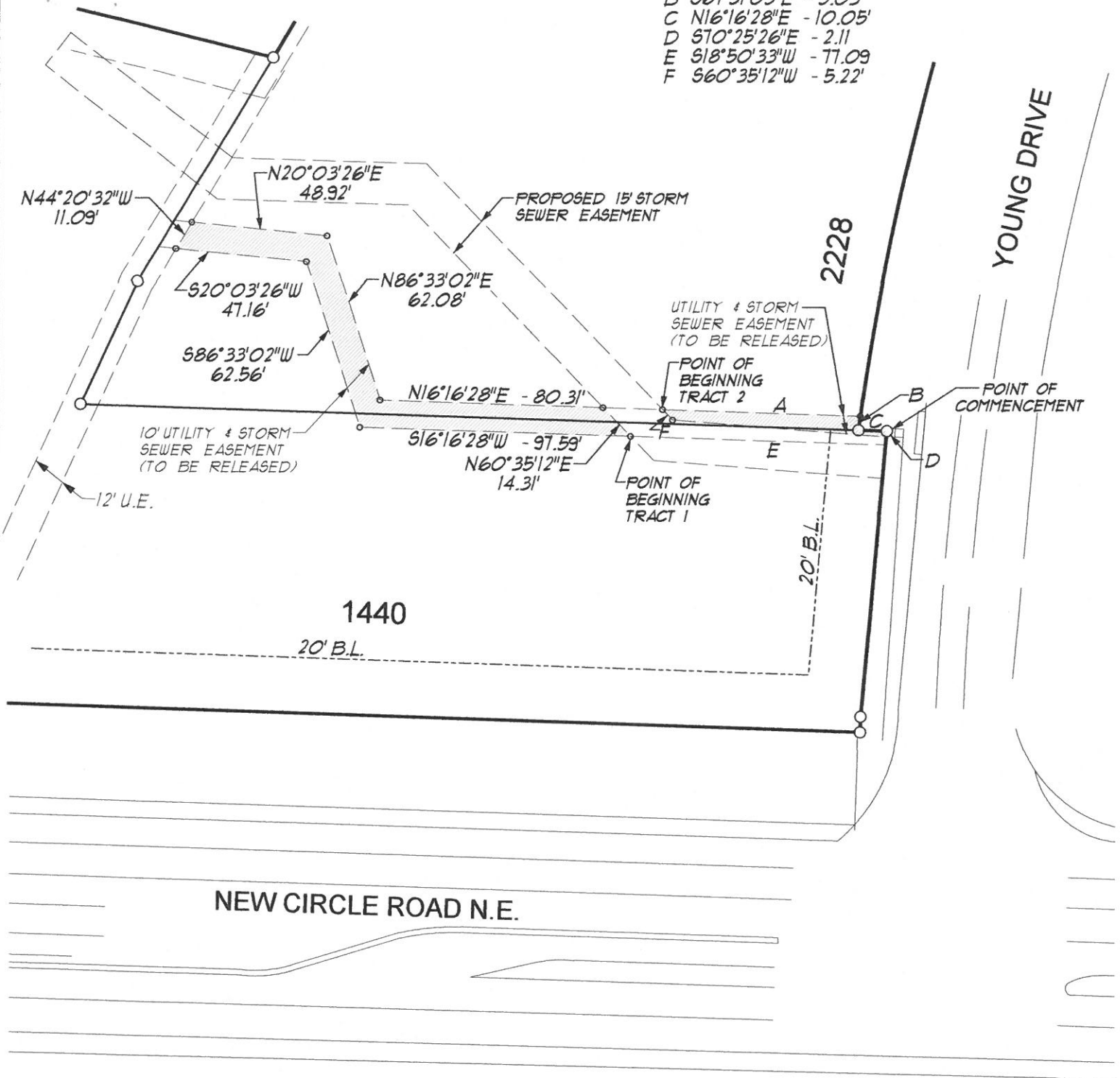
333 West Vine Street, Suite 1500

Lexington, Kentucky 40507

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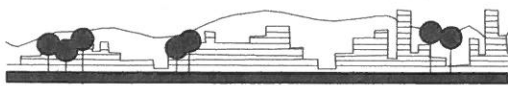
LIST OF CALLS TRACT 2:

- A N16°16'28"E - 71.33'
- B S67°51'05"E - 5.03'
- C N16°16'28"E - 10.05'
- D S70°25'26"E - 2.11'
- E S18°50'33"W - 77.09'
- F S60°35'12"W - 5.22'



SCALE 1" = 50'

EA Partners, PLLC



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
 LEXINGTON, KENTUCKY 40513
 PHONE (859) 296-9889
 FACSIMILE (859) 296-9887

EXHIBIT "A"
 UTILITY & STORM SEWER EASEMENT RELEASE
 QUANTRELL REALTY COMPANY
 1440 E. NEW CIRCLE ROAD
 & 2228 YOUNG DRIVE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 MAY, 2016

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May 23, 2016

10' Utility and Storm Sewer Easement Release
Quantrell Realty Company
1400 E. New Circle Road & 2228 Young Drive
Lexington, Fayette County, Kentucky

EXHIBIT "B"

TRACT 1

COMMENCING AT A POINT in the southern right-of-way of Young Drive, said point being in the common line of 1440 East New Circle Road and 2228 Young Drive of record in Plat Cabinet I, Slide 348 and Plat Cabinet C, Slide 196 in the Fayette County Clerk's Office; thence South 13 degrees 10 minutes 01 seconds West, 92.24 feet to the **TRUE POINT OF BEGINNING**; thence South 16 degrees 16 minutes 28 seconds West, 97.59 feet to a point; thence South 86 degrees 33 minutes 02 seconds West, 62.56 feet to a point; thence South 20 degrees 03 minutes 26 seconds West, 47.16 feet to a point; thence North 44 degrees 20 minutes 32 seconds West, 11.09 feet to a point; thence North 20 degrees 03 minutes 26 seconds East, 48.92 feet to a point; thence North 86 degrees 33 minutes 02 seconds East, 62.08 feet to a point; thence North 16 degrees 16 minutes 28 seconds East, 80.31 feet to a point; thence North 60 degrees 35 minutes 12 seconds East, 14.31 feet to the **POINT OF BEGINNING** and containing 1,990 square feet.

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May 23, 2016

10' Utility and Storm Sewer Easement Release
Quantrell Realty Company
1400 E. New Circle Road & 2228 Young Drive
Lexington, Fayette County, Kentucky

EXHIBIT "C"

TRACT 2

COMMENCING AT A POINT in the southern right-of-way of Young Drive, said point being in the common line of 1440 East New Circle Road and 2228 Young Drive of record in Plat Cabinet I, Slide 348 and Plat Cabinet C, Slide 196 in the Fayette County Clerk's Office; thence South 19 degrees 48 minutes 43 seconds West, 81.03 feet to the **TRUE POINT OF BEGINNING**; thence North 16 degrees 16 minutes 28 seconds East, 71.33 feet to a point; thence South 67 degrees 51 minutes 05 seconds East, 5.03 feet to a point; thence North 16 degrees 16 minutes 28 seconds East, 10.05 feet to a point; thence South 70 degrees 25 minutes 26 seconds East, 2.11 feet to a point; thence South 18 degrees 50 minutes 33 seconds West, 77.09 feet to a point; thence South 60 degrees 35 minutes 12 seconds West, 5.22 feet to the **POINT OF BEGINNING** and containing 373 square feet.