

**RELEASE OF UTILITY 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 release the utility 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 65 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 utility easement being released is described on Exhibits A and B (Exhibit for Utility Easement Release) attached hereto and incorporated herein and was previously granted via the terms of a Final Record Plat of record in the County Clerk's Office in Plat Cabinet J, Slide 622 and said easement was subsequently also depicted on plats of record in the County Clerk's Office at Plat Cabinet K, Slide 585 and Plat Cabinet K, Slide 887. The released 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:



Richard H. Mains, Esq.

ROSE GRASCH CAMENISCH MAINS PLLC

326 South Broadway

Lexington, Kentucky 40508

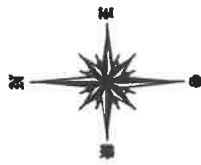
(859) 721-2100

**EXHIBIT A**

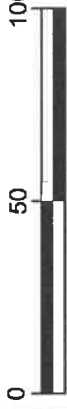
See attached.

(01402470v4)

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GRAPHIC SCALE



SCALE: 1"=50'

BUILDING NO. 2

25' EXISTING UTILITY ESMT. TO BE RELEASED 2,008.35 S.F.

ST GRATE  
TG: 1006.40  
INV: 996.87

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

CATCH BASIN  
TG: 1003.76  
INV: 995.52

CATCH BASIN  
TG: 1007.41  
INV: 997.86

PROPOSED MAINTENANCE BUILDING

60" CONC.  
192'  
15' PLASTIC  
192.00'

HDWL  
INV: 990.631

HDWL  
INV: 996.06

15' STORM SEWER ESMT.  
101.90'

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

DRAINAGE EASEMENT  
114'

1% CHANCE FLOOD PLAIN

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



POB - POINT OF BEGINNING

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 #	Length	Direction
L6	71.32'	S 13°00'20" W
L7	25.00'	N 76°59'40" W
L8	89.35'	N 13°00'20" E
L9	30.82'	S 41°11'55" E



**THOROUGHbred**  
DESIGN | ENGINEER | CONSTRUCT

P.O. BOX 481 LEXINGTON, KY 40588  
(859) 785-0383

CIVIL DESIGN, LAND SURVEYING,  
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI-CONSTRUCTION SERVICES

EXHIBIT "A" FOR UTILITY  
EASEMENT RELEASE

MAPLELEAF AMC

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

## EXHIBIT B

Exhibit For Utility Easement Release

Mapleleaf AMC

STARTING at an iron pin at the northeast corner of the AMC property; thence with the northeastern property line of AMC, N 39° 53' 41" W, 216.76 ft. to the real point of beginning.

BEGINNING at the northeastern corner of the Drainage Easement; thence S 13° 00' 20" W, 71.32. ft. to a point; thence N 76° 59' 40" W, 25.00 ft. to a point; thence N 13° 00' 20" E, 89.35 ft. to the northwestern corner of said easement; thence S 41° 11' 55" E, 30.82 ft. to the point of BEGINNING, containing 2,008.35 square feet.

(01402470v4)

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## 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.

(01402470v4)

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**EXHIBIT D**

See attached.

(01402470v4)

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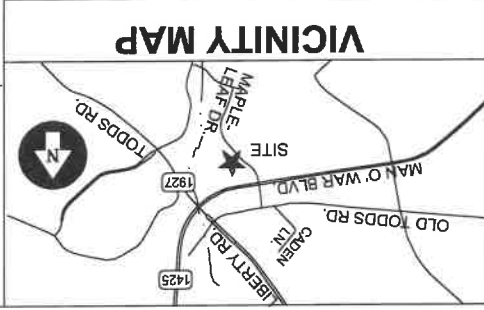
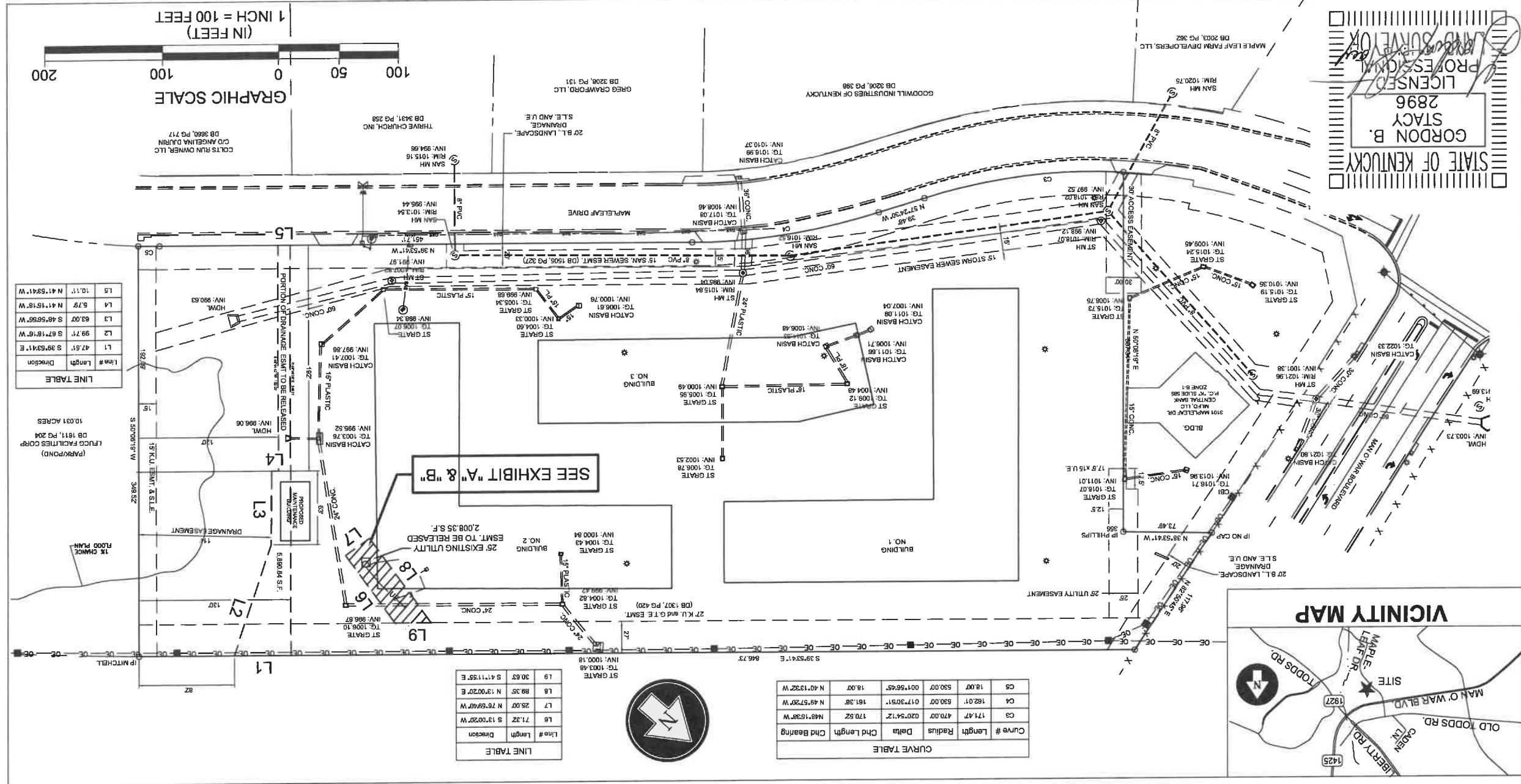




STATE OF KENTUCKY  
 LICENSED PROFESSIONAL ENGINEER  
 GORDON B. STACY  
 2896  
 License No. 2896  
 Licensee: Gordon B. Stacy

**MAPLELEAF AMC**  
**EXHIBIT "D" FOR UTILITY EASEMENT RELEASE**

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



**CURVE TABLE**

Curve #	Length	Radius	Chd Bearing
CS	18.00'	530.00'	001°56'45" N 40°13'32" W
CA	162.01'	630.00'	017°30'51" N 49°57'20" W
CB	171.47'	470.00'	020°54'12" N 48°15'38" W

**LINE TABLE**

Line #	Length	Direction
L9	30.63'	S 41°11'55" E
L8	89.35'	N 13°00'20" E
L7	25.00'	N 75°59'40" W
L6	71.32'	S 13°00'20" W

**LINE TABLE**

Line #	Length	Direction
L1	47.61'	S 93°53'41" E
L2	99.71'	S 67°18'16" W
L3	63.00'	S 48°56'56" W
L4	6.79'	N 41°15'18" W
L5	10.11'	N 41°53'41" W

