

Partial Release of Easement

THIS PARTIAL RELEASE OF EASEMENT, made and entered into this the _____ day of _____ 2014, by and between FIRST PARTY, **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government pursuant to KRS 67A ("First Party"), and SECOND PARTY, **LEXINGTON CHRISTIAN ACADEMY, INC.**, a non-profit Kentucky Corporation ("Second Party");

WITNESSETH:

Through the certain Deeds of Easement and relevant plats recorded in the Fayette County Clerk's Office, First Party acquired a Thirty-foot ("30'") Utility Easement from Second Party, more particularly described as:

30' Wide Utility Easement beginning at a point N 23° 23' 24" E for 781.49 feet to a point S 66°36'36" E for 167.59 feet to a point N 23°23'24" E continuing for 1,058.08 feet.

Being part of the same 30' Utility Easement described and identified in Plat Cabinet K, Slide 428 in the Fayette County Clerk's office.

For valuable consideration, receipt of which is hereby acknowledged, First Party does hereby release, relinquish and quitclaim unto Second Party, its successors and assigns, all of its right, title and interest, if any, in and to the following portion of the Thirty-foot Utility Easement:

BEGINNING at the common corner of Lexington Christian Academy, Inc. (DB 1977, Pg 391, Cab L, Sl 453) and Fayette County School District, Keithshire Elementary School (DB 2963, Pg 604, Cab L, Sl 353), in the line with Carolyn McDonald, 535 Monticello Boulevard (DB 1689, Pg 512, Cab C, Sl 742); thence with the line of said McDonald and Monticello Subdivision Unit 3 and Unit 5B (Cab A, Sl 486), South 66°36'36" East, 772.60 feet to the **TRUE POINT OF BEGINNING**, said point being in the center of a 30 foot wide utility easement; thence leaving said Monticello Subdivision Unit 5B and with the centerline of said utility easement for three (3) lines through the lands of said Lexington Christian Academy, Inc.:

- 1) North 23°23'24" East, 781.49 feet to a point,
- 2) South 66°36'36" East, 167.59 feet to a point,
- 3) North 23°23'24" East, 801.71 feet to the **POINT OF ENDING**, containing 52,525 square feet or 1.21 acres, more or less.

It is the intention of the First Party to forever extinguish its easement interests in the Released Portion of the Easement, and the Second Party, its successors and assigns forever, shall hereafter have and enjoy said released property free and discharged from the interests of the First Party.

IN WITNESS WHEREOF, the First Party has hereby caused its corporate name to be affixed by its duly authorized officer, on this the day and year first above written.

FIRST PARTY

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

By: _____

Its: _____

SECOND PARTY:

LEXINGTON CHRISTIAN ACADEMY, INC.:

By: Bob Bourget

Its: Facilities Director

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by _____, as _____ of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT pursuant to KRS 67A, on behalf of said government body, on this _____ day of _____ 2014

My Commission expires: _____

NOTARY PUBLIC

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by Bob Bourget as Facilities Director of LEXINGTON CHRISTIAN ACADEMY, INC., on behalf of said corporation, on this 11 day of July 2014.

My Commission expires: 02/10/2015

Kim Carter 436022

Prepared by:
Brian M. Gudalis
Ward, Hocker & Thornton, PLLC
333 W. Vine Street, Suite 1100
Lexington, KY 40507

GENERAL NOTES:

ALL AREAS NOT SHOWN ARE UNDER THE CONTROL OF OTHERS, SUBJECTS OF OTHER SURVEYS, RECORDS, AND PLATS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS.

SURVEY NOTES:

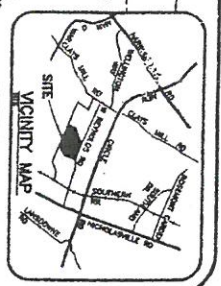
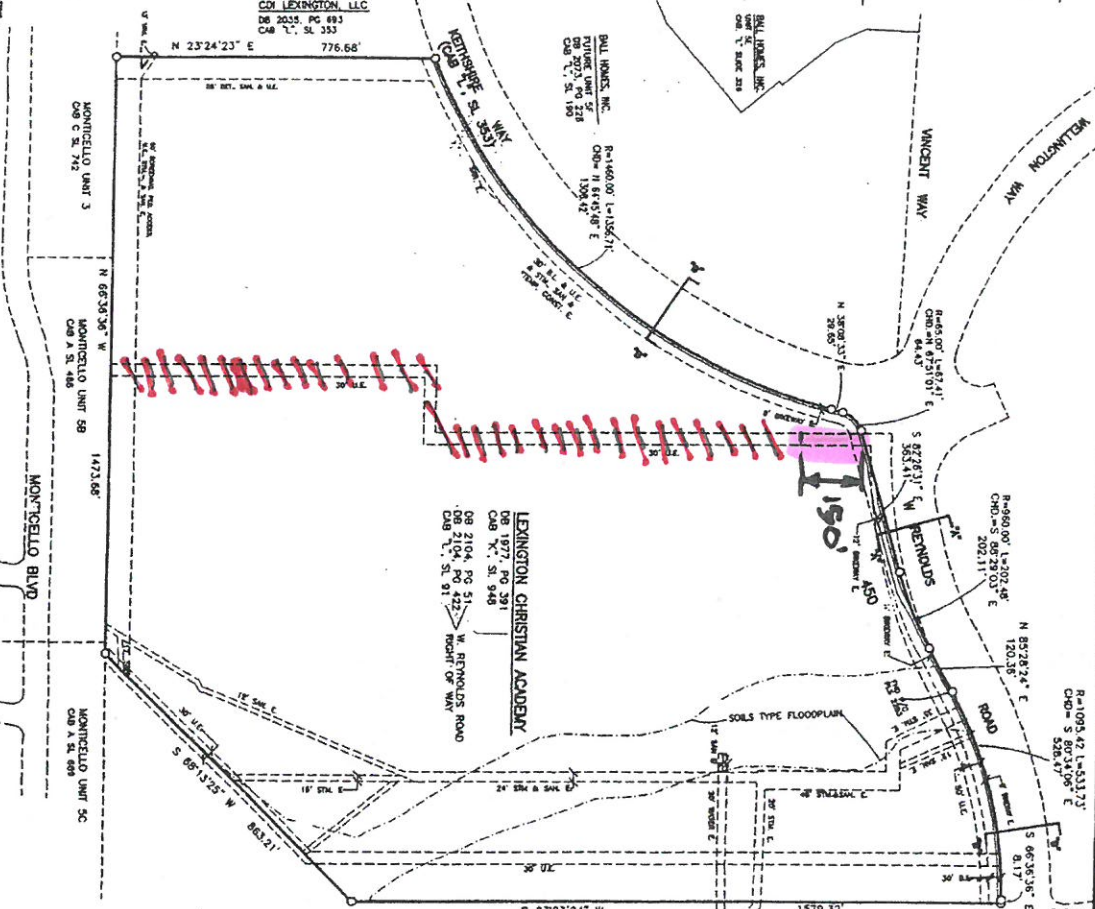
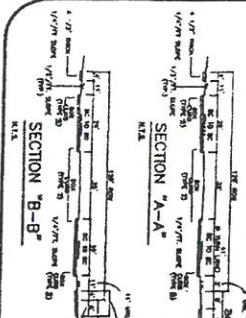
THE SURVEY WAS MADE ON AN UNDIVIDED LAND THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS.

WATER & GAS SERVICE MAINS:

TO BE INSTALLED BY THE APPLICANT AT HIS OWN EXPENSE. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH INTERESTS.

SITE STATISTICS:

TOTAL ACRES: 71.22 AC.
 LOTS: 1
 ZONE: R-1C
 AC. IN STREET R.O.W.: NONE
 LENGTH OF STREET CONSTRUCTION: NONE



SCALE: 1"=200'
 0 100 200 400
 OX LEXINGTON, LLC
 O&M: 2001, S. 429

PURPOSE OF AMENDMENT:
 TO CORRECT STREET EASEMENT PLATS TO SHOW LOCATION OF BENCHMARK OUTSIDE REYNOLDS ROAD RIGHT-OF-WAY AND KENTSHIRE ROAD AND TO CORRECT THE WEST REYNOLDS ROAD RIGHT-OF-WAY FROM PLAT CORRECT L.S. SLIDE 375.
 ALL OTHER INFORMATION PREVIOUSLY RECORDED IN O&M S. SLIDE 348 AND O&M L.S. SLIDE 375 IS APPROVED AND IS NOT SUPERSEDED.

OWNER'S CERTIFICATION:

I, THE OWNER, DO HEREBY CERTIFY THAT THE ABOVE IS THE ONLY (ORIGINAL) RECORD OF THIS LAND AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN ADVISED OF ANY SUCH INTERESTS.

LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE RECORD PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN ADVISED OF ANY SUCH INTERESTS.

COMMISSIONER'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS SET FORTH IN THE KENTUCKY PLAT ACT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED THEREIN.

OX LEXINGTON, LLC
 2001, S. 429
 2001, S. 429
 2001, S. 429

CORRECTED AMENDED MINOR PLAT
450 W. REYNOLDS ROAD
(LEXINGTON CHRISTIAN ACADEMY)
 APRIL 2001
 LEXINGTON, FAYETTE COUNTY, KENTUCKY



1525 BULL LEA ROAD, SUITE 100
 LEXINGTON, KENTUCKY
 (859) 255-8500

CLIENT/OWNER:
 LEXINGTON CHRISTIAN ACADEMY
 450 W. REYNOLDS ROAD
 LEXINGTON, KENTUCKY 40503

PAH
 ENGINEERS