



## UTILITY EASEMENT

The undersigned **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION** of 3332 Newburg Road, Louisville, KY 40218-2414, Grantor, for valuable consideration, receipt of which is hereby acknowledged (said consideration for this instrument is not measurable in money), does hereby grant and convey unto **LOUISVILLE GAS AND ELECTRIC**, a Kentucky corporation, whose mailing address is 820 W. Broadway, P.O. Box 32020, Louisville, Kentucky 40232, its successors and assigns ("Company"), the right, power, and privilege to construct, reconstruct, operate, repair, relocate, patrol, and maintain an electric line or lines, communications systems, and all equipment and facilities related thereto, including, but not limited to, transformers, poles, conduit, cables and wires, over or under our property located at **3816 Dixie Highway, Louisville, KY 40216 (parcel: 1015-0483-0000)**. The Company is further granted the right of ingress and egress over the lands of the Grantor to and from said facilities in the exercise of this easement, provided, however, that in exercising such right of ingress and egress the Company will, whenever practicable to do so, use regularly established roads or passageways. The easement shall include the area required, if any, for placement of anchors and down guys outside the originally described easement area, as such placement may be deemed necessary by the Company for the initial construction and any future upgrades. Grantor further grants and conveys to the Company the right to trim and remove any and all trees, shrubs, structures and obstacles located on said easement or located in such proximity thereto that in falling might interfere with the operation and maintenance of said facilities. Furthermore, in consideration of the company's bringing its service to the property of the Grantor, the Grantor grants to the Company such right of way across their property as may be necessary to enable the Company to make further extensions of its lines.

The Grantor, their successors, heirs or assigns, may use and enjoy the lands crossed by this easement, except, however, that such use shall not conflict with any of the rights and privileges herein granted. In particular, but not by way of limitation, Grantor shall not construct or maintain any building, signs, towers, antennas, swimming pool or any other structure along or upon the right-of-way described herein nor make any changes in grade to the lands crossed by this easement without the express consent in writing of the Company.

**An underground easement fifteen foot (15') in width as shown by the hatched area on LG&E Drawing WR#6707859 attached hereto and made a part hereof. Said easement shall be maintained and preserved in its present condition and no changes in grade or elevation will be made without the express consent in writing of the Company.**

Title to the property was acquired by the Grantor by Deed dated 30<sup>th</sup> day of June 2000 and recorded in Deed Book 7472 Page 0643 in the County Clerk's Office of Jefferson County, Kentucky, which reference is hereby specifically made for the description therein contained.

It is further agreed that the Company, will repair, restore, or pay to the Grantor for damages that may be caused by it in the exercise of this easement, except that the Company will not be liable for any damage for trimming or removing trees, shrubs, structures or obstacles in the manner and to the extent herein above specified.

IN WITNESS WHEREOF, witness the signature of the Grantor this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

**JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**

\_\_\_\_\_  
Signature

Job: WR #6707859  
Agent: Robert A. Wagner Jr.

COMMONWEALTH/STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for the State and County  
(Notary)  
aforesaid hereby certify that \_\_\_\_\_, personally known to me to be the  
(Name)  
\_\_\_\_\_ of \_\_\_\_\_,  
(Title) (Organization)  
appeared before me this day in person in the State and County aforesaid and acknowledged the execution and  
delivery of the foregoing instrument to be the free act and deed of \_\_\_\_\_,  
(Organization)  
and their free act and deed as such \_\_\_\_\_ thereof.  
(Title)

My commission expires \_\_\_\_\_, 20\_\_\_\_.

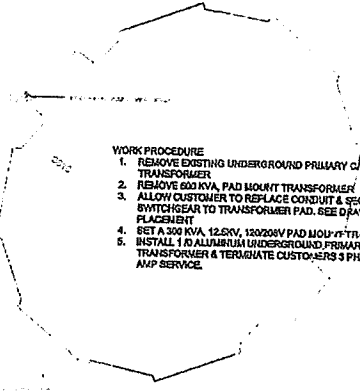
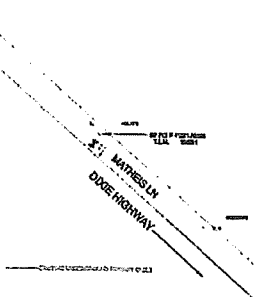
WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
NOTARY ID NUMBER \_\_\_\_\_

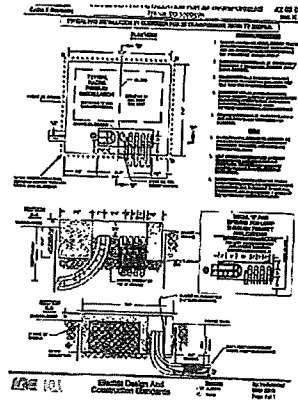
Prepared by:

\_\_\_\_\_  
Joe Mandlehr, Corporate Attorney  
Louisville Gas and Electric Company  
220 West Main Street, Louisville, Kentucky 40202  
Phone: (502) 627-3227

R.O.W. NECESSARY  
NONE



- WORK PROCEDURE**
1. REMOVE EXISTING UNDERGROUND PRIMARY CABLE FROM POLE TO TRANSFORMER
  2. REMOVE 600 KVA, PAD MOUNT TRANSFORMER
  3. ALLOW CUSTOMER TO REPLACE CONDUIT & SECONDARY CABLE FROM SWITCHGEAR TO TRANSFORMER PAD. SEE DRAWING 42 05 04 K FOR DUCT PLACEMENT
  4. SET A 300 KVA, 12.5KV, 120/208V PAD MOUNT TRANSFORMER, T.L.M. 70020
  5. INSTALL 1.0 ALUMINUM UNDERGROUND PRIMARY CABLE FROM POLE TO TRANSFORMER & TERminate CUSTOMER'S 3 PHASE, 4 WIRE, 120/208V, 1600 AMP SERVICE.



DATE: 10/1/01  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

LOUISVILLE GAS AND ELECTRIC COMPANY  
POWER DELIVERY ENGINEERING



DATE: 10/1/01  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

CONSTRUCTION PLAN







0 100 200ft

## 3816 Dixie Hwy

7/1/2021 7:19:27 AM



**LOJIC**

Louisville Metro, MSD, LWC & PVA © 2021  
This map is not a legal document and should only be used  
for general reference and identification.



Louisville Gas and Electric Company  
Auburndale Operations Center  
6900 Enterprise Drive  
Louisville, Kentucky 40214

July 1, 2021

**Jefferson County School Board**  
3331 Newburg Road  
Louisville, KY 40218-2414

**RE: Underground electric service at Mill Creek Elementary School**

LG&E is running new electrical service to the school at 3816 Dixie Highway. We will install a new underground conduit and then pull new electrical cable through the conduit to the school building. Attached is a construction drawing showing the location of the planned electric work to be done. Before we can install any new facilities on your property, we will need an LG&E easement from you.

Enclosed is the easement document giving us permission to place the electric line on your property. If you grant us the easement, please sign it then return the signed and notarized easement to me. If you decide not to grant the easement, please write rejected on the easement document and return it to me.

Once the underground line has been installed, we will have it surveyed and an easement plat drawn. The signed easement document and the plat will be recorded at the Jefferson County Clerks' office.

The copy of the easement marked "copy" and any drawings are for your records.

If you have any questions concerning this project, please contact Don Lahue at (502) 364-8370 or at [don.lahue@lge-ku.com](mailto:don.lahue@lge-ku.com).

Yours truly,

*Robert A. Wagner Jr.*

Robert A. Wagner Jr. - Agent  
Right of Way Department  
Louisville Gas & Electric Co.  
6900 Enterprise Drive  
Louisville, KY 40214  
[robert.wagner@lge-ku.com](mailto:robert.wagner@lge-ku.com)  
(502) 364-8417

Enclosure