

**PARTIAL RELEASE OF EASEMENT**

**THIS PARTIAL RELEASE OF DRAINAGE AND SANITARY SEWER EASEMENT**, made and entered into this the 29 day of March, 2023 by and between **Lexington-Fayette Urban-County Government, of 200 East Main Street, 9<sup>th</sup> Floor, Lexington, KY 40507** (the "Government"); and Anderson Richmond Road, LLC, a Kentucky limited liability company of 1255 Providence Place Parkway, Lexington, KY 40511, (collectively the "Owners").

**WITNESSETH:**

**THAT WHEREAS**, Owners Predecessors in Title did grant unto the Government, easements located at 121 Sand Lake Drive, Lexington, Fayette County Kentucky; and

WHEREAS, said easements are recorded on Plat Cabinet D, Slide 601 in the Office of the Fayette County Clerk; and

WHEREAS, a portion of the 60-foot-wide Drainage and Sanitary Sewer Easement located on the southwestern portion of Lot 5, as shown on the attached Exhibit "A" (the "Easement") is no longer needed; the Owners are desirous of having the Easements released; and the Government is agreeable.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the Government does hereby release, relinquish and quit-claim unto the Owners all of their rights, title and interest, if any, in and to the Easements. This instrument applies only to the portion of the Easements shown on the attached Exhibit "A" and does not release or modify any other easements or property rights of Government, including without limitation, any easements overlapping the Easement.

Title to the property affected hereby was acquired by the Owners by Deed dated the 31<sup>st</sup> day of October, 2021 and recorded in Deed book 3895, Page 696 in the aforesaid Clerk's Office.

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

\*\*\* SIGNATURES TO FOLLOW \*\*\*



**Exhibit A:**

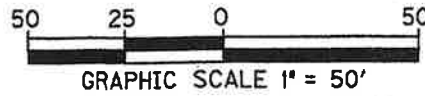
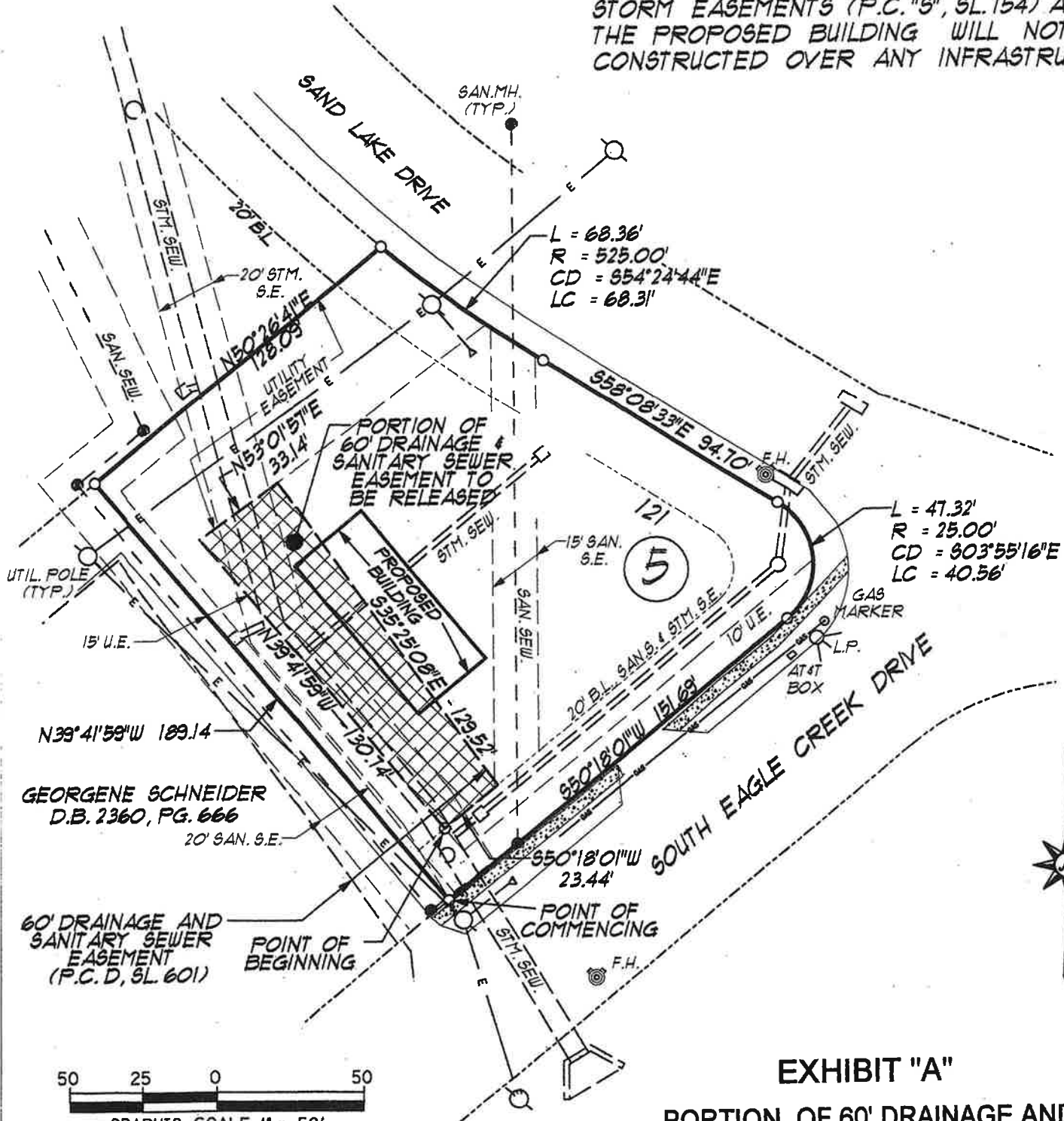
**The Easement:**

Portion of 60' Drainage Easement to be Released  
Sandlake & Estes Properties, Section 1  
Lot 5  
121 Sand Lake Drive  
Lexington, Fayette County, Kentucky

**COMMENCING AT A POINT** in the western right of way of South Eagle Creek Drive, said point also being the southeastern most corner of Lot 5 (known as 121 Sand Lake Drive) located in Sandlake & Estes Properties, Section 1 of record in Plat Cabinet S, Slide 154 in the Fayette County Clerk's Office; thence North 02 degrees 49 minutes 47 seconds West, 25.00 feet to the **TRUE POINT OF BEGINNING**; thence North 39 degrees 41 minutes 59 seconds West, 130.74 feet to a point; thence North 53 degrees 01 minutes 57 seconds East, 33.14 feet to a point; thence South 35 degrees 25 minutes 08 seconds East, 129.52 feet to a point; thence South 50 degrees 18 minutes 01 seconds West, 23.44 feet to the **POINT OF BEGINNING** and containing 0.08 acres (3,678 square feet).

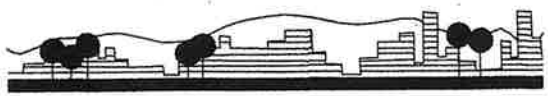
THIS DOCUMENT WAS PREPARED BY:  
ALBERT W. GROSS, PLS # 2115.

NOTE: THE EXISTING PUBLIC STORM WATER INFRASTRUCTURE IS WITHIN THE EXISTING STORM EASEMENTS (P.C. "S", SL. 154) AND THE PROPOSED BUILDING WILL NOT BE CONSTRUCTED OVER ANY INFRASTRUCTURE.



**EXHIBIT "A"**  
**PORTION OF 60' DRAINAGE AND SANITARY SEWER EASEMENT TO BE RELEASED**  
**SANDLAKE & ESTES PROPERTIES, SECTION 1 LOT 5**  
**121 SAND LAKE DRIVE**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**  
**JANUARY 2023**

*EA Partners, PLLC*



**CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS**  
 3111 WALL STREET  
 LEXINGTON, KENTUCKY 40513  
 PHONE (859) 298-9889  
 FACSIMILE (859) 298-9887

## Debbie R Barnett

---

**From:** Evan P Thompson  
**Sent:** Monday, January 23, 2023 12:36 PM  
**To:** Debbie R Barnett  
**Subject:** RE: 121 Sand Lake release request

This is fine.

**Evan P. Thompson**  
*Attorney Senior*  
Department of Law

859.258.3500 office  
859.258.3538 fax  
[lexingtonky.gov](http://lexingtonky.gov)



### NOTICE OF CONFIDENTIALITY

This message is intended only for the use of the individual or entity to which it is addressed and may contain confidential information that is legally privileged and exempt from disclosure under applicable law, including but not limited to, Kentucky Rule of Evidence 503. Any legal opinion provided in this electronic mail transmission is provided in the course of my legal representation of the Lexington-Fayette Urban County Government and should not be disseminated to the public. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via e-mail or by calling the Department of Law at (859) 258-3500, so that our address record can be corrected. Thank you.

---

**From:** Debbie R Barnett <[dbarnett@lexingtonky.gov](mailto:dbarnett@lexingtonky.gov)>  
**Sent:** Thursday, January 19, 2023 2:41 PM  
**To:** Ben Cornett <[jcornett@lexingtonky.gov](mailto:jcornett@lexingtonky.gov)>; David Filiatreau <[dfiliatreau@lexingtonky.gov](mailto:dfiliatreau@lexingtonky.gov)>; Debbie R Barnett <[dbarnett@lexingtonky.gov](mailto:dbarnett@lexingtonky.gov)>; Doug Baldwin <[dbaldwin@lexingtonky.gov](mailto:dbaldwin@lexingtonky.gov)>; Evan P Thompson <[ethompson@lexingtonky.gov](mailto:ethompson@lexingtonky.gov)>; John Cassel <[jcassel@lexingtonky.gov](mailto:jcassel@lexingtonky.gov)>  
**Subject:** 121 Sand Lake release request

### RELEASE OF EASEMENT ROUTING

Please review the enclosed package of information for conflicts/problems with the requested RELEASE OF EASEMENT.

For your response:

Please send me a return email or simply reply to this email with your comments and approval/disapproval.

Routing:

Water Quality (Storm & Floodplain)	Doug Baldwin, PE
Water Quality (Sanitary)	Debbie R. Barnett
Environmental Services (Greenway)	Ben Cornett
Engineering (R.O.W.)	John Cassel, PE
Traffic Engineering	David Filiatreau, PE

