

**CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT**

For valuable consideration, the receipt of which is hereby acknowledged by **GRANTOR**, **GRANTOR** hereby grants to **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.


This 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/it is) lawfully seized of the property through which the sanitary sewer and drainage easement is granted and that they have (he/she/it 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/its) 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 by **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

26<sup>th</sup> day of August, 2024.

JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION  
Grantor's Name

  
Grantor's Signature

**LOUISVILLE AND JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT  
700 WEST LIBERTY STREET  
LOUISVILLE, KENTUCKY 40203-1911**

Record No.: \_\_\_\_\_

Parcel No.: \_\_\_\_\_

Sheet \_\_\_\_\_ of \_\_\_\_\_

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

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

MARTIN POLLIO, who, being by me first duly sworn, declared that HE (he/she/they) 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 26 day of AUGUST, 2024.

My Commission Expires: 3/17/2026

Ryan M. Kidd  
NOTARY PUBLIC  
Notary ID # KYNP 43303

This Instrument Prepared By:

\_\_\_\_\_  
Attorney At Law  
700 West Liberty Street  
Louisville, Kentucky 40203-1911








LOUISVILLE AND JEFFERSON COUNTY  
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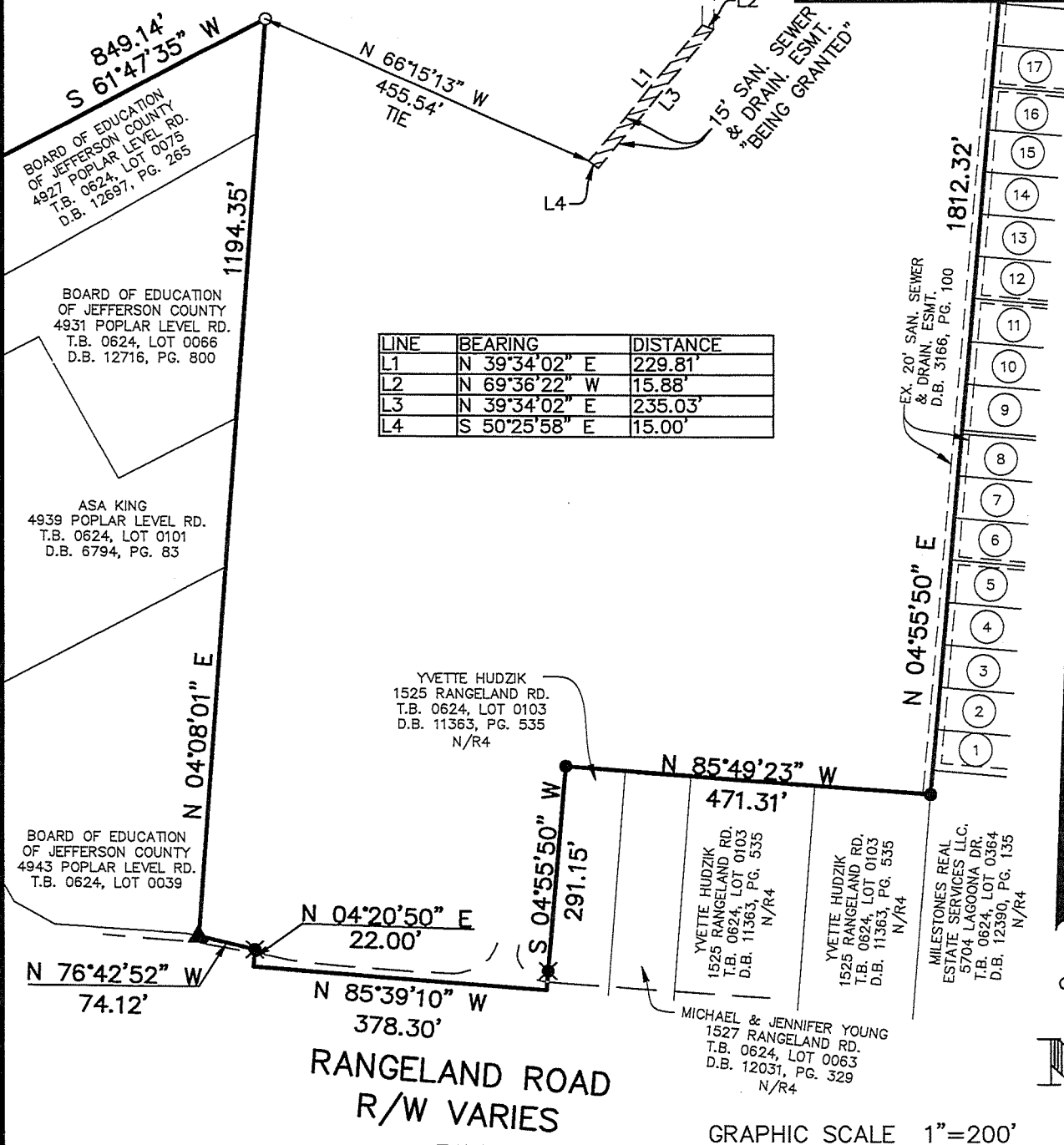
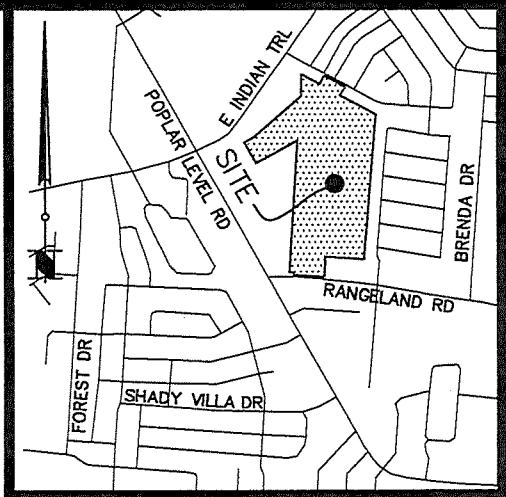
Record No.: \_\_\_\_\_  
Parcel No.: \_\_\_\_\_  
Sheet \_\_\_\_\_ of \_\_\_\_\_

**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.

**LEGEND**

-  DENOTES SANITARY SEWER AND DRAINAGE EASEMENT "BEING GRANTED" = 3,486 SQUARE FEET
-  SET 1/2"X18" REBAR WITH CAP #3005
-  FOUND CONCRETE MONUMENT WITH X
-  FOUND REBAR WITH CAP #3477
-  FOUND MAG WITH SHINNER #3477



M:\4044\JCP5-WEB DuBois Academy\DWG\PLATS\EASEMENT PLATS\4044-EP3.dwg, 8/19/2024 11:33:11 AM, nwrnright, 1:1

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

**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

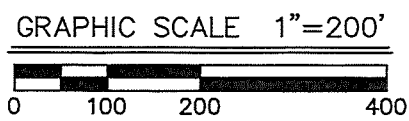
ERIC T. SANDERS      PLS# 3675      DATE:  
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR



**MINDEL SCOTT**

ENGINEERING ► SURVEYING ►  
PLANNING ► LANDSCAPE ARCHITECTURE

5151 Jefferson Blvd. Louisville, KY 40219  
502-485-1508 ► MindelScott.com



BEING A PART OF THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED RECORDED IN DEED BOOK 12835, PAGE 487, 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 12835, PAGE 487






PROPERTY ADDRESS:  
5216 ILEX AVE  
LOUISVILLE, KY 40213

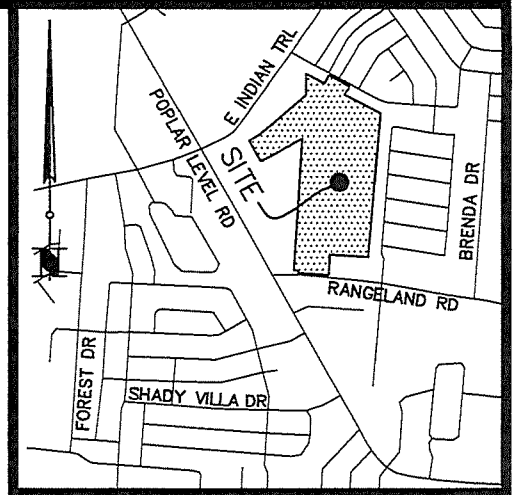
DATE: 08/15/24      SCALE: 1"=200'

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**LEGEND**

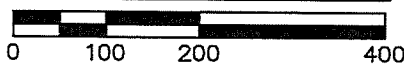
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ADJACENT PROPERTY OWNERS

ERICA FLOYD 5702 LAGOONA DR T.B. 911, LOT 1 D.B. 11491, PG. 918 N/R5	VICTOR & LAURA MILLER 5606 LAGOONA DR T.B. 911, LOT 10 D.B. 6905, PG. 797 N/R5
BPA LLC 5700 LAGOONA DR T.B. 911, LOT 2 D.B. 11943, PG. 978 N/R5	OLGA & DON GOLDSTEIN 5604 LAGOONA DR T.B. 911, LOT 11 D.B. 5910, PG. 684 N/R5
SERFEL PROPERTIES LLC 5620 LAGOONA DR T.B. 911, LOT 3 D.B. 12554, PG. 480 N/R5	ANTHONY SULLIVAN 5602 LAGOONA DR T.B. 911, LOT 12 D.B. 7936, PG. 632 N/R5
ESTATE OF CARLETTA OWENS 5618 LAGOONA DR T.B. 911, LOT 4 D.B. 793, PG. 642 N/R5	WAYNE & MARY SNYDER 5600 LAGOONA DR T.B. 911, LOT 13 D.B. 3824, PG. 141 N/R5
MANSLUCK VENTURES LLC 5616 LAGOONA DR T.B. 911, LOT 5 D.B. 10778, PG. 83 N/R5	FRANK MARTIN 5520 LAGOONA DR T.B. 911, LOT 14 D.B. 5556, PG. 886 N/R5
GEORGE WARNER 5614 LAGOONA DR T.B. 911, LOT 6 D.B. 5905, PG. 22 N/R5	KELLY & SHAN RUSSELL 5518 LAGOONA DR T.B. 911, LOT 15 D.B. 5315, PG. 528 N/R5
JAIME & RAYSHHELL LOPEZ 5612 LAGOONA DR T.B. 911, LOT 7 D.B. 10639, PG. 116 N/R5	BILLAN LLC 5516 LAGOONA DR T.B. 911, LOT 16 D.B. 10128, PG. 603 N/R5
PROSPECT INTERNATIONAL MANAGEMENT 5610 LAGOONA DR T.B. 911, LOT 8 D.B. 11435, PG. 318 N/R5	CHARLES & GINGER HARRELL 5514 LAGOONA DR T.B. 911, LOT 17 D.B. 8691, PG. 146 N/R5
CREATIVE BUSINESS INVESTMENTS 5608 LAGOONA DR T.B. 911, LOT 9 D.B. 12309, PG. 328 N/R5	

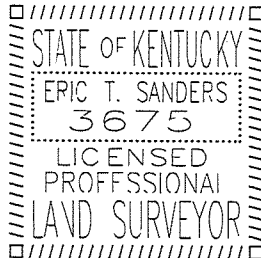
GRAPHIC SCALE 1"=200'



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