

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this 20 day of APRIL, 2023  
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(s) 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 strips of land are in Jefferson County, Kentucky and are described as follows:

BEING an easement Thirty feet (30') in width as shown on plat sheets 1 of 6 attached hereto and made a part hereof by reference; and

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 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.

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

Mtuel  
DR. MARTIN POLLIO

COUNTY OF JEFFERSON )  
COMMONWEALTH OF KENTUCKY ) :ss

The foregoing Deed of Easement was acknowledged before me this 20 day of April, 2023 by

Martin A. Pollio, Ed.D., as Superintendent

My Commission expires: July 5, 2023

Upurisa White  
NOTARY PUBLIC,  
License # 626461

THIS INSTRUMENT WAS PREPARED BY:

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



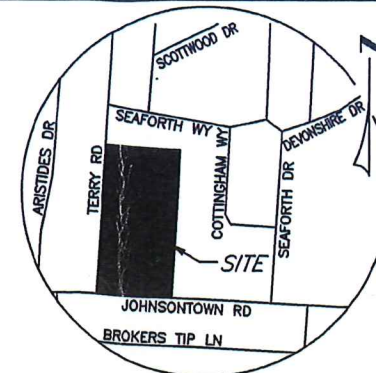
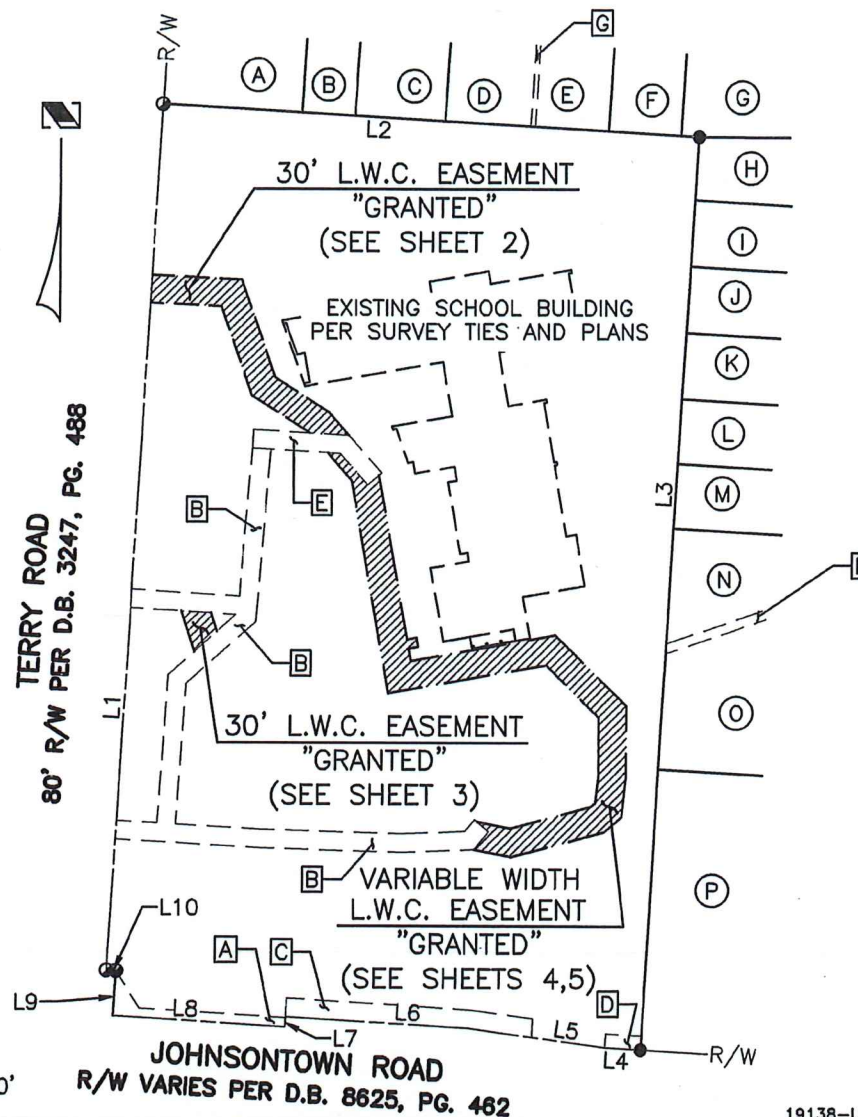
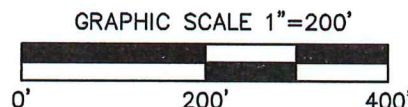
NOTES:

1. THIS EASEMENT PLAT WAS PREPARED FOR THE LOUISVILLE WATER COMPANY FOR THE PURPOSE OF GRAPHICALLY DEPICTING THE GRANTED EASEMENT.
2. THIS EASEMENT PLAT IS BASED ON FIELD WORK PERFORMED FROM 01/23/2023 TO 01/26/2023 BY CONVENTIONAL RADIAL SURVEY METHODS UTILIZING AN ELECTRONIC TOTAL STATION AND TIED INTO CONTROL WHICH WAS SET BY RTK GPS OBSERVATIONS.
3. THE MONUMENTED CORNERS SHOWN HEREON ARE NOT VERIFIED AS BOUNDARY CORNERS AND SHOULD BE USED AS REFERENCE TIES FOR THE EASEMENT ONLY.
4. THE MEASUREMENTS MADE TO LOCATE THE CONTROL AND PROPERTY CORNER MONUMENTS SHOWN HEREON MEET OR EXCEED THE RELATIVE POSITIONAL ACCURACY FOR AN "URBAN" CLASS SURVEY ( $\pm 0.05' + 100$  PPM) AS DEFINED BY 201 KAR 18:150.
5. THE REFERENCE MERIDIAN USED ON THIS EASEMENT PLAT TO DETERMINE THE DIRECTION OF THE SURVEY LINES IS BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 1983) DERIVED FROM RTK GPS OBSERVATIONS ON JANUARY 1, 2023 USING THE KENTUCKY TRANSPORTATION CABINET KYCORS SYSTEM. THE LINES REPRESENTING THE "BOUNDARY" OF THE SUBJECT TRACT IS BASE ON A PROVIDED 2019 TOPO AND BOUNDARY RETRACEMENT SURVEY BY OPS ENGINEERING, LLC (JOB:19-2871)
6. THIS EASEMENT PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. AN ABSTRACT OF TITLE OR TITLE COMMITMENT MAY REVEAL EASEMENTS, RIGHTS-OF-WAYS, ENCUMBRANCES, RESTRICTIONS OR RIGHTS OF OTHERS THAT ARE NOT SHOWN HEREON.

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 SURVEY 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.

*[Signature]* 3-7-2023  
LAND SURVEYOR'S SIGNATURE DATE



LOCATION MAP

NOT TO SCALE

LEGEND

- - CONCRETE MONUMENT
- - IRON PIN
- △ - DIMENSION POINT
- R/W - RIGHT-OF-WAY
- ▨ - EASEMENT AREA

TOTAL ESMT. AREA = 31,873 SQ. FT.

L.W.C. ESMT.#

**LOUISVILLE WATER COMPANY  
EASEMENT**

PLAT PREPARED BY:  
JACOBI, TOOMBS, & LANZ  
2307 RIVER RD. SUITE 203  
LOUISVILLE, KY 40206

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

**LOUISVILLE WATER COMPANY**

560 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202  
SPENCER BRUCE - PRESIDENT  
TIM KRAUS - CHIEF ENGINEER

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

5601 JOHNSONTOWN RD JEFFERSON COUNTY  
D.B. 7472 PG. 643 TAX BLOCK 1047 LOT 562

DATE 3-7-23	SCALE 1"=200'	MAP NO. 1173-230
DRAWN RVL	CHECKED BY RAG	ENGR. RAG

PROJ. NO. 16130	SHEET 1 OF 6
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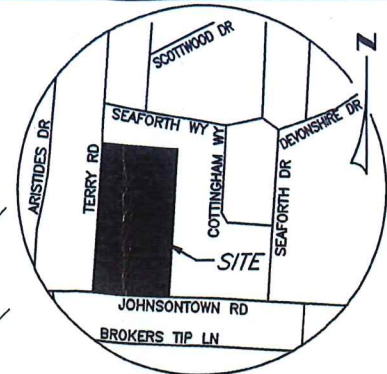
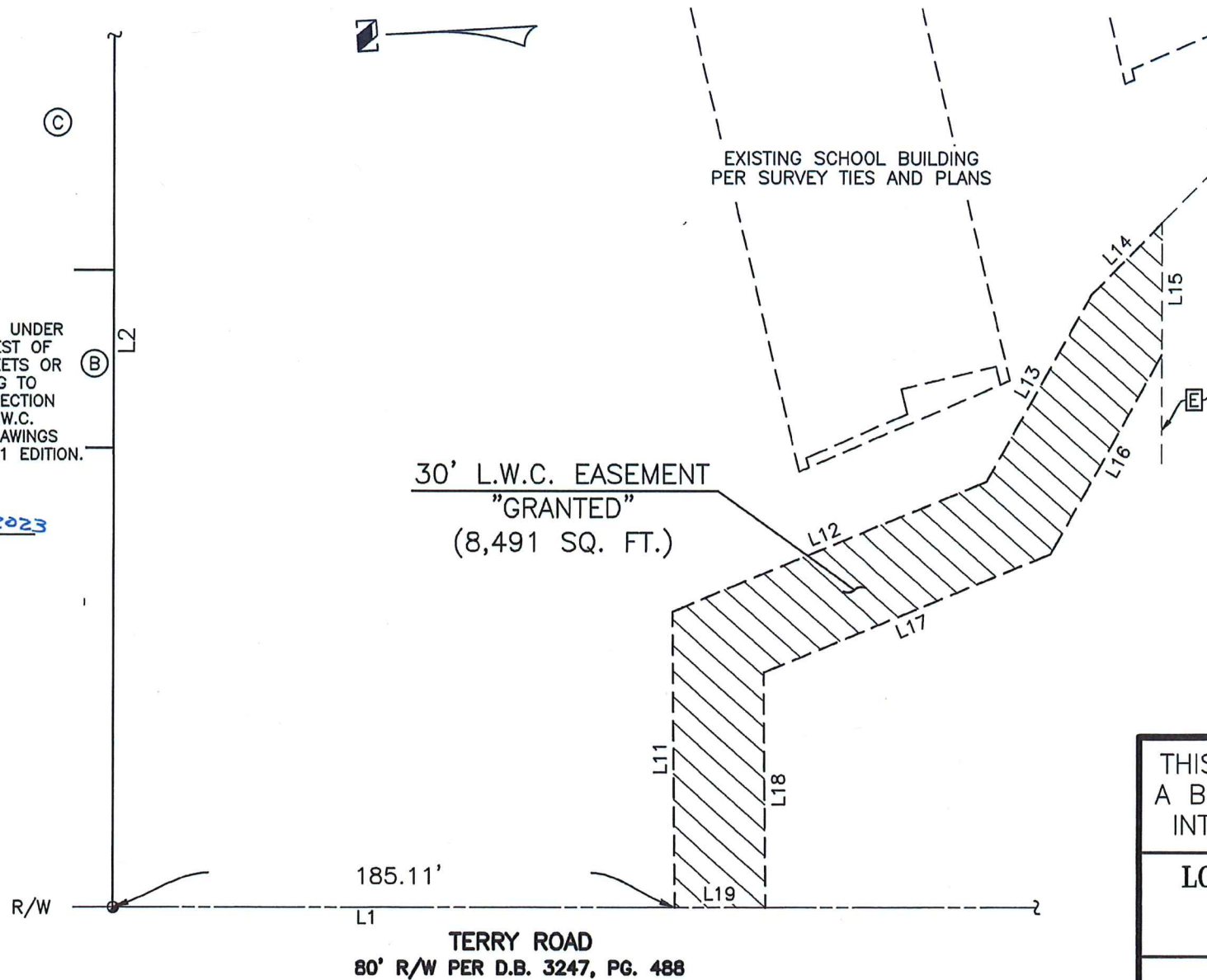
19138-LWC ESMT.dwg



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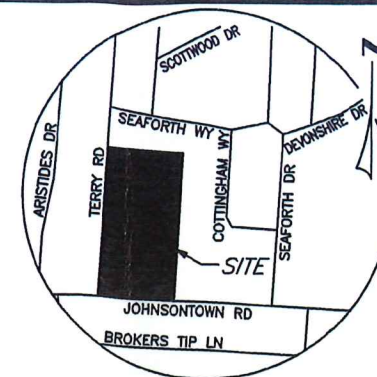
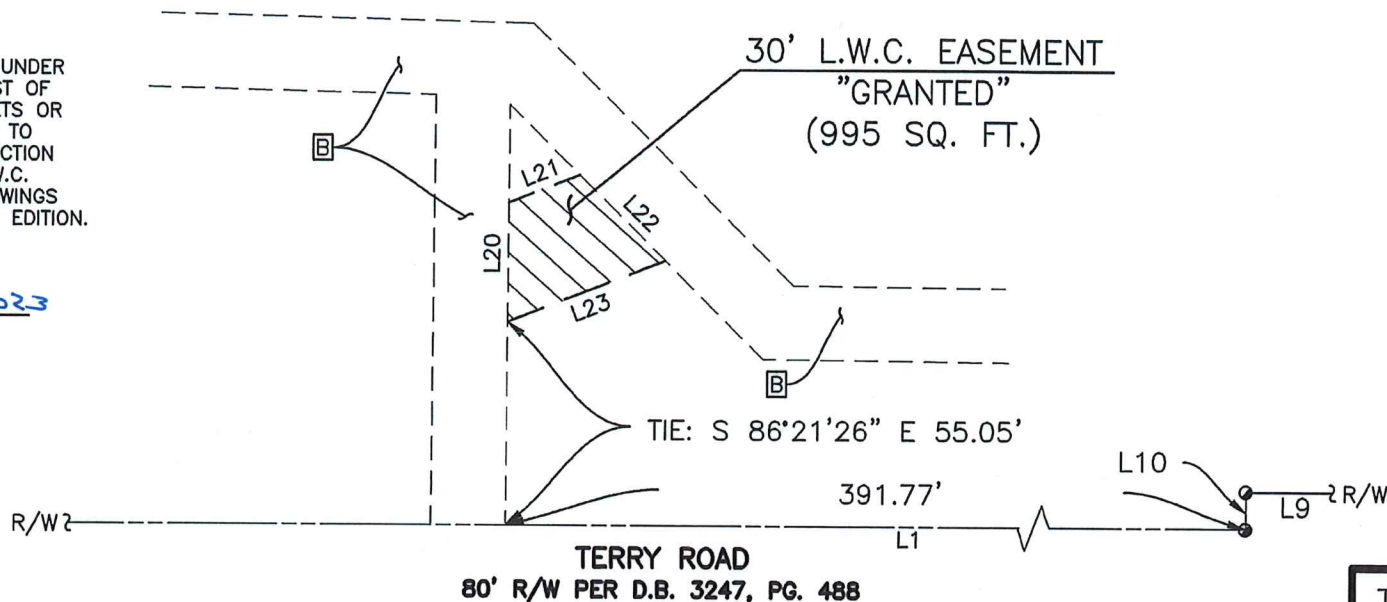
DATE 3-7-23	SCALE 1"=50'	MAP NO. 1173-230
DRAWN RVL	CHECKED BY RAG	ENGR. RAG
PROJ. NO. 16130	SHEET 2 OF 6	

19138-LWC ESMT.dwg

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*R.A. Grangier, III* 3-7-2023  
 LAND SURVEYOR'S SIGNATURE DATE



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 LOUISVILLE, KY 40206

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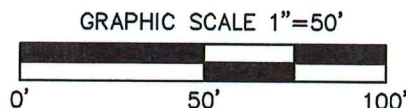
## **LOUISVILLE WATER COMPANY**

650 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202  
 SPENCER BRUCE - PRESIDENT  
 TIM KRAUS - CHIEF ENGINEER

## PROPERTY OF **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**

5601 JOHNSONTOWN RD JEFFERSON COUNTY  
 D.B. 7472 PG. 643 TAX BLOCK 1047 LOT 562

DATE 3-7-23	SCALE 1"=50'	MAP NO. 1173-230
DRAWN RVL	CHECKED BY RAG	ENGR. RAG
PROJ. NO. 16130	SHEET 3 OF 6	

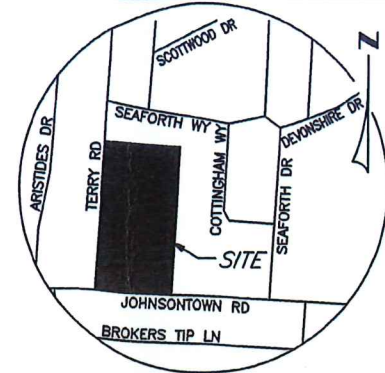
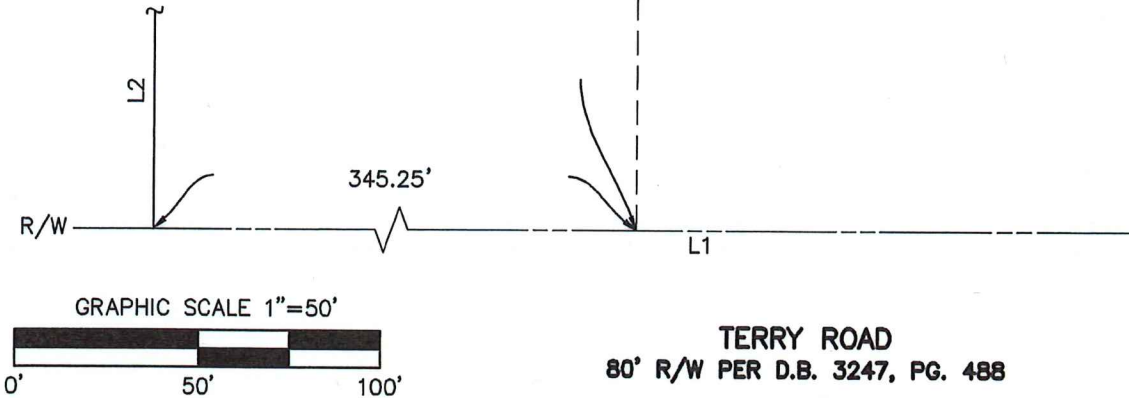




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**LOUISVILLE WATER COMPANY**

660 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202  
SPENCER BRUCE - PRESIDENT  
TIM KRAUS - CHIEF ENGINEER

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

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DATE 3-7-23	SCALE 1"=50'	MAP NO. 1173-230
DRAWN RVL	CHECKED BY RAG	ENGR. RAG
PROJ. NO. 16130	SHEET 4 OF 6	

# SURVEYOR'S CERTIFICATE

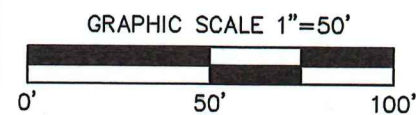
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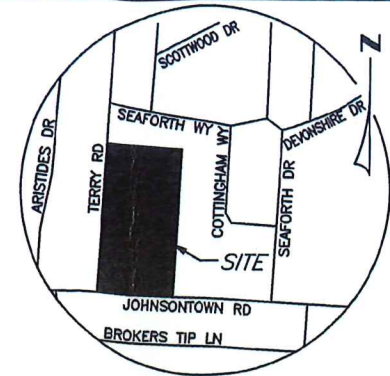


EXISTING SCHOOL BUILDING  
 PER SURVEY TIES AND PLANS

MATCH LINE-SEE SHEET 4



VARIABLE WIDTH  
 L.W.C. EASEMENT  
 "GRANTED"  
 (22,387 SQ. FT.)



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 2307 RIVER RD. SUITE 203  
 LOUISVILLE, KY 40206

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## **LOUISVILLE WATER COMPANY**

550 S. 3RD STREET - LOUISVILLE, KENTUCKY 40202  
 SPENCER BRUCE - PRESIDENT  
 TIM KRAUS - CHIEF ENGINEER

## PROPERTY OF **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**

5601 JOHNSONTOWN RD JEFFERSON COUNTY  
 D.B. 7472 PG. 643 TAX BLOCK 1047 LOT 562

DATE 3-7-23	SCALE 1"=50'	MAP NO. 1173-230
DRAWN RVL	CHECKED BY RAG	ENGR. RAG
PROJ. NO. 16130	SHEET 5 OF 6	



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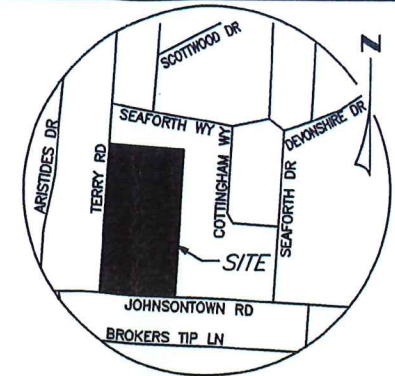
*[Signature]* 3-7-2023  
 LAND SURVEYOR'S SIGNATURE DATE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°22'43" E	937.40'
L2	S 86°39'02" E	584.25'
L3	S 03°22'43" W	987.42'
L4	N 86°28'41" W	38.93'
L5	N 82°17'02" W	150.40'
L6	N 86°28'41" W	200.00'
L7	S 03°31'19" W	11.00'
L8	N 86°28'41" W	185.33'
L9	N 03°22'43" E	48.29'
L10	N 86°39'02" W	10.00'
EASEMENT TABLE		
LINE	BEARING	DISTANCE
L11	S 87°11'10" E	96.80'
L12	S 19°04'53" E	111.80'
L13	S 57°15'47" E	70.43'
L14	S 41°37'17" E	32.87'
L15	N 86°37'17" W	43.11'
L16	N 57°15'47" W	74.89'

EASEMENT TABLE		
LINE	BEARING	DISTANCE
L17	N 19°04'53" W	101.91'
L18	N 87°11'10" W	76.82'
L19	N 03°22'43" E	30.00'
L20	S 86°21'26" E	32.31'
L21	S 18°08'02" E	20.58'
L22	S 48°07'58" W	32.77'
L23	N 18°08'02" W	45.76'
L24	S 10°00'00" E	179.76'
L25	N 80°00'00" E	10.29'
L26	S 10°00'00" E	10.00'
L27	S 80°00'00" W	10.29'
L28	S 10°00'00" E	13.59'
L29	N 80°00'00" E	160.10'
L30	S 45°53'33" E	109.25'
L31	S 00°21'58" W	78.11'
L32	S 06°31'09" W	41.61'
L33	S 48°48'56" W	24.85'

EASEMENT TABLE		
LINE	BEARING	DISTANCE
L34	S 75°00'20" W	105.01'
L35	N 78°45'22" W	41.35'
L36	N 39°45'04" E	25.06'
L37	N 50°14'56" W	16.72'
L38	S 78°45'22" E	37.09'
L39	N 75°00'20" E	91.04'
L40	N 48°48'56" E	6.27'
L41	N 06°31'09" E	28.39'
L42	N 00°21'58" E	63.68'
L43	N 45°53'33" W	81.11'
L44	S 80°00'00" W	174.78'
L45	N 10°00'00" W	232.88'
L46	N 41°37'17" W	40.53'
L47	S 86°37'17" E	14.14'
L48	S 41°37'17" E	45.86'
L49	N 48°22'43" E	15.79'



## **LOCATION MAP**

NOT TO SCALE

## **LEGEND**

- - CONCRETE MONUMENT
- - IRON PIN
- △ - DIMENSION POINT
- R/W - RIGHT-OF-WAY
- ▨ - EASEMENT AREA

TOTAL ESMT. AREA = 31,873 SQ. FT.

L.W.C. ESMT.#

**LOUISVILLE WATER COMPANY**

## **EASEMENT**

PLAT PREPARED BY:  
 JACOBI, TOOMBS, & LANZ  
 2307 RIVER RD. SUITE 203  
 LOUISVILLE, KY 40206

## **ADJACENT PROPERTY OWNERS**

- |  |  |  |  |
|--|--|--|--|
| (A) DAVID & JULIA GRENNIER<br>D.B. 8960, PG. 883 | (B) SHERRI CRAWFORD<br>D.B. 4999, PG. 164                            | (C) MARILYN VINCENT<br>D.B. 12440, PG. 204                 | (D) JERRY & PATRICIA BYERS<br>D.B. 5379, PG. 306           |
| (E) JAS & LOIS PENDLETON<br>D.B. 4271, PG. 276   | (F) BENJAMIN T. COLLINS<br>D.B. 12140, PG. 645                       | (G) KELSEY WINTERS<br>D.B. 11667, PG. 895                  | (H) JESSE ROOP<br>D.B. 11478, PG. 104                      |
| (I) THOMAS & ETHEL LYVERS<br>D.B. 4743, PG. 66   | (J) SONYA TAYLOR<br>D.B. 8161, PG. 719                               | (K) MARY YORK<br>D.B. 6735, PG. 908                        | (L) AMANDA HODGKINS<br>D.B. 8664, PG. 396                  |
| (M) JOHN MCGARRY<br>D.B. 3545, PG. 395           | (N) MATTHEW J. SLUSSER &<br>AMANDA M. SLUSSER<br>D.B. 12322, PG. 753 | (O) BETH HAVEN BAPTIST<br>CHURCH INC<br>D.B. 9414, PG. 145 | (P) BETH HAVEN BAPTIST<br>CHURCH INC<br>D.B. 9414, PG. 145 |

## **EXISTING EASEMENTS**

- |   |  |  |
|---|--|--|
| (A) VARIABLE WIDTH LWC EASEMENT<br>D.B. 8906, PG. 294 | (B) 20' LWC EASEMENT<br>D.B. 10439, PG. 51 | (C) 20' LWC EASEMENT<br>D.B. 8906, PG. 294 |
| (D) 15' LWC EASEMENT<br>D.B. 8906, PG. 294            | (E) 20' LWC EASEMENT<br>D.B. 4341, PG. 127 |  |

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**SPENCER BRUCE - PRESIDENT**  
**TIM KRAUS - CHIEF ENGINEER**

## **PROPERTY OF JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION**

5601 JOHNSONTOWN RD JEFFERSON COUNTY  
 D.B. 7472 PG. 643 TAX BLOCK 1047 LOT 562

DATE 3-7-23	SCALE NONE	MAP NO. 1173-230
DRAWN RVL	CHECKED BY RAG	ENGR. RAG
PROJ. NO. 16130	SHEET 6	OF 6