

### **RELEASE OF EASEMENT**

THIS RELEASE OF EASEMENT, is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_, by and between (i) the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to Chapter 67A of the Kentucky Revised Statutes, having its address at 200 East Main Street, Lexington, Kentucky 40507 (the “LFUCG”), and (ii) FRANKFORT COURT STORAGE, LLC, with a mailing address of 2640 Sandersville Road, Lexington, KY 40511, (the “Owner”).

#### WITNESSETH:

WHEREAS, through that certain final record plat of record in Plat Cabinet J, Slide 241 in the Fayette County Clerk’s Office (the “Plat”), LFUCG acquired a Retention Easement over a portion of 2262 Frankfort Court (referred to herein as the “Released Easement”); and

WHEREAS, the Released Easement is no longer necessary as LFUCG has determined that the Released Easement is no longer necessary to achieve its original purpose. The Released Easement is shown within the crosshatched areas shown on Exhibit “A” attached hereto and is more particularly described as follows, to-wit:

BEGINNING at a point in the north right-of-way of KY 1681 (Old Frankfort Pike), said point being the southwest corner of Frankfort Court Storage, LLC, (Deed Book 2780, Page 72; Block A Lot 1 of the Wolf Run Industrial Park). Thence leaving the KY 1681 right-of-way and with the Frankfort Court Storage, LLC boundary line for two (2) calls as follows:

N 38° 16' 03" E a distance of 353.88';

S 52° 07' 33" E a distance of 106.97';

Thence leaving the line and severing the Frankfort Court Storage, LLC property S 17° 25' 47" W a distance of 394.10' to a point in the Frankfort Court Storage, LLC boundary line, said line being a common line with the KY 1681 (Old Frankfort Pike) north right-of-way.

Thence following the KY 1681 (Old Frankfort Pike) north right-of-way N 48° 33' 33" W a distance of 247.53' to the point of beginning containing +/-1.46 acres (+/-63,481 SF).

WHEREAS, the Released Easement is no longer required by LFUCG and LFUCG desires to release and extinguish its interest in and to such Released Easement but not with respect to any and all other easements shown on the Plat.

NOW THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the LFUCG hereby releases unto the Owners all of its right, title and interest in and to the Released Easement, as shown on Exhibit "A".

It is the intention of the LFUCG to forever extinguish its interest in the Released Easement and the Owner, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interests of the LFUCG as to the Released Easement; provided, however, that this Release of Easement shall not extinguish the interest of the LFUCG in the remaining easements as depicted on the Plat.

IN WITNESS WHEREOF, the LFUCG has hereunto executed this Release of Easement on this the day and year first above written.

LEXINGTON-FAYETTE URBAN  
COUNTY GOVERNMENT

\_\_\_\_\_  
Mayor

STATE OF KENTUCKY)  
)  
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by  
\_\_\_\_\_, as \_\_\_\_\_ of Lexington-Fayette Urban County  
Government, an urban county government pursuant to KRS 67, on behalf of said government, on  
this \_\_\_\_ day of \_\_\_\_\_, 202\_.

My Commission Expires: \_\_\_\_\_

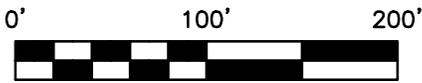
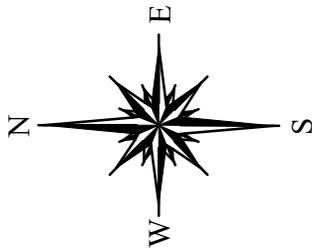
\_\_\_\_\_  
NOTARY PUBLIC, KENTUCKY,  
STATE AT LARGE

THIS INSTRUMENT  
PREPARED BY:



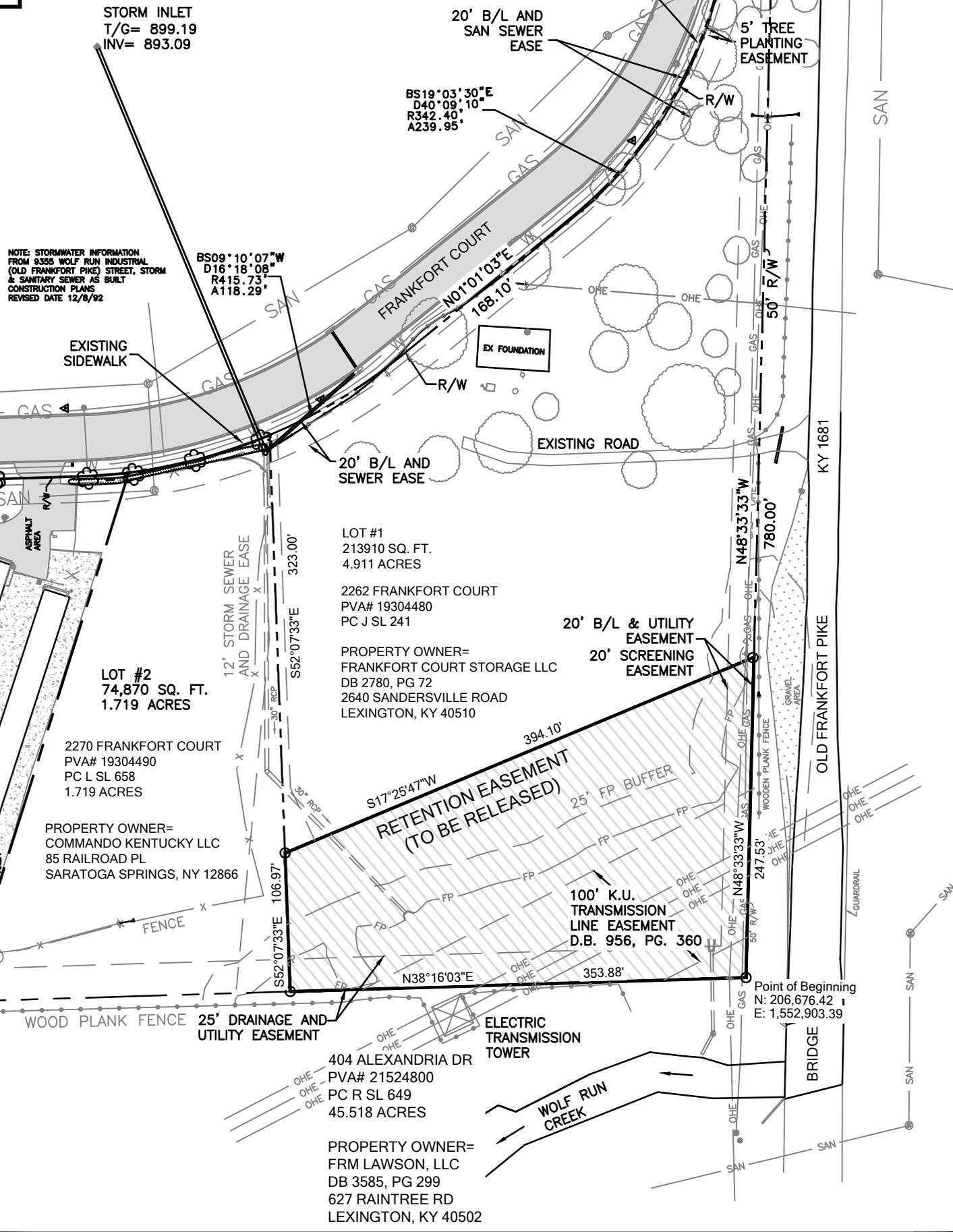
\_\_\_\_\_  
Nick Nicholson  
Stoll Keenon Ogden PLLC  
300 W. Vine St., Suite 2100  
Lexington, KY 40507  
(859) 231-3000

DRAWN BY: JBS CHECKED BY: RMJ



STATE of KENTUCKY  
3915  
WILLIAM A. CAMPBELL  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

*William A. Campbell*  
5-20-2025



NOTE: STORMWATER INFORMATION FROM 9355 WOLF RUN INDUSTRIAL (OLD FRANKFORT PIKE) STREET, STORM & SANITARY SEWER AS BUILT CONSTRUCTION PLANS REVISED DATE 12/8/92

STORM INLET  
T/G= 899.19  
INV= 893.09

20' B/L AND SAN SEWER EASE

BS19°03'30"E  
D40°09'10"  
R342.40'  
A239.95'

BS09°10'07"W  
D16°18'08"  
R415.73'  
A118.29'

LOT #1  
213910 SQ. FT.  
4.911 ACRES

2262 FRANKFORT COURT  
PVA# 19304480  
PC J SL 241

PROPERTY OWNER=  
FRANKFORT COURT STORAGE LLC  
DB 2780, PG 72  
2640 SANDERSVILLE ROAD  
LEXINGTON, KY 40510

LOT #2  
74,870 SQ. FT.  
1.719 ACRES

2270 FRANKFORT COURT  
PVA# 19304490  
PC L SL 658  
1.719 ACRES

PROPERTY OWNER=  
COMMANDO KENTUCKY LLC  
85 RAILROAD PL  
SARATOGA SPRINGS, NY 12866

20' B/L & UTILITY EASEMENT  
20' SCREENING EASEMENT

RETENTION EASEMENT  
(TO BE RELEASED)

100' K.U. TRANSMISSION LINE EASEMENT  
D.B. 956, PG. 360

404 ALEXANDRIA DR  
PVA# 21524800  
PC R SL 649  
45.518 ACRES

PROPERTY OWNER=  
FRM LAWSON, LLC  
DB 3585, PG 299  
627 RAIN TREE RD  
LEXINGTON, KY 40502

Point of Beginning  
N: 206,676.42  
E: 1,552,903.39



CIVIL | GEOTECHNICAL | SURVEYING | MATERIAL TESTING

PO BOX 444  
HINDMAN, KY 41822  
3213 SUMMIT SQUARE PLACE  
SUITE 100  
LEXINGTON, KY 40509  
PO BOX 2  
TOMPKINSVILLE, KY 42167

FRANKFORT COURT STORAGE, LLC  
2262 FRANKFORT COURT, LEXINGTON, KY 40511

WOLF RUN INDUSTRIAL PARK  
RETENTION EASEMENT EXHIBIT MAP

PROJECT: 22-011  
DATE: 5-20-2025