

DEED OF RELEASE OF EASEMENT INTERESTS

This instrument is made this the _____ day of _____, 2019 by the Lexington-Fayette Urban County Government, 200 East Main Street, Lexington, Kentucky 40507 for the benefit of Easley and Faust Properties, LLC, 2962 Richmond Road, Suite 220, Lexington, Kentucky 40391.

WHEREAS, there exists a 6' street light easement, as shown on a plat of record recorded in Plat Cabinet R, Slide 263 in the Fayette County Clerk's Office, with such easement having been created for the benefit of the Lexington-Fayette Urban County Government; and,

WHEREAS, the Lexington-Fayette Urban County Government has been requested to grant a release of said easement described above as it pertains to the property located at 1528 and 1532 Winners Circle, in Lexington, Kentucky; and,

WHEREAS, there are no public facilities located within said easement; and,

WHEREAS, Easley and Faust Properties, LLC obtained ownership of 1528 Winners Circle in Lexington, Kentucky by virtue of a deed recorded in Deed Book 3553, Page 346, and of 1532 Winners Circle in Lexington, Kentucky by virtue of a deed recorded in Deed Book 3690, Page 441, both of record in the Fayette County Clerk's Office; and

WHEREAS, the Lexington-Fayette Urban County Government consents to release the portion of the easement described above;

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the sufficiency 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 plat in the Fayette County Clerk's Office, as shown hachured //// on the attached drawing marked "Exhibit A" and as described in the document marked as "Exhibit B."

The Lexington-Fayette Urban County Government expressly retains all other easement rights in which it may have an interest aside from those released above.

IN WITNESS HEREOF, the Lexington-Fayette Urban County Government has caused these presents to be signed by _____, its _____ on the day and year first written above.

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

By: _____

Its: _____

COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)


The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____ on behalf of the Lexington-Fayette Urban County Government, for and on behalf of said entity.

NOTARY PUBLIC, STATE AT LARGE

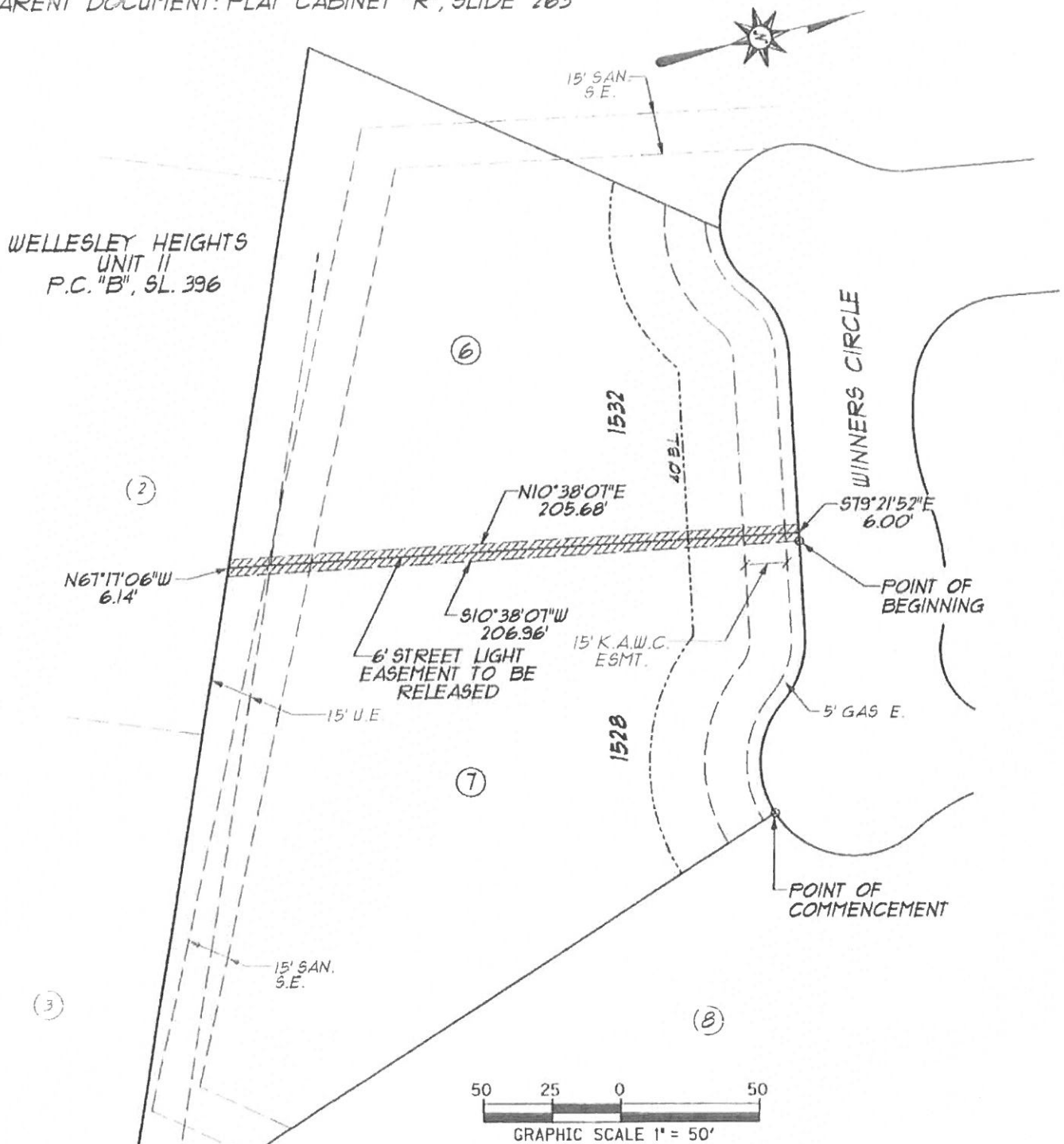
My Commission Expires:

THIS INSTRUMENT PREPARED BY:

McBrayer, PLLC

By: 

Jacob C. Walbourn, Esq.
201 East Main Street
Suite 900
Lexington, Kentucky 40507
(859) 231-8780



WELLESLEY HEIGHTS
UNIT II
P.C. "B", SL. 396

N67°17'06"W
6.14'

(6)

15' SAN.
S.E.

1532

(7)

S10°38'01"W
206.36'

15' K.A.W.C.
ESMT.

WINNERS CIRCLE

S79°21'52"E
6.00'

POINT OF
BEGINNING

6' STREET LIGHT
EASEMENT TO BE
RELEASED

15' U.E.

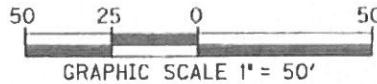
5' GAS E.

POINT OF
COMMENCEMENT

(3)

15' SAN.
S.E.

(8)



EA Partners, PLLC



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EXHIBIT "A"
STREET LIGHT EASEMENT RELEASE
LEXINGTONIAN ESTATES
(SIGNATURE ESTATES)
LOTS 6 & 7
1532 & 1528 WINNERS CIRCLE
LEXINGTON, FAYETTE COUNTY, KENTUCKY
AUGUST, 2019

EA Partners, PLLC

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EXHIBIT "B"

August 5, 2019

Boundary Description / Easement Release
6' Street Light Easement
1528 & 1532 Winner Circle
Lexington, Fayette County Kentucky

COMMENCING AT A POINT in the existing southern right of way of Winners Circle, said point also lying in the common line of Lots 7 & 8 as shown on Plat Cabinet R, Slide 263 of record in the Fayette County Clerk's Office; thence North 70 degrees 59 minutes 51 seconds West, 98.28 feet to **THE TRUE POINT OF BEGINNING**; thence South 10 degrees 38 minutes 07 seconds West, 206.96 feet to a point; thence North 67 degrees 17 minutes 06 seconds West, 6.14 feet to a point; thence North 10 degrees 38 minutes 07 seconds East, 205.68 feet to point in the existing southern right of way of Winners Circle; thence with said right of way South 79 degrees 21 minutes 52 seconds East, 6.00 feet to the **POINT OF BEGINNING** and containing 1,238 square feet.