

**RELEASE OF DETENTION EASEMENT**

This Release ("Release") is executed this the \_\_\_ day of \_\_\_\_\_, 2014, by the Lexington-Fayette Urban County Government, having an address of 200 East Main Street, Lexington, KY 40507 ("LFUCG") in favor of Mr. Joe Minor, having an address of 1619 Harmony Hall Lane, Lexington, KY 40502 ("Owner").

WHEREAS, pursuant to the Final Record Plat of Lot 12E of the Lakeview Acres, Unit 3-A, Tract 10, Lot 12, Subdivision (the "Plat"), recorded in the Fayette County Clerk's Office at Plat Cabinet N, Slide 559, Owner did dedicate an easement to the LFUCG (the "Easement").

WHEREAS, Owner and LFUCG desire to release that Easement as is shown by crosshatching on Exhibit "A" attached hereto and said released is more fully described on Exhibit "B" attached hereto; and

WHEREAS, the Owner intends to record an "Easement Minor Amended Subdivision Plat for Lot 12E of the Lakeview Acres, Unit 3-A, Tract 10, Lot 12, Subdivision," in order to reflect the Released of Easement.

WHEREFORE, for good and valuable consideration to the sufficiency of which consideration is hereby acknowledged, LFUCG does hereby release from the Easement and terminate that Easement as is depicted on Exhibit "A" attached hereto and as is described on Exhibit "B" attached hereto, said Exhibits being incorporated herein by reference.

No other easements set forth or depicted on the Plat are affected by this Release.

IN WITNESS WHEREOF, LFUCG has executed this Release on the year and date first above stated.

Lexington-Fayette Urban County Government

By: \_\_\_\_\_

Its: \_\_\_\_\_

COMMONWEALTH OF KENTUCKY

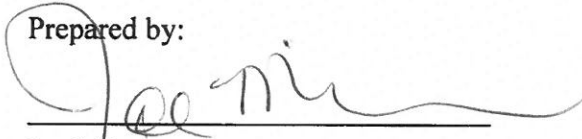
COUNTY OF FAYETTE

The foregoing was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_  
of the Lexington-Fayette Urban County Government, for and on behalf of the Lexington-Fayette  
Urban County Government, on this \_\_ day of \_\_\_\_\_, 2014.

My Commission expires: \_\_\_\_\_.

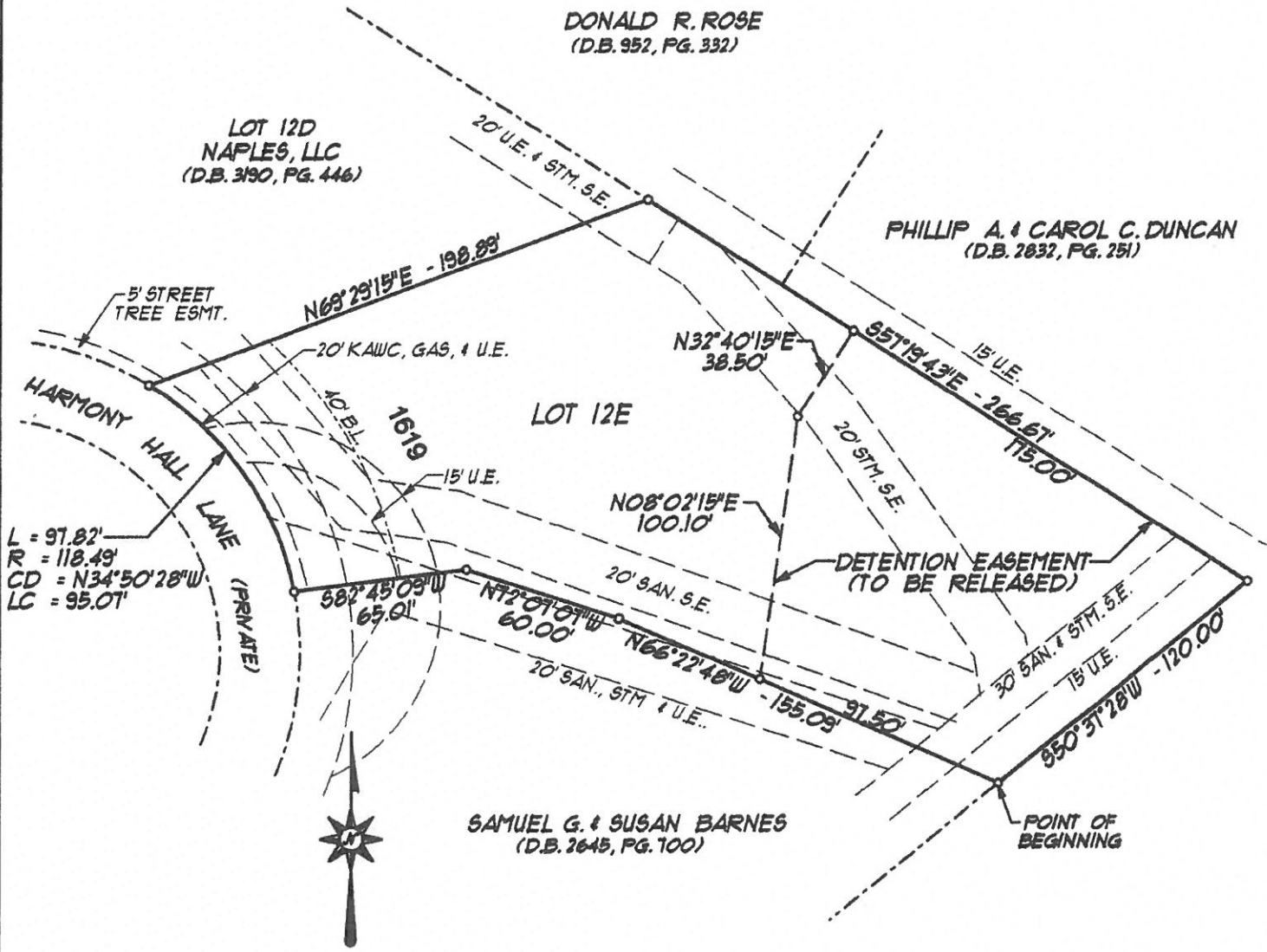
\_\_\_\_\_  
Notary Public

Prepared by:

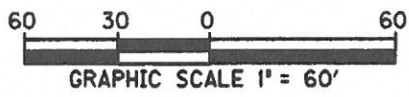


\_\_\_\_\_  
Joe Minor  
1619 Harmony Hall Lane  
Lexington, KY 40502

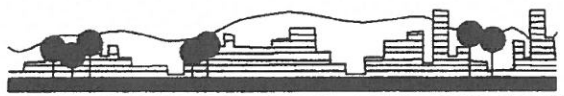
PARENT PLAT:  
PLAT CABINET N, SLIDE 559



$L = 97.82'$   
 $R = 118.49'$   
 $CD = N34^{\circ}50'28''W$   
 $LC = 95.01'$



**EA Partners, PLLC**



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (859) 298-8889  
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**EXHIBIT "A"**  
**DETENTION EASEMENT RELEASE EXHIBIT**  
**LAKEVIEW ACRES, UNIT 3-A, TRACT 10, LOT 12E**  
**1619 HARMONY HALL LANE**  
**LEXINGTON, FAYETTE COUNTY, KENTUCKY**  
**MAY 2014**

# *EA Partners, PLLC*

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CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
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PHONE (859) 296-9889  
FACSIMILE (859) 296-9887

## **EXHIBIT "B"**

May 9, 2014

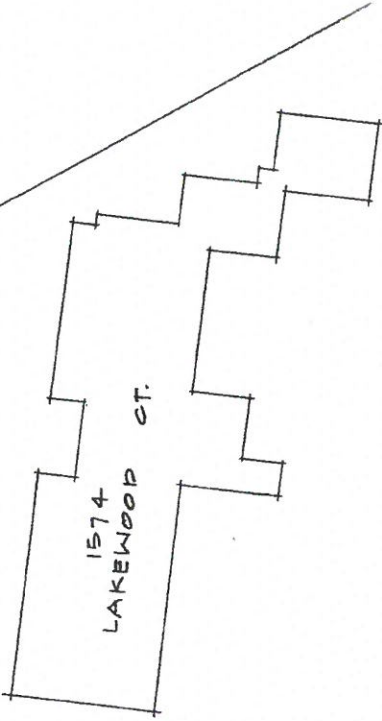
### Legal Description

#### Detention Easement Release

1619 Harmony Hall Lane, (a portion of)  
Lexington, Fayette County Kentucky

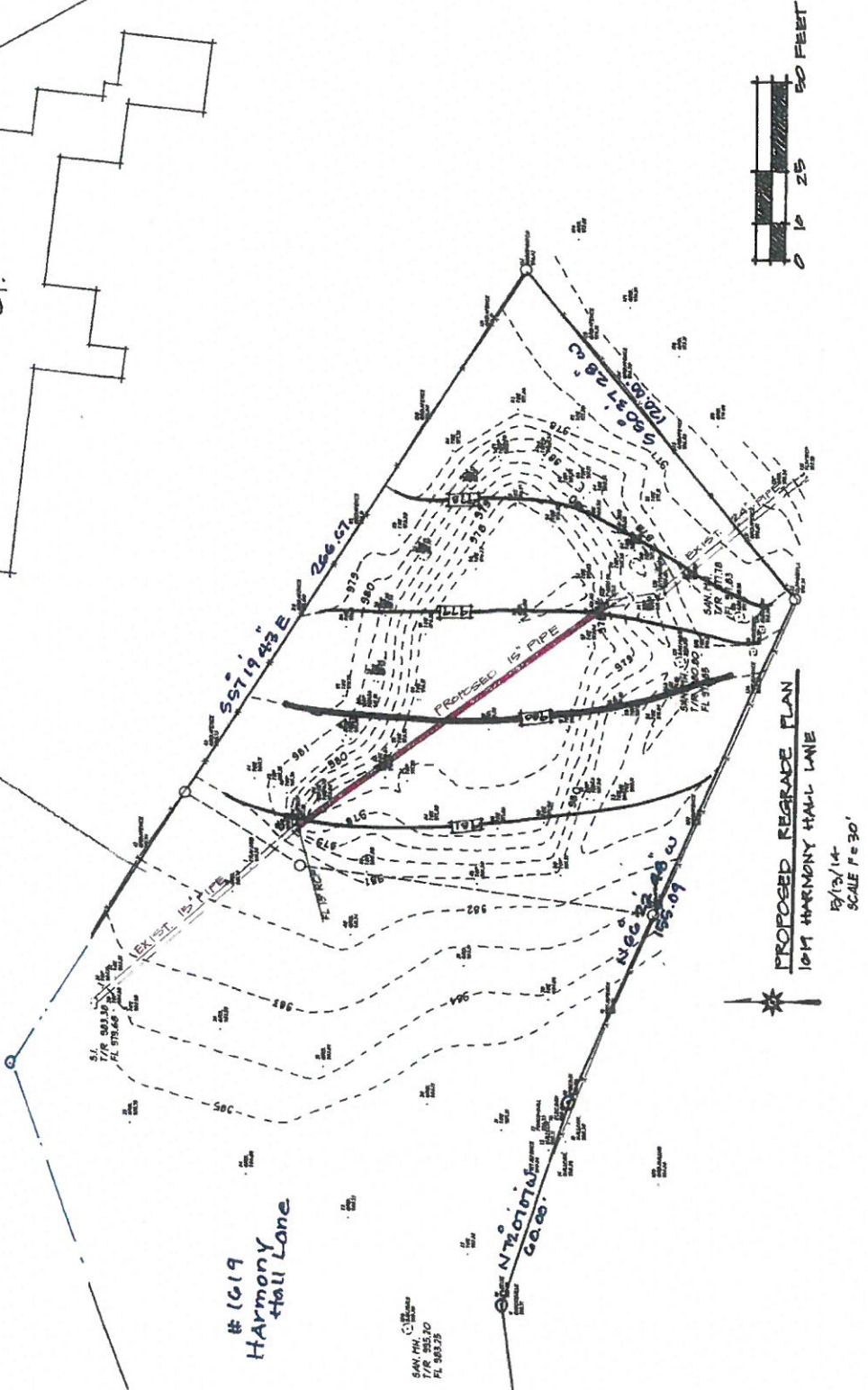
**BEGINNING AT A POINT** in the southern most corner of Lot 12E (known as 1619 Harmony Hall Lane) of Lakview Acres, Unit 3-A, Tract 10, Lot 12 as shown on Plat Cabinet N, Slide 559 of record in the Fayette County Clerk's Office; thence with the southern line of said Lot 12E North 66 degrees 22 minutes 48 seconds West, 97.50 feet to a point; thence North 08 degrees 02 minutes 15 seconds East, 100.10 feet to point; thence North 32 degrees 40 minutes 15 seconds East, 38.50 feet to a point; thence South 57 degrees 19 minutes 43 seconds East, 175.00 feet to a point; thence South 50 degrees 37 minutes 28 seconds West, 120.00 feet to the **POINT OF BEGINNING** and containing 0.40 acres.

J:\850\harmony\detention-release.doc



1574  
LAKEWOOD CT.

# 1619  
HARMONY  
HALL LANE



**PROPOSED REGRADE PLAN**  
1619 HARMONY HALL LANE  
2/13/14  
SCALE 1"=30'

SAN 12" 180  
FL 988.20

SAN 12" 180  
FL 988.20

SAN 12" 180  
FL 988.20

Phillip Duncan  
1574 Lakewood Court  
Lexington, Kentucky 40502

I agree to allow the Harmony Hall detention basin to be eliminated provided the proposed filling and grading is performed per the grading plan and note shown hereon.

*Phillip Duncan*  
Signature

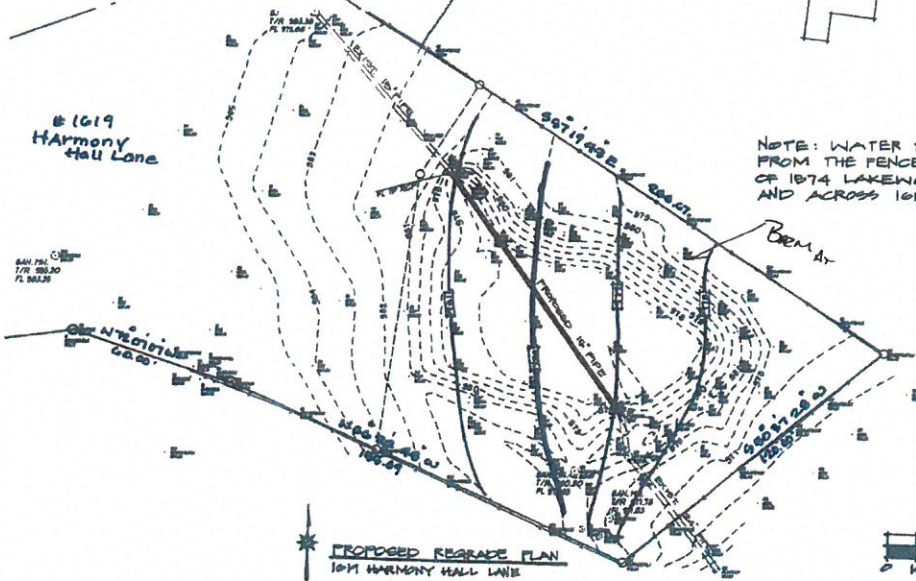
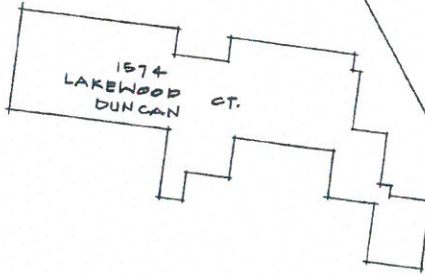
7-7-14  
Date

Angela Forsee  
Greystone Restoration  
521 Springhill Drive  
Lexington, Kentucky 40503  
859-420-2672

I agree to perform the re-grading necessary to fill and remove the existing detention basin per the grading plan and note shown hereon.

*Angela Forsee*  
Signature

7-7-14  
Date



NOTE: WATER TO BE DIRECTED AWAY FROM THE FENCE LINE ALONG THE REAR OF 1574 LAKEWOOD COURT AND INTO 1019 HARMONY HALL LANE.

EA PARTNERS  
311 WALL STREET  
LEXINGTON, KY. 40513  
559.292.7889



PROPOSED REGRADE PLAN  
1011 HARMONY HALL LANE  
8/12/14  
SCALE 1"=30'

