

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, is made and entered into this ____ day of _____, 2024, 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 ("LFUCG"), and (ii) PLEASANT RIDGE HOLDINGS, LLC, a Kentucky limited liability company, having an address of 2960 Fairview Drive, Owensboro, Kentucky 42303 ("PRH") and COVENTRY HOSPITALITY, LLC, an Indiana limited liability company, having an address of 8615 US 24 W, Fort Wayne, Indiana 46804 ("Coventry").

WITNESSETH:

WHEREAS, PRH is the owner of Lot 1 (1956 Bryant Road), Lot 2 (1998 Bryant Road), and Lot 5 (1953 Justice Drive) of Man O' War Development Unit 2A, Section 1, having acquired same by deeds recorded in Deed Book 3629, Page 732 and Deed Book 4017, Page 444, in the Fayette County Clerk's Office, and PRH and Coventry are the joint-owners of Lot 3 (1975 Justice Drive) and Lot 4 (1940 Bryant Drive) of Man O' War Development Unit 2A, Section 1, having acquired same by deeds recorded in Deed Book 3629, Page 732 and Deed Book 4017, Page 448, in the Fayette County Clerk's Office, all as shown on the Man O' War Development Unit 2A, Section 1, Minor Consolidation Plat of record in Plat Cabinet S, Slide 455 in the Office of the Fayette County Court Clerk, (collectively the "Premises"); and

WHEREAS, LFUCG acquired a Utility Easement over a portion of the Premises, as recorded in Plat Cabinet L, Slide 280, in Fayette County Clerk's Office (referred to herein as the "Partial Released Easement"); and

WHEREAS, the Partial Released Easement is no longer required by LFUCG and LFUCG desires to release and extinguish its interest in and to such Partial Released Easement.

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, LFUCG does hereby release, relinquish, and quit claim unto PRH and Coventry, as their respective interests may appear, all of its right, title and interest in and to the Partial Released Easement identified as the hatched areas and bearing the label "30' Utility Easement to be Released" as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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

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

[signature and notary appear on following pages]

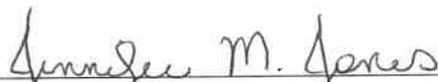
PLEASANT RIDGE HOLDINGS, LLC,
A KENTUCKY LIMITED LIABILITY
COMPANY

By: 
Matthew R. Hayden, Manager

STATE OF KENTUCKY)
COUNTY OF DAVIESS)

The foregoing Partial Release of Easement was subscribed and sworn to and acknowledged before me by Matthew R. Hayden, as Manager for and on behalf of Pleasant Ridge Holdings, LLC, a Kentucky limited liability company, on this 20th day of February, 2024.




Notary public, Kentucky State-at-Large

Jennifer M Jones
Notary Name (Printed)
My commission expires: 11.16.2027
Notary ID Number: KYNP81121

COVENTRY HOSPITALITY, LLC,
AN INDIANA LIMITED LIABILITY COMPANY

BY: MEHRUNISA LAKHANY
IRREVOCABLE TRUST U/A/D DECEMBER 31,
2012, ITS MANAGING MEMBER

BY: [Signature]
Samir Lakhany, Trustee

STATE OF Illinois)

COUNTY OF Cook)

The foregoing Partial Release of Easement was subscribed and sworn to and acknowledged before me by Mehrunisa Lakhany Irrevocable Trust u/a/d December 31, 2012, its managing member, by Samir Lakhany, Trustee, for and on behalf of Coventry Hospitality, LLC, an Indiana limited liability company, on this 22nd day of February, 2024.

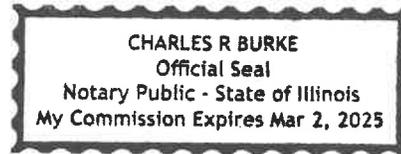
[Signature]
Notary public, Kentucky State-at-Large (Illinois)

Charles R Burke
Notary Name (Printed)
My commission expires: March 2, 2025
Notary ID Number: 375568

THIS INSTRUMENT PREPARED BY:

[Signature]

T. Tommy Littlepage
Wilson, Hutchinson & Littlepage
608 Frederica Street, Suite 200
Owensboro, Kentucky 42301
270-926-9146



SITE STATISTICS

ADDRESS: BRYANT ROAD & JUSTICE DRIVE
LEXINGTON, KY 40509

PVA # 21339250, 21339200, 38045450, 38045460, 38045490,
38045580

TOTAL ACREAGE: 7.307 ACRES

STREET FRONTAGE:
BRYANT ROAD - 944.7 FT
JUSTICE DRIVE - 453.3 FT

ZONING: B-6P

PROPERTY OWNER

PLEASANT RIDGE HOLDINGS, LLC
2960 FAIRVIEW DRIVE
OWENSBORO, KY 42303

DB 4017, PG 448
DB 3629, PG 732
DB 3650, PG 406
PC L, SL 280

ADDITIONAL OWNER FOR LOTS 1 & 4

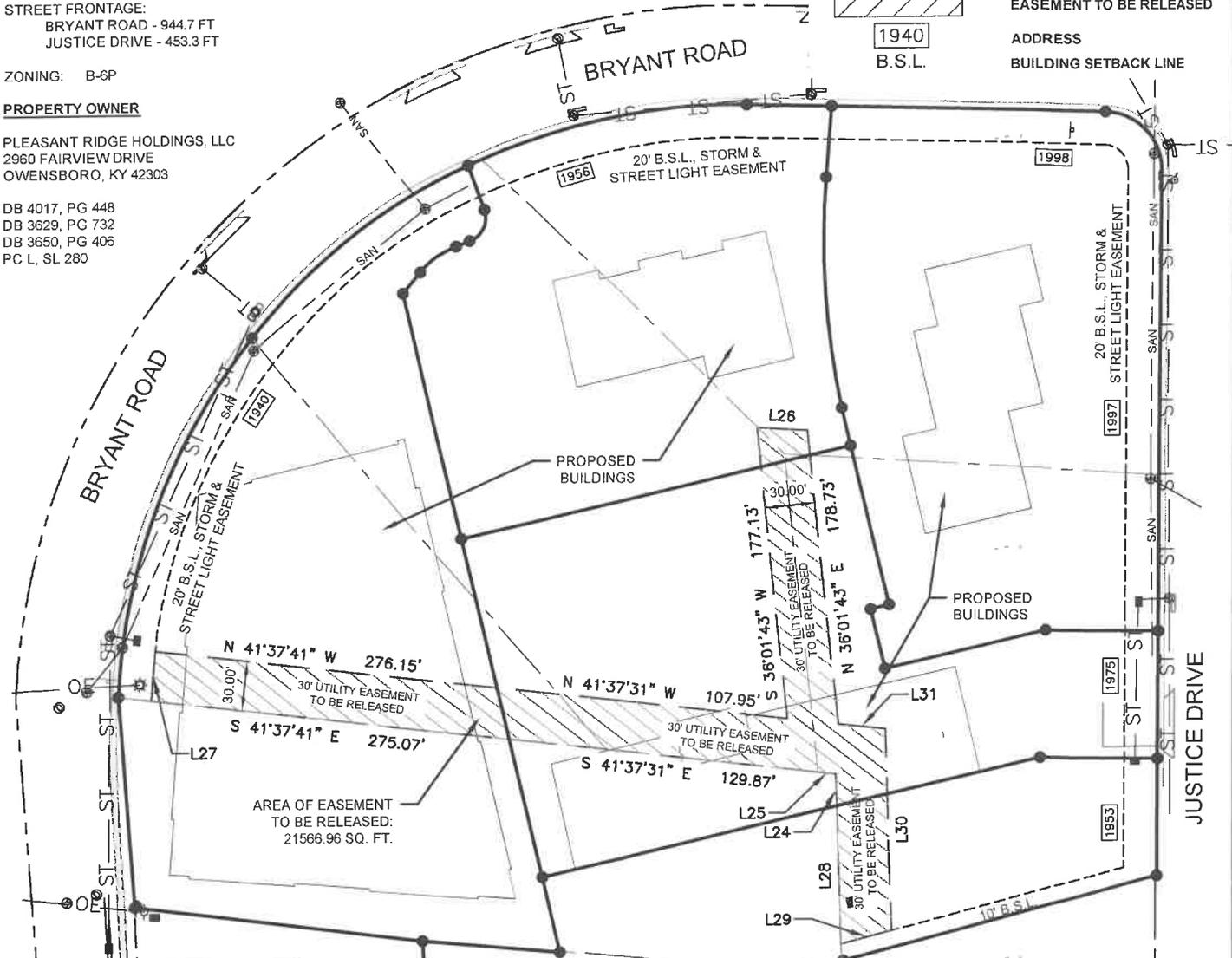
COVENTRY HOSPITALITY, LLC
8615 US 24 W
FORT WAYNE, IN 46804

DB 4017, PG 448
DB 4017, PG 444
PC L, SL 280



LEGEND

- PROPERTY BOUNDARY LINE
- PREVIOUS BOUNDARY LINE
- ADJOINERS APPR. BOUNDARY
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD ELECTRIC LINE
- EASEMENT TO BE RELEASED
- ADDRESS
- BUILDING SETBACK LINE



LINE TABLE

Line #	Length	Direction
L24	19.14'	S 40°15'51" W
L25	10.60'	S 41°37'31" E
L26	30.41'	N 44°34'16" W
L27	30.02'	S 46°18'02" W
L28	83.29'	S 40°15'51" W
L29	30.84'	S 63°06'15" E
L30	121.33'	N 40°15'51" E
L31	27.84'	N 41°37'31" W

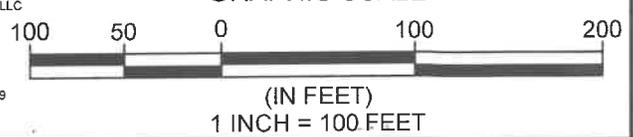
ETS REALTY III, LLC
367 W SHORT ST
LEXINGTON KY 40507
DB 3165, PG 353
PC R, SL 488
MAN O' WAR DEVELOPMENT
UNIT 2A, SEC 1, LOT A-21
ZONE: B-6P

PLEASANT RIDGE LEXINGTON, LLC
1920 PLEASANT RIDGE DR
LEXINGTON KY 40509
DB 2135, PG 617
PC L, SL 146
MAN O' WAR
UNIT 2A, SECTION 1, LOT A-19
ZONE: B-5P

8HG HAMBURG, LLC
866 MALABU DR UNIT 250
LEXINGTON KY 40502
DB 3528, PG 452
PC L, SL 146
MAN O' WAR
UNIT 2A, SECTION 1, LOT A-18
ZONE B-6P

SURVEYOR INFORMATION
KEITH G. WINSTEAD
P.L.S. #: 3670
EMAIL:
KWINSTEAD@TBREDFIRM.COM

GRAPHIC SCALE



P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEO TECHNICAL ENGINEERING, DRILLING SERVICES,
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CEI-CONSTRUCTION SERVICES

EXHIBIT FOR PARTIAL
UTILITY EASEMENT
RELEASE
MAN O' WAR DEVELOPEMENT
EXHIBIT "A"

DATE: 11-14-2023
SCALE: 1"=100'
DRAWN BY: CBT
CHECKED: KGW
SHEET: