

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT (this “**Release**”), is made this \_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between **THE FOUNTAINS AT PALOMAR, LLC.**, a Kentucky limited liability company, having its principal office at 100 West Main Street, Lexington, Kentucky 40507, its successors and assigns, hereinafter referred to as “**First Party**” and 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 “**Second Party**.” First Party and Second Party (and each of their respective successors and assigns) shall be collectively referred to herein as the “**Parties**,” and each may be individually referred to (with their respective successors and assigns) as a “**Party**.”

WITNESSETH:

WHEREAS, Second Party was granted a certain easement over a portion of First Party’s property located at 3855 Fountainblue Lane, Lexington, Kentucky 40513, Fayette County, KY PVA Parcel No. 38299260, as more particularly described below:

Being all of Lot 8 as shown on the Consolidation and Easement Minor Plat of the Hoover and Ford Philpot Evangelistic Association Property Parcel C, recorded on May 23, 2023, as Instrument Number 202305230223, of record at Plat Cabinet S, Slide 402, in the Fayette County Clerk’s Office.

WHEREAS, the First Party first acquired said property by (i) Deed, dated February 20, 2018, and of record in Deed Book 3561, Page 435, and (ii) Deed, dated September 1, 2018, and of record in Deed Book 3616, Page 659, each in the Office of the Fayette County Clerk; and:

WHEREAS, said easement is recorded in Plat Cabinet S, Slide 402, in the Office of the Fayette County Clerk; and;

WHEREAS, the easement is no longer needed, and the First Party is desirous of releasing the entirety of the easement as more particularly described below:

All that tract or strip of land situated at the northwest corner of the intersection of Man o’ War Boulevard and Harrodsburg Road (US Highway 68) in Lexington, Fayette County, Kentucky, and being more fully described and bounded as follows, to wit:

**BEGINNING** at a common corner between Lot 4 and Lot 8 as shown on the Easement Minor Plat of the Hoover and Ford Philpot Evangelistic Association Property of record in Plat Cabinet S, Slide 531, said point being in the southwesterly right-of-way line of Man o’ War Boulevard; Thence leaving Lot 4 and the southwesterly right-of-way line of Man o’ War Boulevard, with a reference line through the lands of Lot 8, North 34°55’32” West, a distance of 184.60 feet to the **TRUE POINT OF BEGINNING**; Thence with an existing sanitary sewer easement line for ten

(10) calls: 1. South 61°17'39" West, a distance of 246.07 feet to a point, 2. North 34°11'59" West, a distance of 86.84 feet to a point, 3. North 64°36'46" West, a distance of 40.19 feet to a point, 4. South 20°40'04" West, a distance of 199.55 feet to a point, 5. North 69°19'56" West, a distance of 20.00 feet to a point, 6. North 20°40'04" East, a distance of 221.27 feet to a point; 7. South 64°36'46" East, a distance of 67.34 feet to a point, 8. South 34°11'59" East, a distance of 74.11 feet to a point, 9. North 61°17'39" East, a distance of 227.90 feet to a point, and 10. South 28°42'21" East, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.267 acres (11,633 square feet).

Being a portion of Lot 8 as shown on the Easement Minor Plat of the Hoover and Ford Philpot Evangelistic Association Property of record in Plat Cabinet S, Slide 531 in the Fayette County Clerk's Office.

Such easement being depicted per the shaded area labeled "Easement to be Released" on the drawing attached hereto as Exhibit "A," and the Second Party is agreeable to said release; and;

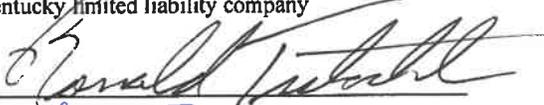
THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the Second Party does hereby release, relinquish, and quit claim unto the First Party, all of its right, title, and interest, if any, in and to the entirety of the above stated easement. This instrument applies only to the aforementioned easement and does not release or modify any other easements or property rights of the Second Party, including, without limitation, any easement that may overlap said easement.

[Signatures and Acknowledgements Follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

**FIRST PARTY:**

**THE FOUNTAINS AT PALOMAR, LLC,**  
a Kentucky limited liability company

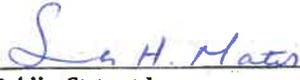
By:   
Name: Ronald Tritschler  
Its: Authorized Representative

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing instrument was signed, sworn to, delivered, and acknowledged before me this 17<sup>th</sup> day of December 2025, by Ronald Tritschler, as Auth. Rep. of THE FOUNTAINS AT PALOMAR, LLC, a Kentucky limited liability company on behalf of the company.



  
Notary Public, State-at-Large  
Print Name: Sarah H. Mates  
Notary ID: KYNP26725  
My Commission Expires: 5/17/2029

*[Signature and Acknowledgment of Second Party Appears on the Following Page]*

**SECOND PARTY:**

**LEXINGTON-FAYETTE URBAN COUNTY  
GOVERNMENT**

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

Name: \_\_\_\_\_

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

COMMONWEALTH OF KENTUCKY    )

)

COUNTY OF FAYETTE                )

The foregoing instrument was sworn to and acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of the LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, on behalf of the municipality.

\_\_\_\_\_  
Notary Public, State-at-Large

Print Name: \_\_\_\_\_

Notary ID: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

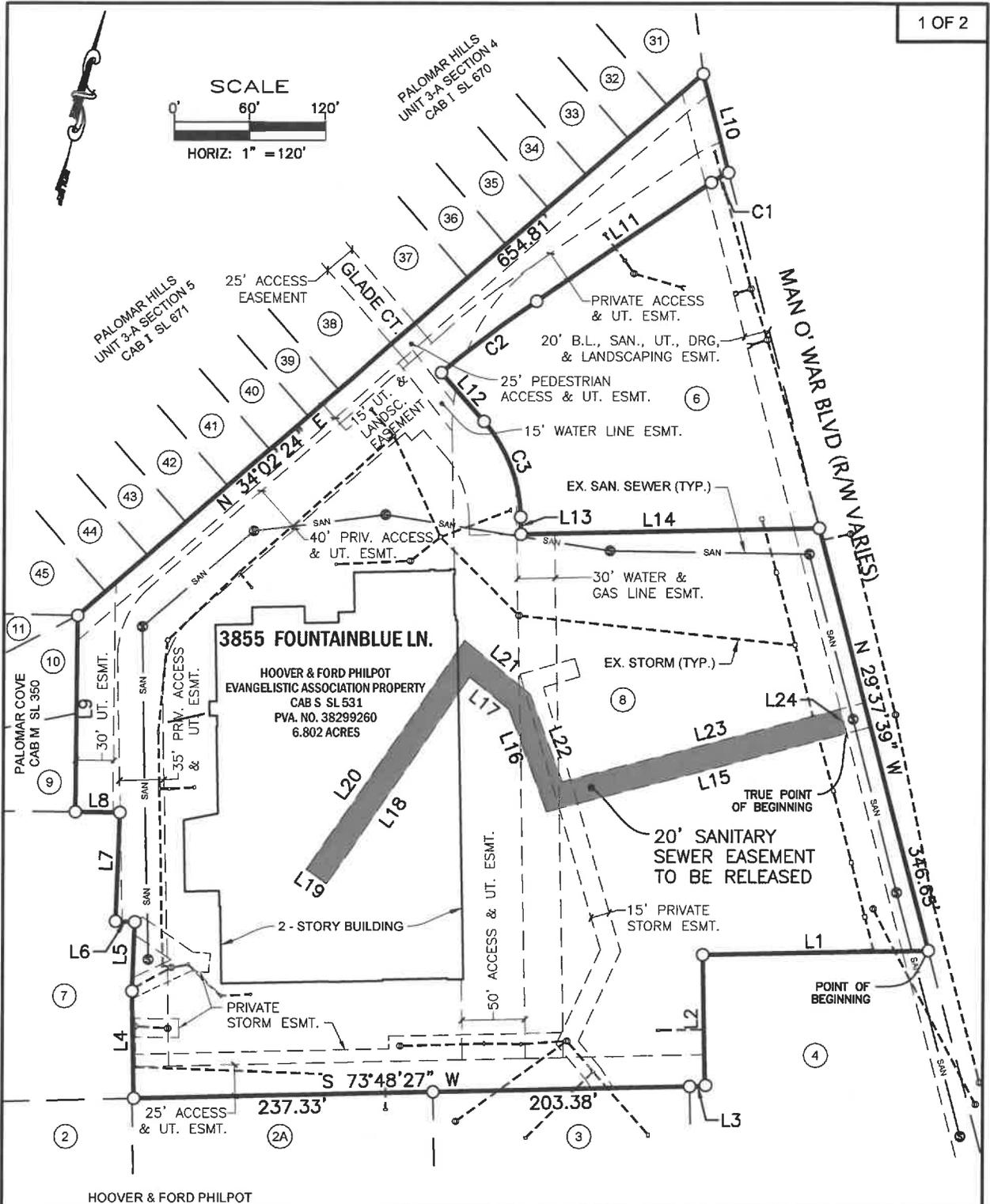
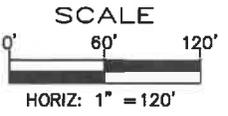
*Andreas Vokutch*

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Andreas S. V. Wokutch, Esq.  
FBT GIBBONS LLP  
400 West Market Street, Suite 3200  
Louisville, Kentucky 40202

**EXHIBIT A**

**DEPICTION OF EASEMENT TO BE RELEASED**



HOOVER & FORD PHILPOT  
EVANGELISTIC ASSOCIATION PROPERTY  
CAB S SL 531

 EASEMENT TO BE RELEASED

**EASEMENT RELEASE EXHIBIT**  
FOR  
**THE FOUNTAINS AT PALOMAR, LLC**  
  
**3855 FOUNTAINBLUE LANE**  
**LEXINGTON, FAYETTE COUNTY, KY**



Lot Line Table

Line	Bearing	Distance
L1	S 73°55'16" W	10.07'
L2	S 16°04'44" E	104.37
L3	S 73°48'27" W	12.00'
L4	N 16°03'45" W	85.37'
L5	N 12°48'27" W	55.00'
L6	S 77°11'33" W	15.34'
L7	N 12°48'27" W	86.48'
L8	S 75°52'36" W	35.44'
L9	N 14°26'22" W	155.92'
L10	S 29°37'39" E	80.23'
L11	S 40°43'37" E	166.75'
L12	S 56°12'38" E	51.57'
L13	S 16°04'44" E	13.65'
L14	N 73°55'16" E	236.91'

Curve Table

Line	Radius	Length	Chord	Chord Length
C1	96.00'	15.73'	S 45°25'19" W	15.72'
C2	1000.00'	94.30'	S 38°01'31" W	94.27'
C3	118.50'	83.00'	S 36°08'41" E	81.31'

Easement Line Table

Line	Bearing	Distance
L15	S 61°17'39" W	246.07'
L16	N 34°11'59" W	86.84'
L17	N 64°36'46" W	40.19'
L18	S 20°40'04" W	199.55'
L19	N 69°19'56" W	20.00'
L20	N 20°40'04" E	221.27'
L21	S 64°36'46" E	67.34'
L22	S 34°11'59" E	74.11'
L23	N 61°17'39" E	227.90'
L24	S 28°42'21" E	20.00'

**NOTES:**

The purpose of this exhibit is to delineate the release of the 20-foot sanitary sewer easement as shown hereon.

All units are in US Survey Feet. All deed and plat references are to the Fayette County Clerk's Office.

This exhibit is based on the Easement Minor Plat of the Hoover and For Philpot Evangelistic Association Property of record in Plat Cabinet S, Slide 531. It does not constitute a boundary survey and shall not be used for the purposes of land transfer.

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

1-12-26

**EASEMENT RELEASE EXHIBIT**  
 FOR  
**THE FOUNTAINS AT PALOMAR, LLC**  
 3855 FOUNTAINBLUE LANE  
 LEXINGTON, FAYETTE COUNTY, KY

