

DATE:

04/23/2024

AGENDA ITEM (ACTION ITEM):

Consider / Approve the Sanitation District No. 1 (SD1) temporary construction easement for installation of a sanitary sewer line on the Simon Kenton Campus at 11094 Madison Pike, Independence, KY 41051.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board

HISTORY/BACKGROUND:

SD1 will be connecting the homes on Alvin Drive to the regional sanitary sewer system, scheduled to begin in the summer of 2024. Alvin Drive runs parallel to the northern property line of the Simon Kenton campus. In order to install the sanitary sewer lines, SD1 has requested a temporary construction easement on a portion of the SK campus to allow construction to occur for a period of up to 24 months. The proposed temporary construction easement will not impact District or School operations.

FISCAL/BUDGETARY IMPACT:

\$0

RECOMMENDATION:

Approve the Sanitation District No. 1 (SD1) temporary construction easement for installation of a sanitary sewer line on the Simon Kenton Campus at 11094 Madison Pike, Independence, KY 41051.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator

Matt Rigg
District Administrator

Superintendent

12/2024 7 34 25 AM - C:\USERS\BENJAMIN MASON\DRIVE - MASON CARR CIVIL ENGINEERING\DESKTOP\MCCENED100 ALVIN DRI100% DESIGN\ALVIN_100% DWG - BENJAMIN MASON

[illegible]

	SANITARY MANHOLE		STORM CATCH BASIN
	SANITARY CLEANOUT		STORM MANHOLE
	SANITARY CURB STOP		FLARED END - METAL
	SANITARY VALVE		FLARED END - RCP
	SPOT ELEVATION		STORM CULVERT END
	TRAFFIC SIGN		FLOW ARROW

	MONITORING WELL		NATURAL GAS FLAG
	BORING		NATURAL GAS MARK
	SURVEY PIN		NATURAL GAS VALVE
	BENCHMARK		ELECTRIC BOX
	MONUMENT		ELECTRIC FLAG
	WATER METER		ELECTRIC MANHOLE
	WATER VALVE		ELECTRIC METER
	HYDRANT		TRANSFORMER PAD
	POST INDICATOR VALVE		POWER TRANSFORMER
	SANITARY MANHOLE		POWER POLE
	SANITARY CLEANOUT		LIGHT POLE
	SANITARY VALVE		GUY WIRE
	STORM CATCH BASIN		UTILITY POLE
	STORM MANHOLE		TELEPHONE BOX
	STORM HEADWALL		TELEPHONE PEDESTAL
	STORM HEADWALL		STUMP
	TRAFFIC SIGN		BUSH/TREE
	MAIL BOX		

STORM SEWER (DRAWN TO SCALE)

SANITARY GRAVITY SEWER (DRAWN TO SCALE)

SANITARY FORCE MAIN SEWER (DRAWN TO SCALE)

ASPHALT

GRAVEL

ROAD CENTERLINE

GUARD RAIL

STEEL FENCE

WOOD FENCE

STRIPING - ROAD CENTERLINE

CURB & GUTTER

SILT FENCE

SUPER SILT FENCE

TEMP. EASEMENT/CONST. LIMIT

CONTOUR MAJOR

CONTOUR MINOR (LABEL OPTIONAL)

CONTOUR DEPRESSION

ASPHALT PAVED SURFACE

RIPPAP

CONCRETE

BUILDING OUTLINE

	PROPERTY LINE
	RIGHT-OF-WAY
	CATV - UNDERGROUND
	OVERHEAD UTILITY
	ELECTRIC - UNDERGROUND
	FIBER - UNDERGROUND
	GAS
	SANITARY SEWER
	SANITARY SEWER (FORCE MAIN)
	STORM SEWER (DRAWN TO SCALE)
	WATER
	ASPHALT
	GRAVEL
	GUARD RAIL
	STEEL FENCE
	WOOD FENCE
	FLOOD HAZARD AREA
	RAIL ROAD TRACK
	WETLANDS BOUNDARY
	POND / LAKE EDGE
	UTILITY EASEMENT
	CONTOUR MAJOR
	CONTOUR MINOR (LABEL OPTIONAL)
	VEGETATION
	RIPRAP
	CONCRETE
	BUILDING OUTLINE
	WATER BODY

	ASPHALT OR CONCRETE SURFACE (SIDEWALK OR ROADWAY)		PRECAST CONCRETE
	ROADWAY/SIDEWALK OPEN OUT RESURFACE		GRAVEL
	SODDED OR SEEDED AND MULCHED AREA OR EXISTING WETLAND		CONCRETE UNIT MASONRY (PLANS)
	EARTH		STEEL
	EXISTING PIPES, STRUCTURES, EQUIPMENT TO BE REMOVED		ALUMINUM
	CAST-IN-PLACE CONCRETE		GRATINGS

DENOTES SECTION
LETTER IDENTIFICATION

DENOTES DRAWING NO
WHERE SECTION IS LOCATED

SECTION REFERENCE

DENOTES SECTION
LETTER IDENTIFICATION

SECTION

SCALE:

DENOTES DRAWING NO
WHERE SECTION IS LOCATED

SECTION TITLE

DENOTES DETAIL NUMBER
IDENTIFICATION

DENOTES DRAWING NO
WHERE DETAIL IS LOCATED

DETAIL REFERENCE

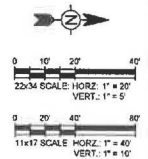
DENOTES DETAIL NUMBER
IDENTIFICATION

DETAIL

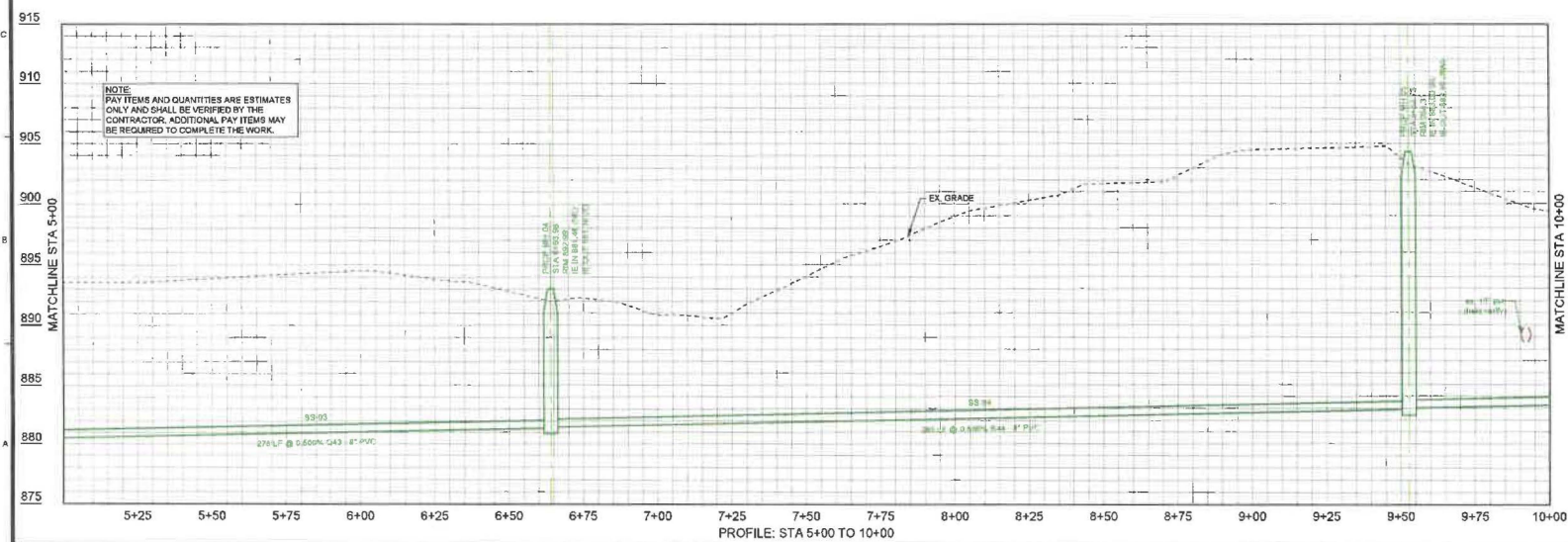
SCALE:

DENOTES DRAWING NO
WHERE DETAIL IS LOCATED

DETAIL TITLE



MASON MASON CARR CARR Civil Engineering, LLC CIVIL ENGINEERING WWW.MASONCARR.COM P.O. BOX 681 ALEXANDRIA, KY 40301 PHONE (502) 623-6376		PLAN & PROFILE - STA -0+25 TO STA 5+00 SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY GRAVITY SANITARY SEWER EXTENSION ALVIN DRIVE 9301 PROJECT NO. C706-KN-025		MARK DATE DESCRIPTION BY
PROJECT NO. 2023-001 DRAWN BY: BFM DATE 02/26/2024 SCALE: AS SHOWN SHEET C-01				

[illegible]

MASSON MASON CARR CARR Civil Engineering, LLC Civil & Mechanical		www.massonmcc.com P.O. BOX 561 ALEXANDRIA, KY 41001 PHONE (502) 252-3775	
PROJECT NO. 2023-001	DATE 02/26/2024	DRAWN BY: BFM	
CHECKED BY: C-JD	SCALE: AS SHOWN	CHECKED BY: BMC	
PLAN & PROFILE - STA 5+00 TO STA 10+00 SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY GRAVITY SANITARY SEWER EXTENSION ALVIN DRIVE 301 PROJECT NO. 2108-ENG-026		MARK	DATE
			DESCRIPTION
			BY

NOTE 1:
PRIOR TO EXCAVATION IN THE VICINITY OF
THE WATER TRANSMISSION MAIN, THE
CONTRACTOR SHALL CONTACT CHAD SIMON
WITH THE NORTHERN KENTUCKY WATER
DISTRICT (NKWD) AT LEAST 2 DAYS IN
ADVANCE OF THIS WORK AT (800) 578-7931 IN
ORDER TO HAVE AN NKWD INSPECTOR
PRESENT DURING EXCAVATION IN THIS AREA.

**CONTRACTOR TO EXPOSE
WATER LINE TO VERIFY DEPTH
PRIOR TO STARTING PROPOSED
SANITARY SEWER
INSTALLATION. SEE NOTE 1 FOR
ADDITIONAL REQUIREMENTS.**

**TEMPORARY SET
FENCE (S.F. 1)
SEE DETAIL ON
SHEET 04B.**

**Kenton County Board
of Education
0.B.124 PG 563
033-00-00-031.00
11094 MADISON PIKE
INDENBURGE, KY 41051**

**EX. PUMP
STATION AND
FORGEMAN**

**PROPOSED 12" SAN.
LATERAL**

**PROPOSED 12" SAN.
CLEANOUT,
STUB UP FOR
FUTURE
CONNECTION**

**40' TEMP. EASEMENT,
CONSTRUCTION LIMITS**

**20' PERM. SANITARY
UTILITY EASEMENT**

**STA 13+37.72
PROP. SAN. L.S.
H = 5'-9.205(0.1)
E = 1659688.29
(4' ±)**

**STA 13+81.99
PROP. M.H. 07
H = 510348(0.2)
E = 1550799(0.1)
(4' ±)**

EX. GRADE

**EX. 20" DP
WATER MAIN -
(FIELD VERIFICATION)**

18" MIN.

NO. OF ST. SINKS (4)3 - 1" 5" MC

364 LF @ 0.500% 5433 - 1" 5" MC

**NOTE:
PAY ITEMS AND QUANTITIES ARE ESTIMATES
ONLY AND SHALL BE VERIFIED BY THE
CONTRACTOR. ADDITIONAL PAY ITEMS MAY
BE REQUIRED TO COMPLETE THE WORK.**

MATCHLINE STA 10+00

PROFILE: STA 10+00 TO 15+00

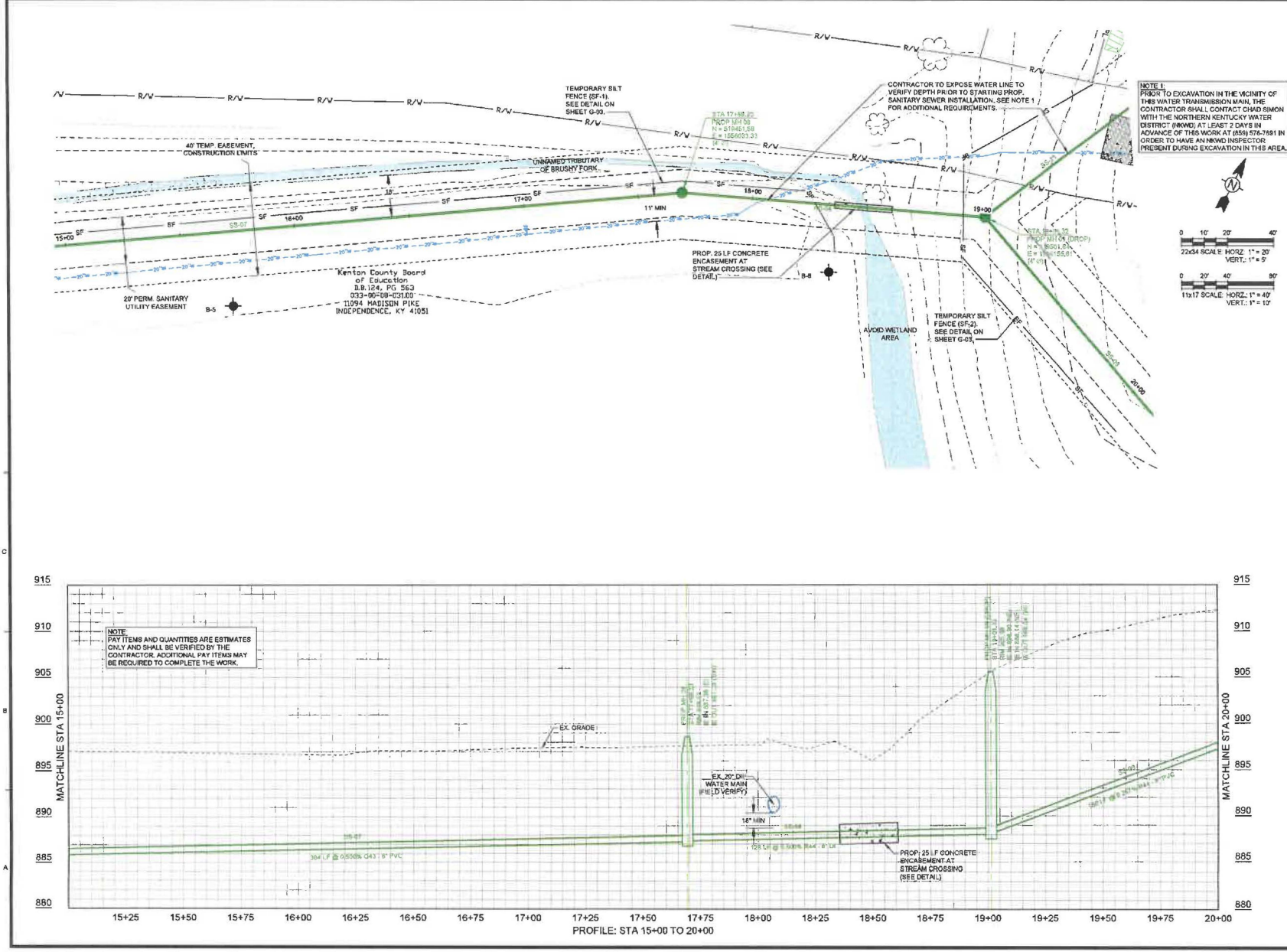
MATCHLINE STA 15+00

**0 10 20 30 40
72x34 SCALE: HORZ.: 1" = 20'
VERT.: 1" = 5'**

**0 20 40 60 80
11x17 SCALE: HORZ.: 1" = 40'
VERT.: 1" = 10'**

MASON CARR CARR Civil Engineering, LLC LLC, INCORPORATED		www.masoncarr.com P.O. BOX 661 ALEXANDRIA, KY 40101 PHONE (502) 852-9078		PLAN & PROFILE - STA 10+00 TO STA 15+00		MARK DATE DESCRIPTION BY	
				SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY GRAVITY SANITARY SEWER EXTENSION ALVIN DRIVE			
				937 PROJECT NO. C706-ENG-025			
PROJECT NO. 2023-061 SHEET: C-03		DATE: 02/26/2024 SCALE: AS SHOWN CHECKED BY: RMC		DRAWN BY: BSM			

3/20/2024 7:54:43 AM - C:\USERS\BENJAMIN MASON\DRAWING\PROJECTS\2024\2024-01\ALVIN DRIVE\DESIGN\ALVIN_DRIVE.dwg - BENJAMIN MASON



PLAN & PROFILE - STA 15+00 TO STA 20+00

SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY
GRAVITY SANITARY SEWER EXTENSION
ALVIN DRIVE

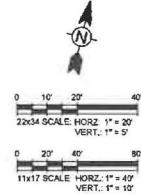
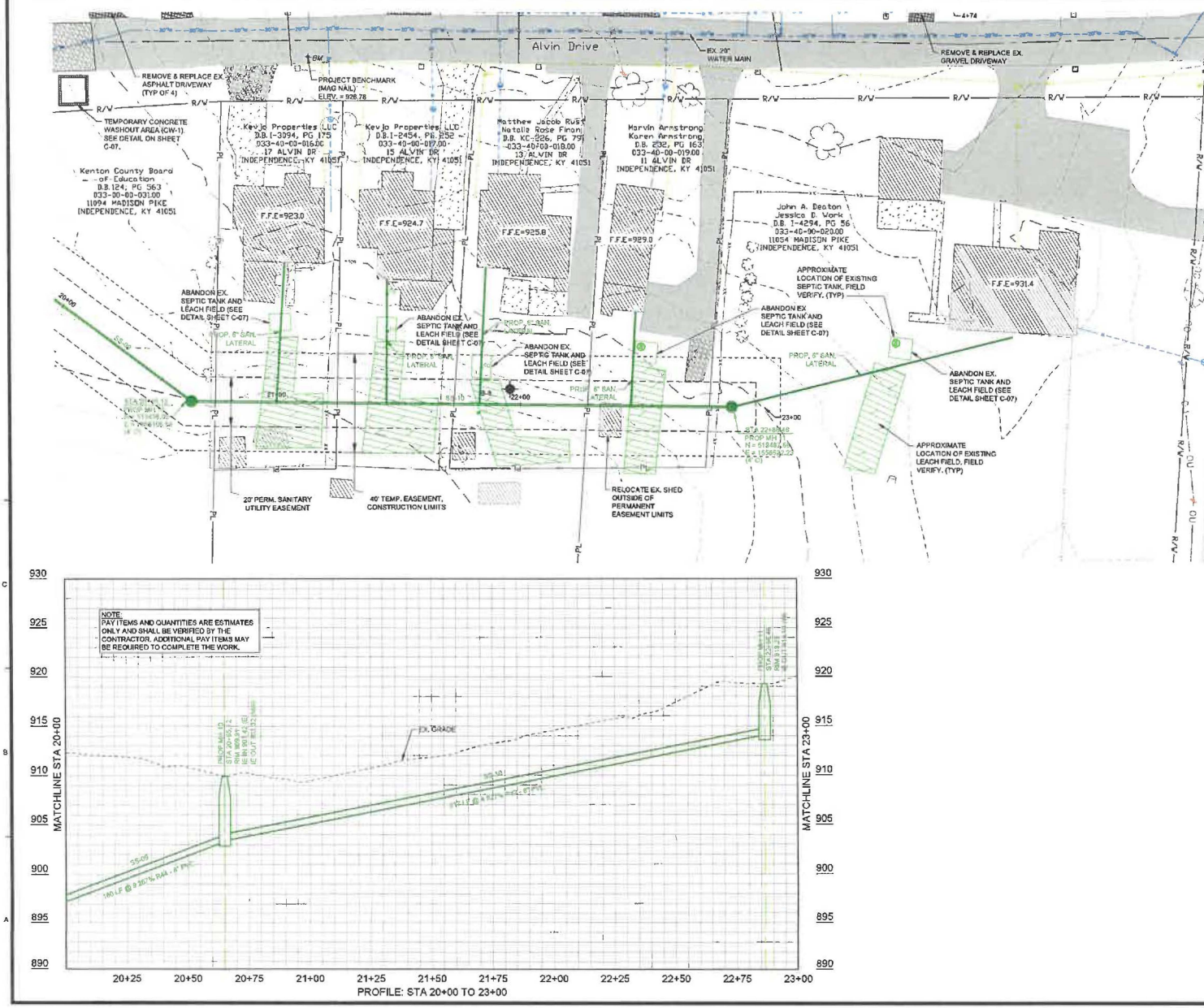
SDI PROJECT NO. 07M-BK-035

MASON MASON CARR
CARR - Civil Engineering, LLC
www.masoncarr.com
P.O. BOX 681
ALEXANDRIA, KY 40001
PHONE (502) 524-9478

PROJECT NO. 2023-001
DATE: 02/29/2024
SCALE: AS SHOWN
DRAWN BY: BRM
CHECKED BY: RWC

SHEET C-04

3/20/2021 7:34:45 AM - C:\USERS\BENJAMIN\DRAWING\PROJECTS\2023\001\ALVIN.DWG - BENJAMIN MASON



PLAN & PROFILE - STA 20+00 TO STA 25+00

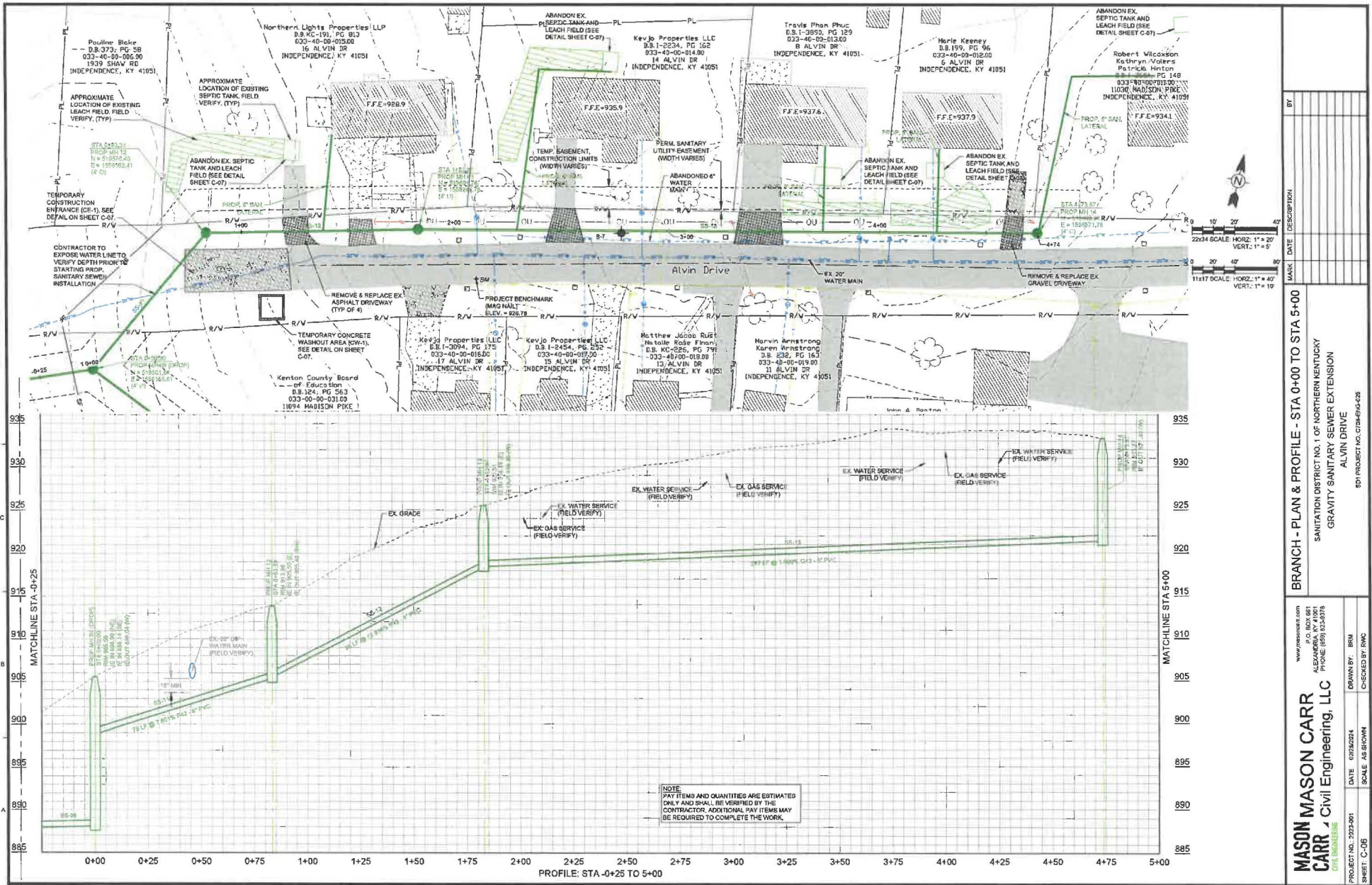
SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY
GRAVITY SANITARY SEWER EXTENSION
ALVIN DRIVE

BDI PROJECT NO. 0718-ENC-028

MASON MASON CARR
CARR, Civil Engineering, LLC
www.masoncarr.com
P.O. BOX 561
ALEXANDRIA, KY 41001
PHONE (502) 523-9976

DATE: 02/28/2024
PROJECT NO.: 2023-001
SHEET: C-05
DRAWN BY: BNM
SCALE: AS SHOWN
CHECKED BY: RWC

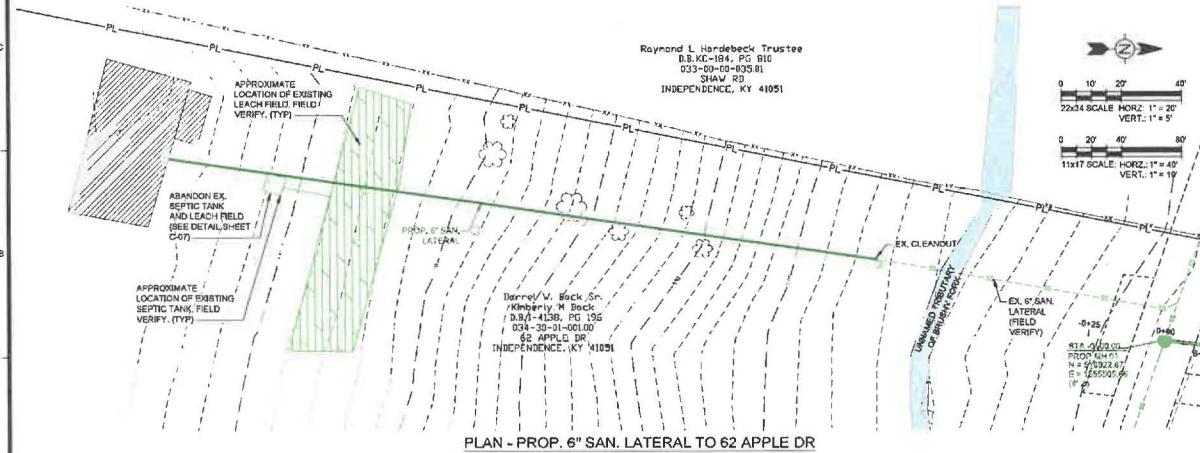
3/27/2024 7:34:48 AM - C:\PROJECTS\BRANCH\BRANCH - MASON CARR CIVIL ENGINEERING\PROJECTS\BRANCH\ALVIN DRIVE\BRANCH - ALVIN DRIVE - BENJAMIN MASON



3/27/2024 7:34:52 AM - C:\USERS\BENJAMIN MASON\PROJECTS\62 APPLE DRIVE\DWG\62 APPLE DR SAN LATERAL.DWG - BENJAMIN MASON

STRUCTURE SCHEDULE					
STRUCTURE ID	RIM ELEVATION PAY ITEM NO. SIZE & STANDARD DEPTH	PAY ITEM U47 VERTICAL EXTENSION	TOTAL DEPTH	IN/IN INV OUT	STATION & COORDINATES
PROP MH 01	RIM: 873.54 T46-4 6.0 VF	12.3 VF	16.3	8" INV. IN: 855.36 E 8" INV. IN: 855.36 N 8" INV. OUT: 855.28 W E: 1555595.96	STA: 4+00.0 N: 819022.87 E: 1555595.96
PROP MH 02	RIM: 867.45 T46-4 6.0 VF	12.6 VF	18.6	8" INV. IN: 878.94 N 8" INV. OUT: 878.84 S E: 1555528.45	STA: 1+499.4 N: 818221.06 E: 1555540.26
PROP MH 03	RIM: 855.04 T46-4 6.0 VF	9.8 VF	15.8	8" INV. IN: 879.96 N 8" INV. OUT: 879.86 S	STA: 3+83.9 N: 818481.30 E: 1555540.26
PROP MH 04	RIM: 892.99 T46-4 6.0 VF	5.5 VF	11.5	8" INV. IN: 881.49 NE 8" INV. OUT: 881.39 S	STA: 6+64.0 N: 818882.60 E: 1555560.87
PROP MH 05	RIM: 904.31 T46-4 6.0 VF	15.4 VF	21.4	8" INV. IN: 883.00 N 8" INV. OUT: 882.90 SW	STA: 9+52.7 N: 819845.18 E: 1555819.49
PROP MH 06	RIM: 896.84 T46-4 6.0 VF	5.9 VF	11.9	8" INV. IN: 885.02 N 8" INV. OUT: 884.92 S	STA: 13+37.2 N: 819206.81 E: 1555688.28
PROP MH 07	RIM: 897.57 T46-4 6.0 VF	6.1 VF	12.1	8" INV. IN: 885.34 NE 8" INV. OUT: 885.24 S	STA: 13+81.2 N: 819248.92 E: 1555703.01
PROP MH 08	RIM: 898.61 T46-4 6.0 VF	5.3 VF	11.3	8" INV. IN: 887.38 E 8" INV. OUT: 887.28 SW	STA: 17+89.2 N: 819451.59 E: 1555933.33
PROP MH 09 (DROP)	RIM: 905.58 T23-4 6.0 VF	11.5 VF	17.5	8" INV. IN: 898.90 NE 8" INV. IN: 888.14 SE 8" INV. OUT: 888.04 W	STA: 19+01.3 N: 819501.64 E: 1556155.61
PROP MH 10	RIM: 909.91 T46-4 6.0 VF	0.6 VF	6.6	8" INV. IN: 903.42 E 8" INV. OUT: 903.32 NW	STA: 20+65.1 N: 819439.00 E: 1556306.54
PROP MH 11	RIM: 919.29 T46-4 6.0 VF	N/A	5.2	8" INV. OUT: 914.10 W	STA: 22+88.5 N: 819487.66 E: 1556322.23
PROP MH 12	RIM: 913.86 T46-4 6.0 VF	2.5 VF	8.5	8" INV. IN: 905.60 E 8" INV. OUT: 905.40 SW	STA: 9+83.3 N: 819576.40 E: 1556192.41
PROP MH 13	RIM: 925.61 T46-4 6.0 VF	1.1 VF	7.1	8" INV. IN: 918.48 E 8" INV. OUT: 918.39 W	STA: 1+80.0 N: 819601.74 E: 1556288.78
PROP MH 14	RIM: 933.27 T46-4 6.0 VF	5.9 VF	11.9	8" INV. OUT: 921.48 W	STA: 4+73.9 N: 819669.08 E: 1555571.78

PIPE SCHEDULE							
PIPE NAME	SIZE	LENGTH	PAY ITEM NO.	DOWNSTREAM STATION	UPSTREAM STATION	DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE
SS-01	8"	197'	R44 - 8" PVC	4+00.0	1+99.4	PROP MH 01	PROP MH 02
SS-02	8"	180'	R44 - 8" PVC	1+99.4	3+83.9	PROP MH 02	PROP MH 03
SS-03	8"	270'	Q43 - 8" PVC	3+83.9	6+64.0	PROP MH 03	PROP MH 04
SS-04	8"	285'	R44 - 8" PVC	6+64.0	9+52.7	PROP MH 04	PROP MH 05
SS-05	8"	381'	R44 - 8" PVC	9+52.7	13+37.2	PROP MH 05	PROP MH 06
SS-06	8"	40'	Q43 - 8" PVC	13+37.2	13+81.2	PROP MH 06	PROP MH 07
SS-07	8"	386'	Q43 - 8" PVC	13+81.2	17+59.2	PROP MH 07	PROP MH 08
SS-08	8"	128'	R44 - 8" DI	17+59.2	19+01.3	PROP MH 08	PROP MH 09 (DROP)
SS-09	8"	161'	R44 - 8" PVC	19+01.3	20+65.1	PROP MH 09 (DROP)	PROP MH 10
SS-10	8"	218'	P42 - 8" PVC	20+65.1	22+88.6	PROP MH 10	PROP MH 11
SS-11	8"	80'	P42 - 8" PVC	0+00.0	0+83.3	PROP MH 09 (DROP)	PROP MH 12
SS-12	8"	97'	P42 - 8" PVC	0+83.3	1+83.0	PROP MH 12	PROP MH 13
SS-13	8"	287'	Q43 - 8" PVC	1+83.0	4+73.9	PROP MH 13	PROP MH 14



PLAN - PROP. 6" SAN. LATERAL TO 62 APPLE DR

STRUCTURE/PIPE SCHEDULE & PLAN - 62 APPLE DR		MARK	DATE	DESCRIPTION	BY
SANITATION DISTRICT NO. 1 OF NORTHERN KENTUCKY GRAVITY SANITARY SEWER EXTENSION ALVIN DRIVE 301 PROJECT NO. C70846-05					
MASON MASON CARR CARR - Civil Engineering, LLC www.masoncarr.com P.O. BOX 661 ALEXANDRIA, KY 40003 PHONE (502) 823-8878		DATE: 3/27/2024 SCALE: AS SHOWN		DRAWN BY: BMM CHECKED BY: RWC	
PROJECT NO. 2023-061 SHEET C-08					



Hardabeck Family Trust
o.r.b. KC 184, page 810

Hoffman Heights Sub.
plat B-105

Alvin Drive right of way

Kevjo
Properties
o.r.b.
I-3094,
pg 175

Matthew Rust
& Natalie Finan
o.r.b. KC 226,
page 791

Marvin &
Karen
Armstrong
d.b. 232,
pg. 163
John Deaton
Jessica Work
o.r.b. I-3578,
page 91

Madison Pike

Kenton County School
District
deed book 124, page 563
PIDN: 033-00-00-031.00

Kevjo
Properties
o.r.b.
I-2465,
pg 146

22233.4 Sq. Feet permanent easement

21849.5 Sq. Feet temporary easement

Note:
Lines L3-L11 annotate the
center of the 20' wide permanent
easements and the 40' wide
temporary construction easements.

LINE	BEARING	DISTANCE
L1	S 72°40'58" W	110.48'
L2	S 75°41'15" W	19.83'
L3	S 26°12'42" W	22.50'
L4	S 77°02'03" W	9.74'
L5	N 67°08'12" W	163.80'
L6	S 67°44'26" W	132.13'
L7	S 58°21'16" W	388.01'
L8	S 19°35'06" W	43.95'
L9	S 19°57'11" E	360.82'
L9A	N 19°57'11" W	23.69'
L10	N 55°43'52" E	288.74'
L11	N 06°29'10" E	552.97'
L12	S 70°37'22" E	26.53'
L13	N 12°11'23" W	27.81'

edge of 20' wide
permanent sanitary
sewer easement

edge of 40' wide
temporary construction
easement

Kenton County School
District
deed book 374, page 220
PIDN: 033-00-00-032.00

17308.0 Sq. Feet permanent easement

17308.1 Sq. Feet temporary easement



PERMANENT & TEMPORARY SANITARY SEWER EASEMENTS
Sanitation District No. 1
Kenton County School District to of Northern Kentucky
11094 Madison Pike 1045 Eaton Drive
Independence, KY 41051 Fort Wright, KY 41017

Cahill
SURVEYORS INC.

BOUNDARY
TOPOGRAPHIC
CONSTRUCTION STAKING
cahillsurveyors@fuse.net
(859) 824-7702

DATE: 6/2/23

SCALE: 1" = 200'

DRAWN BY: SCA

REVISED: 4/23/24

KENTON COUNTY

DRAWING NUMBER:
23-26-1

SOUTHWEST OF THE WEST TERMINUS
OF ALVIN DRIVE

CAHILL SURVEYORS, INC.
34 BROADWAY, DRY RIDGE, KY 41035

AFTER RECORDING
PLEASE RETURN TO:
SANITATION DISTRICT NO. 1
ATTN: PROPERTY ACQUISITION ADMINISTRATOR
1045 EATON DRIVE
FT. WRIGHT, KY 41017
(859) 578-7467

For SD1 Use Only Project No.: C708-ENG-025 Cost Code: 04-200-00-04 SD1 Contact for Easement: Katie McDonald
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TEMPORARY CONSTRUCTION EASEMENT FOR SANITARY AND/OR STORM SEWER

IN CONSIDERATION of One Dollar (\$1.00) and/or the value and the benefits that Grantor or Grantors will receive by the construction or maintenance of sanitary and/or storm sewer available to serve the property described herein, and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, **Kenton County School District Finance Corporation, an agency and instrumentality of the Kenton County School District, a political subdivision of the Commonwealth of Kentucky (f/k/a Kenton County Board of Education)**, of 1055 Eaton Drive, Ft. Wright, KY 41017, a political subdivision of the Commonwealth of Kentucky with a mailing address of 1055 Eaton Drive, Fort Wright, Kentucky 41017, (hereinafter referred to, jointly if more than one, as "Grantor"), does hereby GRANT AND CONVEY to **Sanitation District No. 1, ("SD1")**, a sanitation district organized pursuant to Kentucky Revised Statute, Chapter 220, whose address is 1045 Eaton Drive, Ft. Wright, Kenton County, Kentucky 41017, its successors and assigns, a right of way and temporary construction easement for sanitary and/or storm sewer construction purposes upon the following described real estate:

Group No.: Independence

Deed Book/Page Number: 124/563

PIDN: 033-00-00-031.00

Address: 11092 Madison Pike, Independence, Kentucky 41051

A MAP SHOWING THE TEMPORARY EASEMENT AREA IS ATTACHED AS EXHIBIT A AND MADE A PART HEREOF.

This Temporary Easement is granted solely for the purpose of SD1's Alvin Drive Project ("Project") and will be in effect from the start of the Project, as determined by the beginning of onsite construction for the duration of Two (2) years or until the completion of the Project, whichever occurs first.

Subject to any and all zoning, easements, rights-of-way, restrictions, encumbrances, reservations and exceptions of record.

Grantor warrants that it is the Owner of the Temporary Easement in fee simple, subject to matters of record, and that Grantor has all requisite power and authority to grant the Temporary Easement and bind itself to the terms and conditions hereof, which grant is made with general warranty of title.

The grant of the Temporary Easement is binding upon Grantor, SD1 and their respective heirs, successors and assigns, and same shall run with the land.

TO HAVE AND TO HOLD, the Easement and right of way herein granted unto the said SD1, its successors and assigns, until the completion of the Project or Two (2) years, whichever occurs first.

Grantor herein hereby releases all right, title and interest in and to the Temporary Easement, and covenants that the title to the Temporary Easement is free, clear and unencumbered, and WARRANTS GENERALLY the said title subject to taxes, assessments, and matters of record.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative has hereunto executed this Easement as of this ____ day of _____, 2024.

GRANTOR

Kenton County School District Finance Corporation, an agency and instrumentality of the Kenton County School District, a political subdivision of the Commonwealth of Kentucky (f/k/a Kenton County Board of Education)

By: _____
Printed Name: Jessica Jehn
Title: President

STATE OF KENTUCKY, COUNTY OF _____:

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, this ____ day of _____, 2024, by, **Kenton County School District Finance Corporation, an agency and instrumentality of the Kenton County School District, a political subdivision of the Commonwealth of Kentucky (f/k/a Kenton County Board of Education)** by and through Jessica Jehn its President, who is authorized to sign on its behalf.

Notary Public: _____
Commission Expires: _____
Identification Number: _____

This instrument prepared by:

Brian M. Ellerman
General Counsel
Sanitation District No. 1
1045 Eaton Drive
Ft. Wright, KY 41017

AFTER RECORDING
PLEASE RETURN TO:
SANITATION DISTRICT NO. 1
ATTN: PROPERTY ACQUISITION ADMINISTRATOR
1045 EATON DRIVE
FT. WRIGHT, KY 41017
(859) 578-7467

For SD1 Use Only Project No.: C708-ENG-025 Cost Code: 04-200-00-04 SD1 Contact for Easement: Katie McDonald
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TEMPORARY CONSTRUCTION EASEMENT FOR SANITARY AND/OR STORM SEWER

IN CONSIDERATION of One Dollar (\$1.00) and/or the value and the benefits that Grantor or Grantors will receive by the construction or maintenance of sanitary and/or storm sewer available to serve the property described herein, and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, **Kenton County School District Finance Corporation, an agency and instrumentality of the Kenton County School District, a political subdivision of the Commonwealth of Kentucky**, of 1055 Eaton Drive, Ft. Wright, KY 41017, a political subdivision of the Commonwealth of Kentucky with a mailing address of 1055 Eaton Drive, Fort Wright, Kentucky 41017, (hereinafter referred to, jointly if more than one, as "Grantor"), does hereby GRANT AND CONVEY to **Sanitation District No. 1, ("SD1")**, a sanitation district organized pursuant to Kentucky Revised Statute, Chapter 220, whose address is 1045 Eaton Drive, Ft. Wright, Kenton County, Kentucky 41017, its successors and assigns, a right of way and temporary construction easement for sanitary and/or storm sewer construction purposes upon the following described real estate:

Group No.: Independence

Deed Book/Page Number: 374/220

PIDN: 033-00-00-032.00

Address: 11132 Madison Pike, Independence, Kentucky 41051

A MAP SHOWING THE TEMPORARY EASEMENT AREA IS ATTACHED AS EXHIBIT A AND MADE A PART HEREOF.

This Temporary Easement is granted solely for the purpose of SD1's Alvin Drive Project ("Project") and will be in effect from the start of the Project, as determined by the beginning of onsite construction for the duration of Two (2) years or until the completion of the Project, whichever occurs first.

Subject to any and all zoning, easements, rights-of-way, restrictions, encumbrances, reservations and exceptions of record.

Grantor warrants that it is the Owner of the Temporary Easement in fee simple, subject to matters of record, and that Grantor has all requisite power and authority to grant the Temporary Easement and bind itself to the terms and conditions hereof, which grant is made with general warranty of title.

The grant of the Temporary Easement is binding upon Grantor, SD1 and their respective heirs, successors and assigns, and same shall run with the land.

TO HAVE AND TO HOLD, the Easement and right of way herein granted unto the said SD1, its successors and assigns, until the completion of the Project or Two (2) years, whichever occurs first.

Grantor herein hereby releases all right, title and interest in and to the Temporary Easement, and covenants that the title to the Temporary Easement is free, clear and unencumbered, and WARRANTS GENERALLY the said title subject to taxes, assessments, and matters of record.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative has hereunto executed this Easement as of this ____ day of _____, 2024.

GRANTOR

Kenton County School District Finance Corporation, an agency and instrumentality of the Kenton County School District, a political subdivision of the Commonwealth of Kentucky

By: _____
Printed Name: Jessica Jehn
Title: President

STATE OF KENTUCKY, COUNTY OF _____:

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, this ____ day of _____, 2024, by, **Kenton County School District Finance Corporation, an agency and instrumentality of the Kenton County School District, a political subdivision of the Commonwealth of Kentucky** by and through Jessica Jehn its President, who is authorized to sign on its behalf.

Notary Public: _____
Commission Expires: _____
Identification Number: _____

This instrument prepared by:

Brian M. Ellerman
General Counsel
Sanitation District No. 1
1045 Eaton Drive
Ft. Wright, KY 41017