

**DEED OF EASEMENT**

THIS DEED OF EASEMENT, made as of this 27 day of APRIL, 2022  
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 in consideration of Grantees extending its service to the property of the Grantor, 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 10093, Page 489, in the Office of the Clerk of Jefferson County, Kentucky.

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

Grantor, its successors and assigns, further covenants 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.

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

COUNTY OF JEFFERSON )  
COMMONWEALTH OF KENTUCKY ) ss

\_\_\_\_\_, as \_\_\_\_\_

NOTARY PUBLIC,  
License #

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

# NOTES

- 1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 11/04/21 TO 11/05/21 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 10093 PAGE 489 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



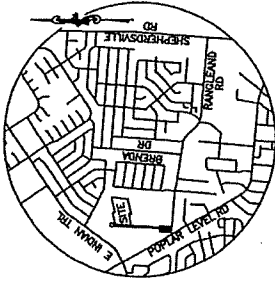
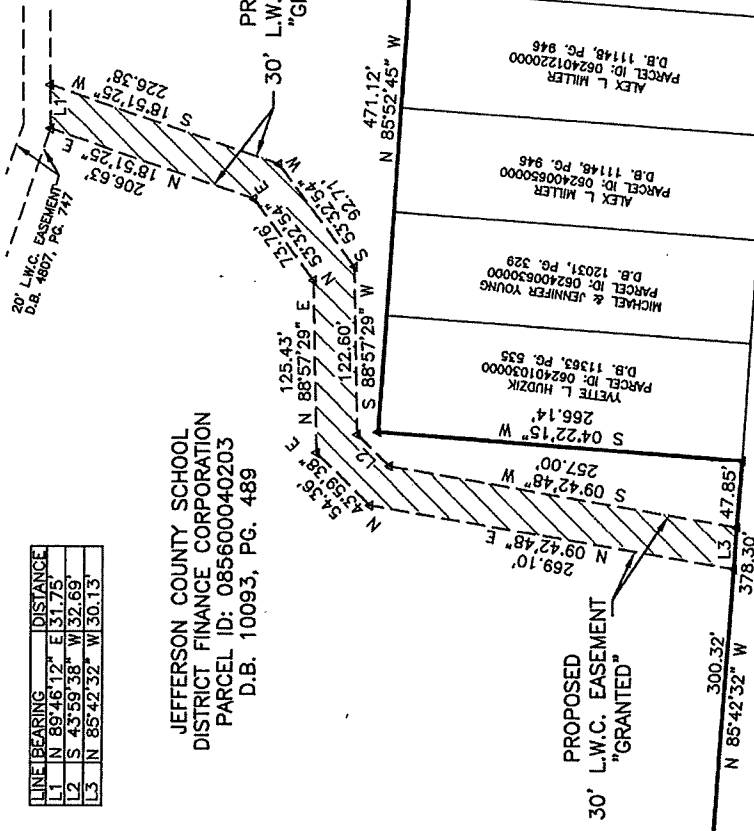
LINE	BEARING	DISTANCE
1	N 83°46'12" E	31.75'
2	S 43°59'38" W	32.69'
3	N 85°42'32" W	30.13'

JEFFERSON COUNTY SCHOOL  
DISTRICT FINANCE CORPORATION  
PARCEL ID: 085600040203  
D.B. 10093, PG. 489

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

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

RANGELAND ROAD 40' R/W



LOCATION MAP  
NOT TO SCALE

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

FND PIN

ESMT. AREA = 21,910 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  
**JEFFERSON COUNTY SCHOOL  
DISTRICT FINANCE CORPORATION**  
5214 ILEX AVENUE  
JEFFERSON COUNTY  
D.B. 10093, PG. 489  
PARCEL ID: 085600040203  
DATE 03/11/22 SCALE 1" = 100'  
MAP NO. 1227-246

DRAWN BY SP  
CHECKED BY JCM  
ENGR. D.AARON  
PROJ. NO. 16247  
SHEET 1 OF 1

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

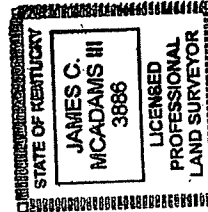
SIGNATURE

DATE

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.

*James C. McAdams III*  
JAMES C. McADAMS III, PLS #3886  
DATE 3/15/22



PLS REVIEW: JCM #