

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT made and entered into this ____ day of ____, 2024, by LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government of the Commonwealth of Kentucky, 200 East Main Street, Lexington, Kentucky 40507 ("LFUCG") in favor of Midsouth Homes, LLC, a Kentucky limited liability company, 161 N Eagle Creek, Suite 200, Lexington, Kentucky 40509 ("Owner").

WITNESSETH:

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, LFUCG does hereby release all of its right, title and interest in and to that portion of that certain six (6') foot wide Street Light and Drainage Easement located upon certain real property located at 2845 Kearney Creek Lane, Lexington, Kentucky, which portion of said easement being released is shown on the Street Light And Drainage Easement Abandonment Exhibit attached hereto as Exhibit "A", and is described on Exhibit "B" attached hereto.

LFUCG does hereby release all its right, title, and interest in and to that portion of the above-described easement being released. It is the intent of LFUCG to forever extinguish that portion of that certain Street Light and Drainage Easement above described and that the owner of said property, its successors, and assigns, shall hereinafter have and use said premises free and absolutely discharged from that portion of said easement being released herein. It is understood that in making this release, all other easements and any portions thereof shown on the plat or otherwise of record shall remain unaffected by this release, and LFUCG expressly retains all other easement rights in which it may have an interest aside from those released as described above.

IN WITNESS WHEREOF, LFUCG has hereunto caused its name to be affixed hereto by and through its duly authorized officer, on this the day and year first above written.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Attest:



By: 

Its: 

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing Partial Release of Easement was subscribed, sworn to and acknowledged before me this ____ day of March, 2024, by Linda Gordon as Mayor, of Lexington-Fayette Urban County Government, an urban county government, for and on behalf of said government.

MY COMMISSION EXPIRES:

10/24/2024



NOTARY PUBLIC, State-at-Large,
Commonwealth of Kentucky

Notary ID: 61125

Abigail Allan

Notary Public Printed Name

PREPARED BY:



W. RODES BROWN
JACKSON KELLY PLLC
City Center
100 West Main Street, Suite 700
P.O. Box 2150
Lexington, KY 40588-2150
Telephone: (859) 255-9500

EXHIBIT "A"

N ~ F
RAZA SYED NASIR
D.B. 3734 P.200

N ~ F
WEST COLLEEN
D.B. 3682 P.418

N ~ F
GRACE ROBIN H
D.B. 3759 P. 671

NORTH

20' SAN. E.

N69°00'00"W
46.00'

20' U.E.

N ~ F
MIDSOUTH
HOMES LLC
D.B. 2562 P. 503

15' SAN. E.
(12.5'/2.5')

20

N21°00'00"E
120.56'

S69°00'00"E
6.00'

S21°00'00"W
130.00'

EASEMENT
ABANDONMENT AREA
751.7 SQ. FT.

21

6' S.L.E. &
DRG. E. (3' / 3')

6' S.L.E. & DRG. E.
(TO BE ABANDONED)

S21°00'00"W
130.00'

N ~ F
MIDSOUTH
HOMES LLC
D.B. 2562 P. 503

23A

23

22

2845

KEARNEY
CREEK LANE

N11°26'06"W
11.19'
S69°00'00"E
17.00'

S21°00'00"W
130.00'

N69°00'00"W
46.00'

POINT OF
BEGINNING



3/12/24



SCALE IN FEET

STREET LIGHT AND DRAINAGE EASTMENT
ABANDONMENT EXHIBIT FOR:
MIDSOUTH HOMES LLC

**2845 KEARNEY CREEK LANE
LOT 22**

RAMSEY/SULLIVAN PROPERTY
AKA KEARNEY RIDGE
UNIT 1D

PLAT CABINET "S", SLIDE 412
LOCATED IN LEXINGTON, KY

| | |
|----------------------|--------------------------|
| FIELD DATE: N/A | DRAWN BY: MMB |
| OFFICE DATE: 3/12/24 | CHECKED BY: MMB |
| SCALE: 1"=30' | FILE: 2210002 KEARNEY... |

Exhibit "B"

**Legal Description for Abandonment of 6 ft. Street Light and Drainage Easement
Located at Lot 22, Ramsey/Sullivan Property (Kearney Ridge), Unit 1D,
in Lexington, Fayette, County, Kentucky**

Being a 6 ft. wide Street Light and Drainage Easement located across the middle portion of the property located at 2845 Kearney Creek Lane (Lot 22, Ramsey Sullivan Property (Kearney Ridge), Unit 1D, Plat Cabinet "S", Slide 412) in the city of Lexington, Fayette County, Kentucky and being more fully described and bounded as follows, to wit:

Beginning at a point, said point being S69°E 17' from the Southwest corner of Lot 22 and at the right-of-way of Kearney Creek Lane; thence N11° 26' 06"W 11.19' to a point; thence N21°E 120.56' to a point; thence S69°E 6.0' to a point; thence S21°W 130.0' to the point of beginning, and containing an area of 751.7 square feet.

End of Legal Description