

## **EASEMENT AGREEMENT**

**THIS EASEMENT** made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the **HARDIN COUNTY BOARD OF EDUCATION**, of 384 W. A. Jenkins Road, Elizabethtown, Kentucky, 42701, herein referred to as First Parties; and **HARDIN COUNTY WATER DISTRICT No. 1** of 1400 Rogersville Road, Radcliff, Kentucky, 40160, herein referred to as Second Party;

### **W I T N E S S E T H :**

That for and in consideration of \$1,115.00 and for the exchange and release of an existing 20 foot wide utility easement previously granted and referenced herein and other good and valuable consideration, the receipt of which is hereby acknowledged, First Parties have and do hereby GRANT and CONVEY unto Second Party, its successors and assigns, an easement for the purpose of the installation, maintenance and repair of a sanitary sewer line on the property described as follows:

PVA Parcel #183-30-00-022, 384 W. A. Jenkins Road, Elizabethtown, Kentucky 42701

A 20' wide permanent sanitary sewer line easement (as shown on the attached drawing).

Being a part of the property derived by Deeds of record in Deed Book 369, Page 39, in the Office of the Hardin County Court Clerk.

First Party will incur no expense in the repair of the sanitary sewer line (as shown on the attached drawing) of PVA Parcel #183-30-00-022, 384 W. A. Jenkins Road, Elizabethtown, Kentucky, 42701.

Second Party agrees to return said property over which these easements are granted in as good condition as it was when the Second Party began construction, reconstruction and repair of said sanitary sewer line, ordinary wear and tear excepted.

Further, Parties covenant and agree that the easement shall be governed by the following terms and conditions:

1. The easement shall inure to the benefit of Second Party and successors and assigns, its contractors, engineers, representatives and agents; and shall be fully assignable, in whole or in part by Second Party.
2. Second Party shall have the right to remove trees, shrubs, rock and other obstructions which in its judgment would interfere with the intended use of the easements.
3. Second Party shall restore and repair all areas that are disturbed during construction and perpetual maintenance; further, Second Party shall replace or repair any fences, blacktop or concrete areas disturbed during construction and perpetual maintenance.

4. First Party, their heirs and assigns, shall retain the right to use and enjoy fully the areas subject to the aforesaid easements, after initial construction and restoration has been completed, provided that no permanent structure(s) be placed over any part of the permanent easements.

PROVIDED, HOWEVER, that this conveyance is made subject to all easements, restrictions and conditions of record in said Clerk's Office. This conveyance is subject to all applicable zoning and subdivision regulations.

**A L S O :**

The Second Party have and do hereby RELEASE unto First Party, its successors and assigns, an easement for the purpose of the installation, maintenance and repair of a sanitary sewer force main to be abandoned on the property described as follows:

PVA Parcel #183-30-00-022, 384 W. A. Jenkins Road, Elizabethtown, Kentucky 42701

A 20' wide permanent sanitary sewer line easement RELEASED (centerline as shown on the attached drawing as marked by Before You Dig (811)).

Being a part of the property derived by Deeds of record in Deed Book 369, Page 39, in the Office of the Hardin County Court Clerk.

IN TESTIMONY WHEREOF, witness the signature of the Parties the day and year first above written.

**HARDIN COUNTY WATER DISTRICT No. 1**

By: \_\_\_\_\_  
**JAMES S. BRUCE, General Manager**

**HARDIN COUNTY BOARD OF EDUCATION**

By: \_\_\_\_\_  
**Kay Sharon, Chairman**

ATTEST: \_\_\_\_\_  
**Secretary**

STATE OF KENTUCKY:  
COUNTY OF HARDIN:

The foregoing instrument was executed, acknowledged, subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by **KAY SHARON**, Chairman, Hardin County Board of Education.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

STATE OF KENTUCKY:  
COUNTY OF HARDIN:

The foregoing instrument was executed, acknowledged, subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, 2015, by **JAMES S. BRUCE as General Manager of  
HARDIN COUNTY WATER DISTRICT No. 1**

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Prepared by:

\_\_\_\_\_  
Daniel Clifford  
Engineering Manager  
Hardin County Water District No. 1

EX. MANHOLE  
N 2,158,302.24  
E 1,595,404.76  
(NAD 83, KY SO 1602)

HONORS WAY

EX. SANITARY  
SEWER EASEMENT

EX. MANHOLE  
END OF FORCE MAIN  
EASEMENT BEING RELEASED

JOHN HARDIN HIGH SCHOOL  
D.B. 369, PG. 39

± 20' SANITARY SEWER EASEMENT  
(BEING GRANTED)

FORCE MAIN EASEMENT BEING  
RELEASED, LOCATION SHOWN  
AS MARKED BY BUD (811)

HONORS WAY

### NOTES:

1. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR THE USE OF CONVEYANCE OR TRANSFER OF TITLE AND DOES NOT ILLUSTRATE ANY RIGHTS, INTERESTS, FACTS OR CLAIMS BY THE OWNER OR OTHERS.
2. THE SEWER ALIGNMENT AS SHOWN IS BASED ON THE EXISTING SANITARY SEWER MANHOLE LOCATION AND THE PROPOSED SANITARY SEWER ALIGNMENT PROVIDED BY HARDIN COUNTY WATER DISTRICT NO. 1. COORDINATES ARE REFERENCED TO NAD 1983, KY SOUTH ZONE 1602. NAD 88 GEOID 03. ALL DISTANCES ARE GRID. SCALE FACTOR TO GROUND IS 1.000064194.
3. SITE IS SUBJECT TO RIGHT-OF-WAYS, RESTRICTIONS AND EASEMENTS OF RECORD OR IMPLIED.

### GRAPHIC SCALE



### SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION ON 13 APRIL 2015 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT DOES NOT COMPLY WITH 201 KAR 18:150 FOR BOUNDARY SURVEYS. BEARINGS ARE BASED ON GRID NORTH PER RTK GPS OBSERVATION (NAD 83, KY SOUTH ZONE 1602).



DOUGLAS K. JOHNSON, PLS. 3300

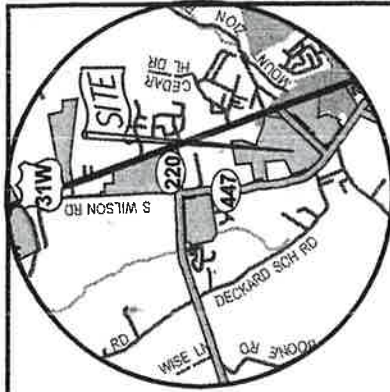
04/13/2015  
DATE



**DOUGLAS LAND SURVEYING, LLC.**  
21500 SONORA HARDIN SPRINGS ROAD  
BIG CLIFTY, KENTUCKY 42712  
PH. (270) 766-7722 FAX (270) 862-5840  
DOUGLASLANDSURVEYING@WINDSTREAM.NET

### SANITARY SEWER EASEMENT

OWNER: HARDIN COUNTY BOARD OF EDUCATION  
ADDRESS: 384 W.A. JENKINS ROAD  
CITY ELIZABETHTOWN COUNTY HARDIN KY 42701  
DEED BOOK 369, PAGE 39 PVA 183-30-00-022  
FOR: HARDIN COUNTY WATER DISTRICT NO. 1  
ADDRESS: 1400 ROGERSVILLE ROAD  
CITY RADCLIFF COUNTY HARDIN KY 40160  
SCALE: 1 IN. = 100 FT. DWG BY: DJ CHKD BY: DJ  
DATE: 13 APRIL 2015 BILL NO. 15-034  
DWG. NAME: C:\DOUGLAS\SURVEYS\HARDIN\APPLEWOOD\APPLEWOOD\_PDE.DWG



VICINITY MAP  
NO SCALE