


**Bullitt County Public
Schools**
1040 Highway 44 East
Shepherdsville, Kentucky 40165

502-869-8000
Fax 502-543-3608
www.bullittschools.org

MEMO

TO: Jesse Bacon

FROM: Mark Mitchell 

DATE: May 20, 2019

RE: Board Agenda Item – Acceptance of Deed of Easement –
BCSDFC to Louisville Water Company

Presented for acceptance is the Deed of Easement from the Louisville Water Company (LWC) addressing the new water line service installation at Bullitt Central High School.

Due to the age of the existing water lines, LWC will install new lines of service on the Bullitt Central campus. The work will take place over the next few months with minimal service interruptions. Through consultation with Eric Farris, the Deed of Easement is appropriate as to form and legality. Upon acceptance, the Deed of Easement will be mailed to the Louisville Water Company.

I recommend the Board accept the Deed of Easement from the Louisville Water Company.

Attachments: Deed of Easement – Louisville Water Company



Project No.: 15462
Contract No.:
Contract End Date:

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this day of , 2019, by and between:

"GRANTOR "

BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION
1040 Highway 44 East
Shepherdsville, Kentucky 40165

and

LOUISVILLE WATER COMPANY, acting through the agency of the Board of Water Works,
550 South Third Street
Louisville, Kentucky 40202

"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 Bullitt County, Kentucky and is described as follows:

BEING an easement, Variable Feet 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 860 , Page 15 in the office of the Clerk of Bullitt 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 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(s), its successors and assigns, reserves 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 the event Grantor makes use of the strip of land in violation of the foregoing restrictions, it is understood and agreed that such use shall not give rise to a claim of adverse possession that may arise by such use that would nullify or otherwise impair in whole or in part Grantees rights to the strip of land.

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

Bullitt County School District Finance Corporation

COUNTY OF BULLITT)
COMMONWEALTH OF KENTUCKY) :ss

The foregoing Deed of Easement was acknowledged before me this _____ day of _____, 2019, by _____, as _____ of Bullitt County School District Finance Corporation, a Kentucky non-profit corporation.

My Commission expires: _____

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Michael F. Tigue, Esq.
Vice President, General Counsel
LOUISVILLE WATER COMPANY
550 S. Thid Street
Louisville, Kentucky 40202
502-569-3600

NOTES

1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 1/28/14 TO 2/19/14 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.

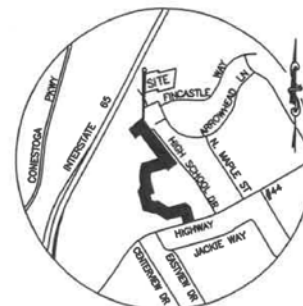
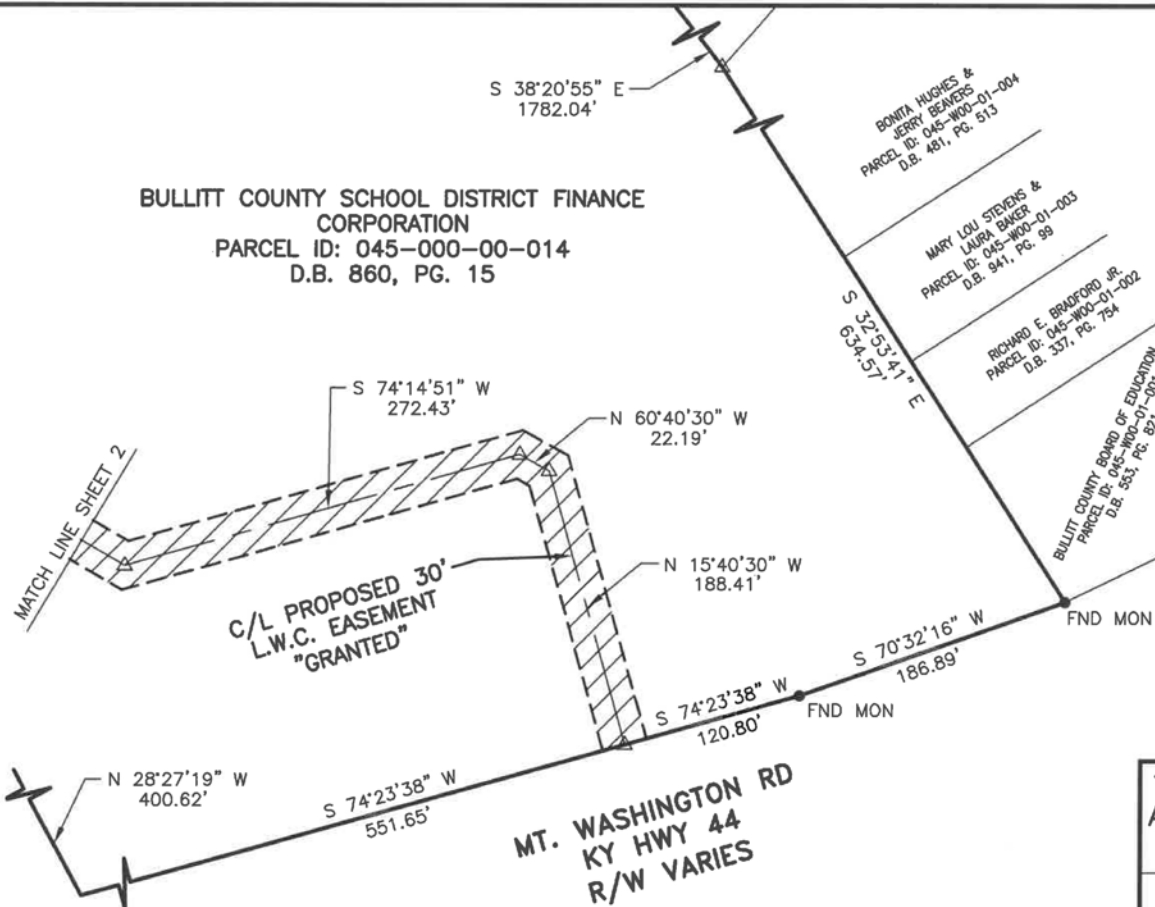
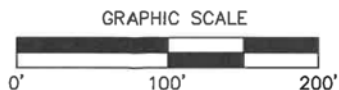
3) THE MEASUREMENTS SHOWN ON THIS PLAT MEET OR EXCEED A MINIMUM CLOSURE OF 1:10,000.

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 860, PAGE 15 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.

BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION

PARCEL ID: 045-000-00-014
D.B. 860, PG. 15



LOCATION MAP
NOT TO SCALE

LEGEND

- - FOUND MONUMENT AS NOTED
- △ - DIMENSION POINT
- C/L - CENTER LINE
- R/W - RIGHT-OF-WAY
- ▨ - EASEMENT AREA

ESMT. AREA = 91,994 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

660 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202

SPENCER W. BRUCE, PE - PRESIDENT

TIMOTHY KRAUS, PE - VICE PRESIDENT, CHIEF ENGINEER

PROPERTY OF

BULLITT COUNTY SCHOOL DISTRICT FINANCE CORP.

1330 HIGHWAY 44 EAST
D.B. 860, PG. 15

BULLITT COUNTY
PARCEL ID: 045-000-00-014

DATE 5/3/19	SCALE 1" = 100'	MAP NO. 1221-184
DRAWN SP	CHECKED BY TL	ENGR. E. WALLS
PROJ. NO. 15462	SHEET 1	OF 4

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.

PLS REVIEW: *TL*

TODD C. LOPP, PLS #3917

DATE

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 _____

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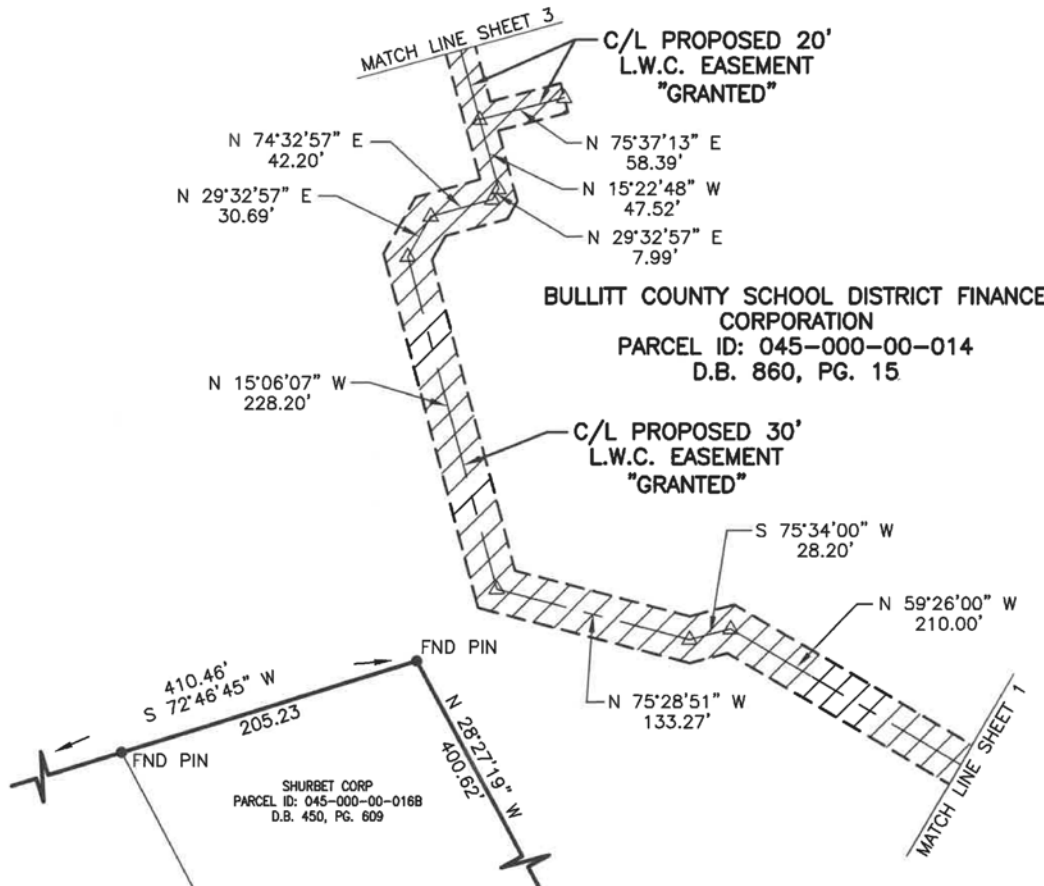
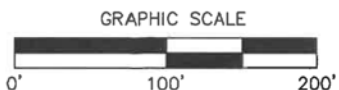
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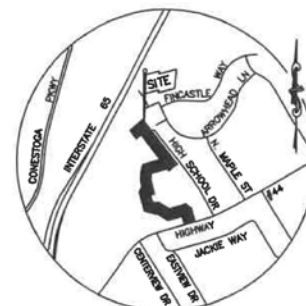
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650 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202

SPENCER W. BRUCE, PE - PRESIDENT

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PROPERTY OF

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1330 HIGHWAY 44 EAST BULLITT COUNTY
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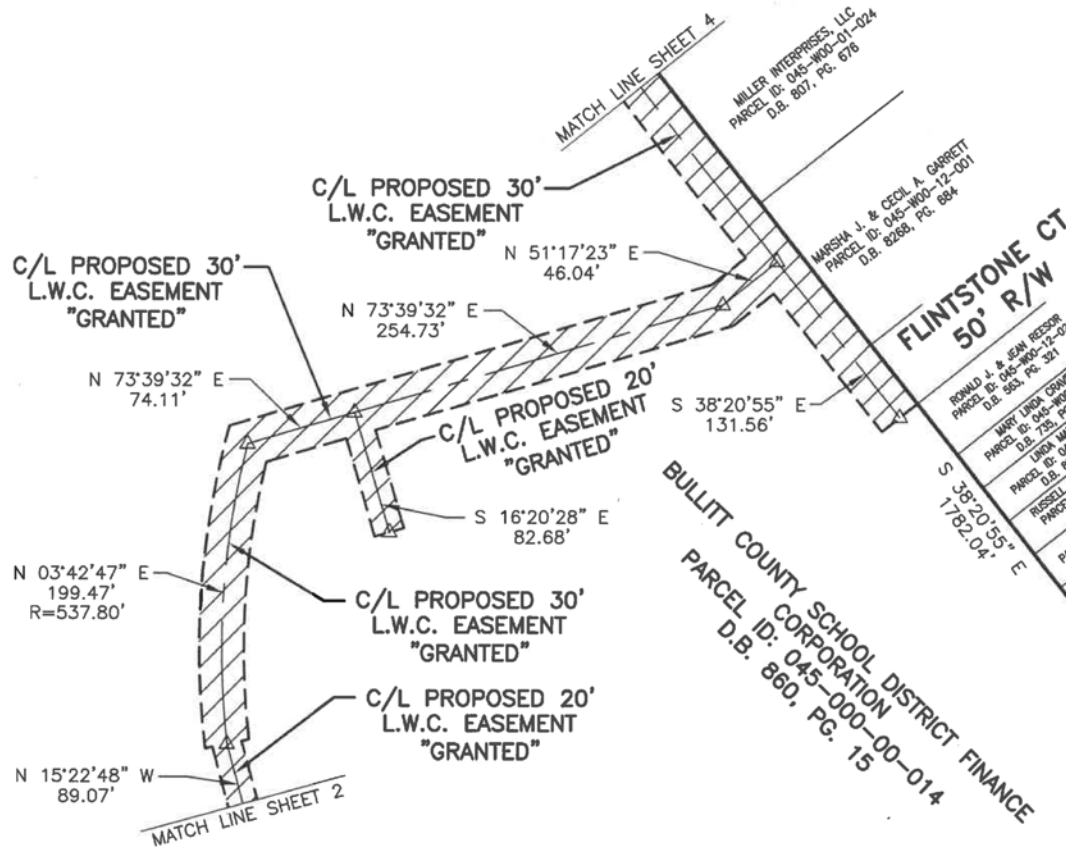
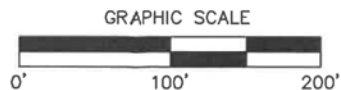
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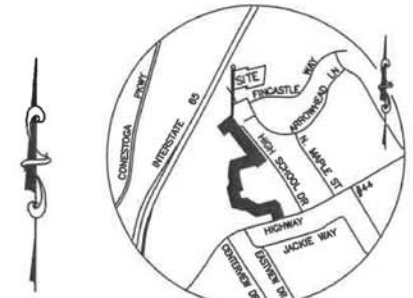
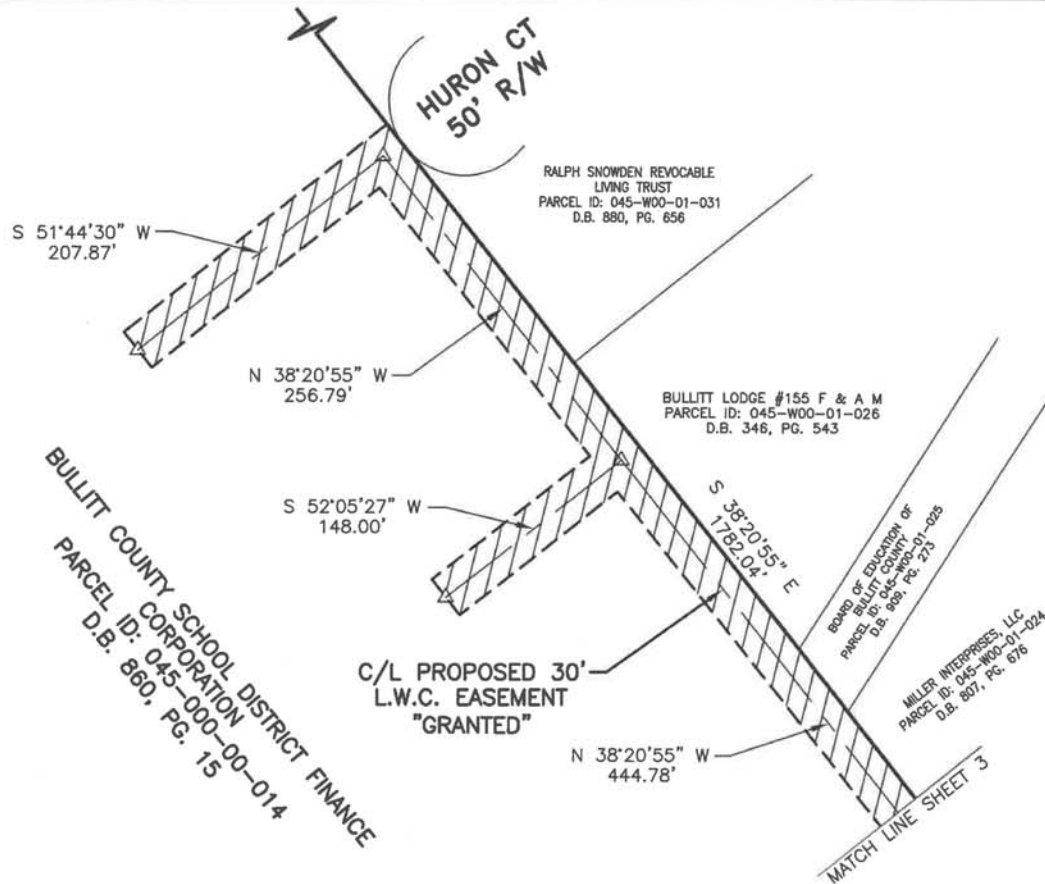
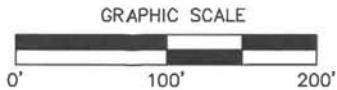
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