

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT (this "Release") is made and entered into on this the ____ day of _____, 2021, by and between (i) LEXINGTON- FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to KRS 67A, having an address at 200 East Main Street, Lexington, Kentucky 40507 (hereinafter referred to as "Government"), and (ii) STONEWALL INVESTMENTS, LLC, a Kentucky limited liability company, having its address at 2393 Alumni Drive, Suite 101, Lexington, KY 40517 (hereinafter referred to as "Owner").

W I T N E S S E T H:

WHEREAS, through that certain Final Record Plat of Stonewall Shopping Center recorded in Plat Cabinet D, Slide 272, in the Fayette County Clerk's Office (the "Plat"), the Government became the beneficiary of two (2) Retention Easements which are shown as "Retention Easement (to be Released)" on the Easement Release Exhibit attached hereto (hereinafter collectively the "Easement") over and across the following described property, to-wit (the "Property"):

BEING all of Lot 1 of the Stonewall Shopping Center, to the City of Lexington, Fayette County, Kentucky, as shown by plat thereof of record in Plat Cabinet D, Slide 272, in the Fayette County Clerk's Office; being known and designated as 3101 Clays Mill Road.

Being the same property conveyed to Stonewall Investments, LLC, a Kentucky limited liability company, by deed dated July 20, 2018, of record in Deed Book 3599, Page 640, in the Fayette County Clerk's Office.

WHEREAS, the Easement is no longer required by the Government, and the Government desires to release and extinguish its interest in and to said Easement.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Government does hereby release, relinquish and quit-claim unto Owner, its successors and assigns forever, all of its right, title and interest in and to the Easement described above.

It is the intention of the Government to forever extinguish its interest in the Easement described above, and the Owner, its successors and assigns forever, shall hereafter have and enjoy said Property free and discharged from the interest of Government.

IN WITNESS WHEREOF, the Government has executed this Release by and through its duly-authorized officer, on the day and year first above written.

LEXINGTON-FAYETTE URBAN COUNTY
GOVERNMENT

BY: _____
Name: _____
Title: _____

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing Release of Easement was acknowledged before me by _____ as the _____ of LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to KRS 67A, on this the ____ day of _____, 2021.

My Commission Expires: _____

NOTARY PUBLIC, KENTUCKY,
STATE AT LARGE
Printed Name: _____
Identification No. _____

THIS INSTRUMENT PREPARED BY:



Damon R. Brown
Webb, Hoskins, Brown & Thompson, PSC
2393 Alumni Dr., Suite 101
Lexington, KY 40517

Easement Release Description

Release of Retention Easements

across lands of

**Stonewall Investments, LLC
(Deed Book 3599, Page 640)**

as created by plat of

**Stonewall Shopping Center
(Plat Cabinet D, Slide 272)**

Northern Retention Easement

BEGINNING at a point at the intersection of the south right-of-way of New Circle Road and the west right-of-way of Clays Mill Road, said point being the northeast corner of Stonewall Investments, LLC, (Deed Book 3599, Page 640; Lot 1 of Stone Wall Shopping Center; Plat Cabinet D, Slide 272); thence leaving the New Circle Road right-of-way and with the west right-of-way of Clays Mill Road,
South 26°14'00" West a distance of 330.50 feet to a point; thence leaving the Clays Mill Road right-of-way and through said Lot 1 for four calls:

North 63°46'00" West a distance of 27.00 feet to a point; thence
North 26°14'00" East a distance of 112.00 feet to a point); thence
South 63°46'00" East a distance of 17.00 feet to a point; thence
North 26°14'00" East a distance of 219.84 feet to a point in the south right-of-way of New Circle Road;

thence with the south right-of-way of New Circle Road with a curve turning to the left with an arc length of 10.09 feet, with a radius of 4,059.72 feet, with a chord bearing of South 56°08'43" East, with a chord length of 10.09 feet, to a point in the west right-of-way of Clays Mill Road,

which is the Point of Beginning, having an area of 5,215.7 square feet, or 0.1197 acre.

Southern Retention Easement

COMMENCING at a point at the intersection of the south right-of-way of New Circle Road and the west right-of-way of Clays Mill Road, said point being the northeast corner of Stonewall Investments, LLC, (Deed Book 3599, Page 640; Lot 1 of Stone Wall Shopping Center; Plat Cabinet D, Slide 272); thence leaving the New Circle Road right-of-way and with the west right-of-way of Clays Mill Road, South 26°14'00" West a distance of 420.50 feet to a point, said point being the POINT OF BEGINNING;

Thence from the Beginning and with the west right-of-way of Clays Mill Road,
South 26°14'00" West a distance of 318.00 feet to a point; thence leaving the Clays Mill Road right-of-way and through said Lot 1 for five calls:

North 63°46'00" West a distance of 70.00 feet to a point; thence
North 26°14'00" East a distance of 133.00 feet to a point; thence
South 63°46'00" East a distance of 60.00 feet to a point; thence
North 26°14'00" East a distance of 185.00 feet to a point; thence
South 63°46'00" East a distance of 10.00 feet to a point in the west right-of way of Clays Mill Road,

which is the Point of Beginning, having an area of 1,1160.0 square feet, 0.2562 acre.

The bearings used in the description above are based on the plat of Stonewall Shopping Center as it's recorded in Plat Cabinet D, Slide 272 in the office of the Fayette County Clerk.

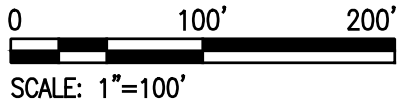
The description above was prepared by me and is based on record information only. No field boundary survey was performed for the preparation of this description.



A handwritten signature in red ink, appearing to read "K. Phillips", is written over the seal and extends to the right.

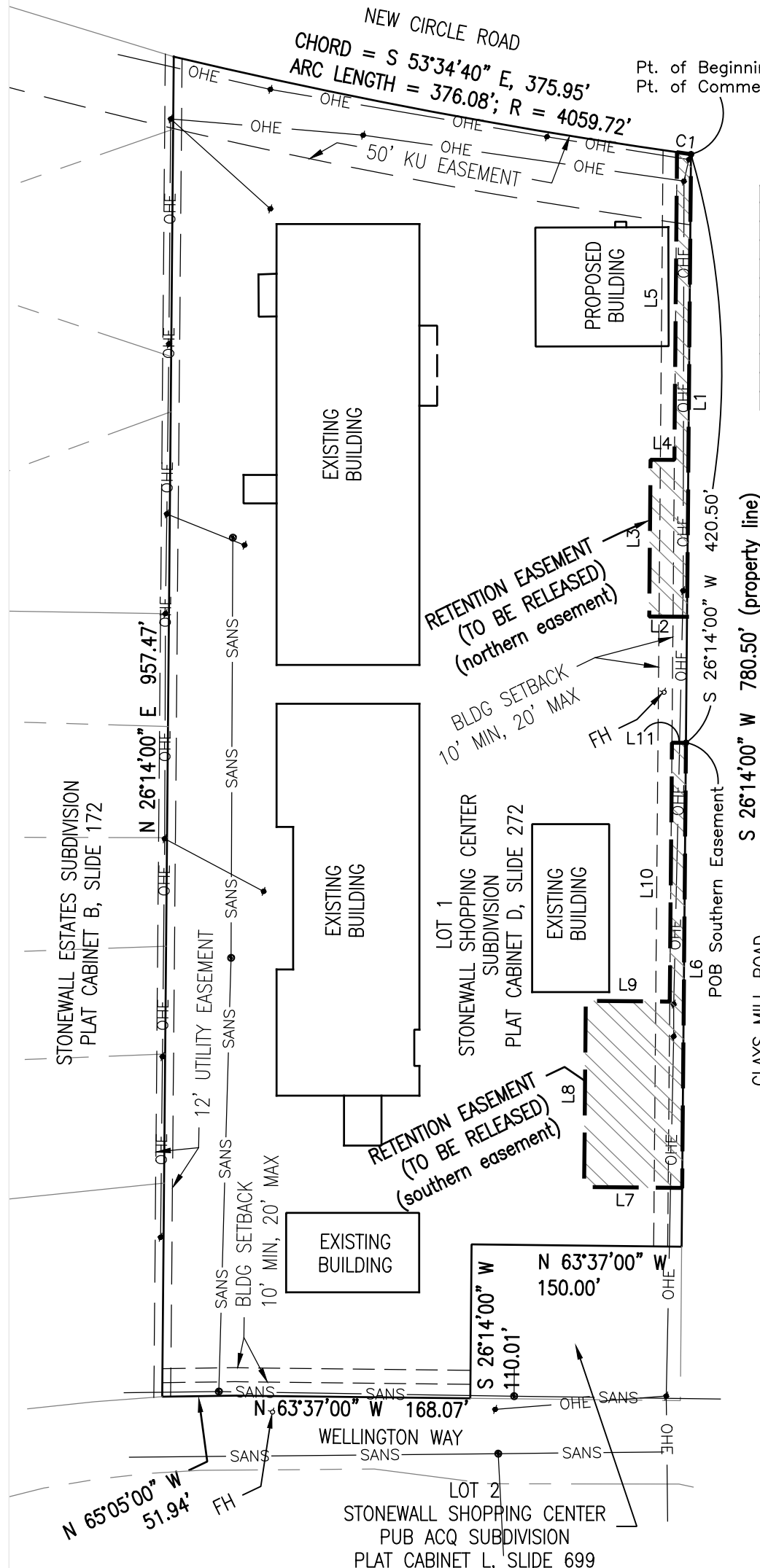
Kevin M. Phillips, PLS 3350
Endris Engineering, PSC
771 Enterprise Drive
Lexington, KY 40510
Phone: 859-253-1425
Email: kevin@endris.com

March 9, 2021
Date



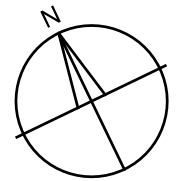
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4059.72'	10.09'	10.09'	S 56°09'38" E	0°08'33"



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°14'00" W	330.50'
L2	N 63°46'00" W	27.00'
L3	N 26°14'00" E	112.00'
L4	S 63°46'00" E	17.00'
L5	N 26°14'00" E	219.84'
L6	S 26°14'00" W	318.00'
L7	N 63°46'00" W	70.00'
L8	N 26°14'00" E	133.00'
L9	S 63°46'00" E	60.00'
L10	N 26°14'00" E	185.00'
L11	S 63°46'00" E	10.00'



EASEMENT TO BE RELEASED

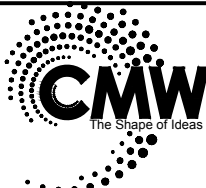
NOTES:

1. PROPERTY LINES AND EASEMENTS SHOWN ARE BASED ON AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY WHEAT & LADENBURGER ON JUNE 22, 1998.
2. THIS EXHIBIT IS NOT FOR LAND BOUNDARY DETERMINATION OR FOR LAND TRANSFER.

STATE OF KENTUCKY
 KEVIN M. PHILLIPS
 3350
 LICENSED PROFESSIONAL LAND SURVEYOR

03/09/2021

FAILURE TO ABIDE BY DESIGN DOCUMENTS OR TO OBTAIN GUIDANCE FROM THE DESIGN PROFESSIONAL WAKES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



Architecture Interior Design
 Engineering Landscape Architecture
 a: 400 East Vine Street, Suite 400
 Lexington, Kentucky 40507
 o: (859) 254-6623 f: (859) 259-1877
 w: <http://www.cmwaec.com>

EASEMENT RELEASE EXHIBIT

STONEWALL SHOPPING CENTER
 3101 CLAYS MILL ROAD
 LEXINGTON, KENTUCKY

Dwg: Easement Exhibit.dwg

Date: 03/09/2021

Project Number

20031.01

© 2021 CMW

Exhibit

XRefs: