

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT, made and entered into this the ____ day of _____, 2015, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to KRS 67A (hereinafter "Government" or "First Party") and KANETUK, LLC, a Kentucky limited liability company, having its current principle place of business at 3504 Woodhaven Drive, Somerset, KY 42503 (hereinafter "Owner" or "Second Party").

WITNESSETH:

WHEREAS, certain record plats of record in Plat Cabinet L, Slide 224 and Plat Cabinet M, Slide 931, in the Fayette County Clerk's Office placed utility, sanitary, sewer, drainage, detention, street light and pump station access easements on Owner's real property located at 2073 Bryant Road, Lexington, Fayette County, Kentucky; and

WHEREAS, all or portions of said easements are no longer required by the Government and Government now desires to release and extinguish its interest in and to such easements as more fully depicted on Exhibit A which is attached hereto and incorporated herein by reference.

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, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT hereby releases unto the Owner all of its right, title and interest in and to all or portions of those Easements more particularly described as follows, to wit:

PUMP STATION ACCESS EASEMENT (FULL RELEASE)

Commencing at a point in the west right of way of Bryant Road, said point being a common corner with 2073 Bryant Road (Kanetuk Properties Inc., Deed Book 2555 page 475) and 2081 Bryant Road (Lexington Mini Storage Hamburg LLC, Deed Book 2764 Page 232), thence, along the said right of way N 26°22'45" E a distance of 5.00', to the **TRUE POINT OF BEGINNING**.

Thence, along said right of way, with a curve turning to the left with an arc length of 30.00', with a radius of 329.79', with a chord bearing of N 26°22'35" E, with a chord length of 29.99', to a point. THENCE, leaving said right of way and with an existing Pump Station Access and Utility Easement, for 10 calls:

- S 63°37'20" E a distance of 449.16'
- N 54°21'39" E a distance of 62.32'
- N 23°36'17" E a distance of 52.12'
- S 24°31'53" E a distance of 3.84'
- S 54°40'33" W a distance of 83.51'
- S 30°51'36" W a distance of 12.92'
- S 30°09'22" W a distance of 59.96'

N 63°37'15" W a distance of 495.69'
To the **TRUE POINT OF BEGINNING**,
having an area of 20228.45 square feet, 0.464 acres.

And being further described as the easement highlighted in green on Exhibit "A";
the Easement Minor Amended Record Plat ("Plat").

**DRAINAGE, SANITARY SEWER AND STREET LIGHT EASEMENT
(PORTION TO BE RELEASED)**

COMMENCING at a point in the west right of way of Bryant Road, said point
being a common corner with 2073 Bryant Road (Kanetuck Properties Inc., Deed
Book 2555 Page 475) and 2081 Bryant Road (Lexington Mini Storage Hamburg
LLC, Deed Book 2764 Page 232), thence, along the common line with 2073 and
2081 Bryant Road,
S 63°37'15" E a distance of 389.46', to the **TRUE POINT OF BEGINNING**.

Thence, leaving said common line and with a portion of an existing Drainage,
Sanitary Sewer and Street Light Easement to be released, for 6 calls:

N 29°18'53" E a distance of 87.00'

N 70°10'27" E a distance of 137.54'

S 33°57'37" E a distance of 42.47'

S 65°44'56" W a distance of 41.22'

N 27°51'14" W a distance of 7.12'

S 71°15'45" W a distance of 123.15'

S 31°35'30" W a distance of 50.40', to a point in said common line. Thence,
along said common line, N 63°37'15" W a distance of 13.14', to the **TRUE
POINT OF BEGINNING**, having an area of 6719.80 square feet, 0.154 acres.

And being further described as the easement highlighted in blue on Exhibit "A".

**DRAINAGE, SANITARY SEWER, UTILITY AND STREET LIGHT EASEMENT
(PORTION TO BE RELEASED)**

Commencing at a point in the Southern right of way of
Interstates 75, said point being a common corner with 2073 Bryant Road
(Kanetuck Properties Inc., Deed Book 2555 page 475) and 3304 Pueblo Court
(Bill and Carmen Mayfield D.B. 3115 Pg. 111) thence, leaving said Southern
right of Way and along said common line, S 24°02'35" W 58.96', to a point.
Thence, leaving said common line and along an existing 50' Drainage, Sanitary

Sewer, Utility and Street Light Easement, N 33°57'36" W 136.82', to the **TRUE POINT OF BEGINNING**.

Thence, along a portion of said easement to be released for (4) calls:

N 33°57'36" W a distance of 75.75'

N 70°10'27" E a distance of 10.31'

S 33°57'36" E a distance of 30.88'

S 20°40'30" E a distance of 43.52', to the **TRUE POINT OF BEGINNING**.

Having an area of 533.12 square feet, 0.012 acres.

And being further described as the easement highlighted in pink on Exhibit "A".

DRAINAGE, DETENTION AND UTILITY EASEMENT (PORTION TO BE RELEASED)

Commencing at a point in the Southern right of way of Interstates 75, said point being a common corner with 2073 Bryant Road (Kanetuck Properties Inc., Deed Book 2555 page 475) and 3304 Pueblo Court (Bill and Carmen Mayfield D.B. 3115 Pg. 111) thence, leaving said Southern right of Way and along said common line, S 24°02'35" W 58.96', to a point. Thence, leaving said common line and along an existing 50' Drainage, Sanitary Sewer, Utility and Street Light Easement, N 33°57'36" W 147.21', to the **TRUE POINT OF BEGINNING**.

Thence, along a portion of a Drainage, Detention and Utility Easement to be released for 7 calls:

S 57°06'20" W a distance of 88.55'

S 30°51'36" W a distance of 11.69'

N 01°08'47" E a distance of 1.18'

N 24°02'35" E a distance of 68.69'

S 27°51'14" E a distance of 4.21'

N 65°44'56" E a distance of 41.22'

S 33°57'36" E a distance of 22.89', to the **TRUE POINT OF BEGINNING**.

Having an area of 1913.55 square feet, 0.044 acres.

And being further described as the easement highlighted in red on Exhibit "A".

It is the intention of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT to forever extinguish its interest in all or portions of those easements described hereinabove, and the Owner, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interests of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT as to the easements or portions of easement described above, provided, however, that this Release of Easement shall not extinguish the interest of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT in the remaining easements created and depicted on the Plat other

than those portions specifically described above.

IN WITNESS WHEREOF, the parties hereto executed this Release of Easement on the _____ day and year written above.

FIRST PARTY:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

By: _____
Mayor

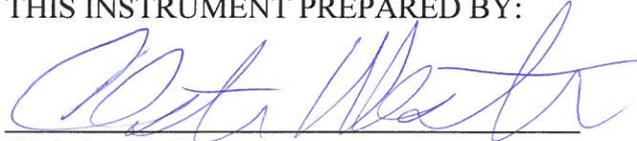
**COMMONWEALTH OF KENTUCKY
COUNTY OF FAYETTE**

The foregoing instrument was acknowledged before me by _____ as _____ of Lexington-Fayette Urban County Government, an urban county government pursuant to KRS 67A, on behalf of said government on this the _____ day of _____, 2015.

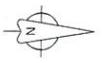
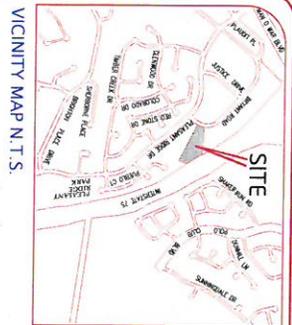
My Commission Expires: _____

NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT PREPARED BY:



Christine N. Westover
McBRAYER, McGINNIS, LESLIE & KIRKLAND, PLLC
201 E. Main Street, Suite 314
Lexington, Kentucky 40507
(859) 231-8780



TYPICAL SECTION N.T.S.

NOTE

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD IN P.C.L.S.D. 224, P.C.L.S.D. 410, P.C.M.S.D. 526, P.C.M.S.D. 582, AND P.C.M.S.D. 931, UNLESS OTHERWISE NOTED.

SITE STATISTICS

SUBJECT PROPERTY ZONE: P-1
 NUMBER OF LOTS AFTER PLAT: 1
 TOTAL AREA: 3.32 ACRES
 STREET CONSTRUCTION: NONE

OWNER / DEVELOPER

MANETUR PROP. LLC
 118 TRADE PARK DR UNIT A
 SOMERSET, KY 40503

OWNERS CERTIFICATION

I (We) do hereby certify that I am (We are) the only owner (Owners) of record of the property platted hereon, said property being recorded in DEED BOOK 2555 PAGE 475 in the Fayette County Clerks Office; and do hereby adopt this as my (our) plat for this property.

OWNER'S SIGNATURE _____ DATE _____

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat has met the requirements established by the Subdivision Regulations for a minor plat, and is now eligible for recording.

PLANNING COMMISSION SECRETARY _____ DATE _____

LAND SURVEYORS CERTIFICATION

I do hereby certify that this record plat was prepared under my direction, and that to the best of my knowledge and belief, the boundaries of the properties being transferred are true and accurate.

OSCAR N. DURY _____ DATE _____

PURPOSE

- THE PURPOSE OF THIS PLAT IS TO:
- RELEASE THE EXISTING EASEMENT DEDICATED AND NOTED AS '30' SANITARY SEWER EASMT' ON THE RECORD PLAT OF MAN-O-WAR UNIT 2-A, SECTION 2, RECORDED IN PLAT CABINET M SLIDE 931.
- REDUCE TO 20' (A PORTION OF) THE EXISTING 30' DR. SAN. SEW. AND SLE. AS NOTED ON THE RECORD PLAT OF MAN-O-WAR UNIT 2-A, SECTION 2, RECORDED IN PLAT CABINET M SLIDE 931.
- REDUCE TO 40' (A PORTION OF) THE EXISTING 30' DR. SAN. SEW. AND SLE. AS NOTED ON THE RECORD PLAT OF MAN-O-WAR UNIT 2-A, SECTION 2, RECORDED IN PLAT CABINET M SLIDE 931.
- RELEASE (A PORTION OF) THE EXISTING 'DEFENTION / DRAINAGE / UTILITY EASEMENT' AS NOTED ON THE RECORD PLAT OF MAN-O-WAR UNIT 2-A, SECTION 2, RECORDED IN PLAT CABINET M SLIDE 410.

EASEMENT MINOR AMENDED RECORD PLAT

MAN-O-WAR
 UNIT 2-A, SECTION 2
 2073 BRYANT ROAD
 LEXINGTON, FAYETTE CO. KY
 PLAT CABINET M SLIDE 931

DATE	SCALE	BY	CHKD BY
2-12-15	1" = 30'	OSCAR N. DURY	OSCAR N. DURY
2-12-15	1" = 30'	KYSPN	KYSPN
2-12-15	1" = 30'	MANHARTLY	MANHARTLY
2-12-15	1" = 30'	OSCAR N. DURY	OSCAR N. DURY
2-12-15	1" = 30'	OSCAR N. DURY	OSCAR N. DURY

SURVEY NOTES

- 1 - THIS SURVEY WAS CONDUCTED VIA RANDOM TRAVERSE WITH RADIAL CORNERS WITH AN UNADJUSTED TRAVERSE PERCENT RATIO OF 1:36,523.
- 2 - THE BASIS OF BEARINGS FOR THIS SURVEY IS KENTUCKY STATE PLATE NORTH (144083) DETERMINED BY A GPS SURVEY USING CORS STATION 15,110.
- 3 - ALL SET PROPERTY CORNERS HAVE BEEN MARKED WITH 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS STAMPED 'DURY 2015' OR 'MAG WALS SET' WITH ALUMINUM DISCS STAMPED 'DURY 2015' AS NOTED.
- 4 - THE SURVEY AS SHOWN HEREON IS AN URBAN CLASS SURVEY AND THE SPECIFICATIONS OF THIS CLASS OF SURVEY MEET ALL THE REQUIREMENTS OF THIS CLASS OF SURVEY.
- 5 - THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND CORNERS WITH 30' WALK 18.150.
- 6 - THIS SURVEY WAS BASED ON THE RECORDED LEGAL DESCRIPTION AND OR PLAT OF SURVEY FOR THE PROPERTY SHOWN HEREON AS PROVIDED OR USED FOR THIS SURVEY. ALL EXISTING EASEMENTS, PUBLIC RIGHT OF WAYS, INTERESTS AND EGRESS RIGHTS, OR ANY OTHER LEGAL ENCUMBRANCES THAT WERE FOUND DURING THE COURTESY RESEARCH FOR THIS SURVEY ARE SHOWN ON THIS PLAT. THE EFFECT OF ALL ENCUMBRANCES AND OR TITLE ISSUES RELATED TO THIS PROPERTY



EXHIBIT "A"