

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument is made and entered into this _____ day of _____ 2022.

WHEREAS, on the plat of Section 5, of the Glen Creek (Dove Creek) Subdivision to the City of Lexington, Fayette County, Kentucky recorded in Plat Cabinet S, Slide 214 in the Fayette County Clerk's Office, certain utility easements were created on Lots 63, 64 and 65 being known and designated as 1145 Appian Crossing Way, Units 608, 609 and 610 Lexington, Fayette County, Kentucky of the aforementioned plat; and,

WHEREAS, the Lexington-Fayette Urban County Government of 200 East Main St., Lexington, KY 40507 has been requested to grant a release of a portion of said easements described above; and,

WHEREAS, JTB Construction, LLC, acquired ownership of said Lots 63, 64 and 65 by deed recorded in Deed Book 3777 Page 522 in the Fayette County Court Clerk's Office; and

WHEREAS, the 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 the Lexington-Fayette Urban County Government by JTB Construction, LLC, with a mailing address of 4101 Tates Creek Centre Dr., Suite 150, PMB 311, Lexington, KY 40517, the receipt of which is hereby acknowledged, the 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 on the drawing attached hereto and made a part hereof designated as **Exhibit "A" and "B"**.

The 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 S, Slide 214 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, the Lexington-Fayette Urban County Government has caused these presents to be signed by its _____ this _____ day of _____ 2022.

**LEXINGTON-FAYETTE URBAN COUNTY
GOVERNEMNT**

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 release was acknowledged, subscribed and sworn to
before me this _____ day of _____ 2022, by _____,
as _____ of the Lexington-Fayette Urban County
Government.

My Commission expires: _____ . My Notary ID Number: _____

WITNESS my hand and notarial seal on this the _____ day of _____, 2022.

NOTARY PUBLIC, KY, STATE AT LARGE

This Instrument Was
Prepared By:

David A. Franklin
Franklin & Rapp
1001 Monarch St., Suite 120
Lexington, KY 40513



David A. Franklin

SURVEY NOTE:

THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER.

NOTES:

-THE DIMENSIONS SHOWN IN PARENTHESIS REFERENCE THE RELEASE AREA AND THE SQUARE FOOTAGE OF THE RELEASE AREA.

-THE EASEMENT RELEASE AREA IS APPROXIMATELY 590 SQUARE FEET.

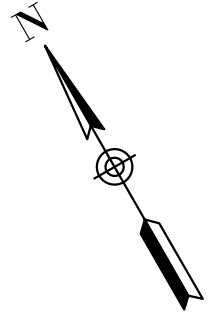
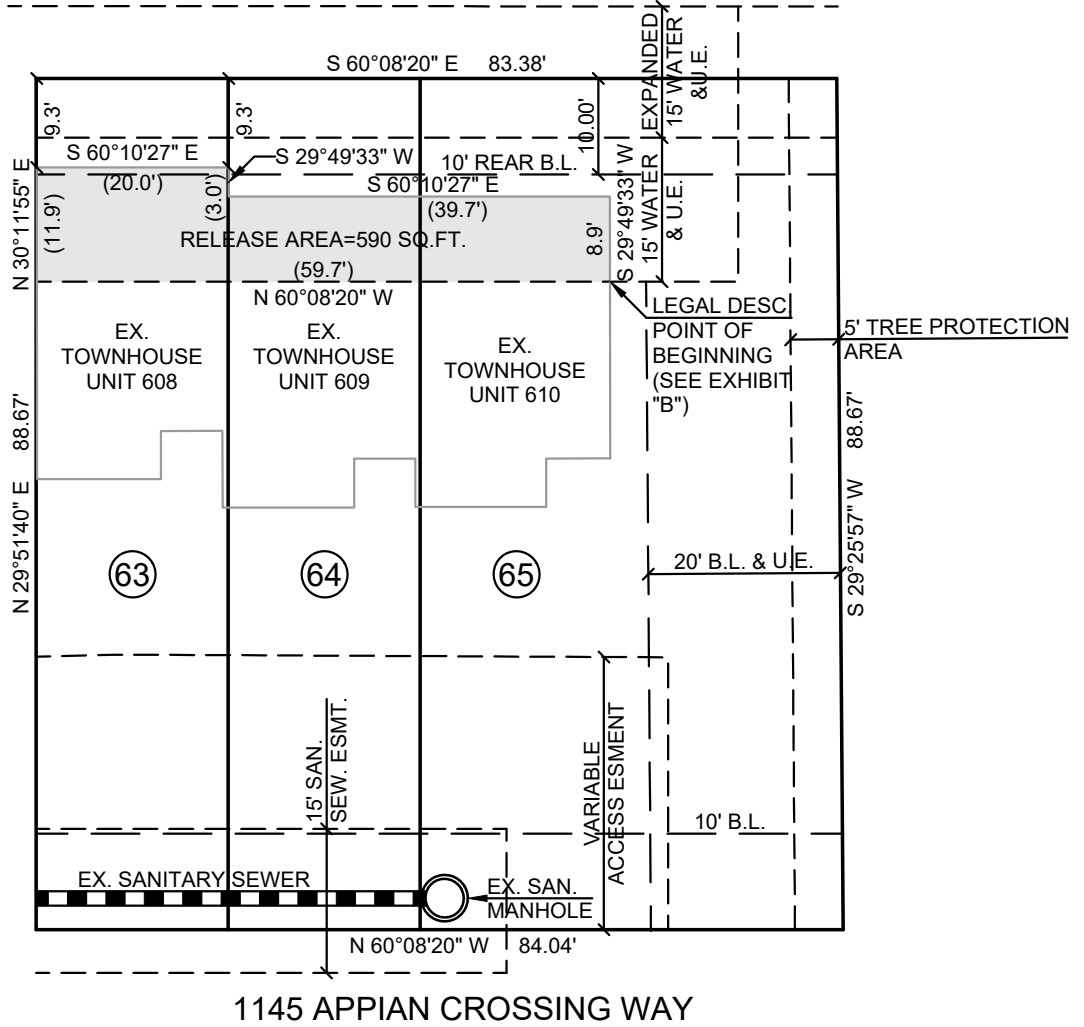


EXHIBIT "A"



STATE of KENTUCKY
 JASON D. BANKS
 3848
 LICENSED PROFESSIONAL LAND SURVEYOR

PARTIAL RELEASE OF UTILITY EASEMENT EXHIBIT

BUILDER: JTB CONSTRUCTION LLC
ADDRESS: 1145 APPIAN CROSSING WAY
CITY/STATE: LEXINGTON, KY

PROPERTY ZONE: R-4
 FRONT YARD SETBACK - 10 FT.
 SIDE YARD SETBACK - 6 FT. (SEE ZONING ORDINANCE)
 REAR YARD SETBACK - 10 FT.

SUBDIVISION: GLEN CREEK (DOVE CRK.)
UNIT: N/A
SECTION: 5
BLOCK: N/A
LOT NUMBER: 63, 64 AND 65

PLAT CABINET: "S"
SLIDE: 214
PLAT SIGNING DATE: 09/03/21
SCALE: 1" = 20'
PROJECT NO.: 21237

THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT INTENDED FOR LAND TRANSFER. IT DOES NOT MEET THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BANKS
 1211 JESSAMINE STATION
 NICHOLASVILLE, KY 40356
 (859) 881-0020
 BANKSENGINEERING.NET

EXHIBIT "B"
DESCRIPTION OF PARTIAL RELEASE OF UTILITY EASEMENT

Property Location:
1145 Appian Crossing Way
Units 608, 609 and 610
Lots 63, 64 and 65
Lexington, Kentucky 40517

A PARTIAL RELEASE OF EASEMENT LOCATED ON 1145 APPIAN CROSSING WAY UNITS 608, 609 AND 610 ALSO BEING LOTS 63, 64 AND 65 OF PLAT CABINET "S" SLIDE 214 RECORDED IN THE FAYETTE COUNTY CLERK'S OFFICE AND MORE FULLY DESCRIBED BELOW:

Beginning at a point (see EXHIBIT "A") towards the rear of 1145 Appian Crossing Way, Unit 610, Lot 65, thence N 60°08'20" W for 59.7' feet to a point; thence N 30°11'55" E for 11.9 feet to a point; thence S 60°10'27" E for 20.0 feet to a point; thence S 29°49'33" W for 3.0' to a point; thence S 60°10'27" E for 39.7 feet to a point; thence S 29°49'33" W for 8.9 feet to the point of beginning and containing 590 square feet more or less.