

OK AS TO FORM
K.C. B. 5.19.2021

Project # 15476

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this 9th day of JUNE, 2021
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,
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 (30') Feet 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)
COMMONWEALTH OF KENTUCKY) :ss

The foregoing Deed of Easement was acknowledged before me this ____ day of _____, 2021 by Dr. Martin Pollio, as Superintendent of **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION, a Kentucky Non-Profit Corporation.**

My Commission expires: _____

NOTARY PUBLIC,
License #

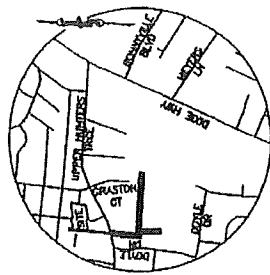
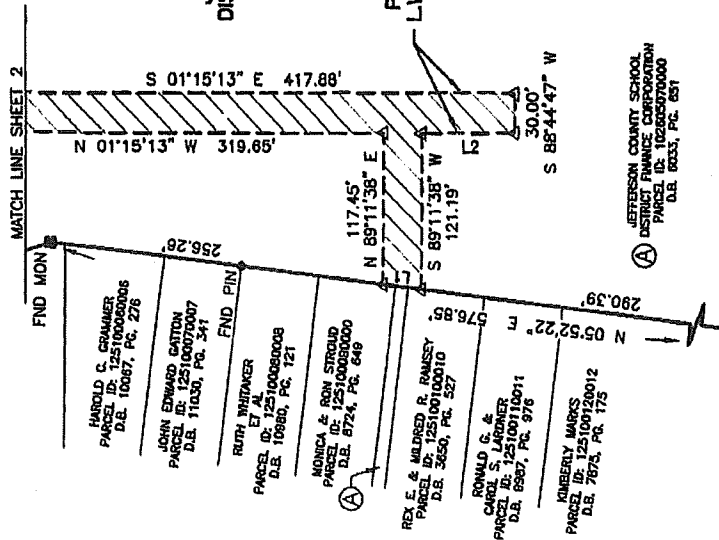
THIS INSTRUMENT WAS PREPARED BY:

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 02/27/18 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.

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

- LEGEND**
- FND MON — MONUMENT
 - △ — DIMENSION POINT
 - C/L — CENTER LINE
 - R/W — RIGHT-OF-WAY
 - — EASEMENT AREA

ESMT. AREA = 59,000 SQ. FT.

L.W.C. ESMT-#

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
PARCEL ID: 102605010000
D.B. 7472, PG. 643

PROPOSED 30' L.W.C. EASEMENT "GRANTED"

LINE BEARING	DISTANCE
L1 IN 05°52'22" E	30.20'
L2 IN 01°15'13" W	71.64'

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.

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-EQUIMOUNT SURVEY WORK LOCATED IN SECTION 13 OF 20' P.M.S. 18-150, AS WELL AS THE L.W.C. TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS FOR SURVEYING, PLATTING AND MAPPING, 2011 EDITION.

SIGNATURE _____ DATE _____

JAMES C. MCADAMS, PLS #3886 DATE _____

PLS REVIEW: JCM

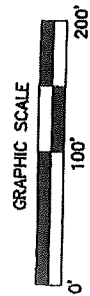
EASEMENT PLAT PREPARED BY
LOUISVILLE WATER COMPANY
650 & 5th STREET - LOUISVILLE, KENTUCKY 40202
SPENCER W. BRUCE, PE - PRESIDENT
TIMOTHY BRADY, PE - VICE PRESIDENT, CHIEF ENGINEER

PROPERTY OF
JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
2212 UPPER HUNTERS TRACE JEFFERSON COUNTY D.B. 7472, PG. 643 PARCEL ID: 102605010000

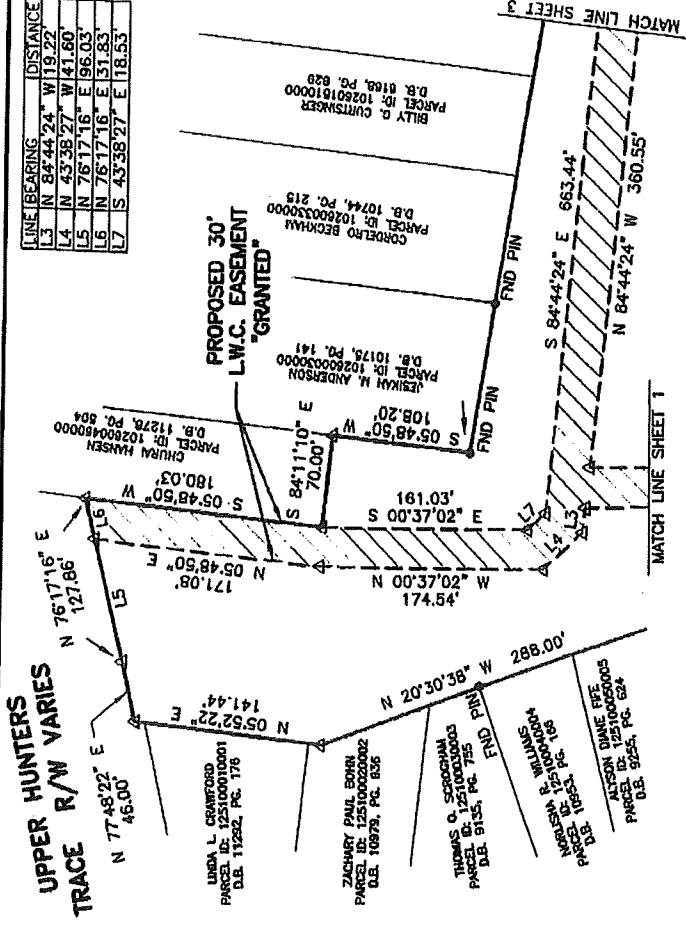
DATE: 06/27/19 SCALE: 1" = 100' MAP NO: 1182-246
DRAWN BY: SP CHECKED BY: JCM III ENGR. E.HALLS
PROJ. NO.: 15476 SHEET: 1 OF 3

NOTES

- 1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 02/27/18 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.



LINE	BEARING	DISTANCE
L1	N 84°44'24" W	19.22'
L4	N 43°38'27" W	141.60'
L5	N 76°17'16" E	196.03'
L6	N 76°17'16" E	31.83'
L7	S 43°38'27" E	18.53'



UPPER HUNTERS TRACE R/W VARIES

PROPOSED 30' L.W.C. EASEMENT GRANTED*

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 PARCEL ID: 102605010000
 D.B. 7472, PG. 643

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.

SURVEYOR'S CERTIFICATE

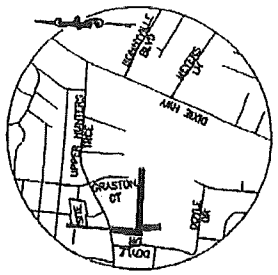
I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS EASEMENT PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS PERTAINING TO ANY BOUNDARY SURVEY WORK LOCATED IN SECTION 13 OF 201 KAR 18C150. AS WELL AS THE L.W.C. TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS FOR SURVEYING, PLATTING AND MAPPING, 2011 EDITION.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

PLS REVIEW: **JCM**



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 = 59,000 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
 650 E. 5TH STREET - LOUISVILLE, KENTUCKY 40202
 SEPTENCIER W. BRUECKER, PE - PRESIDENT
 THOMAS REARDEN, PE - VICE PRESIDENT, CHIEF ENGINEER

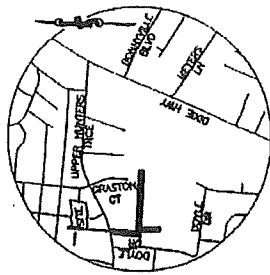
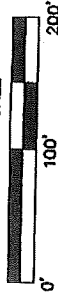
PROPERTY OF
JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 2212 UPPER HUNTERS TRACE - JEFFERSON COUNTY
 D.B. 7472, PG. 643 PARCEL ID: 102605010000

DATE 06/27/19 SCALE 1" = 100' MAP NO. 1182-246
 DRAWN SP CHECKED BY JCM III EXDOR. E.WALLS
 PROJ. NO. 15476 SHEET 2 of 3

NOTES

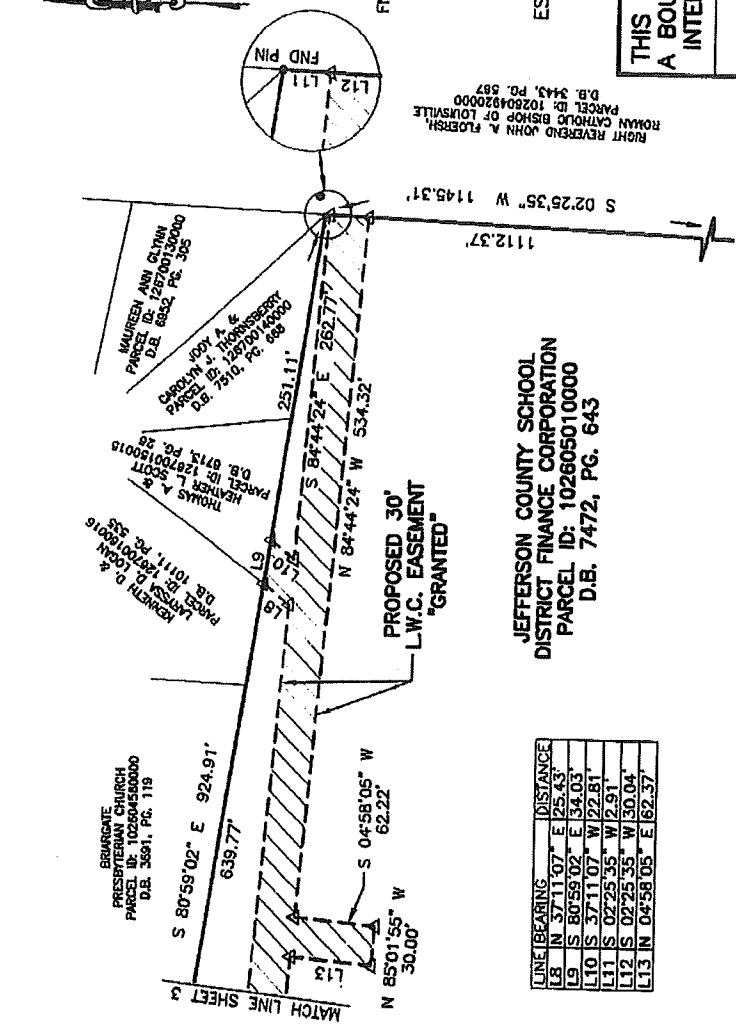
- 1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 02/27/18 BY CONVENTIONAL RADIAL SURVEY METHODS UTILIZING AN ELECTRONIC TOTAL STATION AND TIED INTO CONTROL SET BY GPS RTK METHOD. THIS SURVEY WAS NOT ADJUSTED FOR CLOSURE.
- 2) THE MONUMENTED CORNERS SHOWN HEREON ARE NOT VERIFIED AS BOUNDARY 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.

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

- LEGEND**
- - IRON PIN
 - △ - DIMENSION POINT
 - C/L - CENTER LINE
 - R/W - RIGHT-OF-WAY
 - ▭ - EASEMENT AREA



**PROPOSED 30'
L.W.C. EASEMENT
"GRANTED"**

**JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE CORPORATION
PARCEL ID: 102605010000
D.B. 7472, PG. 643**

LINE BEARINGS	DISTANCE
L8 N 37°11'07" E	23.43'
L9 S 80°59'02" E	34.03'
L10 S 37°11'07" W	22.81'
L11 S 02°25'35" W	12.91'
L12 S 02°25'35" W	30.04'
L13 N 04°58'05" E	62.37'

ESMT. AREA = 59,000 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
650 S. 2ND STREET - LOUISVILLE, KENTUCKY 40202
SPENCER W. BRUCE, PE - PRESIDENT
TIMOTHY REARD, PE - VICE PRESIDENT, CHIEF ENGINEER

PROPERTY OF
**JEFFERSON COUNTY SCHOOL DISTRICT
FINANCE CORPORATION**
2212 UPPER HUNTERS TRACE JEFFERSON COUNTY
D.B. 7472, PG. 643 PARCEL ID: 102605010000

DATE: 06/27/19 SCALE: 1" = 100' JOB NO: 1182-246
DRAWN: SP CHECKED BY: JCM III ERROR: E.WALLS
PROJ. NO: 15476 SHEET: 3 of 3

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.

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 PAR 18:150, AS WELL AS THE L.W.C. TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS FOR SURVEYING, PLATTING AND MAPPING, 2011 EDITION.

PLS REVIEW: **JCM** DATE: _____ SIGNATURE: _____ DATE: _____
JAMES C. MCADAMS, PLS #3686 SIGNATURE: _____ DATE: _____