

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENTS, is made and entered into this 16 day of ~~Sept~~, 2025, by and between (i) the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to Chapter 67A of the Kentucky Revised Statutes, having its address at 200 East Main Street, Lexington, Kentucky 40507 (the "LFUCG"), and (ii) Easley and Faust Properties, LLC, whose mailing address is 2692 Richmond Road, Ste. 220, Lexington, KY 40509, (the "Owner").

WITNESSETH:

WHEREAS, through a certain Plat of Record for The Silks Club (Formerly Lexingtonian Estates) 3298 & 3330 Versailles Road and 1500 -1561 winners Circle, of record in Plat Cabinet "S", Slide 16 in the Fayette County Clerk's Office (the "Plat"), LFUCG acquired a Sanitary Sewer Easement over a portion of 1504 Winners Circle (referred to herein as the "Easement"); and

WHEREAS, the real property currently encumbered by the Easement is owned by Owner and located in Fayette County, Kentucky and such real property is more particularly described as follows, to-wit:

COMMENCING AT THE POINT OF INTERSECTION of the northwestern right-of-way of Winners Circle (a private street) and the common line of Lot 47 and Lot 1 (known as 1500 and 1504 Winners Circle) located in The Silks Club (Formerly Lexingtonian Estates) 3298 & 3330 Versailles Road and 1500 -1561 winners Circle of record in Plat Cabinet S, Slide 16 in the Fayette County Clerk's Office; thence leaving said right-of-way line, South 89 degrees 16 minutes 39 seconds West, 33.95 feet to the edge of a sanitary sewer easement being the **TRUE POINT OF BEGINNING**; thence with said easement South 20 degrees 07 minutes 56 seconds West, 38.08 feet to a point; thence South 43 degrees 19 minutes 54 seconds West, 60.42 feet to a point; thence North 46 degrees 40 minutes 06 seconds West, 15.00 feet to a point; thence North 43 degrees 19 minutes 54 seconds East, 95.42 feet to the **POINT OF BEGINNING** and containing 1,169 square feet.

WHEREAS, a portion of the Easement is no longer necessary as the sanitary sewer line has been abandoned. The portion of the Easement to be released is shown within the crosshatched areas shown on Exhibit "A" attached hereto and incorporated herein by this reference (the "Released Easement"); and

WHEREAS, the Released Easement is no longer required by LFUCG and LFUCG desires to release and extinguish its interest in and to such Released Easement, but not with respect to the remainder of the original Easements on the Amended Plat.

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, the LFUCG hereby releases unto the Owner all of its right, title and interest in and to the Released Easement, as shown on Exhibit "A".

It is the intention of the LFUCG to forever extinguish its interest in the Released Easement and the Owner, its successors and assigns forever, shall hereafter have and enjoy said property free and discharged from the interests of the LFUCG as to the Released Easement; provided, however, that this Partial Release of Easement shall not extinguish the interest of the LFUCG in the remaining Easements as depicted on the Amended Plat.

IN WITNESS WHEREOF, the LFUCG has hereunto executed this Partial Release of Sanitary Sewer Easement on this the day and year first above written.

EASLEY AND FAUST PROPERTIES, LLC



JOHN WICKLIFFE FAUST, MEMBER

LEXINGTON-FAYETTE URBAN
COUNTY GOVERNMENT

Linda Gorton
Mayor

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by John Wickliffe Faust, Member of Easley and Faust Properties, LLC, on behalf of said limited liability company, on this 1st day of July, 2025.

My Commission Expires: 10-17-28

Bernard Fleetwood Lovely
NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE

BERNARD FLEETWOOD LOVELY
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
COMM. # KYNP16261
MY COMMISSION EXPIRES OCTOBER 17, 2028

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me by Linda Gorton, as Mayor of Lexington Fayette Urban County Government, on this 16 day of ~~July~~ Sept., 2025.

My Commission Expires: 11/20/2027

Mackenzie Steck
NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE KYNP22863

THIS INSTRUMENT
PREPARED BY:

Bernard F. Lovely
BERNARD F. LOVELY
Gess, Mattingly & Atchison P.S.C.
201 West Short Street, Suite 102
Lexington, Kentucky 40507
(859 252-9000)

PARENT DOCUMENTS: PLAT CABINET "G" SLIDE 16 (1) WELLESLEY HEIGHTS
DEED BOOK 3553, PAGE 346 UNIT 1-A
P.C. "C", S.L. 181

THIS DOCUMENT WAS PREPARED BY:
THOMAS W. HATFIELD, PLS. # 3547.

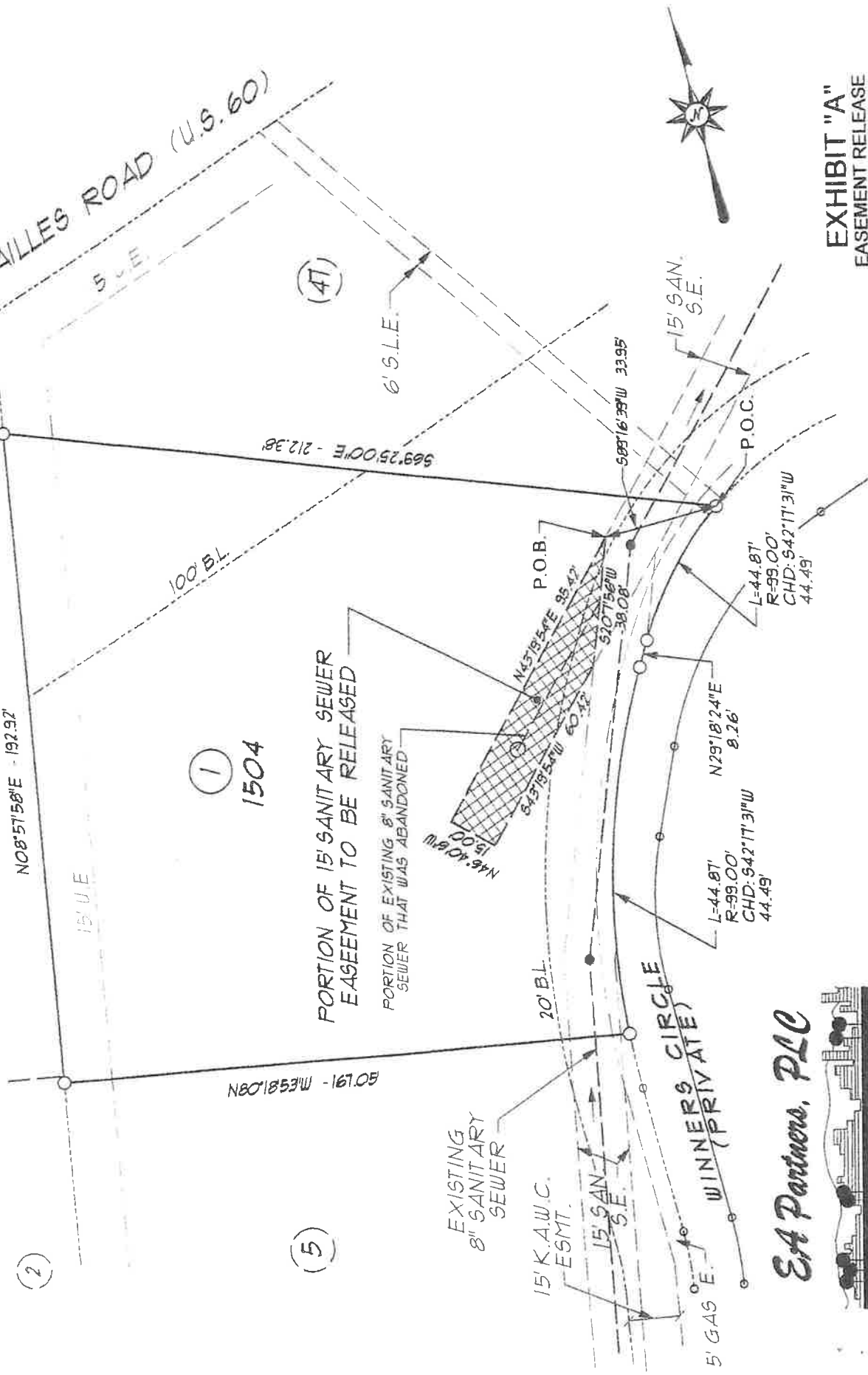
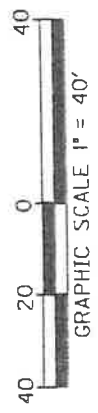
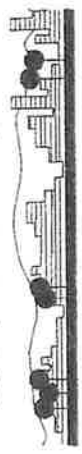


EXHIBIT "A"

EASEMENT RELEASE
(PORTION OF 15' SANITARY SEWER EASEMENT)
EASLEY AND FAUST PROPERTIES, LLC
1504 WINNERS CIRCLE, LOT 1
LEXINGTON, FAYETTE COUNTY, KENTUCKY
APRIL 2023



EA Partners, PLLC



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 298-0990
FACSIMILE (859) 298-9887