

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged by **GRANTOR**, **GRANTOR** hereby grants to **LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD)**, its successors and assigns, a perpetual easement on, over and under strips of land and spaces as defined and marked "Sanitary Sewer And Drainage Easement" on the plat attached hereto.

This grant is made on the following terms:

1. **MSD** has the right of ingress and egress over **GRANTOR's** property to and from the easement at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as appurtenances, under **MSD's** jurisdiction, control, and supervision, provided however to the extent responsibly possible **MSD** will attempt to limit its access to **GRANTOR's** property to the areas which are now or hereafter improved with roadways or driveways.
2. Nothing shall be placed in, on, over or under the sanitary sewer and drainage easement which will obstruct or interfere with the purposes of said easement.
3. **MSD** may authorize any public agency or others to carry out the purposes as set forth in paragraph 1.
4. The **GRANTOR** covenants that they are (he/she is) lawfully seized of the property through which the sanitary sewer and drainage easement is granted and that they have (he/she has) full right and power to convey the same and said property is free from all encumbrances, except current taxes and restrictions and/or mortgages of record.
5. The **GRANTOR** acknowledges that the consideration received for the conveyance made herein does not include any express or implied release or waiver by **MSD** of rights to subject **GRANTOR** and their (his/her) property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law.
6. **MSD** covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by **MSD** during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and appurtenances unless damage is caused by the placing of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by **MSD**.
7. If shown, a temporary easement, as defined and marked "Temporary Construction Easement" on the plat attached hereto is hereby reserved for **MSD's** use as needed during original construction of said sanitary sewers, drains, and appurtenances. Such easement shall terminate and automatically revert to the property owners upon completion of the original construction.

IN TESTIMONY WHEREOF, witness the signature of the **GRANTOR** on this 11 day of April 2017.

JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE CORPORATION

GRANTOR

GRANTOR

LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40203-1913

Record No. _____

Parcel No. _____

CORPORATE/ORGANIZATION RESOLUTION CERTIFICATE

Corporations and other organization must complete this form.

1. Certification of Authorized Individuals

As (secretary/officer/partner) of JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, I hereby certify that:

Name

DONNA M HARGENS

Title

President

Signature

Donna M. Hargens

Is/are duly authorized by resolution of the above-name Corporation/Organization to act on its behalf in connection with any transactions with the Louisville and Jefferson County Metropolitan Sewer District (MSD).

I further certify that said resolution authorizes the named individual(s) to give written authorization and to execute any necessary easements, certificates, agreements, forms or other documents required by MSD in connection with Sanitary Sewer and/or Drainage projects.

The Corporation/Organization hereby agrees to indemnify and hold MSD harmless from and against any loss, cost, liability, or expense incurred by any of them in connection with any action taken upon oral or written instructions reasonably believed by MSD to have originated from the named individuals. The authority of the named individuals to act on behalf of the Corporation/Organization shall remain in full force and effect until written revocation by a secretary or officer of the Corporation/Organization is delivered to MSD; provided, however that MSD shall not have any liability for actions initiated before having had a reasonable amount of time to act upon the revocation.

Please indicate the number of signatures required on transaction request.
If a number is not indicated, one signature will be required.

2. Signature of Secretary/Officer/Partner

To the above, I set my signature of our Corporation/Organization this 11th day of April, in the year 2017.

If the individual signing above is listed as one of the individuals authorized to act upon MSD documents, a second authorized individual must sign below. If there is no other authorized individual, then this document must be notarized.

Donna M. Hargens

Signature of Authorized Individual

President

Title

3. Signature of Other Authorized Individual. (If required)

Signature of Authorized Individual

Title

COMMONWEALTH OF

COUNTY OF Kentucky

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid do hereby certify that the foregoing instrument was this day presented to me by Donna M. Hargens, as President of JCSDFC who acknowledged execution of said instruments as being _____ true and proper act and deed.

WITNESS my hand this 11th day of April, in the year 2017.

Julie Klayko

Commission Expires: 7-7-2017

COMMONWEALTH OF _____

COUNTY OF _____

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do

hereby certify that the foregoing instrument was this day presented to me by

_____ and _____

being the within named GRANTOR(S), who being by me first duly sworn, declared that

_____ signed the foregoing instruments as _____

true and proper act and deed.

OR

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid,

do hereby certify that the foregoing instrument was this day presented to me by

who, being by me first duly sworn, declared that _____

signed the foregoing instrument as _____

of _____

by authority and direction of its Board of Directors, as a true and proper act and deed.

Witness my hand this _____ day of _____, 20 _____.

My Commission expires: _____

NOTARY PUBLIC

This Instrument Prepared By:

Attorney at Law
700 West Liberty Street
Louisville, KY 40203-1913

LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40203-1913


Record No. _____

Parcel No. _____

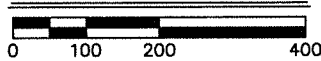
Sheet ____ of ____

NOTES:

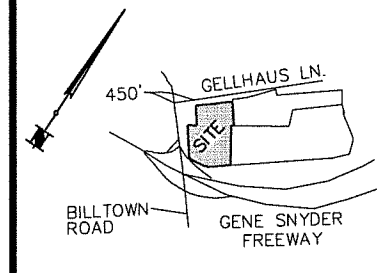
1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
2. THE BOUNDARY LINES SHOWN HEREON WERE DETERMINED FROM DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED.
3. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

 DENOTES SANITARY SEWER AND DRAINAGE EASEMENT
"BEING GRANTED" = 3,832 SQUARE FEET

GRAPHIC SCALE 1"=200'

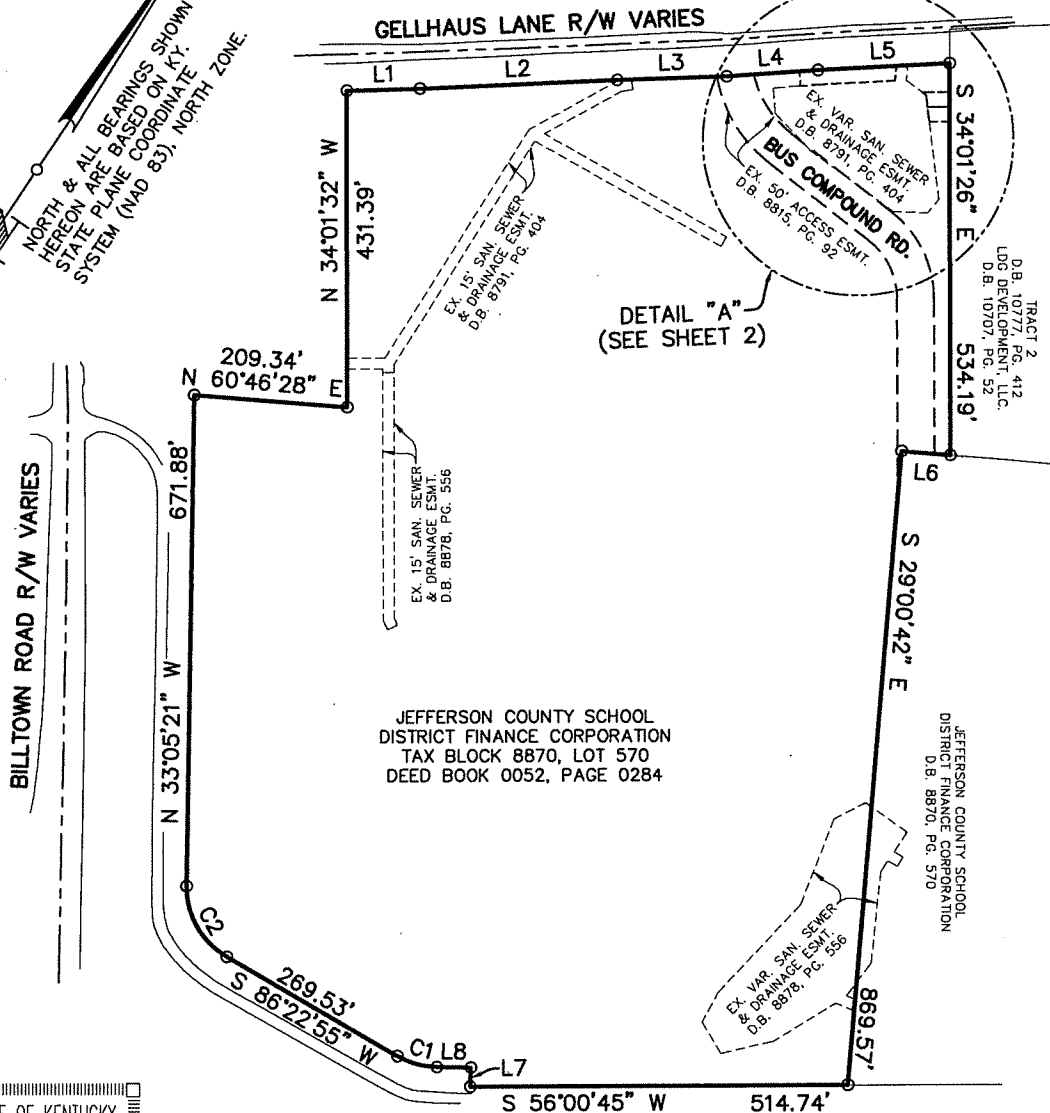


NORTH & ALL BEARINGS SHOWN
HEREON ARE BASED ON KY.
STATE PLANE COORDINATE
SYSTEM (NAD 83), NORTH ZONE.



LOCATION MAP

NO SCALE



STATE OF KENTUCKY

JOSHUA S.
CALICO
4011
LICENSED
PROFESSIONAL
LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE INFORMATION
DEPICTED HEREON WAS GATHERED UNDER
MY DIRECT SUPERVISION AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR
NON-BOUNDARY SURVEY WORK AS DEFINED
IN SECTION 13 OF 201 KAR 18:150.

BEING A PART OF THE SAME PROPERTY
CONVEYED TO THE GRANOR BY DEED
RECORDED IN DEED BOOK 8870, PAGE 570, IN
THE OFFICE OF THE LOUISVILLE METRO CLERK.

JASHUA S. CALICO PLS# 4011 DATE:
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

MINDEL, SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
5151 JEFFERSON BOULEVARD
LOUISVILLE, KENTUCKY 40219
(502) 485-1508

SANITARY SEWER & DRAINAGE EASEMENT

PROPERTY OF:
JEFFERSON COUNTY SCHOOL DISTRICT
FINANCE CORPORATION
3332 NEWBURG ROAD
LOUISVILLE, KY. 40218
TAX BLOCK 8870, LOT 570
DEED BOOK 0052, PAGE 0284


PROPERTY ADDRESS:
6405 GELLHAUS LANE
LOUISVILLE, KENTUCKY 40299

DATE: 02/13/17

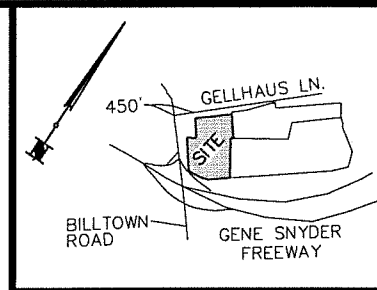
SCALE: 1"=200'

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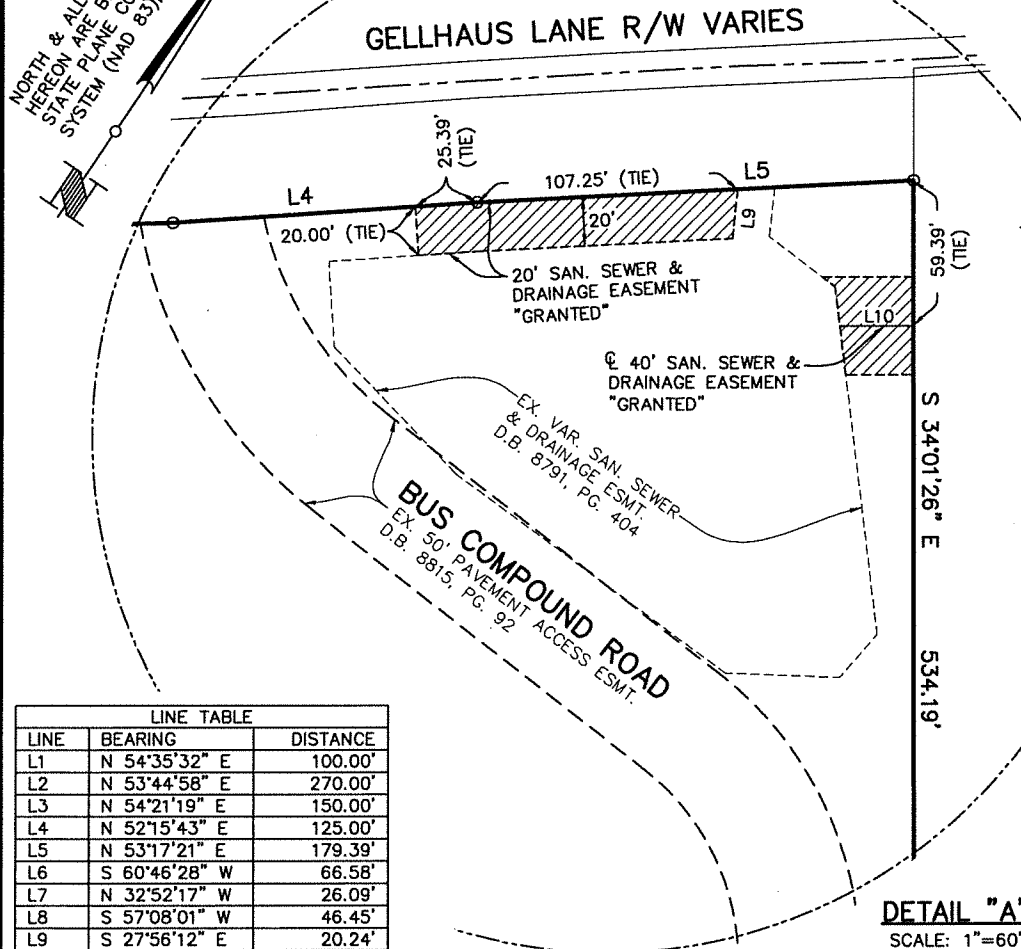
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LOCATION MAP

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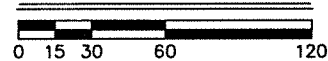
DETAIL "A"

SCALE: 1"=60'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 54°35'32" E	100.00'
L2	N 53°44'58" E	270.00'
L3	N 54°21'19" E	150.00'
L4	N 52°15'43" E	125.00'
L5	N 53°17'21" E	179.39'
L6	S 60°46'28" W	66.58'
L7	N 32°52'17" W	26.09'
L8	S 57°08'01" W	46.45'
L9	S 27°56'12" E	20.24'
L10	S 55°58'34" W	30.11'

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 71°45'27" W	55.55'	110.00'
C2	N 63°21'15" W	110.88'	110.00'

GRAPHIC SCALE 1"=60'



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE INFORMATION
DEPICTED HEREON WAS GATHERED UNDER
MY DIRECT SUPERVISION AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR
NON-BOUNDARY SURVEY WORK AS DEFINED
IN SECTION 13 OF 201 KAR 18:150.

STATE OF KENTUCKY
JOSHUA S.
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4011
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