

AMN 03-14-2024

DEED OF EASEMENT

THIS DEED OF EASEMENT, made as of this 18 day of MARCH, 2024
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"

W I T N E S S E T H:

For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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 Twenty feet (20') in width as shown on plats 1 of 3 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 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 the event the easement is no longer needed for the purpose of connecting, constructing, operating, maintaining, reconnecting, repairing, removing, reconstructing, replacing, and/or enlarging one or more water mains and appurtenances, such easement shall revert to the Grantor.

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

M. Pollio
DR. MARTIN POLLIO

COUNTY OF JEFFERSON)
COMMONWEALTH OF KENTUCKY) :ss

The foregoing Deed of Easement was acknowledged before me this 18 day of March, 2024 by

Marty Pollio, as President

My Commission expires: July 5, 2027

Wheresa Marie White
NOTARY PUBLIC,
License # KY NP 73511

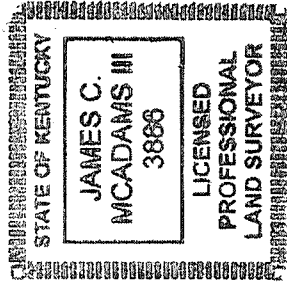
THIS INSTRUMENT WAS PREPARED BY:

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

NOTES

- 1) THIS EASEMENT PLAT IS BASED ON FIELD WORK, PERFORMED ON 11/24/23 TO 12/06/23 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 7472, PAGE 643 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



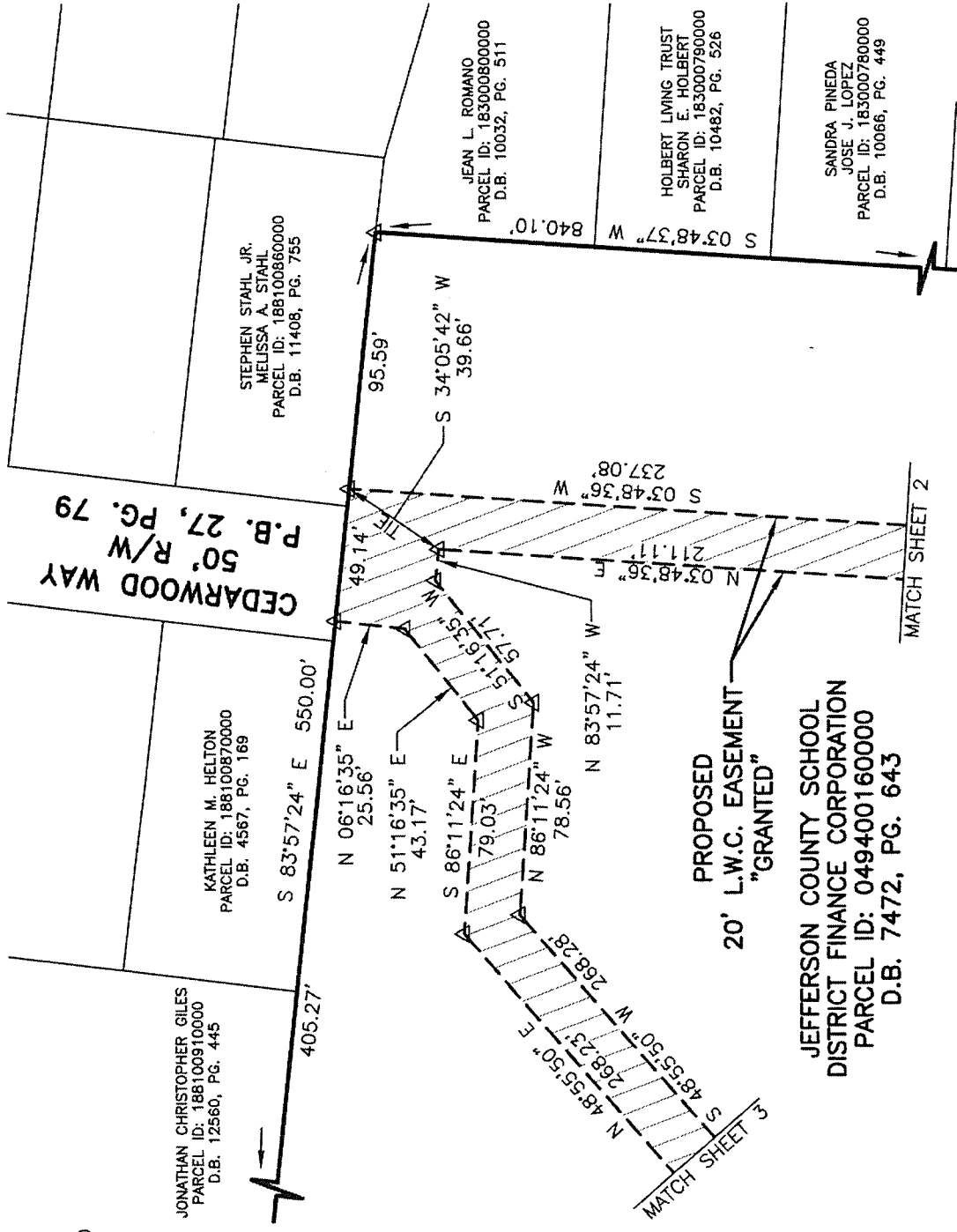
PLS REVIEW: *SCM*

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 7/22/24

JAMES C. McADAMS III, PLS #3886 DATE



OWNER'S SIGNATURE

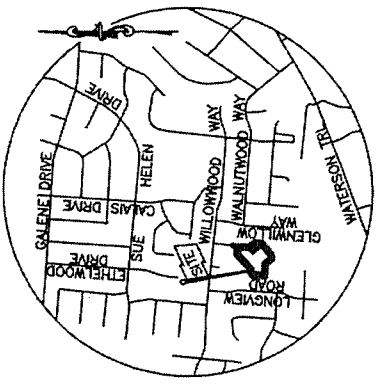
AS AN OWNER OR AUTHORIZED AGENT OF THE PROPERTY SHOWN HEREON, I AGREE TO THE EASEMENT AS DESCRIBED AND SHOWN ON THIS PLAT.

SIGNATURE

DATE

SIGNATURE

DATE



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

ESMT. AREA = 36,318 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

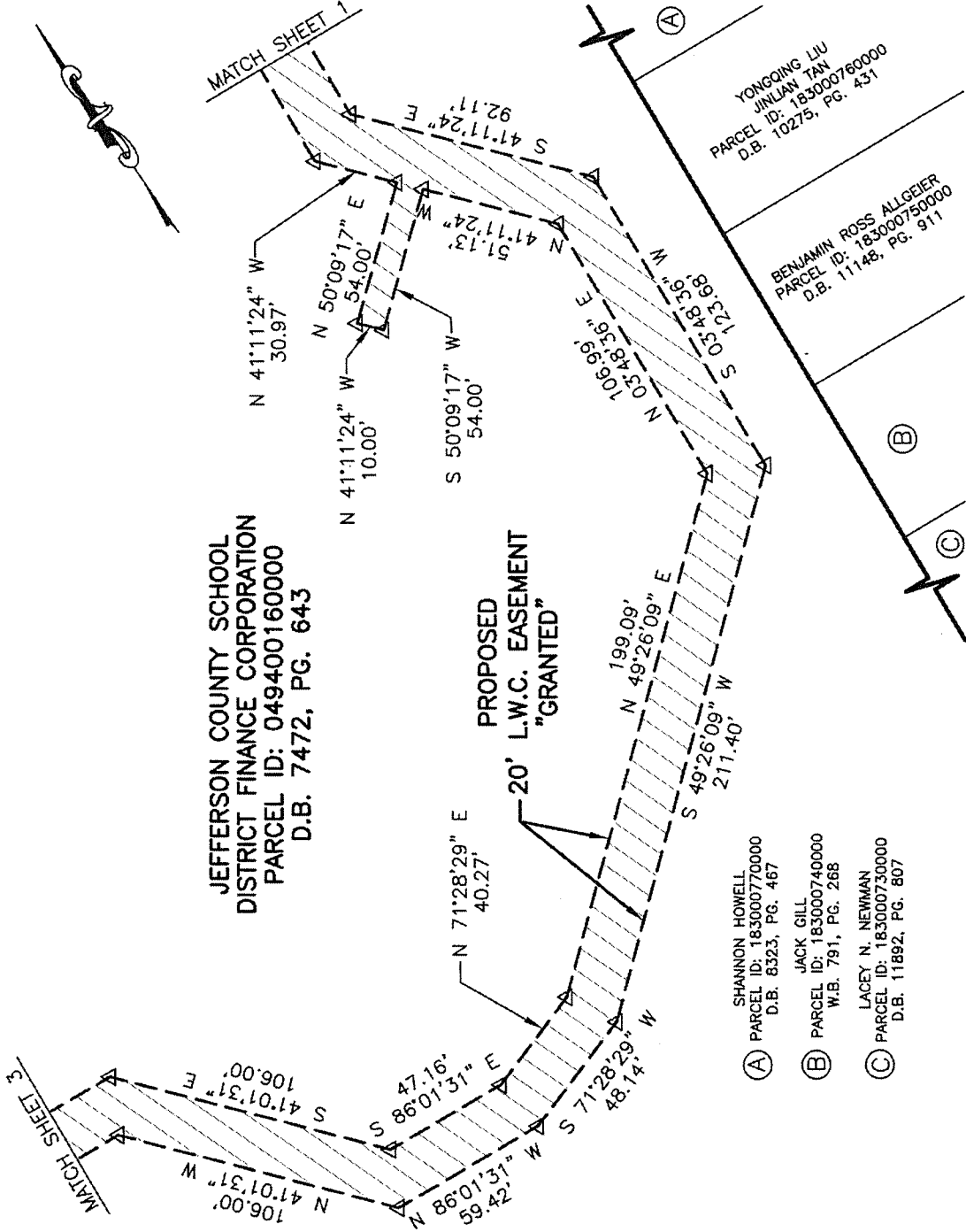
PROPERTY OF
JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 JEFFERSON COUNTY
 3610 CEDARWOOD WAY
 D.B. 7472, PG. 643
 PARCEL ID: 049400160000

DATE	02/20/24	SCALE	1" = 60'	MAP No.	1254-254
DRAWN	SP	CHECKED BY	JCM III	ENGR. S. REYNOLDS	
PROJ. NO.	16664	SHEET	1	OF	3

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GRAPHIC SCALE



**JEFFERSON COUNTY SCHOOL
DISTRICT FINANCE CORPORATION**
PARCEL ID: 049400160000
D.B. 7472, PG. 643

**PROPOSED
20' L.W.C. EASEMENT
"GRANTED"**

- (A) SHANNON HOWELL
PARCEL ID: 183000770000
D.B. 8323, PG. 467
- (B) JACK GILL
PARCEL ID: 183000740000
W.B. 791, PG. 268
- (C) LACEY N. NEWMAN
PARCEL ID: 183000730000
D.B. 11892, PG. 807

- BENJAMIN ROSS ALLGEIER
PARCEL ID: 183000750000
D.B. 11148, PG. 911
- YONGGOING LIU
JINLIJIAN TAN
PARCEL ID: 183000760000
D.B. 10275, PG. 431

STATE OF KENTUCKY

JAMES C. MCADAMS III
3886

LICENSED
PROFESSIONAL
LAND SURVEYOR

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.

[Signature]
JAMES C. MCADAMS III, PLS #3886 DATE 7/23/24

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

PLS REVIEW: JCM *[Signature]* DATE



LOCATION MAP
NOT TO SCALE

LEGEND

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

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SPENCER W. BRUCE, PE - PRESIDENT
TIMOTHY KRAUS, PE - VICE PRESIDENT, CHIEF ENGINEER

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

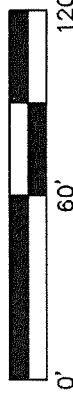
JEFFERSON COUNTY
3610 CEDARWOOD WAY PARCEL ID: 049400160000
D.B. 7472, PG. 643 MAP NO. 1254-254

DATE 02/20/24 SCALE 1" = 60'
DRAWN SP CHECKED BY JCM III ENGR. S. REYNOLDS
PROJ. NO. 16664 SHEET 2 OF 3

NOTES

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GRAPHIC SCALE



STATE OF KENTUCKY
JAMES C. MCADAMS III
 3806
 LICENSED PROFESSIONAL LAND SURVEYOR

PLS REVIEW: JCM/JH

SURVEYOR'S CERTIFICATE

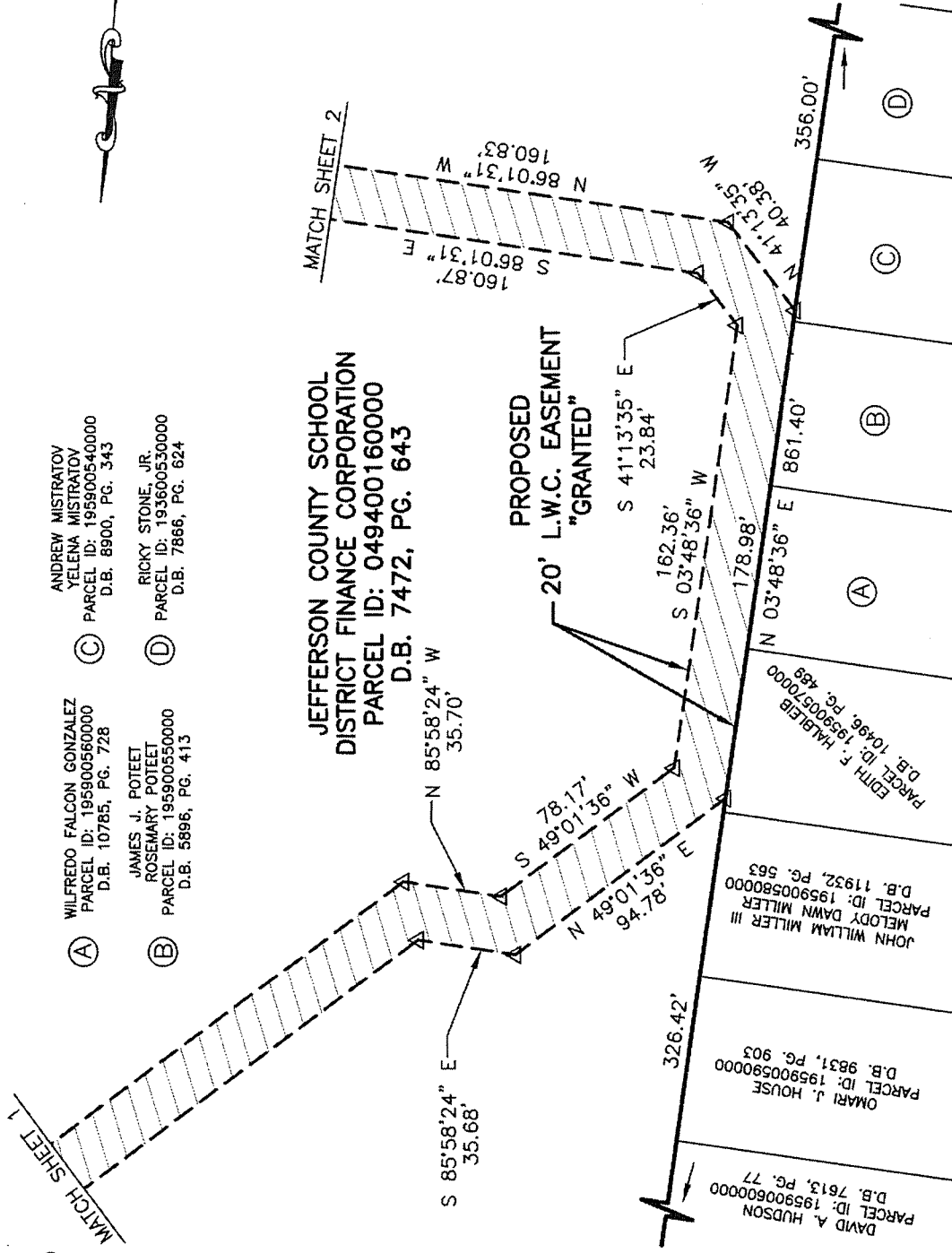
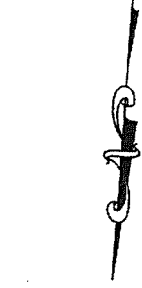
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James C. McAdams III
 2/22/24
 JAMES C. MCADAMS III, PLS #3886 DATE

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SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____



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 PARCEL ID: 049400160000
 D.B. 7472, PG. 643

PROPOSED 20' L.W.C. EASEMENT "GRANTED"

- (A) WILFREDO FALCON GONZALEZ
 PARCEL ID: 195900560000
 D.B. 10785, PG. 728
- (B) JAMES J. POTEET
 ROSEMARY POTEET
 PARCEL ID: 195900550000
 D.B. 5896, PG. 413
- (C) ANDREW MISTRATOV
 YELENA MISTRATOV
 PARCEL ID: 195900540000
 D.B. 8900, PG. 343
- (D) RICKY STONE, JR.
 PARCEL ID: 195600530000
 D.B. 7866, PG. 624



LOCATION MAP
 NOT TO SCALE

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 SHEET 3 OF 3