

THIS INSTRUMENT PREPARED BY:



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DEED OF RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made and entered into this ____ day of _____, 20__, by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government organized pursuant to KRS Chapter 67A, 200 East Main Street, 9th Floor, Lexington, Kentucky 40507, Party of the First Part, in favor of **FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, an agency, instrumentality and constituted authority of Board of Education of Fayette County, having an address of 701 East Main Street, Lexington, Kentucky 40502, Party of the Second Part.

WHEREAS, the Party of the Second Part is the owner of property known as **555 East Fifth Street, Lexington, Fayette County, Kentucky**, which property is designated as Proposed School Site, as shown on the plat thereof of recorded in **Plat Cabinet N, Slide 23**, in the Fayette County Clerk's Office (the "Property"); and

WHEREAS, there is a sanitary sewer easement located on the Property that is no longer required by Party of the First Part.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby forever release unto the Party of the Second Part, its successors and assigns forever, all of its right, title and interest in and to the portion(s) of said easement as shown on EXHIBIT "A" attached hereto and incorporated by reference herein.

PROVIDED, HOWEVER, the Party of the First Part hereby specifically retains its right, title and all interest in and to all other easements on the Property and/or as shown on the plat recorded in Plat Cabinet N, Slide 23, in the office of the Fayette County Clerk.

<Signature Page Follows>

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be subscribed as of the date set forth below.

**LEXINGTON FAYETTE URBAN COUNTY
GOVERNMENT**, an urban county government
created pursuant to KRS Chapter 67A

By: _____

Print Name: _____

Its: _____

Date Signed: _____

STATE OF KENTUCKY)
)
COUNTY OF _____)

The foregoing instrument was subscribed and acknowledged before me this the ____ day of _____, 20__, by _____, as _____ of **LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government created pursuant to KRS Chapter 67A, on behalf of said urban county government, on behalf of the urban county government.

[AFFIX SEAL]

Print Name: _____
NOTARY PUBLIC
My Commission Expires: _____
Notary ID No.: _____

IN WITNESS WHEREOF, the Party of the Second Part has caused its name to be subscribed as of the date set forth below.

**FAYETTE COUNTY SCHOOL DISTRICT
FINANCE CORPORATION**, an agency,
instrumentality and constituted authority of Board of
Education of Fayette County

By: _____

Print Name: _____

Its: _____

Date Signed: _____

STATE OF KENTUCKY)
)
COUNTY OF _____)

The foregoing instrument was subscribed and acknowledged before me this the ____ day of _____, 20__, by _____, as _____ of **FAYETTE COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, an agency, instrumentality and constituted authority of Board of Education of Fayette County, on behalf of the agency.

[AFFIX SEAL]

Print Name: _____
NOTARY PUBLIC
My Commission Expires: _____
Notary ID No.: _____



Lexington Office
651 Perimeter Drive | Suite 300 | Lexington, KY 40517
P: 859.368.0145

SANITARY SEWER EASEMENT RELEASE
WILLIAM WELLS BROWN ELEMENTARY SCHOOL
555 EAST FIFTH STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY

All that tract or parcel of land situated at the intersection of East Fifth Street and Shropshire Avenue in Lexington, Fayette County, Kentucky, being more fully described as follows, to wit:

BEGINNING at the intersection of the East Fifth Street east right of way and the Shropshire Avenue south right of way (555 East Fifth Street, DB 2732, Pg 280); thence with said Shropshire Avenue, North 48°47'39" East, 96.26 feet to the **TRUE POINT OF BEGINNING**, said point being the northwest corner of an existing 15-foot wide sanitary sewer easement (Cab N, SI 22); thence continuing with said Shropshire Avenue, North 48°47'39" East, 15.00 feet to a point; thence leaving said Shropshire Avenue and with said sewer easement for three (3) lines through the lands of said 555 East Fifth Street:

1. South 41°12'21" East, 20.00 feet to a point,
2. South 48°47'39 West, 15.00 feet to a point,
3. North 41°12'21" West, 20.00 feet to the **TRUE POINT OF BEGINNING**, containing 300 square feet, more or less.

James M.
Chambliss,
PLS

Digitally signed by
James M. Chambliss,
PLS
Date: 2022.11.29
06:26:03 -05'00'



0' 60' 120' 180'



GRAPHIC SCALE: 1" = 60'



LFUCG HOUSING
AUTHORITY
DB 537, PG 307
CAB N. SL 22

LINE	BEARING	DISTANCE
L1	N 48°47'39" E	15.00'
L2	S 41°12'21" E	20.00'
L3	S 48°47'39" W	15.00'
L4	N 41°12'21" W	20.00'

James M.
Chambliss,
PLS

Digitally signed
by James M.
Chambliss, PLS
Date: 2022.11.29
06:26:48 -05'00'

EAST FIFTH STREET
CAB N SL 22

SHROPSHIRE AVENUE
CAB N, SL 22

14.00'

N 48°47'39" E
TRUE P.O.B.

82.26'

20' B.L.

L1 157.28'

L2 60.02'

15' SAN. SEW. E.
RELEASE - 300 SQ.FT.
(CAB N SL 22)

FAYETTE COUNTY SCHOOL DISTRICT
FINANCE CORPORATION
555 E. FIFTH STREET
WILLIAM WELLS ELEMETARY SCHOOL
DB 2732, PG 280
CAB M, SL 823

SHROPSHIRE AVENUE
CAB N, SL 349

EAST FIFTH STREET
CAB N SL 350

BLUEGRASS ASPENDALE
PHASE 3
CAB N SLIDES 349 & 350

STATE of KENTUCKY
JAMES M.
CHAMBLISS
3185
LICENSED
PROFESSIONAL
LAND SURVEYOR

PRIME 

651 Perimeter Drive Suite 300
Lexington, KY 40517
Phone (859) 368-0145
www.primeeng.com

SANITARY SEWER EASEMENT RELEASE EXHIBIT
WILLIAM WELLS BROWN ELEMENTARY SCHOOL
555 E. FIFTH STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY