

Project # 15616A

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this 28 day of OCTOBER, 2020
by and between:

**JEFFERSON COUNTY SCHOOL DISTRICT FINANCE
CORPORATION**
3332 Newburg Road
Louisville, KY 40218

"GRANTOR"

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, including ingress and egress to and from said strip. Said strip of land is in Jefferson County, Kentucky and is described as follows:

BEING an easement Thirty Feet (30') in width as shown on the plat attached hereto and made a part hereof by reference.

BEING a part of the same property acquired by GRANTOR and recorded in Deed Book 7472 Page 643 in the Office of the Clerk of Jefferson County, Kentucky.

Grantor covenants that it has right, power and authority to make this conveyance.

Grantor, its 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

included, but not limited to, fences, shrubs, gardens, pastureland, signage, driveways, access roads and parking may occupy Easement area at Grantor's risk.

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

Grantor, 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 that 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 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 the day and year first above written.

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

DR. MARTIN POLLIO

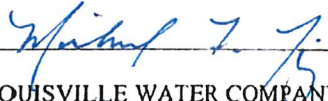
COUNTY OF JEFFERSON)
) :ss
COMMONWEALTH OF KENTUCKY)

The foregoing Deed of Easement was acknowledged before me this ____ day of _____, 2020 by Dr. Martin Pollio, as Superintendent of JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, A Kentucky Non-Profit Corporation

My Commission expires: _____

NOTARY PUBLIC,
License #

THIS INSTRUMENT WAS PREPARED BY:

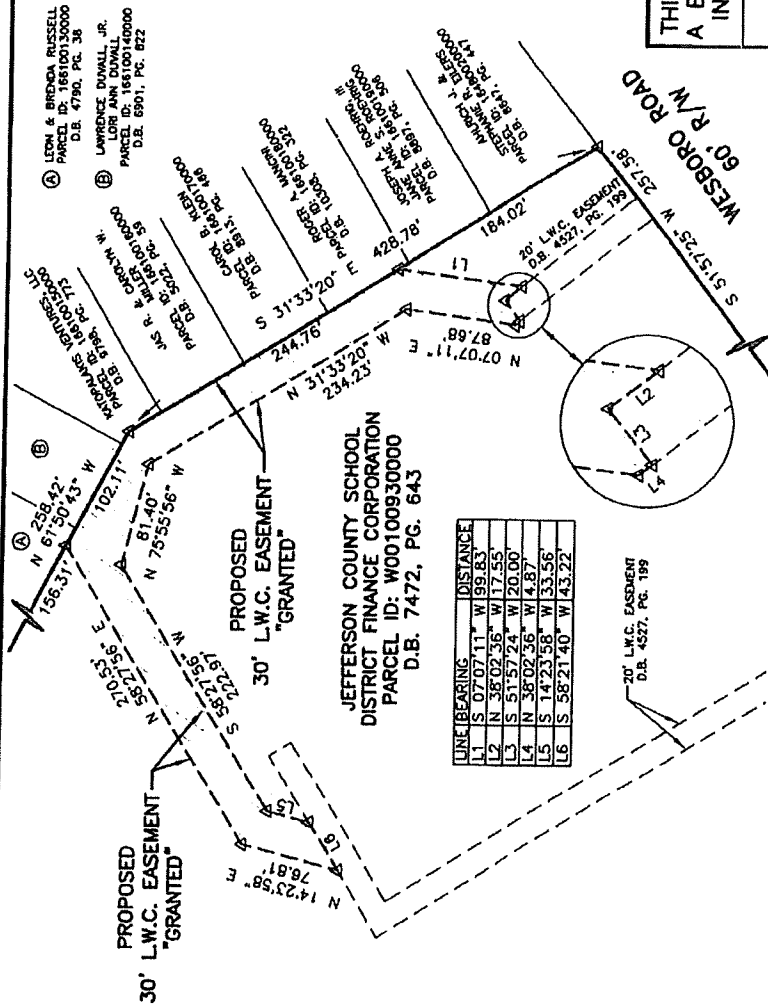


LOUISVILLE WATER COMPANY
550 S. 3rd Street
Louisville, Ky. 40202
(502) 569-3600

NOTES

- 1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 05/14/19 TO 05/15/19 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 NAD83 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.

GRAPHIC SCALE



LINE	BEARING	DISTANCE
L1	S 07°07'11\"	W 99.83
L2	N 35°02'36\"	W 17.55
L3	S 51°57'24\"	W 20.00
L4	N 35°02'36\"	W 4.87
L5	S 14°23'58\"	W 33.56
L6	S 58°21'40\"	W 43.22

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT IN ACCORDANCE WITH 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: JCM

JAMES C. MOXAUS, PLS #3886

DATE

SIGNATURE

DATE

OWNER'S SIGNATURE

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

SIGNATURE

DATE

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

EASEMENT PLAT PREPARED BY
LOUISVILLE WATER COMPANY
600 S. 3RD STREET - LOUISVILLE, KY 40202
SPENCER W. BRUCE, PE - PRESIDENT
TIMOTHY KRAUS, PE - VICE PRESIDENT, CHIEF ENGINEER

PROPERTY OF
JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
7315 WESBORO ROAD - JEFFERSON COUNTY
D.B. 7472, PG. 643 PARCEL ID: W00100930000

DATE 07/01/19 SCALE 1" = 100' SUP 1245-288
DRAWN SP CHECKED BY JCM III ENGR. E. WALLS
PROJ. NO. 15616A SHEET 1 OF 1

ESMT. AREA = 22,136 SQ. FT.

L.W.C. ESMT.#