

THIS INSTRUMENT PREPARED BY:



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#### PARTIAL RELEASE OF UTILITY EASEMENT

THIS PARTIAL RELEASE OF UTILITY EASEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, a Kentucky urban county government created pursuant to KRS Chapter 67A, with a mailing address of 200 East Main Street, Lexington, Kentucky 40507 (“Grantor”), in favor of **CJMM INVESTMENTS, LLC**, a Kentucky limited liability company, with a mailing address of 340 Queensway Drive, Lexington, Kentucky 40502 (“Grantee”).

WHEREAS, Grantee is the owner of property located in Lexington, Fayette County, Kentucky, more particularly described as follows, to-wit (the “Property”):

Being all of Lot Nos. 46, 47, 48 and 49, Block B, Unit 2 of the EASTLAND Subdivision, Lexington, Fayette County, Kentucky, as shown on the plat of record in Plat Cabinet C, Slide 310, in the Fayette County Clerk's Office; being known and designated as 1109-1113 Commercial Drive.

Being the same property acquired by Grantee by Deed dated December 1, 2017, of record in Deed Book 3543, Page 550, in the Fayette County Clerk's Office.

WHEREAS, there is an easement for utilities approximately 12 feet wide that straddles the property line between Lots 48 and 49, as created by and shown on the plat of record in Plat Cabinet C, Slide 310 (“Plat”), in the aforesaid clerk's office, a portion of which the Grantee requires to be released.

NOW, THEREFORE AND IN CONSIDERATION of the sum of One and 00/100 Dollars (\$1.00), the receipt of all of which is hereby acknowledged, the Grantor does hereby forever release unto Grantee, its successors and assigns forever, all of its right, title and interest in and to that portion of the utility easement shown on Exhibit “A” and more particularly described by metes and bounds description on Exhibit “B”.

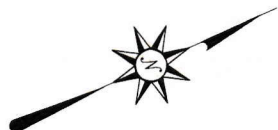
PROVIDED, HOWEVER, the Grantor hereby specifically retains its right, title and all interest held by Grantor in and to all other easements on the Property and/or as shown on the Plat.



**EXHIBIT "A"**

(See Attached)

\*NOTE:  
THE ORIGINAL U.E. AS  
DEPICTED ON THE  
PARENT DOCUMENT IS  
OF UNSPECIFIED  
WIDTH. THE EASEMENT  
WAS SCALED FROM  
THE PARENT  
DOCUMENT IN ORDER  
TO CREATE A  
MATHEMATICAL  
DESCRIPTION.  
IT IS THE INTENT OF  
THIS DOCUMENT TO  
DEPICT FOR RELEASE  
THE EASEMENT  
PORTION IN ITS  
ENTIRETY.



LINE	BEARING	DISTANCE
L1	N 65°45'21" W	142.05'
L2	S 24°22'47" W	12.00'
L3	S 65°45'21" E	142.11'
L4	N 24°06'05" E	12.00'

## DIAZ ALLEY

25' R/W  
P.C. C, SLD 310

TWO STORY  
FRAME  
BUILDING

**1225 EASTLAND DR.**  
BATAL INC  
D.B. 2607, PG. 313  
EASTLAND SUBDIVISION  
UNIT 2, BLOCK B  
LOTS 43-45  
P.C. H, SLD. 777  
ZONE: B-4  
PVA ID:15493650

SINGLE  
STORY  
BRICK  
BUILDING

SINGLE  
STORY  
BRICK  
BUILDING

\*AREA OF U.E.  
RELEASE

**1119 COMMERCIAL DR.**  
ALE FIVE LLC  
D.B. 3286, PG. 64  
EASTLAND SUBDIVISION  
UNIT 2, BLOCK B  
LOTS 50-52  
P.C. C, SLD. 310  
ZONE: B-4  
PVA ID:10336900

**SUBJECT PARCEL DATA**  
**1109 COMMERCIAL DR.**  
CJMM INVESTMENTS, LLC  
D.B. 3543, PG. 550  
EASTLAND SUBDIVISION  
UNIT 2, BLOCK B  
LOTS 46-49  
P.C. C, SLD. 310  
ZONE: B-4  
PVA ID:10482850

REFERENCE LINE  
S 24°06'05" W  
18.99'



## COMMERCIAL DRIVE

50' R/W  
P.C. C, SLD 310

POINT OF  
BEGINNING

PARENT DOCUMENT:  
UNIT 2, BLOCK B,  
LOTS 48 & 49  
EASTLAND SBDIVISION  
PLAT CABINET C, SLIDE  
310



Water Resources, Civil Engineering, Geotechnical, Land Surveying,  
Materials Testing, and Construction Inspection Consultants  
128 E. Reynolds Road Suite 150, Lexington, KY 40517  
Ph.(859) 333-8015 - Fax: (859) 523-0095  
www.visionengr.com

**EXHIBIT "A"**  
**UNDERGROUND UTILITY EASEMENT RELEASE**  
**UNIT 2, BLOCK B, LOTS 48 & 49**  
**EASTLAND SUBDIVISION**  
**1109 COMMERCIAL DR., LEXINGTON, KY**

DATE: 9/30/2020 DRN BY: RBN CKD BY: RBN REV. #: 3 10/5/2020

*Richey Newton PLS#3674*

## **EXHIBIT "B"**

Underground Utility Easement Release  
1109 Commercial Drive  
Unit 2, Block B, Lots 48 & 49  
Eastland Subdivision  
Plat Cabinet C, Slide 310

Beginning at a point 25.00 feet from the centerline and on the western Right-of-Way line of Commercial Drive as depicted on plat of Unit 2, Block B of Eastland Subdivision of record at Plat Cabinet C, Slide 310 of the Fayette County Clerk's record; said point being South 24° 06' 05" West 18.99 feet from a set 2" Mag-Nail with washer stamped "VISION PLS 3674", the southeast corner of Lot 50 of said Eastland Subdivision as conveyed to Ale Five, LLC in Deed Book 3286, Page 64; thence with the northern line of an existing utility easement for one (1) call:

1. North 65° 45' 21" West 142.05 feet passing under an existing single story brick building to a point on the western exterior wall line of said building; thence with said wall line for one (1) call:
2. South 24° 22' 47" West 12.00 feet to a point on said wall line and on the southern line of said existing utility easement; thence with said southern line, passing under said existing building for one (1) call:
3. South 65° 45' 21" East 142.11 feet to a point 25.00 feet from the centerline and on the western Right-of-Way line of Commercial Drive; thence with said western Right-of-Way line for one (1) call:
4. North 24° 06' 05" East 12.00 feet to the Point of Beginning.

The above described being derived from a field survey conducted under the direction of Richey B. Newton, PLS with Vision Engineering, LLC, located at 128 East Reynolds Road, Lexington, KY 40517 dated 3 April, 2017.

This being a portion of the property conveyed to CJMM Investments, LLC in Deed Book 3543, Page 550 of the Fayette County Clerk's records.