

RELEASE OF EASEMENT

This Release of Easement (the "Release") made this the ____ day of _____, 2025, by and between S & B Investors, Inc., a Kentucky corporation, 1429 Winter Avenue Louisville, Kentucky 40204, its successors and assigns, hereinafter referred to as "First Party" and the Lexington-Fayette Urban County Government, an Urban County Government organized under the laws of the Commonwealth of Kentucky, 200 E. Main Street Lexington, Kentucky 40507, hereinafter referred to as "Second Party".

WITNESSETH:

WHEREAS, Second Party was granted a certain easement located on Owner's property located at 1245 Eastland Drive and 1120 Commercial Drive, Lexington, Kentucky 40505, Fayette County, KY PVA Parcel Nos. 17264825 and 19995990, which property the First Party acquired by Deed dated November 3, 1994, and of record in Deed Book 1758, Page 587, in the Office of the Fayette County Clerk; and

WHEREAS, said easement is recorded in Plat Cabinet C, Slide 310, in the Office of the Fayette County Clerk; and

WHEREAS, a portion of the easement is no longer needed, and the First Party is desirous of having such portion of the easement released per the hatched area labeled "Util. Esmt" on the drawing attached hereto as Exhibit "A," and the Second Party is agreeable to said release; and

THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the Second Party does hereby release, relinquish, and quit claim unto the First Party, all of its right, title, and interest, if any, in and to the portion of the above stated easement. This instrument applies only to the aforementioned easement and does not release or modify any other easements or property rights of the Second Party, including, without limitation, any easement that may overlap said easement.

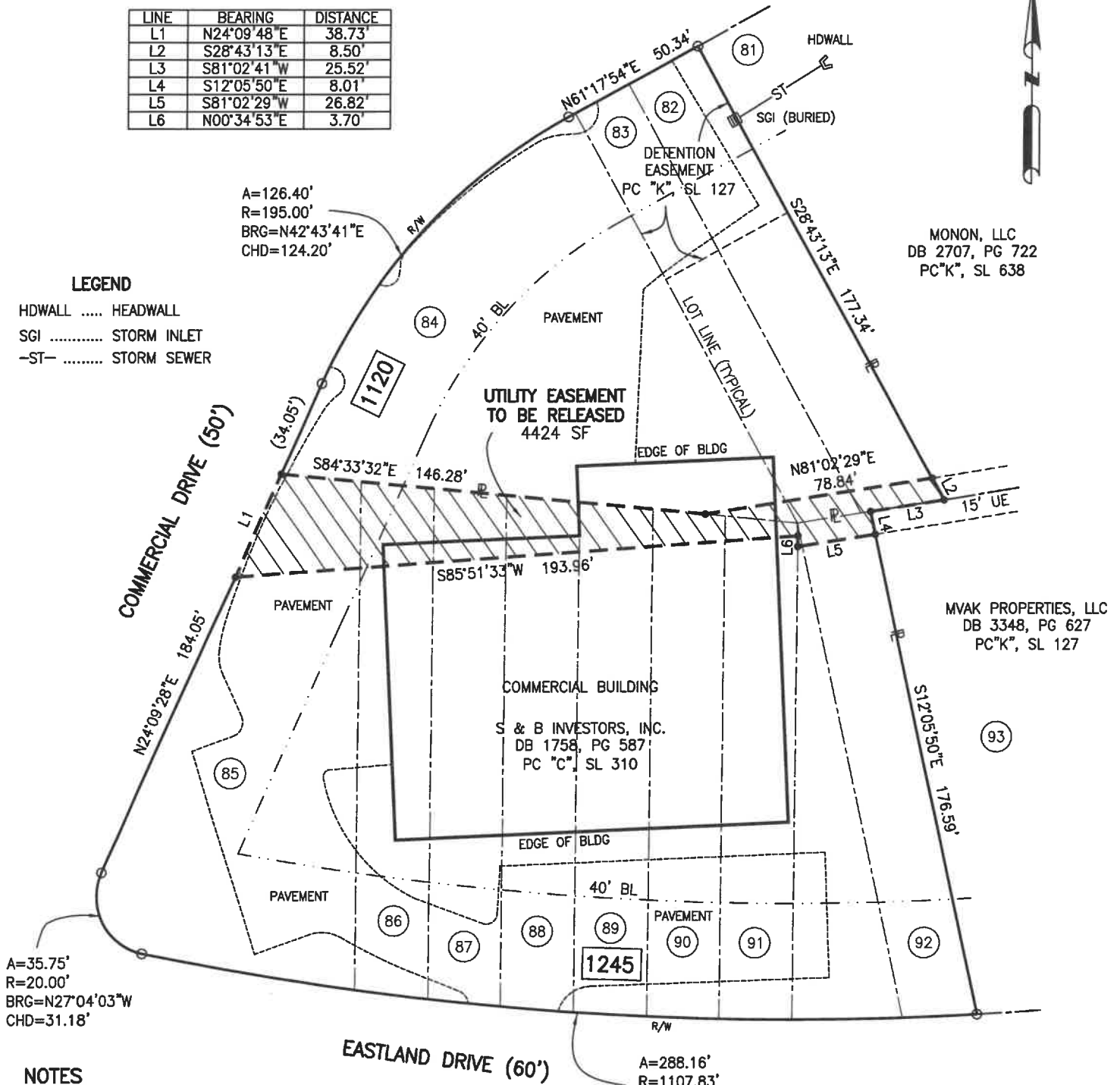
Christopher M. Clendenen
MURPHY & CLENDENEN, PLLC
Lexington Financial Center
250 W. Main Street, Suite 2510
Lexington, Kentucky 40507
Tel: (859) 233-9811

LINE	BEARING	DISTANCE
L1	N24°09'48"E	38.73'
L2	S28°43'13"E	8.50'
L3	S81°02'41"W	25.52'
L4	S12°05'50"E	8.01'
L5	S81°02'29"W	26.82'
L6	N00°34'53"E	3.70'

A=126.40'
R=195.00'
BRG=N42°43'41"E
CHD=124.20'

LEGEND

HDWALL HEADWALL
SGI STORM INLET
-ST- STORM SEWER



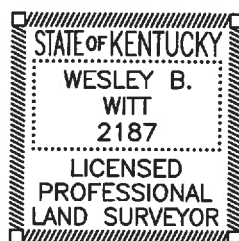
A=35.75'
R=20.00'
BRG=N27°04'03"W
CHD=31.18'

A=288.16'
R=1107.83'
BRG=N85°47'52"W
CHD=287.35'

NOTES

THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE THE PORTION OF AN EXISTING UTILITY EASEMENT TO BE RELEASED. IT WAS COMPLETED UTILIZING EXISTING RECORD DOCUMENTS SUPPLEMENTED WITH LIMITED FIELD MEASUREMENTS. IT DOES NOT REPRESENT A BOUNDARY SURVEY PER 201 KAR 18:150 AND SHOULD NOT BE USED IN ANY LAND TRANSFER.

BASIS OF BEARINGS IS KENTUCKY STATE PLANE NORTH ZONE GRID.



Wesley B Witt

EXHIBIT "A"

UTILITY EASEMENT TO BE RELEASED
EASTLAND SUBDIVISION
UNIT 2, BLOCK "B", LOTS 82-93
RECORDED IN PC "C", SLIDE 310

1245 EASTLAND DRIVE/1120 COMMERCIAL DRIVE
LEXINGTON, FAYETTE COUNTY, KENTUCKY

PREPARED BY:

WESLEY B. WITT, INC.
3320 CLAYS MILL ROAD, SUITE 112
LEXINGTON, KENTUCKY 40503

PHONE 859-312-0047 EMAIL "WWITT@WWITT.COM"

AUGUST 5, 2025

1" = 50'

