

**PARTIAL RELEASE OF DRAINAGE EASEMENT FOR PROPERTY LOCATED AT
3151 MAPLELEAF DRIVE**

PROPERTY OWNER: INDIGO APARTMENTS, LLC

KNOW THAT ALL MEN BY THESE PRESENTS.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT, 200 East Main Street, Lexington, Kentucky 40507, does hereby partially release the drainage easement located on property acquired by INDIGO APARTMENTS, LLC, a Kentucky limited liability company, with an address of 4901 Hunt Road, Suite 300, Cincinnati, Ohio 45242, by Special Warranty Deed, dated August 2, 2022, of record in Deed Book 3964, Page 6 in the Fayette County Clerk's office, located at 3151 Mapleleaf Drive, Lexington, Kentucky, and more particularly described on Exhibit C attached hereto and incorporated herein (the "Real Property"), said drainage easement previously dedicated to the undersigned via the terms of a Final Record Plat of record in the County Clerk's Office in Plat Cabinet I, Slide 317, Plat Cabinet J, Slide 622, Plat Cabinet K, Slide 585 and Plat Cabinet K, Slide 887. The undersigned hereby releases the portion of said easement described on Exhibits A and B (Exhibits for Partial Drainage Easement Releases) attached hereto and incorporated herein, but not any other portion of said easement. The released portion of the easement is further depicted on the Real Property on Exhibit D attached hereto.

PROVIDED, HOWEVER, it is understood in making this release that the Lexington-Fayette Urban County Government hereby specifically retains its right, title, and all interest in and to all other easements on the Real Property and/or as shown on the plats referenced above, unless previously released in the office of the Fayette County Clerk.

IN WITNESS WHEREOF, the undersigned does hereunto cause its corporate name to be affixed by its authorized officer, this the ___ day of _____, 2023.

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

By _____

Its _____

COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE

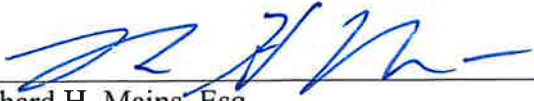
The foregoing instrument was subscribed, sworn to and acknowledged before me this the ____ day of _____, 2023 by _____, as _____ of the Lexington Fayette Urban County Government.

My Commission expires _____.

Notary ID# (if any): _____

Notary Public, Kentucky, State at Large

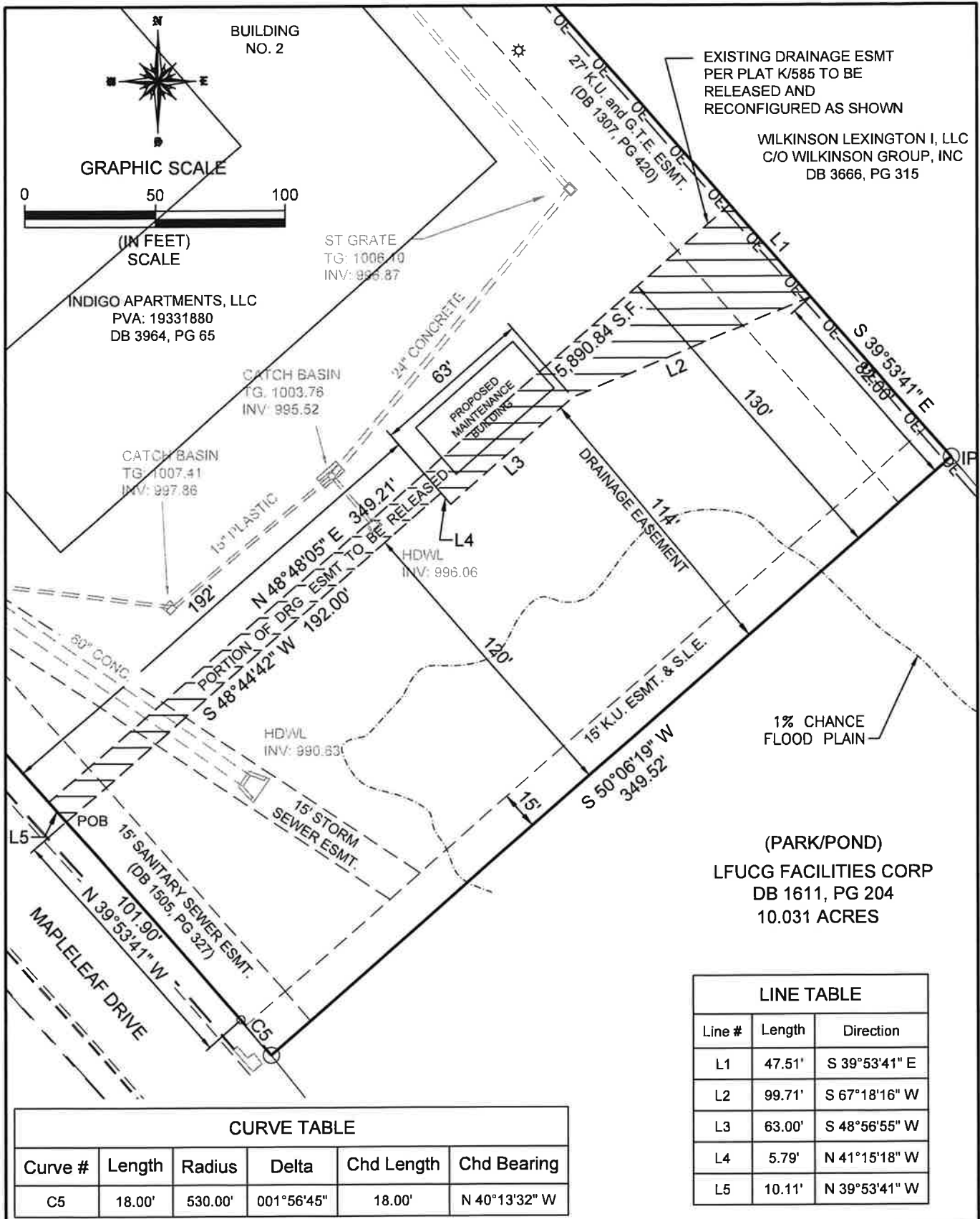
This Instrument Prepared By:

A handwritten signature in blue ink, appearing to read 'RHM', is written over a horizontal line.

Richard H. Mains, Esq.
ROSE GRASCH CAMENISCH MAINS PLLC
326 South Broadway
Lexington, Kentucky 40508
(859) 721-2100

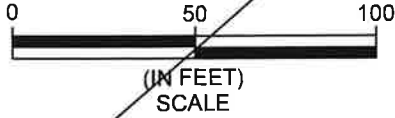
EXHIBIT A

See attached.



BUILDING NO. 2

GRAPHIC SCALE



INDIGO APARTMENTS, LLC
PVA: 19331880
DB 3964, PG 65

ST GRATE
TG: 1006.10
INV: 995.87

CATCH BASIN
TG: 1003.78
INV: 995.52

CATCH BASIN
TG: 1007.41
INV: 997.86

24" CONCRETE
63'

PROPOSED MAINTENANCE BUNDING

HDWL
INV: 996.06

HDWL
INV: 990.83

15' STORM SEWER ESMT.

15' SANITARY SEWER ESMT.
(DB 1505, PG 327)

EXISTING DRAINAGE ESMT PER PLAT K/585 TO BE RELEASED AND RECONFIGURED AS SHOWN

WILKINSON LEXINGTON I, LLC
C/O WILKINSON GROUP, INC
DB 3666, PG 315

1% CHANCE FLOOD PLAIN

(PARK/POND)
LFUGG FACILITIES CORP
DB 1611, PG 204
10.031 ACRES

CURVE TABLE

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C5	18.00'	530.00'	001°56'45"	18.00'	N 40°13'32" W

LINE TABLE

Line #	Length	Direction
L1	47.51'	S 39°53'41" E
L2	99.71'	S 67°18'16" W
L3	63.00'	S 48°56'55" W
L4	5.79'	N 41°15'18" W
L5	10.11'	N 39°53'41" W



P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI-CONSTRUCTION SERVICES

EXHIBIT "A" FOR
PARTIAL DRAINAGE
EASEMENT RELEASE
MAPLELEAF AMC

DATE: 7-15-2022
SCALE: 1"=50'
DRAWN BY: CLG
CHECKED: FE
SHEET:

EXHIBIT B

Exhibit For Partial Drainage Easement Release

Mapleleaf AMC

STARTING at an iron pin at the southeast corner of the AMC property, said corner being in the northeastern right-of-way of Mapleleaf Drive; thence with a Chord Bearing of curve C5, N 40° 13' 32" W, Chd. Length 18.00 ft., Radius of 530.00 ft. to an iron pin; thence with the northeastern right-of-way of Mapleleaf Drive, N 39° 53' 41" W, 101.90 ft. to the real point of beginning.

BEGINNING at the southeastern corner of the Portion of the Drainage Easement; thence with northeastern right-of-way of Mapleleaf Drive, N 39° 53' 41" W, 10.11 ft. to a point; thence leaving the right-of-way of Mapleleaf Drive N 48° 48' 05" E, 349.21 ft. to the northeastern property line of AMC; thence with the northeastern property line of AMC, S 39° 53' 41" E, 47.51 ft. to the northeastern corner of the portion of said easement; thence leaving the property line and following the southeastern side of the Drainage Easement for four (4) calls:

S 67° 18' 16" W, 99.71 ft. to a point; thence
S 48° 56' 55" W, 63.00 ft. to a point; thence
N 41° 15' 18" W, 5.79 ft. to a point; thence
S 48° 44' 42" W, 192.00 ft. to the point of

BEGINNING, containing 5,890.84 square feet.

EXHIBIT C

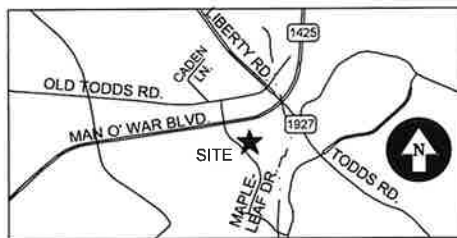
Description of Real Property

Being all of Lot 4 as shown on the Major Amended Final Record Plat Mapleleaf Subdivision Unit-1 Lot 4 and 4A of record in Plat Cabinet J, Slide 622, in the Fayette County Clerk's office; to which plat reference is hereby made to a more particular description of said property; and designated as 3151 Mapleleaf Drive, Lexington, Fayette County, Kentucky 40509.

Being the same property acquired by Indigo Apartments, LLC, a Kentucky limited liability company, from American Multi-Cinema, Inc., a Missouri corporation, by Special Warranty Deed, dated August 2, 2022, of record in Deed Book 3964, Page 65, in the Fayette County Clerk's office.

EXHIBIT D

See attached.



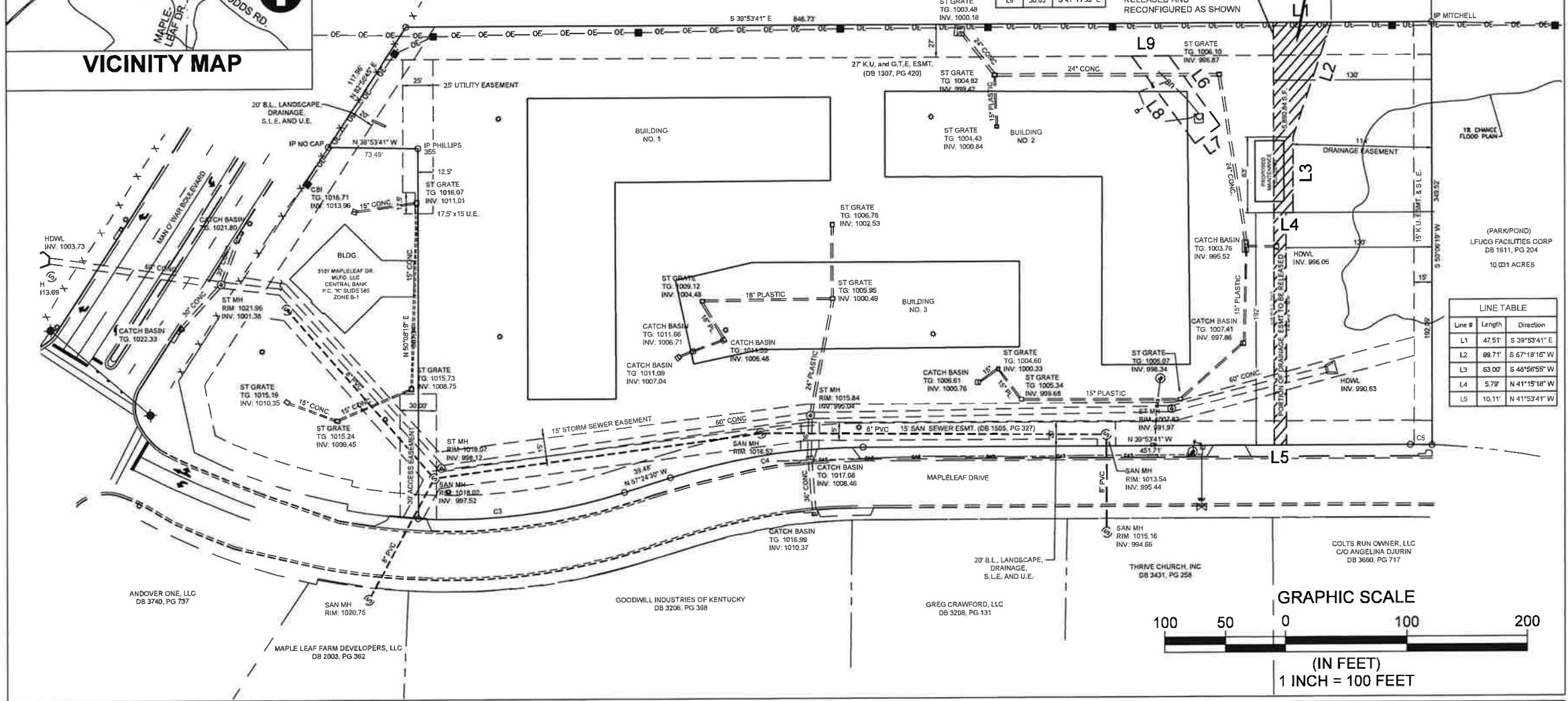
VICINITY MAP

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C3	171.47'	470.00'	020°54'12"	170.52'	N48°15'38" W
C4	162.01'	530.00'	017°30'51"	161.38'	N 48°57'20" W
C5	18.00'	530.00'	001°56'45"	18.00'	N 40°13'32" W

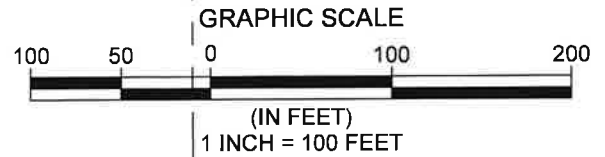


LINE TABLE		
Line #	Length	Direction
L6	71.32'	S 13°00'20" W
L7	25.00'	N 78°59'40" W
L8	89.35'	N 13°09'20" E
L9	30.63'	S 41°11'55" E

SEE EXHIBIT "A" & "B"



LINE TABLE		
Line #	Length	Direction
L1	47.51'	S 38°53'41" E
L2	89.71'	S 67°18'15" W
L3	63.00'	S 48°56'55" W
L4	5.79'	N 41°15'18" W
L5	10.11'	N 41°53'41" W



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CM-CEI-CONSTRUCTION SERVICES

EXHIBIT "D" FOR DRAINAGE EASEMENT RELEASE

MAPLELEAF AMC

DATE: 1/31/2023
SCALE: 1"=100'
DRAWN BY: CLG
CHECKED: ENGINEER
PROJECT NO: -
SHEET: