



JESSE BACON, SUPERINTENDENT
ADRIENNE USHER, ASSISTANT SUPERINTENDENT
BRANDY HOWARD, CHIEF ACADEMIC OFFICER
TROY WOOD, CHIEF OPERATIONS OFFICER

TO: Jesse Bacon
Superintendent

FROM: Troy Wood *TW*
Chief Operations Officer

DATE: May 12, 2023

RE: Board Agenda Item
Pleasant Grove Easement

Attached for the District Finance Corporations approval is a Deed of Easement for the City of Mt. Washington to access a pump station located at Pleasant Grove Elementary. This deed has been prepared and reviewed by Board Attorney, Eric Farris.

I am requesting the approval of said deed. Contact me should you have additional questions.

TW:amt

Attachments:

- Deed of Easement

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this _____ day of _____, 2023
by and between **THE BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION**, a Kentucky non-profit corporation maintaining a mailing address for purposes of this Easement at 1040 Highway 44 East, Shepherdsville, Kentucky 40165 (hereinafter "Grantor");
and,

THE CITY OF MT. WASHINGTON, KENTUCKY, a Kentucky municipality
maintaining a mailing address for purposes of this Easement at 311 Snapp Street, Mt.
Washington, Kentucky 40047 (hereinafter "Grantee").

WITNESSETH, that the Grantor in consideration of the public and mutual benefits to be
derived here from and for no monetary consideration, Grantor hereby grants and conveys to
Grantee, an exclusive 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 a pump station and appurtenances, including
ingress and egress to and from said strip. Said strip of land is in Bullitt County, Kentucky and is
described as follows:

Being a tract of land in Bullitt County, Kentucky along KY 44 approximately 4.8
miles of the intersection of KY 44 and US 31E, and being more particularly
described as follows:

Beginning at an iron pin (set this survey) corner to Gary L. Owen (D.B. 584, pg.
642), said point being in the south right of way of KY 44 (D.B. 843, Pg 103), 37.87
feet right of said KY 44 centerline station 363+72.75, said beginning points
Kentucky North Zone coordinates are N: 194684.894, E: 1248974.261, thence with
said Owens S 08°20'49" E a distance of 130.00' to an iron pin (set this survey);
thence leaving said Owen with Grantor and a new division line the following two
calls S 81°39'11" W a distance of 102.87' to an iron pin (set this survey), 50.31 feet
right of said KY 44 South centerline station 362+72.80; thence with said KY 44 right
of way line the following three calls N 70°02'56" E a distance of 28.18' to an iron pin
(set this survey); thence N 48°43'55" E a distance of 28.36' to an iron pin (set this
survey); thence N 74°33'35" E a distance of 48.96' to the point of beginning

The above-described parcel contains 0.27 acres (11,855.0 square feet) as surveyed by
Roy A. Wright, P.L.S. #2808, December 1, 2023. All bearings shown hereon are
oriented to Kentucky North Zone coordinates and KY 44 roadway plans FD04 SPP
015 0444 018-19 on file in Louisville District Office. All iron pins (set this survey)
are 1/2" and 18" steel rebar, with plastic cap stamped "Roy A. Wright, PLS 2808".

Being a part of the same property acquired by Grantor by deed dated April 16, 1996,
and of record in Deed Book 422, Page 642, in the Office of the Clerk of Bullitt
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 the City of Mt. Washington. 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.

Grantor, its successors and assigns, further covenants not to construct/install any other utilities within the Easement that would interfere with the pump station.

To the extent Grantee must disturb the Easement, Grantee agrees 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 Grantee. 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 Grantee rights to the strip of land.

IN TESTIMONY WHEREOF, witness the signature of the Grantor(s) the day and year first above written.

Grantor:

BULLITT COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

Signature

Printed Name

Title

COMMONWEALTH OF KENTUCKY)
) ss.:
COUNTY OF BULLITT)

The foregoing Deed of Easement was acknowledged before me, a notary public, by _____, in his/her capacity as _____ of the Bullitt County School District Finance Corporation, a person known to me or, if not known personally, who presented satisfactory proof evidencing he/she is the person described in, and who executed the foregoing instrument, to be the duly authorized, free and voluntary act of said entity.

Notary Public, State at Large

Printed Name: _____

My Commission Expires: _____

Notary Id: _____

CITY OF MT. WASHINGTON, KENTUCKY

Title

The foregoing Deed of Easement was acknowledged before me, a notary public, by _____, in his/her capacity as _____ of the Bullitt County School District Finance Corporation, a person known to me or, if not known personally, who presented satisfactory proof evidencing he/she is the person described in, and who executed the foregoing instrument, to be the duly authorized, free and voluntary act of said entity.

Notary Id:

SALTSMAN, WILLETT,
DEATON & HAMILTON, P.S.C.

S. THOMAS HAMILTON
City Attorney for Mt. Washington
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