PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT (the "Partial Release"), is made this ___ day of _____, 2026 (the "Effective Date"), by the **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT,** an Urban County Government organized under the laws of the Commonwealth of Kentucky, with an address of 200 E. Main Street, Lexington, Kentucky 40507, hereinafter referred to as "LFUCG"

WITNESSETH:

WHEREAS, LFUCG was granted a certain sanitary sewer easement (the "Easement") over a portion of the property located at 795 Manchester Street , Lexington, Kentucky 40508, Fayette County, KY PVA Parcels 17B, 23B, 24B, & 30B and said property located at 795 Manchester Street particularly described as follows:

> Being all of New Lot 3 as shown on the Consolidation and Easement Minor Subdivision Plat For Lexington Center Corporation and Town Branch Park, recorded on June 21, 2023, of record at Plat Cabinet S, Slide 409, in the Fayette County Clerk's Office, being known and designated as 795 Manchester Street.
>
> Being a portion of the same property acquired by Lexington Center Corporation by (i) Quitclaim Deed dated August 23, 1989 from CSX Transportation, Inc., a Virginia corporation, of record in Deed Book 1527, Page 450 in the Fayette County Clerk's Office; (ii) Quitclaim Deed dated April 5, 1982 from the Commonwealth of Kentucky, Cabinet for Finance and Administration of record in Deed Book 1296, Page 691 in the Fayette County Clerk's Office; and, (iii) Ordinance No. 76-2018, dated October 11, 2018, closing a portion of Jefferson Street, of record in Deed Book 3627, Page 76 in the Fayette County Clerk's Office.

WHEREAS, a portion of the Easement is no longer needed, and the LFUCG is desirous of releasing the portion of the Easement (i) as more particularly depicted as the shaded area in Exhibit A attached hereto and incorporated herein, and, (ii) a legal description of which portion of the Easement to be released is as follows:

> All that strip or parcel of land situated on the northeast side of Manchester Street, southeast of Oliver Lewis Way (Kentucky Highway 922) in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:
>
> **BEGINNING** at a point on an existing sanitary sewer easement line through the lands of Lot 3 as shown on the Consolidation and Easement Minor Subdivision Plat for Lexington Center Corporation and Town Branch Park of record in Plat Cabinet S, Slides 408-409, said point having State Plane coordinates N = 3,909,089.77 feet and E =5,279,487.30 feet

(NAD83, Kentucky Single Zone, US Survey Feet); thence leaving the existing sanitary sewer easement line, with a new line for three (3) calls: 1) North 27°30'56" East, a distance of 5.29 feet to a point, 2) South 62°23'38" East, a distance of 276.07 feet to a point, and 3) South 27°36'22" West, a distance of 4.85 feet to a point on the aforesaid existing sanitary sewer easement line; thence with the existing sanitary sewer easement line, North 62°29'04" West, a distance of 276.06 feet to the **POINT OF BEGINNING**, containing 1,399 square feet.

Being a portion of the sanitary sewer easement conveyed to the Lexington Fayette County Urban Government from Lexington Center Corporation, by deed dated April 23, 1984, of record in Deed Book 1340, Page 136 in the Fayette County Clerk's Office.

WHEREAS, LFUCG consents to the release of the above-described portion of the Easement.

THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged by LFUCG, LFUCG does hereby release, relinquish, and quit-claim unto the Lexington Center Corporation, all of LFUCG's right, title, and interest, if any, in and to the entirety of the portion of the Easement to be released as described above. This instrument applies only to the aforementioned portion of the Easement to be released as described in Exhibit A and does not release or modify any other easements or property rights of LFUCG, including, without limitation, any easement that may overlap said easement.

IN WITNESS WHEREOF, LFUCG has executed this Partial Release of Easement as of the Effective Date.

LFUCG:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

By: _____

Linda Gorton, Mayor

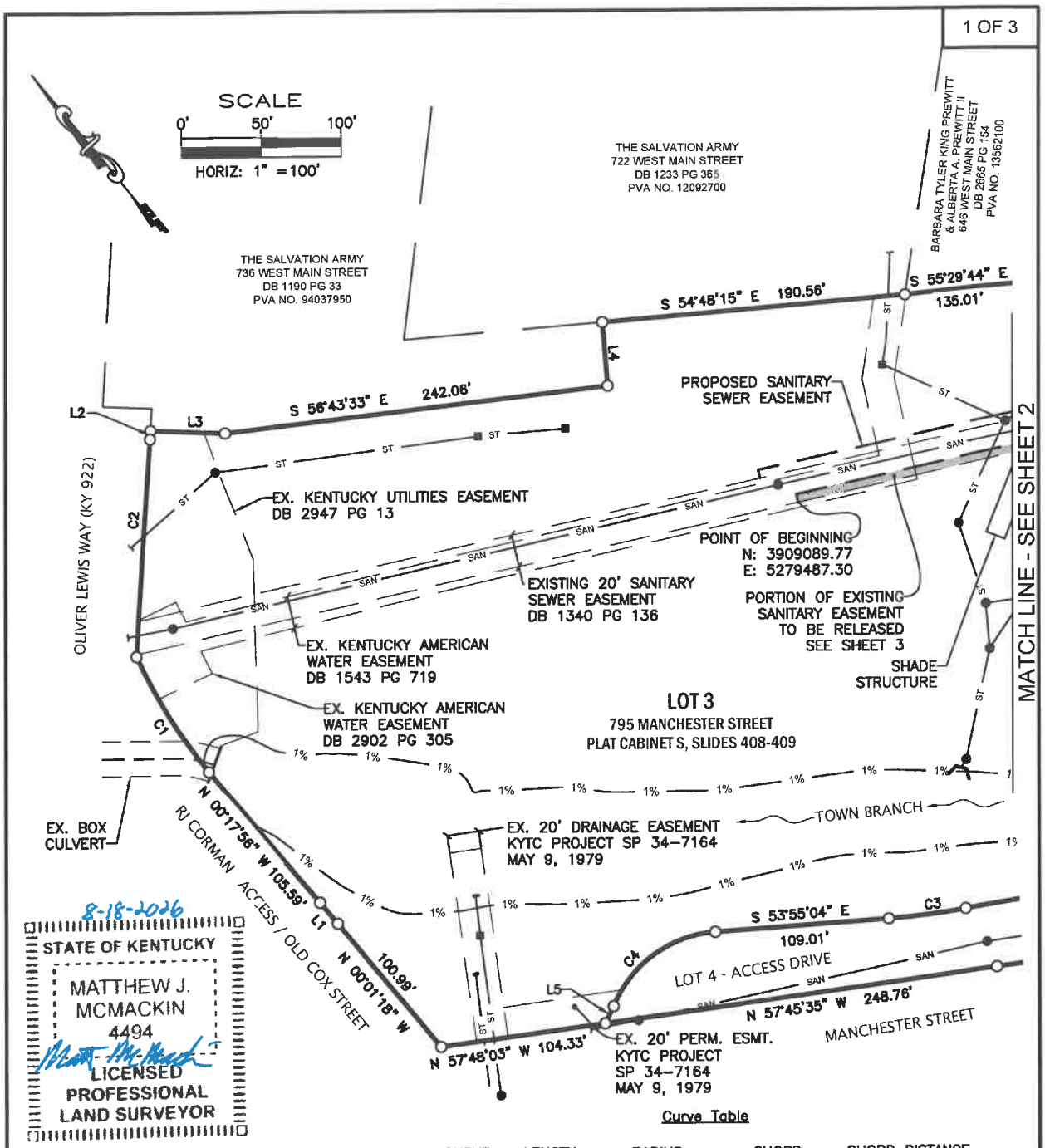
COMMONWEALTH OF KENTUCKY)
COUNTY OF FAYETTE)

The foregoing instrument was signed, sworn to, delivered, and acknowledged before me this ___day of _____ 2026, by Linda Gorton as Mayor of Lexington-Fayette Urban County Government, on behalf of the municipality.

_____
Notary Public, State-at-Large
Name: _____
Notary ID: _____
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:

Michael L. Ades, Attorney-at-Law,
794 Manchester Street, Lexington, Kentucky 40508
Tel.: 859-396-8755
Return Original to Preparer



8-18-2026

STATE OF KENTUCKY
MATTHEW J. MCMACKIN
4494
LICENSED PROFESSIONAL LAND SURVEYOR

Lot Line Table

Line	Bearing	Distance
L1	N 00°15'05" W	17.10'
L2	N 42°53'36" E	5.30'
L3	S 47°38'16" E	47.35'
L4	N 35°13'46" E	40.04'
L5	S 66°08'53" W	11.91'

Curve Table

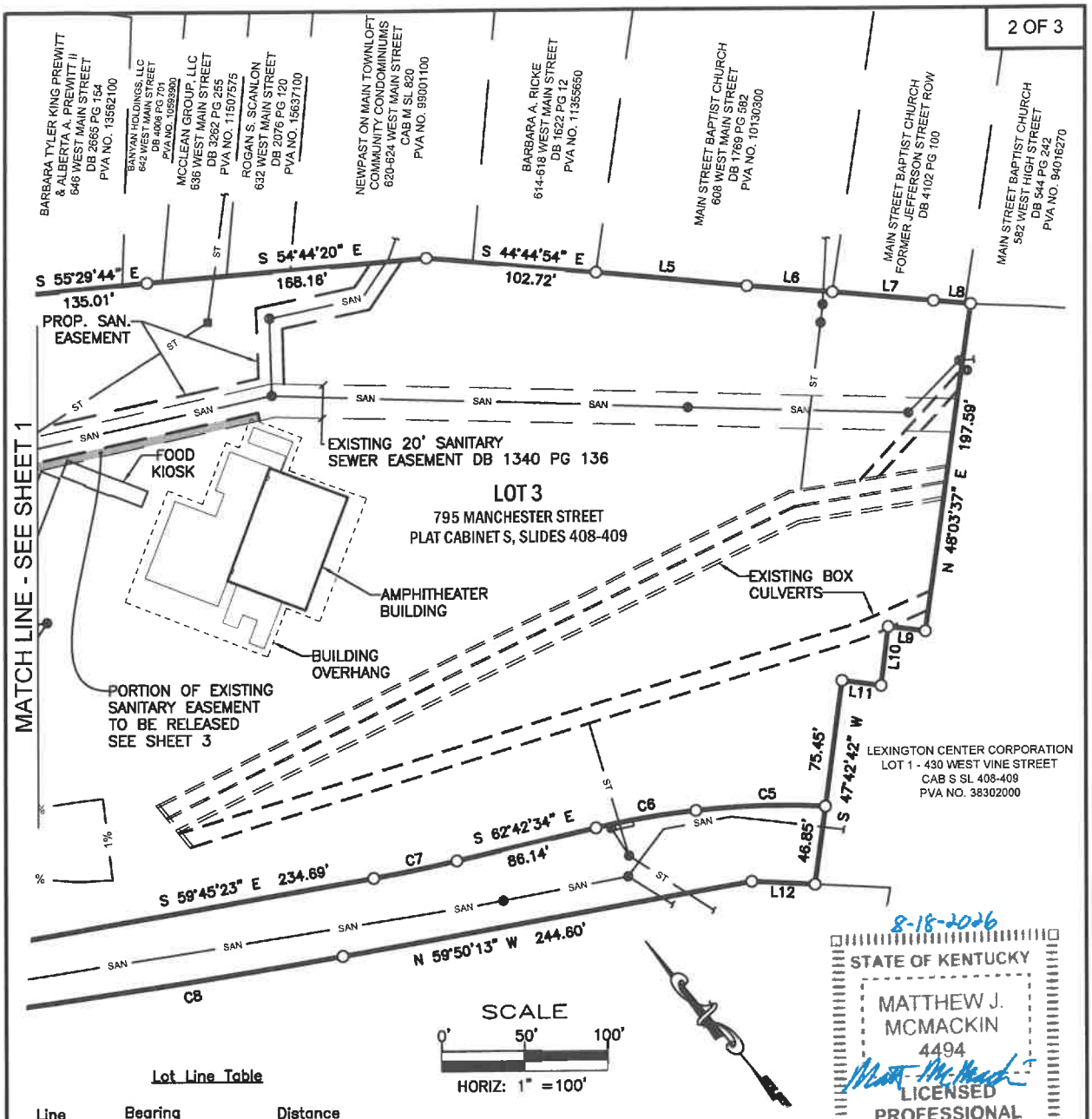
CURVE	LENGTH	RADIUS	CHORD	CHORD DISTANCE
C1	87.08'	325.00'	N 07°25'06" E	86.82'
C2	135.95'	10080.00'	N 43°42'37" E	135.95'
C3	49.52'	486.00'	N 56°50'13" W	49.50'
C4	82.98'	75.00'	N 85°36'48" W	63.39'

EASEMENT TO BE RELEASED

EASEMENT RELEASE EXHIBIT
FOR
TOWN BRANCH PARK, INC.

795 MANCHESTER STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY

STRAND ASSOCIATES®
EXHIBIT A
2018.004



8-18-2026

STATE OF KENTUCKY
MATTHEW J. MCMACKIN
4494
LICENSED PROFESSIONAL LAND SURVEYOR

Lot Line Table

Line	Bearing	Distance
L5	S 44°27'29" E	91.28'
L6	S 45°38'13" E	51.40'
L7	S 44°47'26" E	60.92'
L8	S 44°35'38" E	22.49'
L9	N 43°03'26" W	22.49
L10	S 47°08'12" W	35.33'
L11	N 42°26'26" W	23.59'
L12	N 47°05'07" W	38.07'

Curve Table

CURVE	LENGTH	RADIUS	CHORD	CHORD DISTANCE
C5	77.84'	495.32'	N 51°33'19" W	77.76'
C6	61.12'	518.36'	N 59°18'11" W	61.08'
C7	50.82'	986.00'	N 61°13'59" W	50.81'
C8	195.99'	5669.83'	N 58°45'00" W	195.98'

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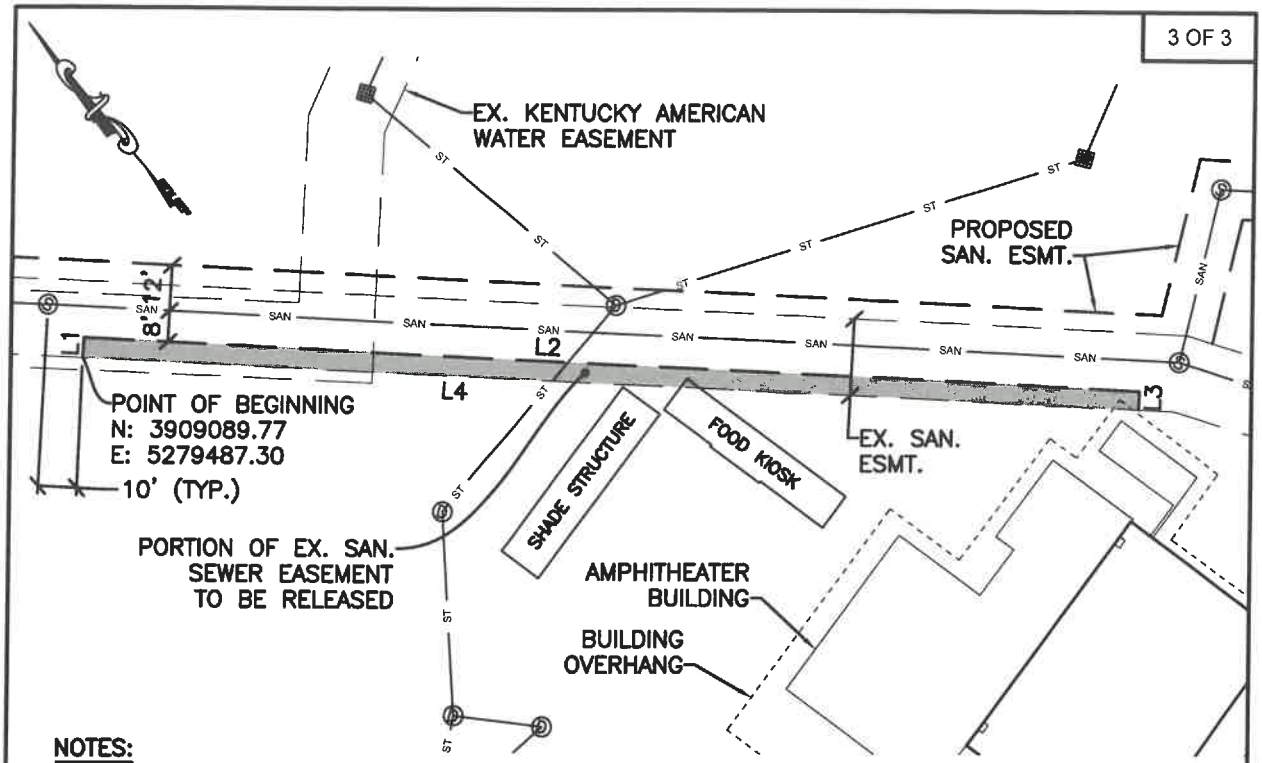

NOTES:

The purpose of this exhibit is to delineate the release of a portion of the sanitary sewer easement in favor of LFUCG recorded in Deed Book 1340 Page 136. It does not constitute a boundary survey and shall not be used for the purposes of land transfer.

The proposed sanitary sewer easement shown hereon is intended to be dedicated along with other storm and sanitary easements from construction of Gatton Park once this release is recorded.

The property boundaries shown hereon are based on the Consolidation and Easement Minor Subdivision Plat for Lexington Center Corporation and Town Branch Park, of record in Plat Cabinet S, Slides 408–409, along with field work conducted by Strand Associates in December of 2025 and February of 2026. The project reference frame is based on the Kentucky Single Zone State Plane coordinate system, North American Datum of 1983. All units are in US Survey Feet.

All deeds and plats referenced are of record in the Fayette County Clerk's Office.

SCALE

0' 25' 50'

HORIZ: 1" = 50'

EASEMENT TO BE RELEASED
1,399 SQUARE FEET

Easement Line Table

Line	Bearing	Distance
L1	N 27°30'56" E	5.29'
L2	S 62°23'38" E	276.07'
L3	S 27°36'22" W	4.85'
L4	N 62°29'04" W	276.06'

LAND SURVEYOR'S CERTIFICATION:

I do hereby certify that this exhibit was made under my direction and that, to the best of my knowledge and belief, the information shown hereon is true and accurate.

Matt McMackin 8-18-2026

MATTHEW J. MCMACKIN, PLS 4494 Date

STATE OF KENTUCKY
MATTHEW J. MCMACKIN
4494
LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND

- ST — Ex. Storm Sewer
- SAN — Ex. Sanitary Sewer
- 1% — 1% Annual Chance Flood Limits
- Ex. Catch Basin/Drop Inlet
- Ex. Storm Manhole
- Ex. Sanitary Manhole

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FOR
TOWN BRANCH PARK, INC.

795 MANCHESTER STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY

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