



Bullitt County Public Schools

1040 Highway 44 East
Shepherdsville, Kentucky 40165

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

MEMO

TO: Jesse Bacon

FROM: Ed Oyler

DATE : April 12, 2021

RE: Board Agenda Item – Approval of the Deed of Easement –
Bullitt County School District Finance Corporation to Louisville Water Company

Presented for approval is the Deed of Easement from the Bullitt County School District Finance Corporation to Louisville Water Company. This easement is required to complete work that is part of the Louisville Water Company Critical Main Reduction program. LWC has identified schools as critical customers and identified water mains that service schools on one-way feeds as a critical main. In order to reduce critical mains, projects have been created that include grid-ties which increase reliability and improve water quality for the school.

The projects improve the infrastructure that services the particular school by providing a two-way feed and providing new infrastructure (pipes, valves, hydrants, etc.) with an expected life cycle of at least 65 years. Valves are installed on both sides of the school service which allows for isolation in either direction and prevent. If a water main break or other water outage occurs in the area, the two-way feed allows for continuous service while a repair is completed. Bullitt Lick Middle School currently has approximately 1,500 feet of critical main. This project would reduce the critical main to near zero.

I recommend approval of the Deed of Easement from the Bullitt County Schools District Finance Corporation to Louisville Water Company with a 30' permanent easement and a 10' temporary easement for construction only.

Attachment: Deed of Easement

Equal Education and Employment Institution

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this day of , 2021, by and between:

BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky "GRANTOR"
Non-Profit 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, Thirty Feet (30') 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.

A Ten Foot (10') Temporary Easement is hereby reserved for the strips of land and space as defined by the plat. The Temporary Construction Easement will terminate and automatically revert to Grantor upon completion of the project.

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

Deborah Atherton, President

COUNTY OF BULLITT)
) :ss
COMMONWEALTH OF KENTUCKY)

The foregoing Deed of Easement was acknowledged before me this _____ day of 2021, by Deborah Atherton, as President 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

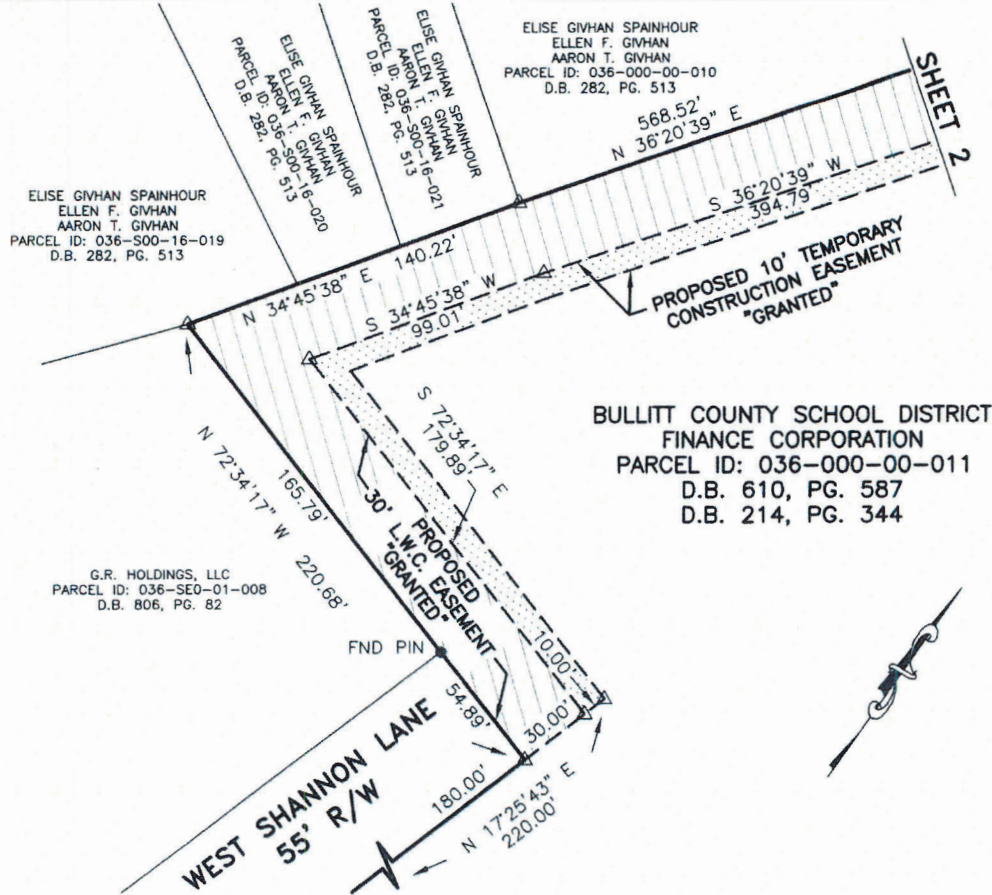
1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 08/24/20 TO 08/26/20 BY GPS RTK SURVEY METHODS USING A TRIMBLE R-10 RECEIVER. THIS SURVEY WAS NOT ADJUSTED FOR CLOSURE.

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 610, PAGE 587, DEED BOOK 214, PAGE 344 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.

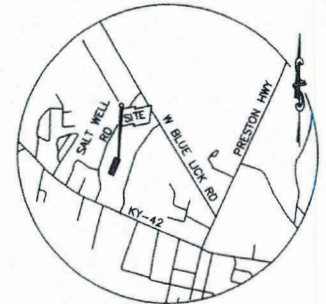


ELISE GIVHAN SPAINHOUR
ELLEN F. GIVHAN
AARON T. GIVHAN
PARCEL ID: 036-S00-16-019
D.B. 282, PG. 513

ELISE GIVHAN SPAINHOUR
ELLEN F. GIVHAN
AARON T. GIVHAN
PARCEL ID: 036-000-00-010
D.B. 282, PG. 513

G.R. HOLDINGS, LLC
PARCEL ID: 036-SE0-01-008
D.B. 806, PG. 82

BULLITT COUNTY SCHOOL DISTRICT
FINANCE CORPORATION
PARCEL ID: 036-000-00-011
D.B. 610, PG. 587
D.B. 214, PG. 344



LOCATION MAP
NOT TO SCALE

- LEGEND**
- FND PIN - IRON PIN
 - △ - DIMENSION POINT
 - C/L - CENTER LINE
 - R/W - RIGHT-OF-WAY
 - [Hatched Box] - EASEMENT AREA
 - [Dotted Box] - TEMP. EASEMENT AREA

ESMT. AREA = 42,412 SQ. FT.
TEMP. CONST. ESMT. AREA = 12,743 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
TIMOTHY KRAUS, PE - VICE PRESIDENT, CHIEF ENGINEER

PROPERTY OF			
BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION			
WEST BLUE LICK ROAD		BULLITT COUNTY	
D.B. 214, PG. 344		PARCEL ID: 036-000-00-011	
DATE 04/19/21	SCALE 1" = 60'	MAP NO.	1215-184
DRAWN SP	CHECKED BY TL	ENGR. J. LONG	
PROJ. NO. 16042	SHEET 1 OF 3		

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 SHOWN ON THIS PLAT.

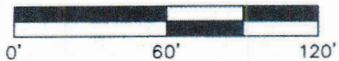
SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

TODD C. LOPP, PLS #3917 DATE _____

PLS REVIEW: *TL*

GRAPHIC SCALE



NOTES

1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 08/24/20 TO 08/26/20 BY GPS RTK SURVEY METHODS USING A TRIMBLE R-10 RECEIVER. THIS SURVEY WAS NOT ADJUSTED FOR CLOSURE.

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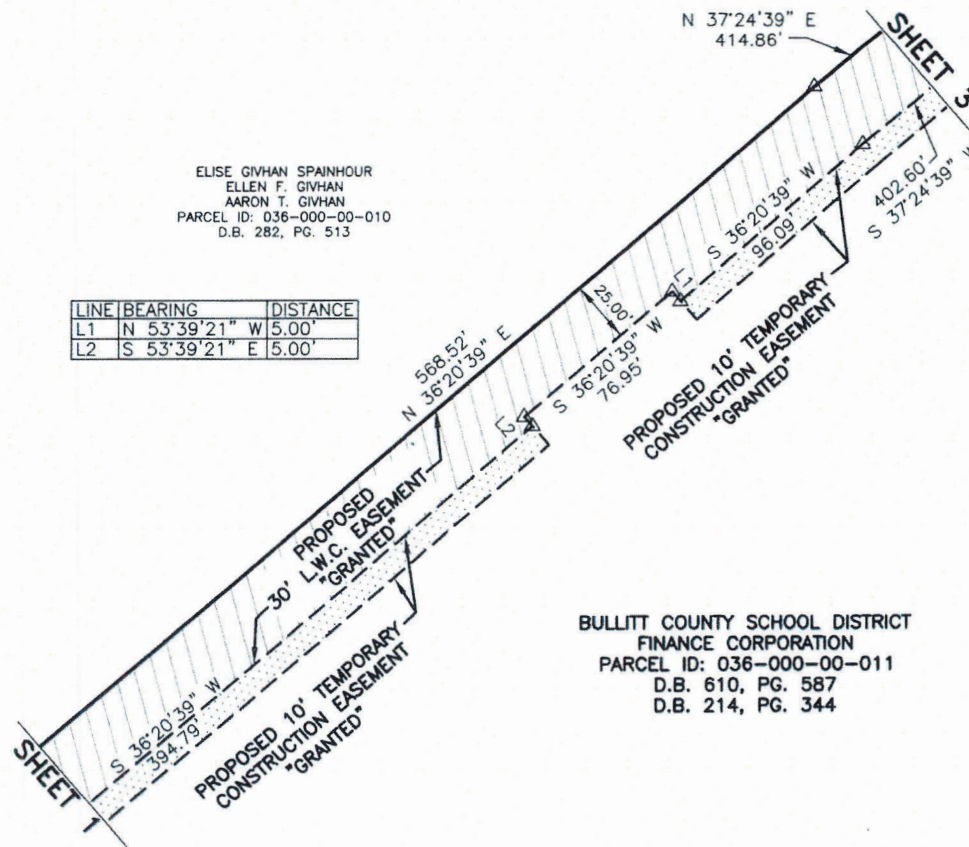
3) THE MEASUREMENTS SHOWN ON THIS PLAT MEET OR EXCEED A MINIMUM CLOSURE OF 1:10,000.

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.

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ELISE GIVHAN SPAINHOUR
ELLEN F. GIVHAN
AARON T. GIVHAN
PARCEL ID: 036-000-00-010
D.B. 282, PG. 513

LINE	BEARING	DISTANCE
L1	N 53°39'21" W	5.00'
L2	S 53°39'21" E	5.00'



BULLITT COUNTY SCHOOL DISTRICT
FINANCE CORPORATION
PARCEL ID: 036-000-00-011
D.B. 610, PG. 587
D.B. 214, PG. 344

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PLS REVIEW: *TL*

TODD C. LOPP, PLS #3917

DATE

OWNER'S SIGNATURE

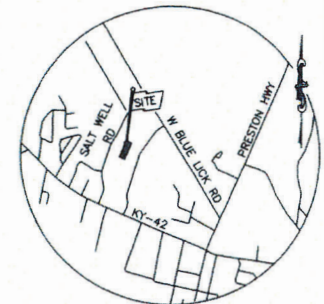
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SIGNATURE

DATE

SIGNATURE

DATE



LOCATION MAP
NOT TO SCALE

LEGEND

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- - IRON PIN
 - △ - DIMENSION POINT
 - C/L - CENTER LINE
 - R/W - RIGHT-OF-WAY
 - ▭ - EASEMENT AREA
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EASEMENT PLAT PREPARED BY

LOUISVILLE WATER COMPANY

650 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 CORPORATION**

WEST BLUE LICK ROAD

BULLITT COUNTY

D.B. 214, PG. 344

PARCEL ID: 036-000-00-011

DATE 04/19/21

SCALE 1" = 60'

MAP NO. 1215-184

DRAWN SP

CHECKED BY TL

ENGR. J. LONG

PROJ. NO. 16042

SHEET

2 of 3

NOTES

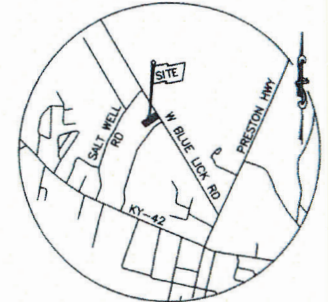
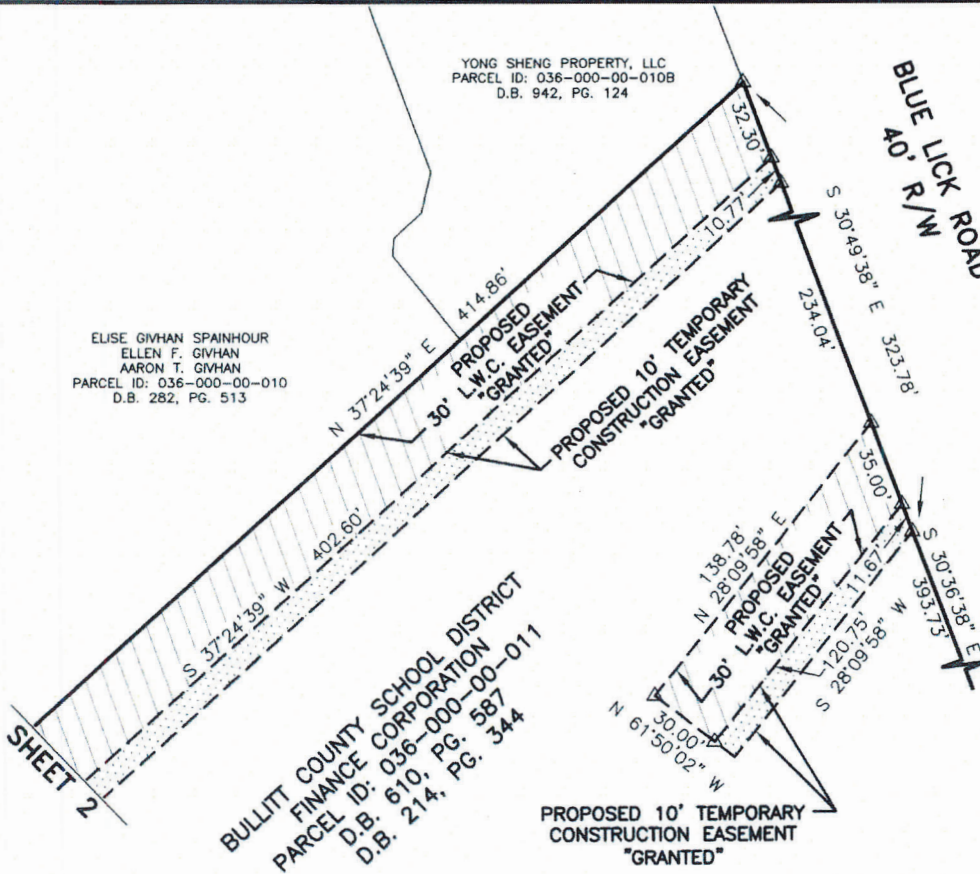
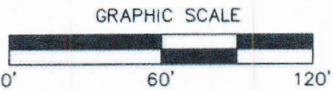
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650 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202
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TIMOTHY KRAUS, PE - VICE PRESIDENT, CHIEF ENGINEER

PROPERTY OF
**BULLITT COUNTY SCHOOL DISTRICT
FINANCE CORPORATION**

WEST BLUE LICK ROAD BULLITT COUNTY
D.B. 214, PG. 344 PARCEL ID: 036-000-00-011

DATE 04/19/21	SCALE 1" = 60'	MAP NO. 1215-184
DRAWN SP	CHECKED BY TL	ENGR. J.LONG
PROJ. NO. 16042	SHEET 3 OF 3	

SURVEYOR'S CERTIFICATE

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TODD C. LOPP, PLS #3917 DATE

OWNER'S SIGNATURE

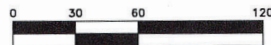
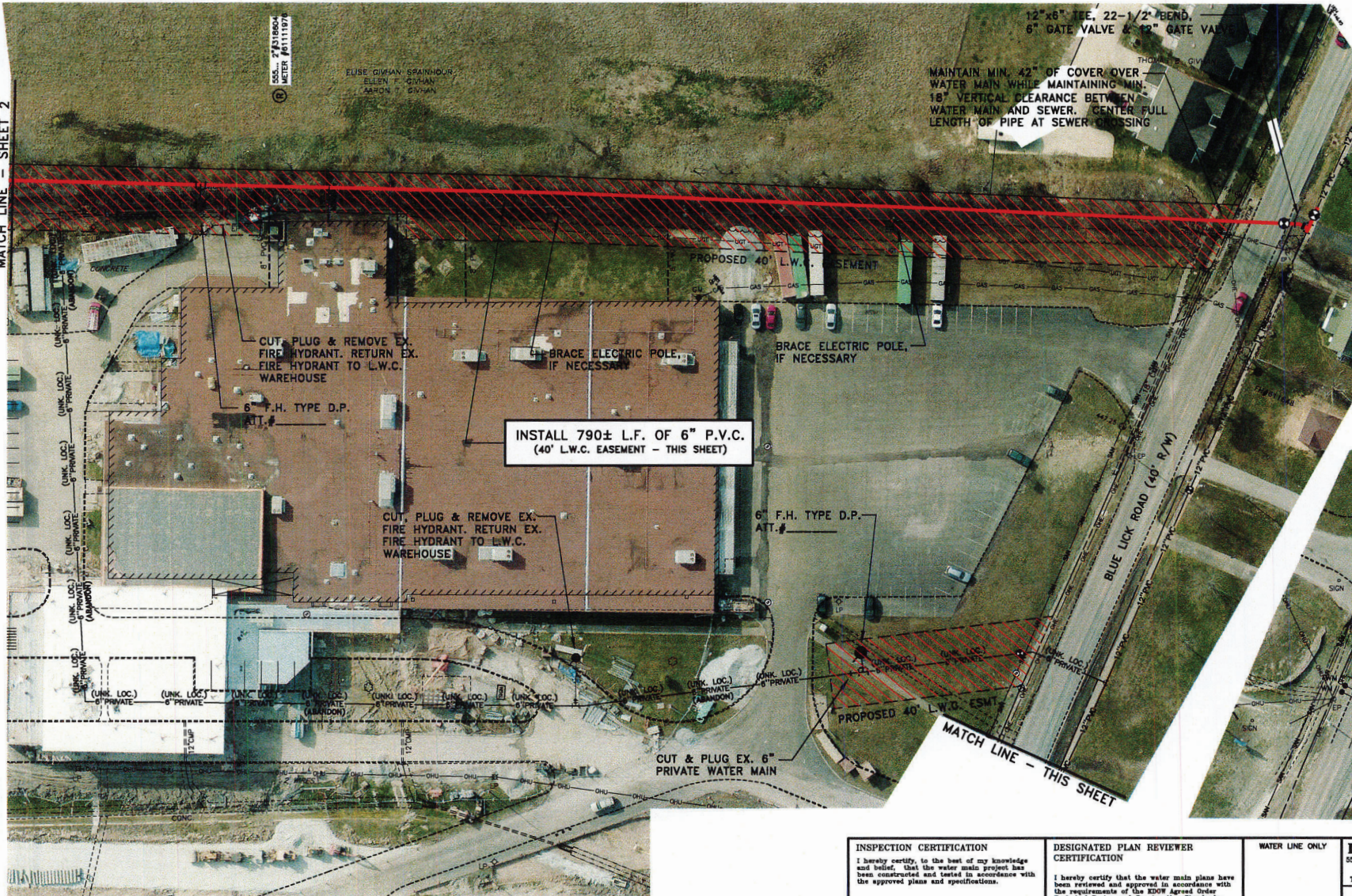
AS AN OWNER OR AUTHORIZED AGENT OF THE PROPERTY SHOWN HEREON, I AGREE TO THE EASEMENT AS DESCRIBED AND SHOWN ON THIS PLAT.

SIGNATURE DATE

SIGNATURE DATE

PLS REVIEW: TL

MATCH LINE - SHEET 2



<p>INSPECTION CERTIFICATION</p> <p>I hereby certify, to the best of my knowledge and belief, that the water main project has been constructed and tested in accordance with the approved plans and specifications.</p> <p>NAME (PRINT) _____</p> <p>NAME (SIGNATURE) _____</p> <p>DATE _____</p>	<p>DESIGNATED PLAN REVIEWER CERTIFICATION</p> <p>I hereby certify that the water main plans have been reviewed and approved in accordance with the requirements of the EDWV Agreed Order Technical Design and Construction Standards.</p> <p>NAME (PRINT) _____</p> <p>NAME (SIGNATURE) _____</p> <p>DATE _____</p>	<p>WATER LINE ONLY</p> <p>LOUISVILLE WATER COMPANY 500 S. 3RD STREET • LOUISVILLE, KENTUCKY 40202 • (502) 569-3600 SPENCER W. BRUCE, PE - PRESIDENT TIMOTHY KRAUS, PE - VICE PRESIDENT/CHIEF ENGINEER</p> <p>BULLITT LICK MIDDLE SCHOOL WATER MAIN REPLACEMENT</p> <table border="1"> <tr> <td>DATE 09-18-20</td> <td>SCALE 1"=30'</td> <td>MAP NO. 1215-182</td> </tr> <tr> <td>DRAWN BY E.SCHMIDT</td> <td>CHECKED BY J.SCHMITT</td> <td>ENGR. E.WALLS</td> </tr> <tr> <td>PROJECT NUMBER 16042</td> <td>SHEET 3 OF 3</td> <td></td> </tr> <tr> <td>TASK NUMBER 04</td> <td></td> <td></td> </tr> </table>	DATE 09-18-20	SCALE 1"=30'	MAP NO. 1215-182	DRAWN BY E.SCHMIDT	CHECKED BY J.SCHMITT	ENGR. E.WALLS	PROJECT NUMBER 16042	SHEET 3 OF 3		TASK NUMBER 04		
DATE 09-18-20	SCALE 1"=30'	MAP NO. 1215-182												
DRAWN BY E.SCHMIDT	CHECKED BY J.SCHMITT	ENGR. E.WALLS												
PROJECT NUMBER 16042	SHEET 3 OF 3													
TASK NUMBER 04														

INSTALL 145± L.F. OF 6" H.D.P.E.
(40' L.W.C. EASEMENT - THIS SHEET)

REMOVE EX. 6" PLUG & 2" B.O.
AND TIE-IN TO EX. 6" P.V.C.

INSTALL 190± L.F. OF 6" P.V.C.
(40' L.W.C. EASEMENT - THIS SHEET)

INSTALL 340± L.F. OF 6" P.V.C.
(40' L.W.C. EASEMENT - THIS SHEET)

45° BEND

22-1/2° BEND

45° BEND

P.V.C./H.D.P.E.
TRANSITION

P.V.C./H.D.P.E.
TRANSITION

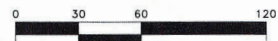
PROPOSED 40' L.W.C. EASEMENT

MATCH LINE - SHEET 3

W. SHANNON LANE

(55' R/W)

GEOHERMAL FIELD



INSPECTION CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the water main project has been constructed and tested in accordance with the approved plans and specifications.

NAME (PRINT)

NAME (SIGNATURE)

DATE

DESIGNATED PLAN REVIEWER CERTIFICATION

I hereby certify that the water main plans have been reviewed and approved in accordance with the requirements of the SDOP Approval Order Technical Design and Construction Standards.

NAME (PRINT)

NAME (SIGNATURE)

DATE

WATER LINE ONLY

SIGNATURE

DATE

LOUISVILLE WATER COMPANY

550 S. 3RD STREET • LOUISVILLE, KENTUCKY 40202 • (502) 569-3600
SPENCER W. BRUCE, PE - PRESIDENT
TIMOTHY KRAUS, PE - VICE PRESIDENT/CHIEF ENGINEER

BULLITT LICK MIDDLE SCHOOL WATER MAIN REPLACEMENT

DATE	09-18-20	SCALE	1"=30'	MAP	1215-182
DRAWN BY	E.SCHMIDT	CHECKED BY	J.SCHMITT	ENGR.	E.WALLS
PROJECT NUMBER	16042	SHEET	2 OF 3		
TASK NUMBER	04				

555-2741869
METER #6111976

ELISE GIVHAN SPAINHOUR
ELLEN F. GIVHAN
AARON T. GIVHAN

MATCH LINE - SHEET 2

12"x6" TEE, 22-1/2" BEND,
6" GATE VALVE & 12" GATE VALVE

THOMAS B. GIVHAN

MAINTAIN MIN. 42" OF COVER OVER
WATER MAIN WHILE MAINTAINING MIN.
18" VERTICAL CLEARANCE BETWEEN
WATER MAIN AND SEWER. CENTER FULL
LENGTH OF PIPE AT SEWER CROSSING

PROPOSED 40' L.W.C. EASEMENT

CUT, PLUG & REMOVE EX.
FIRE HYDRANT. RETURN EX.
FIRE HYDRANT TO L.W.C.
WAREHOUSE

6" F.H. TYPE D.P.
ATT.# _____

BRACE ELECTRIC POLE,
IF NECESSARY

BRACE ELECTRIC POLE,
IF NECESSARY

INSTALL 790± L.F. OF 6" P.V.C.
(40' L.W.C. EASEMENT - THIS SHEET)

CUT, PLUG & REMOVE EX.
FIRE HYDRANT. RETURN EX.
FIRE HYDRANT TO L.W.C.
WAREHOUSE

6" F.H. TYPE D.P.
ATT.# _____

PROPOSED 40' L.W.C. ESMT

CUT & PLUG EX. 6"
PRIVATE WATER MAIN

MATCH LINE - THIS SHEET

BLUE LICK ROAD (40' R/W)

CUT-IN & INSTALL
12" GATE VALVE

INSPECTION CERTIFICATION

I hereby certify, to the best of my knowledge
and belief, that the water main project has
been constructed and tested in accordance with
the approved plans and specifications.

NAME (PRINT) _____
NAME (SIGNATURE) _____
DATE _____

DESIGNATED PLAN REVIEWER CERTIFICATION

I hereby certify that the water main plans have
been reviewed and approved in accordance with
the requirements of the KDW agreed Order
Technical Design and Construction Standards.

NAME (PRINT) _____
NAME (SIGNATURE) _____
DATE _____

WATER LINE ONLY

SIGNATURE _____
DATE _____

LOUISVILLE WATER COMPANY

550 S. 3RD STREET • LOUISVILLE, KENTUCKY 40202 • (502) 560-3600
SPENCER W. BRUCE, PE - PRESIDENT
TIMOTHY KRAUS, PE - VICE PRESIDENT/CHIEF ENGINEER

BULLITT LICK MIDDLE SCHOOL WATER MAIN REPLACEMENT

DATE 09-18-20 SCALE 1"=30' MAP 1215-182
DRAWN E.SCHMIDT CHECKED J.SCHMITT ENGR. E.WALLS
PROJECT NUMBER 16042 SHEET 3 OF 3
TASK NUMBER 04

