

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made and entered into this _____ day of _____, 2017, by and between the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government pursuant to Chapter 67A of the Kentucky Revised Statutes, 200 East Main Street, Lexington, Kentucky 40507, Party of the First Part, and ALLENDALE PARTNERS, LLC, a Kentucky limited liability company, 743 Allendale Drive, Lexington, Kentucky 40503, Party of the Second Part.

WHEREAS, the Party of the Second Part is owner of the following described property:

746 Allendale Drive

Being all of Lot No. 3 of the Mahoney Homes, Inc. property, Lexington, Fayette County, Kentucky, as shown by plat of record in Plat Cabinet A, Slide 746 in the office of the Fayette County Clerk, to which plat reference is hereby made for a more particular description thereof, said property being known and designated as 746 Allendale Drive.

Being a portion of the property conveyed to Allendale Partners, LLC, a Kentucky limited liability company, by deed dated December 18, 2014, recorded in Deed Book 3283, Page 305 in the office of the Fayette County Clerk.

WHEREAS, there is a 12-foot wide sanitary sewer easement (the "Easement") over Lot 3 which was created on the final record plat of Mahoney Homes, Inc., recorded in Plat Cabinet A, Slide 746 in the office of the Fayette County Clerk; and

WHEREAS, it has been determined that the Easement is no longer needed for sanitary sewer purposes; and

WHEREAS, the purpose of the Release of Easement is to release said unneeded 12-foot wide sanitary sewer easement, while retaining any other easements on said Lot.

NOW, THEREFORE , WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby forever release all of its right, title and interest in and to the following described utility easement:

Mahoney Homes, Inc. Subdivision

Lot 3, Shown by plat of record in Plat Cabinet A, Slide 746

746 Allendale Drive

See "Easement Release Exhibit – LFUCG Easement" attached hereto and incorporated by reference herein.

Said Easement having been created and shown on the plat of record in Plat Cabinet A, Slide 746 in the office of the Fayette County Clerk.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to any other easements on Lot 3, unless previously released in the office of the Fayette County Clerk.

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed this the day and year first above written.

LEXINGTON—FAYETTE URBAN
COUNTY GOVERNMENT

By: _____
Jim Gray, Mayor

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Release of Easement was subscribed, sworn to and acknowledged before me this _____ day of _____, 2017 by Jim Gray as Mayor, Lexington-Fayette Urban County Government, for and on behalf of said urban county government.

My commission expires: _____

NOTARY PUBLIC, STATE AT LARGE,
KY

THIS INSTRUMENT WAS PREPARED BY:



RICHARD V. MURPHY
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Release of Easement 12-1-16.docx

Maloney
38

Timothy Z. and Dorothy L. Maloney
Deed Book 2783, Page 238
731 Lane Allen Road

Sylvia Milburn
Deed Book 2241, Page 626
747 Lane Allen Road

RPDM, LLC
Deed Book 2525,
Lot 21 of Block
Plat Cabinet "E",
751 Lane Allen

40.63'

Zoning: B-1

N 46°06'56" W 154.14'

Ref
Set

19: B-1

6' UTILITY EASEMENT (PER PLAT CABINET A, SLIDE 746)

N 44°33'04" E 109.56'
S 44°33'04" W 109.56'

16' ACCESS EASEMENT (PER PLAT CABINET A, SLIDE 746)

12' SAN. SEWER ESMT.
(PLAT CAB. ---, SLIDE ---)

EXISTING 12' SANITARY SEWER EASEMENT
(PER PLAT CAB. A, SLIDE 746)

LOT 3 (After Consolidation)
0.4681 Acres
20388.3 Sq. Feet

Allendale Partners, LLC
Deed Book 3283, Page 305
Lot 3 of Plat Cabinet A, Slide 746
746 Allendale Drive

rs, LLC
Page 305
Plat A
Drive

SANITARY SEWER
EASEMENT RELEASED
BY THIS DOCUMENT
(HATCHED)

6' UTILITY EASEMENT (PLAT CABINET A)

40.50'

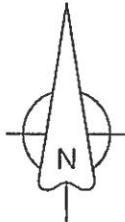
S 45°26'56" E 134.90'

Allendale Drive

(50' Right-of-Way per Plat Cabinet "E", Slide 721)



11-04-2016



THIS EXHIBIT DOES NOT REPRESENT
A BOUNDARY SURVEY AND IS NOT
INTENDED FOR LAND TRANSFER



SCALE: 1" = 20'



ENDRIS
engineering
771 ENTERPRISE DRIVE
LEXINGTON, KENTUCKY 40510

EASEMENT RELEASE EXHIBIT - LFUCG EASEMENT

DRAWN BY: KMP
FILE: 3406 Easement Release
JOB NUMBER: 3406