

OK AS TO FOR
AMH 03-14-2024

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 18 day of March, 2024.

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION

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:

Marty Pollio

who, being by me first duly sworn, declared that Marty Pollio

signed the foregoing instrument as President

of Jefferson County School District Finance Corporation

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



Witness my hand this 18 day of March, 2024.

My Commission expires: July 5, 2027

Wheresa Marie White
NOTARY PUBLIC

Notary ID# KYNP735V

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

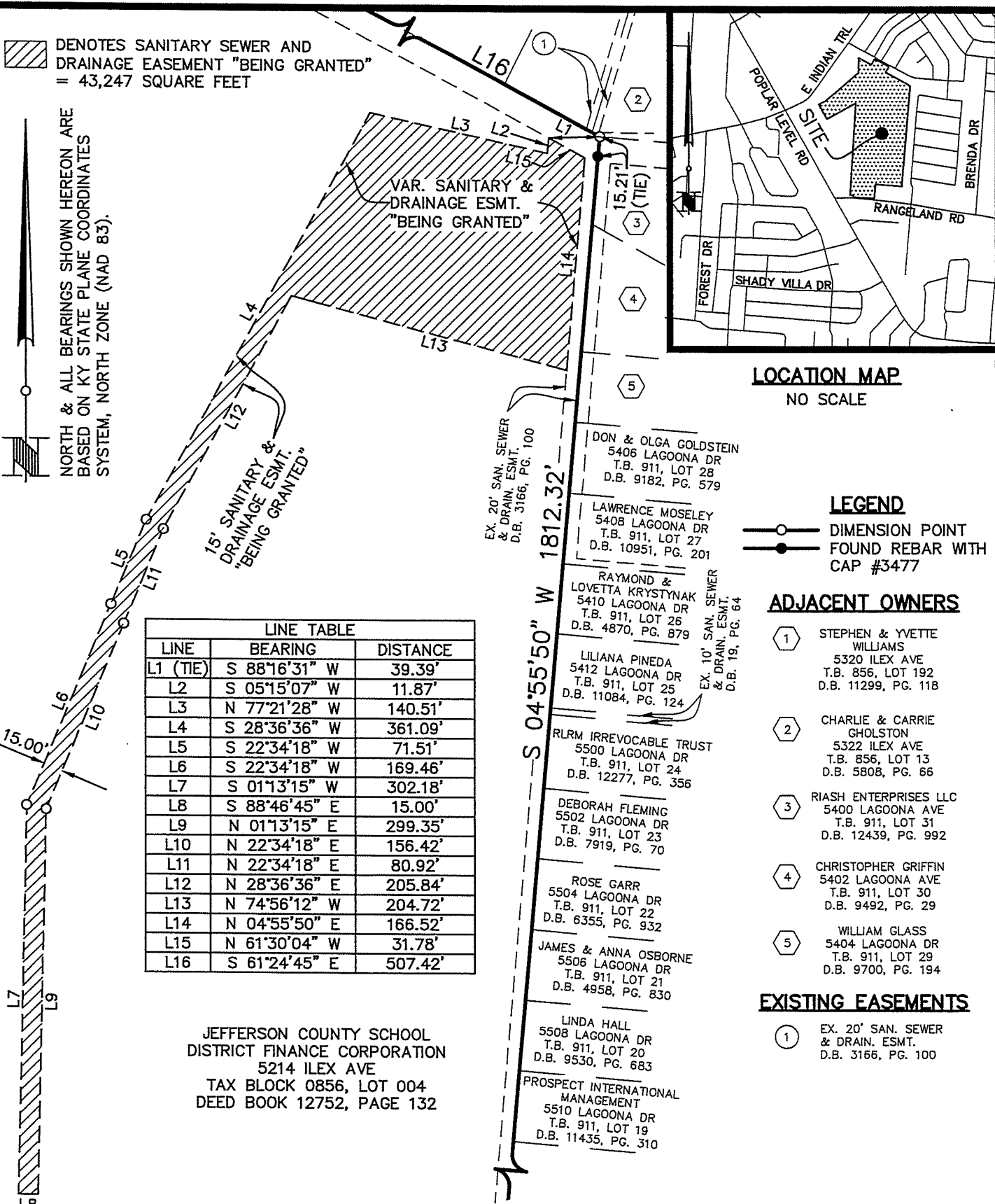
Record No. _____

Parcel No. _____



Sheet _____ of _____

 DENOTES SANITARY SEWER AND DRAINAGE EASEMENT "BEING GRANTED" = 43,247 SQUARE FEET

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



LOCATION MAP
NO SCALE

LEGEND
 DIMENSION POINT
 FOUND REBAR WITH CAP #3477

ADJACENT OWNERS

- 1 STEPHEN & YVETTE WILLIAMS
5320 ILEX AVE
T.B. 856, LOT 192
D.B. 11299, PG. 118
- 2 CHARLIE & CARRIE GHOLSTON
5322 ILEX AVE
T.B. 856, LOT 13
D.B. 5808, PG. 66
- 3 RIASH ENTERPRISES LLC
5400 LAGOONA AVE
T.B. 911, LOT 31
D.B. 12439, PG. 992
- 4 CHRISTOPHER GRIFFIN
5402 LAGOONA AVE
T.B. 911, LOT 30
D.B. 9492, PG. 29
- 5 WILLIAM GLASS
5404 LAGOONA DR
T.B. 911, LOT 29
D.B. 9700, PG. 194

EXISTING EASEMENTS

- 1 EX. 20' SAN. SEWER & DRAIN. ESMT.
D.B. 3166, PG. 100

LINE	BEARING	DISTANCE
L1 (TIE)	S 88°16'31" W	39.39'
L2	S 05°15'07" W	11.87'
L3	N 77°21'28" W	140.51'
L4	S 28°36'36" W	361.09'
L5	S 22°34'18" W	71.51'
L6	S 22°34'18" W	169.46'
L7	S 01°13'15" W	302.18'
L8	S 88°46'45" E	15.00'
L9	N 01°13'15" E	299.35'
L10	N 22°34'18" E	156.42'
L11	N 22°34'18" E	80.92'
L12	N 28°36'36" E	205.84'
L13	N 74°56'12" W	204.72'
L14	N 04°55'50" E	166.52'
L15	N 61°30'04" W	31.78'
L16	S 61°24'45" E	507.42'

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 5214 ILEX AVE
 TAX BLOCK 0856, LOT 004
 DEED BOOK 12752, PAGE 132

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 12752, PAGE 132, IN THE OFFICE OF THE LOUISVILLE METRO CLERK.

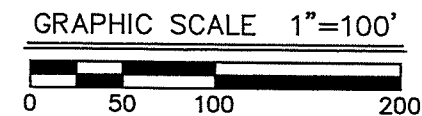
SANITARY SEWER & DRAINAGE EASEMENT PLAT

PROPERTY OF:
 JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION
 3332 NEWBURG RD
 LOUISVILLE, KY. 40218
 TAX BLOCK 0856, LOT 004
 DEED BOOK 12752, PAGE 132

PROPERTY ADDRESS:
 5214 ILEX AVE
 LOUISVILLE, KY 40213

DATE: 03/13/24

SCALE: 1"=100'



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
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