

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this day of , 2017 by and between:

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION,
a Kentucky Non-Profit Corporation
3332 Newburg Road
Louisville, Kentucky 40218

"GRANTOR "

and

LOUISVILLE WATER COMPANY, acting through the agency of the Board of Water
Works,
c/o Louisville Water Company
550 South Third Street
Louisville, Kentucky 40202
Louisville/Jefferson County Metro Government, purusant to Chapter 67C
for and on behalf of LouisvilleWater Company

"GRANTEES"

WITNESSETH :

For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys to Grantees, an easement in perpetuity over, under and through the strip of land hereinafter described for the purpose of connecting, constructing, operating, maintaining, reconnecting, repairing, removing, reconstructing, replacing, and/or enlarging one or more water mains and appurtenances to be laid in said strip, including the right of ingress and egress to and from said strip. Said strip of land is located in Jefferson County, Kentucky and is described as follows:

BEING an easement, Twenty Feet (20') in width throughout, as shown on the plat attached hereto and made a part hereof by reference.

BEING A part of the same property conveyed to GRANTOR , by Deed recorded in Deed Book 7472 , Page 643 in the office of the Clerk of Jefferson County, Ky.

Grantor covenant(s) that it/they has/have full right, power and authority to make this conveyance.


Grantor , its/their successors and assigns, further covenant not to erect permanent structures of any nature upon or change the grade of the surface within the above described easement without written consent of Louisville Water Company. Non-permanent objects or improvements, including, but not limited to, fences, shrubs, gardens, pasture land, signage, driveways, access roads and parking may occupy easement area at the Grantor's risk.

To the extent Grantee must disturb the easement, Grantee agrees to restore the property to the original condition at the time of granting of the easement, which condition shall not include any non-permanent objects or improvements made by the Grantor after granting this Easement.

Grantor , its/their successors and assigns, reserve the right to make use of the above described strip of land in such a way as to not interfere with the rights herein granted to Grantees.

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

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky Non-Profit Corporation


DONNA HARGENS, ED.D.
5/17/17

COUNTY OF JEFFERSON)
COMMONWEALTH OF KENTUCKY) :ss

The foregoing Deed of Easement was acknowledged before me this day of , 2017 by DONNA HARGENS ED.D., Superintendent, JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky Non-Profit Corporation

My Commission expires: 2-28-22


NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

VICE PRESIDENT – GENERAL COUNSEL
LOUISVILLE WATER COMPANY
550 S. THIRD STREET
LOUISVILLE, KENTUCKY 40202
502-569-3600

NOTES

1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 8/22/16 TO 8/24/16 BY CONVENTIONAL RADIAL SURVEY METHODS UTILIZING AN ELECTRONIC TOTAL STATION AND TIED INTO CONTROL SET BY GPS RTK METHOD. THIS SURVEY WAS NOT ADJUSTED FOR CLOSURE.

2) THE MONUMENTED CORNERS SHOWN HEREON ARE NOT VERIFIED AS BOUNDARY CORNERS AND SHOULD BE USED AS REFERENCE TIES FOR THE EASEMENT ONLY.

3) THE MEASUREMENTS SHOWN ON THIS PLAT MEET OR EXCEED A MINIMUM CLOSURE OF 1:10,000.

4) THE REFERENCE MERIDIAN USED ON THIS SURVEY TO DETERMINE THE DIRECTION OF THE PROPERTY LINES WAS BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983.

5) THE LEGAL DESCRIPTION RECORDED IN DEED BOOK 7472, PAGE 643 AND OTHER DOCUMENTS; SUCH AS THE ADJOINER'S DESCRIPTION(S) AND RIGHT-OF-WAY PLANS WERE USED TO DETERMINE THE ANGLES AND DISTANCES FOR THIS PLAT.

GEORGE G. GAGEL
PARCEL ID: 102504400000
D.B. 5284, PG. 145

JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE CORPORATION
PARCEL ID: 102504310000
D.B. 7472, PG. 643

EXISTING
10' L.W.C. EASEMENT
D.B. 4035, PG. 538

PROPOSED
20' L.W.C. EASEMENT
"GRANTED"

KENNETH & CYNTHIA DOUGLAS
PARCEL ID: 147300490000
P.B. 6320, PG. 532

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS EASEMENT PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS PERTAINING TO NON-BOUNDARY SURVEY WORK LOCATED IN SECTION 13 OF 201 KAR 18:150, AS WELL AS, THE L.W.C. TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS FOR SURVEYING, PLATTING AND MAPPING, 2011 EDITION.

OWNER'S SIGNATURE

AS AN OWNER OR AUTHORIZED AGENT OF THE PROPERTY SHOWN HEREON, I AGREE TO THE EASEMENT AS DESCRIBED AND LAID OUT ON THIS PLAT.

SIGNATURE

DATE

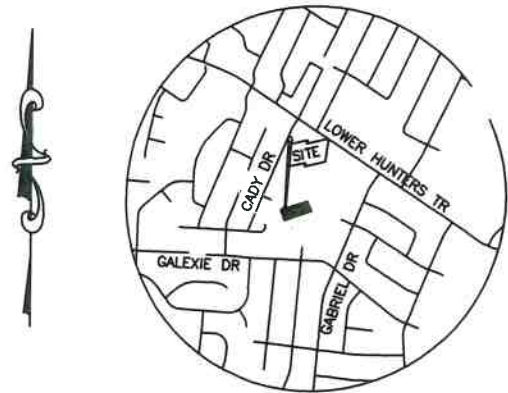
SIGNATURE

DATE

PLS REVIEW: TL

TODD C. LOPP, PLS #3917

DATE



LOCATION MAP
NOT TO SCALE

LEGEND

- FND PIN
- - IRON PIN
 - △ - DIMENSION POINT
 - C/L - CENTER LINE
 - R/W - RIGHT-OF-WAY
 - ▨ - EASEMENT AREA

ESMT. AREA = 7,942 SQ. FT.

L.W.C. ESMT.#

THIS PLAT DOES NOT REPRESENT
A BOUNDARY SURVEY AND IS NOT
INTENDED FOR LAND TRANSFER

EASEMENT PLAT PREPARED BY

LOUISVILLE WATER COMPANY

550 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202

SPENCER W. BRUCE, PE - PRESIDENT

JAMES G. GRUNOW, PE - INTERIM VICE PRESIDENT/CHIEF ENG

PROPERTY OF

**JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE CORPORATION**

5310 GALAXIE DRIVE

JEFFERSON COUNTY

D.B. 7472, PG. 643

PARCEL ID: 102504310000

DATE 12/28/16

SCALE 1" = 60'

MAP NO. 1176-242

DRAWN BRADLEY

CHECKED BY TL

ENGR. P. HOWARD

PROJ. NO. 16999

SHEET

1 OF 1