

THIS INSTRUMENT PREPARED BY:



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DEED OF RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made and entered into this ___ day of _____, 2023, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, Lexington, Kentucky 40507, Party of the First Part, in favor of **FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, an agency, instrumentality and constituted authority of Board of Education of Fayette County, having an address of 450 Park Place, Lexington, Kentucky 40511, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of property known as **555 East Fifth Street, Lexington, Fayette County, Kentucky**, which property is designated as Proposed School Site, as shown on the plat thereof of recorded in **Plat Cabinet N, Slide 23**, in the Fayette County Clerk's Office (the "Property");

WHEREAS, there is a sanitary sewer easement located on the Property that is no longer required by Party of the First Part.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby forever release unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the portion(s) of said easement as shown on EXHIBIT "A" attached hereto and incorporated by reference herein. Party of the Second Part agrees to remove and/or safe load the infrastructure within the easements to be released.

The Property was conveyed to Party of the Second Part by a deed dated May 15, 2007, of record in **Deed Book 2732, page 280**, in the Fayette County Clerk's office.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to all other easements on the Property and/or as shown on the plat recorded in Plat Cabinet N, Slide 23, in the office of the Fayette County Clerk.

<Signature Page Follows>

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed as of the date set forth below.

LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT, an urban county government created pursuant to KRS Chapter 67A

By: _____

Print Name: _____

Its: _____

Date Signed: _____

STATE OF KENTUCKY)
)
COUNTY OF _____)

The foregoing instrument was subscribed and acknowledged before me this the ___ day of _____, 20__, by _____, as _____ of **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government created pursuant to KRS Chapter 67A, on behalf of said urban county government, on behalf of the urban county government.

[AFFIX SEAL]

Print Name: _____
NOTARY PUBLIC
My Commission Expires: _____
Notary ID No.: _____

IN WITNESS WHEREOF, the Party of the Second Part has caused its name to be subscribed as of the date set forth below.

**FAYETTE COUNTY SCHOOL DISTRICT
FINANCE CORPORATION, an agency,
instrumentality and constituted authority of Board of
Education of Fayette County**

By: 

Print Name: Tyler Murphy

Its: President

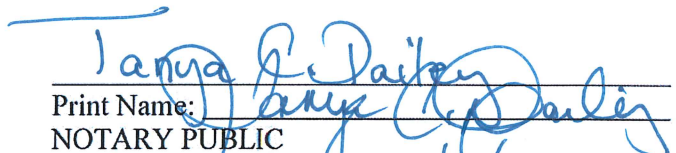
Date Signed: 4/10/2023

STATE OF KENTUCKY)

COUNTY OF Fayette)

The foregoing instrument was subscribed and acknowledged before me this the ___ day of _____, 20__, by Tyler Murphy, as President of **FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, an agency, instrumentality and constituted authority of Board of Education of Fayette County, on behalf of the agency.

[AFFIX SEAL]


Print Name: Tanya R. Dailey
NOTARY PUBLIC
My Commission Expires: 11/9/2025
Notary ID No.: KYNP39985

0' 200' 400' 600'



GRAPHIC SCALE: 1" = 200'



LFUCG HOUSING AUTHORITY
DB 537, PG 307
CAB N. SL 22

SHROPSHIRE AVENUE
CAB N, SL 22

FAYETTE COUNTY
SCHOOL DISTRICT
FINANCE CORPORATION
555 E. FIFTH STREET
WILLIAM WELLS BROWN
ELEMENTARY SCHOOL
DB 2732, PG 280
CAB M, SL 823

SAN. SEW. E.
TO RELEASE
CAB N SL 22

STATE of KENTUCKY
JAMES M.
CHAMBLISS
3185
LICENSED
PROFESSIONAL
LAND SURVEYOR

SANITARY SEWER EASEMENT RELEASE EXHIBIT
WILLIAM WELLS BROWN ELEMENTARY SCHOOL
555 E. FIFTH STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY
PAGE 1 OF 2



651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
www.primeeng.com

0' 60' 120' 180'



GRAPHIC SCALE: 1" = 60'



STATE of KENTUCKY
JAMES M. CHAMBLISS
 3185
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

SURVEYOR'S NOTES:

THIS EASEMENT EXHIBIT IS BASED ON A BOUNDARY RETRACEMENT SURVEY OF THE LFUCG HOUSING AUTHORITY PROPERTY (BLUEGRASS ASPENDALE) AS RECORDED IN DEED BOOK 537 PAGE 307, CAB. N, SLIDE 22 (551 SHROPSHIRE) & DEED BOOK 861 PAGE 193 (572 PEMBERTON STREET). THE SURVEY WAS PERFORMED BY PRIME AE GROUP ON FEBRUARY 11, 2022 BY METHOD OF RANDOM TRAVERSE WITH A UNADJUSTED RAW CLOSURE OF 1:107,477. THE SURVEY WAS NOT ADJUSTED FOR CLOSURE.

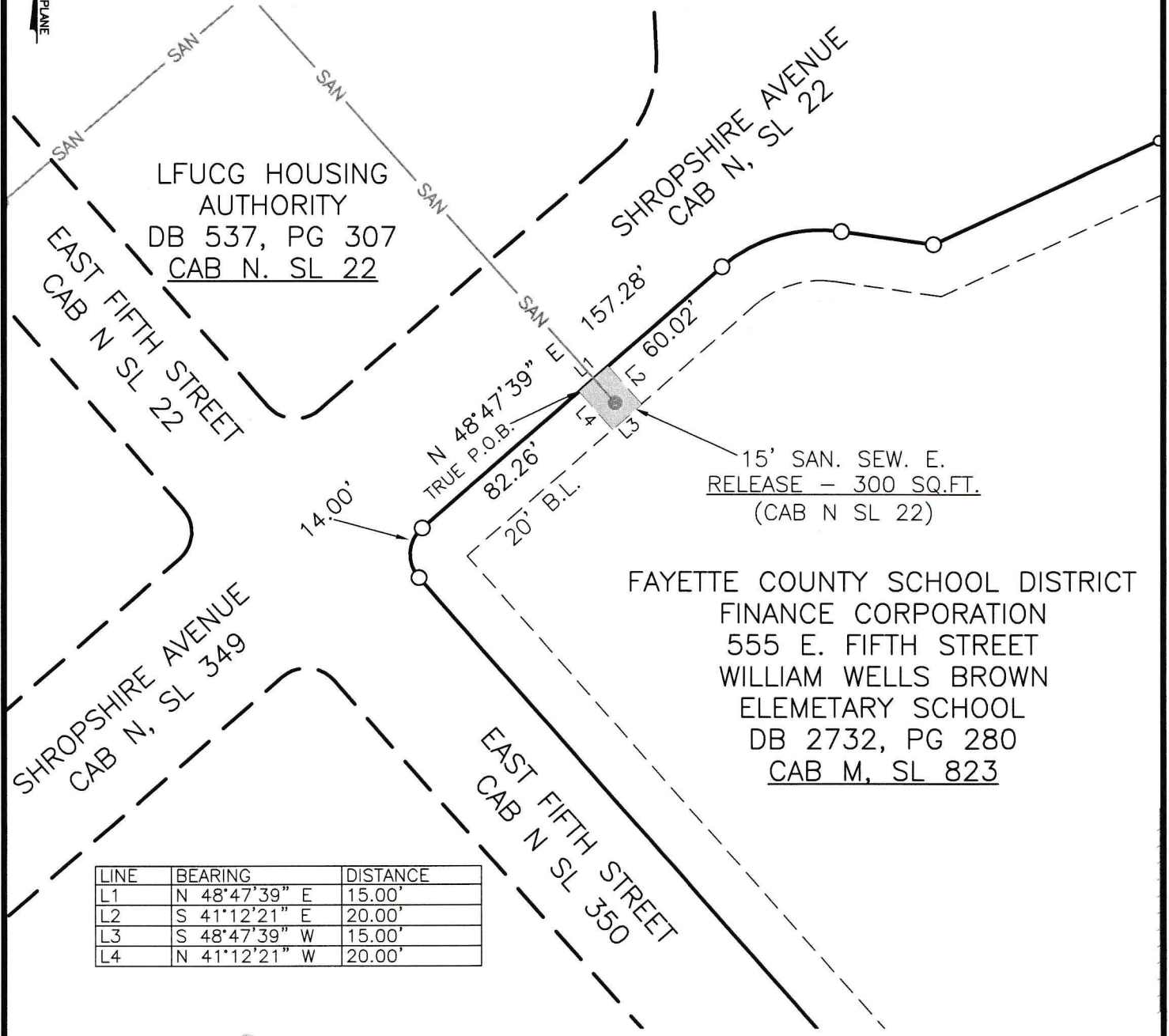
THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PORTION OF THE EXISTING SANITARY SEWER EASEMENT TO BE RELEASED AND IS NOT INTENDED FOR USE TO TRANSFER PROPERTY.

James M. Chambliss, PLS

Digitally signed by James M. Chambliss,
 PLS
 Date: 2023.05.09 13:00:08 -04'00'

JAMES M. CHAMBLISS, PLS 3185

DATE



15' SAN. SEWER E.
RELEASE - 300 SQ.FT.
 (CAB N SL 22)

FAYETTE COUNTY SCHOOL DISTRICT
 FINANCE CORPORATION
 555 E. FIFTH STREET
 WILLIAM WELLS BROWN
 ELEMETARY SCHOOL
 DB 2732, PG 280
CAB M, SL 823

LINE	BEARING	DISTANCE
L1	N 48°47'39" E	15.00'
L2	S 41°12'21" E	20.00'
L3	S 48°47'39" W	15.00'
L4	N 41°12'21" W	20.00'

SANITARY SEWER EASEMENT RELEASE EXHIBIT
 WILLIAM WELLS BROWN ELEMENTARY SCHOOL
 555 E. FIFTH STREET
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 PAGE 2 OF 2



651 Perimeter Drive Suite 300
 Lexington, KY 40517
 Phone (859) 368-0145
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I:\2023\05\09\2023_118_151_Survey\572_Pemberton\509-CAB\509-Survey\572-Working\Drawings\Final\Survey Drawings\REV1_School_Sewer_Release.dwg
 Date: 05/09/2023 12:45pm
 User: jchambliss



Lexington Office
 651 Perimeter Drive | Suite 300 | Lexington, KY 40517
 P: 859.368.0145

SANITARY SEWER EASEMENT RELEASE
WILLIAM WELLS BROWN ELEMENTARY SCHOOL
555 EAST FIFTH STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY

All that tract or parcel of land situated at the intersection of East Fifth Street and Shropshire Avenue in Lexington, Fayette County, Kentucky, being more fully described as follows, to wit:

BEGINNING at the intersection of the East Fifth Street east right of way and the Shropshire Avenue south right of way (555 East Fifth Street, DB 2732, Pg 280); thence with said Shropshire Avenue, North 48°47'39" East, 96.26 feet to the **TRUE POINT OF BEGINNING**, said point being the northwest corner of an existing 15-foot wide sanitary sewer easement (Cab N, SI 22); thence continuing with said Shropshire Avenue, North 48°47'39" East, 15.00 feet to a point; thence leaving said Shropshire Avenue and with said sewer easement for three (3) lines through the lands of said 555 East Fifth Street:

1. South 41°12'21" East, 20.00 feet to a point,
2. South 48°47'39 West, 15.00 feet to a point,
3. North 41°12'21" West, 20.00 feet to the **TRUE POINT OF BEGINNING**, containing 300 square feet, more or less.

**James M.
 Chambliss,
 PLS**

Digitally signed by
 James M. Chambliss,
 PLS
 Date: 2022.11.29
 06:26:03 -05'00'

