

**CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT**

For valuable consideration, the receipt of which is hereby acknowledged by **JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION (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 10<sup>th</sup> day of March, 2025.

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:

Dr. Marty Pollio

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

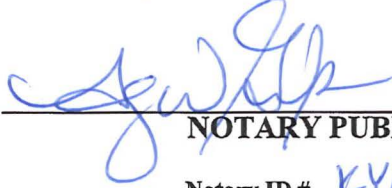
signed the foregoing instrument as President

of Jefferson County School District Finance Corp.

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

Witness my hand this 10<sup>th</sup> day of March, 2025.

My Commission expires: 11-9-26



NOTARY PUBLIC

Notary ID # KYNP61808

This Instrument Prepared By:

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

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METROPOLITAN SEWER DISTRICT  
700 WEST LIBERTY STREET  
LOUISVILLE, KENTUCKY 40203-1913

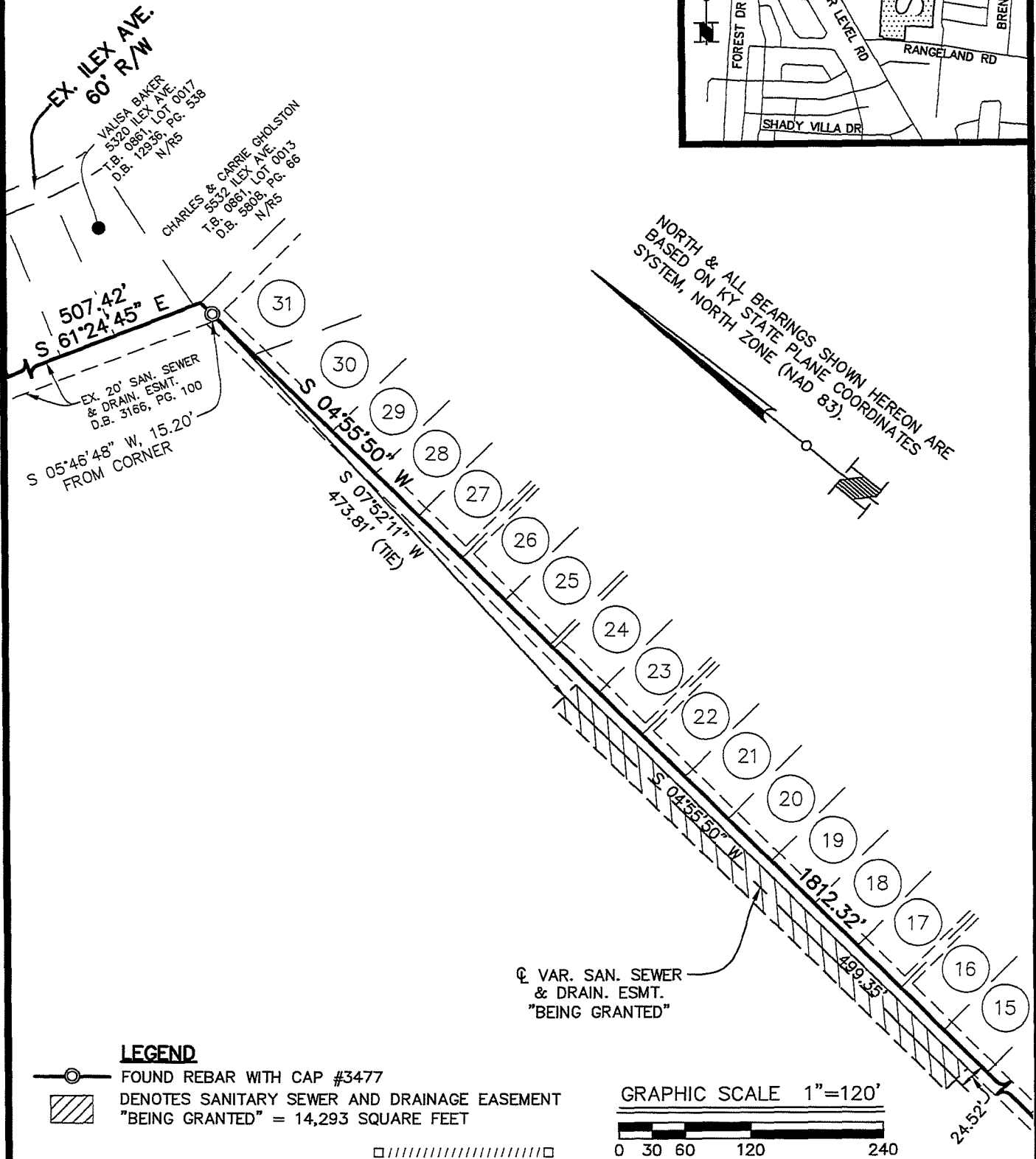
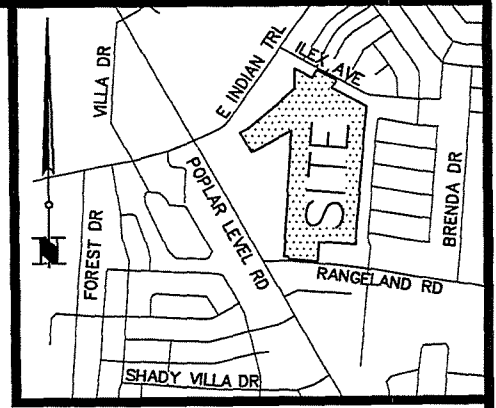
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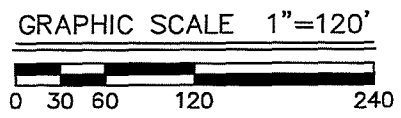
**NOTES:**

1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
2. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.



**LEGEND**

- FOUND REBAR WITH CAP #3477
- ▨ DENOTES SANITARY SEWER AND DRAINAGE EASEMENT "BEING GRANTED" = 14,293 SQUARE FEET



**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

BEING A PART OF THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED RECORDED IN DEED BOOK 12894, PAGE 951, IN THE OFFICE OF THE LOUISVILLE METRO CLERK.

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

**SANITARY SEWER & DRAINAGE EASEMENT "GRANT" PLAT**

PROPERTY OF:  
 JEFFERSON COUNTY SCHOOL DISTRICT FINANCE CORPORATION  
 3332 NEWBURG RD  
 LOUISVILLE, KY. 40218  
 TAX BLOCK 0856, LOT 0004  
 DEED BOOK 12894, PAGE 951

PROPERTY ADDRESS:  
 5216 ILEX AVE  
 LOUISVILLE, KY 40213



DATE: 02/24/25 SCALE: 1"=120'

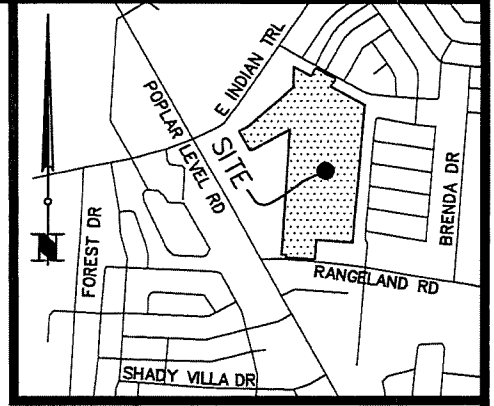
**MINDEL SCOTT**  
 ENGINEERING ► SURVEYING ►  
 PLANNING ► LANDSCAPE ARCHITECTURE  
 5151 Jefferson Blvd. Louisville, KY 40219  
 502-485-1508 ► MindelScott.com

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ADJACENT PROPERTY OWNERS

KELLY & SHAN RUSSELL  
5518 LAGOONA DR.  
T.B. 0911, LOT 0015  
D.B. 5315, PG. 528  
N/R5

RLRM IRREVOCABLE TRUST  
AGREEMENT  
5500 LAGOONA DR.  
T.B. 0911, LOT 0024  
D.B. 12277, PG. 356  
N/R5

BILLAN LLC  
5516 LAGOONA DR.  
T.B. 0911, LOT 0016  
D.B. 10128, PG. 603  
N/R5

LILIANA PINEDA  
5412 LAGOONA DR.  
T.B. 0911, LOT 0025  
D.B. 11084, PG. 124  
N/R5

CHARLES & GINGER HARRELL  
5514 LAGOONA DR.  
T.B. 0911, LOT 0017  
D.B. 8691, PG. 146  
N/R5

RAYMOND & LEVETTA  
KRZYSTYNAK  
5410 LAGOONA DR.  
T.B. 0911, LOT 0026  
D.B. 4870, PG. 879  
N/R5

PROSPECT INTERNATIONAL  
MANAGEMENT, LLC.  
5512 LAGOONA DR.  
T.B. 0911, LOT 0018  
D.B. 11435, PG. 310  
N/R5

ERNESTO ALVAREZ &  
ARACELIS RIBEVERON  
5408 LAGOONA DR.  
T.B. 0911, LOT 0027  
D.B. 12898, PG. 453  
N/R5

PROSPECT INTERNATIONAL  
MANAGEMENT, LLC.  
5510 LAGOONA DR.  
T.B. 0911, LOT 0019  
D.B. 11435, PG. 310  
N/R5

DON & OLGA  
GOLDSTEIN  
5406 LAGOONA DR.  
T.B. 0911, LOT 0028  
D.B. 9182, PG. 579  
N/R5

LINDA HALL  
5508 LAGOONA DR.  
T.B. 0911, LOT 0020  
D.B. 9530, PG. 683  
N/R5

WILLIAM H. GLASS  
5404 LAGOONA DR.  
T.B. 0911, LOT 0029  
D.B. 9700, PG. 194  
N/R5

JAMES & ANNA OSBORNE  
5506 LAGOONA DR.  
T.B. 0911, LOT 0021  
D.B. 4958, PG. 830  
N/R5

CHRISTOPHER GRIFFIN  
5402 LAGOONA DR.  
T.B. 0911, LOT 0030  
D.B. 9492, PG. 29  
N/R5

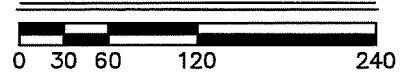
ROSE GARR  
5504 LAGOONA DR.  
T.B. 0911, LOT 0022  
D.B. 6355, PG. 932  
N/R5

RIASH ENTERPRISES, LLC.  
5400 LAGOONA DR.  
T.B. 0911, LOT 0031  
D.B. 12439, PG. 992  
N/R5

DEBORAH FLEMING  
5502 LAGOONA DR.  
T.B. 0911, LOT 0023  
D.B. 7919, PG. 70  
N/R5

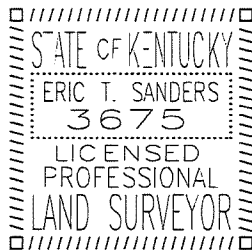
NORTH & ALL BEARINGS SHOWN HEREON ARE  
BASED ON KY STATE PLANE COORDINATES  
SYSTEM, NORTH ZONE (NAD 83).

GRAPHIC SCALE 1"=120'



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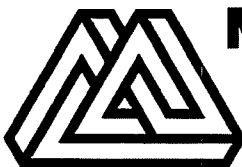
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