

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged by **GRANTOR**, **GRANTOR** hereby grants to the **LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD)**, its successors and assigns, a perpetual easement on, over and under strips of land and spaces as defined and marked "Sanitary Sewer and Drainage Easement" on the plat attached hereto.

The grant is made on the following terms:

1. **MSD** has the right of ingress and egress over **GRANTOR's** property to and from the easement at all times for the purpose of constructing, operating, maintaining, repairing and reconstructing sanitary sewers, drains, and related equipment, structures or materials, hereinafter referred to as appurtenances, under **MSD's** jurisdiction, control, and supervision.
2. Nothing shall be placed in, on, over or under the sanitary sewer and drainage easement which will obstruct or interfere with the purposes of said easement.
3. **MSD** may authorize any public agency or others to carry out the purposes as set forth in paragraph 1.
4. The **GRANTOR** covenants that they are (he/she is) lawfully seized of the property through which the sanitary sewer and drainage easement is granted and that they have (he/she has) full right and power to convey the same and said property is free from all encumbrances, except current taxes and restrictions and/or mortgages of record.
5. The **GRANTOR** acknowledges that the consideration received for the conveyance made herein does not include any express or implied release or waiver by **MSD** of rights to subject **GRANTOR** and their (his/her) property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law.
6. **MSD** covenants that it will assume full responsibility for claims resulting from damage to any land, improvement, or the environment within or outside the sanitary sewer and drainage easement granted herein, or to any land or improvements used for ingress and egress to such easement, caused by **MSD** during construction, operation, maintenance, repair or reconstruction of said sanitary sewers, drains, and appurtenances unless damage is caused by the placing of any structure within or outside the easement in violation of this certificate, in such case no liability will be assumed by **MSD**.
7. If shown, a temporary easement, as defined and marked "Temporary Construction Easement" on the plat attached hereto is hereby reserved for **MSD's** use as needed during original construction of said sanitary sewers, drains, and appurtenances. Such easement shall terminate and automatically revert to the property owners upon completion of the original construction.

IN TESTIMONY WHEREOF, witness the signature of the **GRANTOR** on this _____ day of _____, 20__.

BOARD OF EDUCATION OF JEFFERSON COUNTY, KENTUCKY

GRANTOR

GRANTOR

**LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40203-1913**

Record No. _____

Parcel No. _____

Sheet _____ of _____

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that the foregoing instrument was this day presented to me by:

who, being by me first duly sworn, declared that _____

signed the foregoing instrument as _____

of _____

by authority and direction of its Board of Directors, as a true and proper act and deed.

Witness my hand this _____ day of _____, 20____.

My Commission expires: _____

NOTARY PUBLIC

Notary ID # _____

This Instrument Prepared By:

Attorney at Law
700 West Liberty Street
Louisville, Kentucky 40203-1913

**LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
700 WEST LIBERTY STREET
LOUISVILLE, KENTUCKY 40203-1913**

Record No. _____

Parcel No. _____

Sheet _____ of _____

BOARD OF EDUCATION OF
JEFFERSON COUNTY, KENTUCKY
4931 POPLAR LEVEL RD
TAX BLOCK 0624, LOT 066
DEED BOOK 12716, PAGE 800



LOCATION MAP
NO SCALE

NORTH & ALL BEARINGS SHOWN HEREON ARE
BASED ON KY STATE PLANE COORDINATES
SYSTEM, NORTH ZONE (NAD 83).

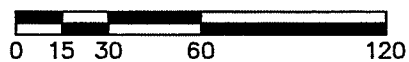
VEGA AUTO REPAIR & SALES LLC
4933 POPLAR LEVEL RD
T.B. 624, LOT 43
D.B. 10498, PG. 916

LEGEND

- DIMENSION POINT
- FOUND 1/2" REBAR IN RAILROAD TIE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°23'33" E	81.36'
L2	N 62°03'07" E	492.24'
L3	N 14°43'41" E	62.30'
L4	N 75°16'19" W	16.43'
L5	N 43°17'30" W	44.10'
L6	S 60°01'37" W	513.10'
L7	N 29°23'33" W	76.36'
L8	N 29°23'33" W	149.94'

GRAPHIC SCALE 1"=60'



DENOTES SANITARY SEWER AND
DRAINAGE EASEMENT "BEING GRANTED"
= 46,838 SQUARE FEET

NOTES:

1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
 2. THE BOUNDARY LINES SHOWN HEREON WERE DETERMINED FROM DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED.
 3. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
- BEING A PART OF THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED RECORDED IN DEED BOOK 12716, PAGE 800, IN THE OFFICE OF THE LOUISVILLE METRO CLERK.

**SANITARY SEWER & DRAINAGE
EASEMENT PLAT**

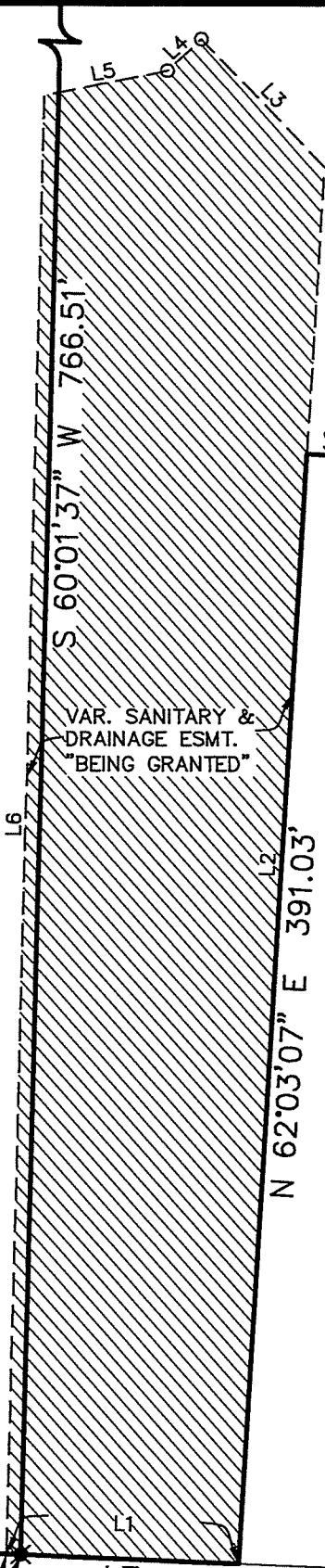
PROPERTY OF:
BOARD OF EDUCATION OF
JEFFERSON COUNTY, KENTUCKY
3001 CRITTENDEN DR
LOUISVILLE, KY. 40209
TAX BLOCK 0624, LOT 075
TAX BLOCK 0624, LOT 066
DEED BOOK 12697, PAGE 265
DEED BOOK 12716, PAGE 800

PROPERTY ADDRESS:
4927 & 4931 POPLAR LEVEL RD
LOUISVILLE, KY 40213

DATE: 03/13/24

SCALE: 1"=60'

BOARD OF EDUCATION OF
JEFFERSON COUNTY, KENTUCKY
4927 POPLAR LEVEL RD
TAX BLOCK 0624, LOT 075
DEED BOOK 12697, PAGE 265



S 29°06'03" E
210.00'

VAR. SANITARY &
DRAINAGE ESMT.
"BEING GRANTED"

N 62°03'07" E 391.03'

L8
5.00' (TIE)

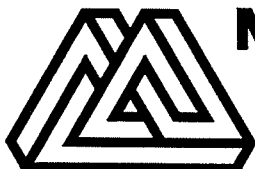
POPLAR LEVEL RD
VAR. R/W

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE INFORMATION
DEPICTED HEREON WAS GATHERED UNDER
MY DIRECT SUPERVISION AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR
NON-BOUNDARY SURVEY WORK AS DEFINED
IN SECTION 13 OF 201 KAR 18:150.

STATE OF KENTUCKY
ERIC T. SANDERS
3675
LICENSED
PROFESSIONAL
LAND SURVEYOR

ERIC T SANDERS PLS# 3675 DATE:
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR



MINDEL SCOTT

ENGINEERING ► SURVEYING ►
PLANNING ► LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ► MindelScott.com

CORPORATE/ORGANIZATION RESOLUTION CERTIFICATE

Corporations and other organization must complete this form.

1. Certification of Authorized Individuals

As (secretary/officer/partner) of Board of Education of Jefferson County, Kentucky, I hereby certify that:

<u>Name</u>	<u>Title</u>	<u>Signature</u>

Is/are duly authorized by resolution of the above-name Corporation/Organization to act on its behalf in connection with any transactions with the Louisville and Jefferson County Metropolitan Sewer District (MSD).

I further certify that said resolution authorizes the named individual(s) to give written authorization and to execute any necessary easements, certificates, agreements, forms or other documents required by MSD in connection with Sanitary Sewer and/or Drainage projects.

The Corporation/Organization hereby agrees to indemnify and hold MSD harmless from and against any loss, cost, liability, or expense incurred by any of them in connection with any action taken upon oral or written instructions reasonably believed by MSD to have originated from the named individuals. The authority of the named individuals to act on behalf of the Corporation/Organization shall remain in full force and effect until written revocation by a secretary or officer of the Corporation/Organization is delivered to MSD; provided, however that MSD shall not have any liability for actions initiated before having had a reasonable amount of time to act upon the revocation.

Please indicate the number of signatures required on transaction request.
If a number is not indicated, one signature will be required.

2. Signature of Secretary/Officer/Partner

To the above, I set my signature of our Corporation/Organization this _____ day of _____, in the year _____.

If the individual signing above is listed as one of the individuals authorized to act upon MSD documents, a second authorized individual must sign below. If there is no other authorized individual, then this document must be notarized.

_____	_____
Signature of Authorized Individual	Title

3. Signature of Other Authorized Individual. (If required)

_____	_____
Signature of Authorized Individual	Title

COMMONWEALTH OF KY
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid do hereby certify that the forgoing instrument was this day presented to me by _____, as _____ of _____ who acknowledged execution of said instruments as being _____ true and proper act and deed.

WITNESS my hand this _____ day of _____, in the year _____.

NOTARY Commission Expires: _____