

## **EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT is made and entered into by and between **Hopkins County Board of Education**, 320 South Seminary Street, Madisonville, Kentucky, 42431, hereinafter referred to as Grantor, and **South Hopkins Water District**, 129 South Main Street, Dawson Springs, Kentucky, 42408, hereinafter referred to as Grantee.

WITNESSETH: For and in consideration of the desire of the Grantor to assist the Grantee in its charitable endeavors; and

WHEREAS, for and in consideration of the premises stated in this agreement and mutual benefits to both parties, the Grantor does grant, bargain, and transfer unto the Grantee, its successors and assigns, an easement for the installation of water lines and an easement to construct a water tank upon the Grantor's property located at 6625 Hopkinsville Road, Mortons Gap, Kentucky, 42440, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a 1/2" diameter rebar 24 inches in length, with an orange cap stamped "PLS 3277". All bearings stated herein are based on the Kentucky South Zone, North American Datum 1983 in U.S. Survey Feet.

A certain tract of land located North of the City of Mortons Gap, Hopkins County, Kentucky, more particularly described as follows:

Beginning at an iron pin set this survey in the west right of way line of Hopkinsville Road, and having Kentucky state plane coordinates, N:1978833.89 and E:1137308.01; thence, leaving the right of way line of said Hopkinsville Road, S 71°04'01" W for a distance of 129.65' to an iron pin set this survey; thence, N 24°37'01" E for a distance of 70.84' to an iron pin set this survey; thence, N 71°25'36" E for a distance of 217.14' to an iron pin set this survey in the said west right of way line; thence, with said right of way line, S 25°46'04" E for a distance of 180.00'

to the point of beginning, having an area of 1.089 acres and subject to any easements recorded or unrecorded, according to a survey conducted by Thomas W. Crabtree with Ronald Johnson and Associates, PSC on March 31, 2025.

Being a part of the real estate conveyed to Hopkins County Board of Education from Roy Coffman and his wife, Opal Coffman, by deed dated February 17, 1994 of record in Deed Book 526, page 160, Hopkins County Clerk's Office.

TO HAVE AND TO HOLD the above described easement unto the Grantee, its successors and assigns forever, with Covenant of General Warranty of Title, subject to the following conditions:

1. This easement is subject to a reversionary clause that the property reverts back to the exclusive and unrestricted control of the Grantor when the need for the easement no longer exists.

2. The parties agree there is no cash consideration for the easement. The Grantor was preparing to install a fire pump as part of a fire suppression plan but due to the granting of this easement, is not having to do so which would save the Grantor approximately \$474,600.00. The parties hereto acknowledge the benefit to the Grantor is greater than the fair market value of the easement and the work the Grantor will now not have to undertake. The fair market value of the property is \$110,000.00.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto on this \_\_\_\_\_ day of May, 2025.

**GRANTOR:**

**Hopkins County Board of Education**

By: \_\_\_\_\_  
Kerri Scisney, Chairperson

Attest:

\_\_\_\_\_  
Amy Smith, Superintendent/Secretary

**GRANTEE:**

**South Hopkins Water District**

By: \_\_\_\_\_  
Bob Tucker, Chairman

STATE OF KENTUCKY     )  
  )  
COUNTY OF HOPKINS    )

The foregoing Easement was acknowledged and sworn to before me by Kerri Scisney and Amy Smith, as Chairperson and Superintendent/Secretary, for and on behalf of Hopkins County Board of Education, persons known to me or presenting sufficient evidence of their identification, on this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires: \_\_\_\_\_  
Notary ID: \_\_\_\_\_

STATE OF KENTUCKY     )  
  )  
COUNTY OF HOPKINS    )

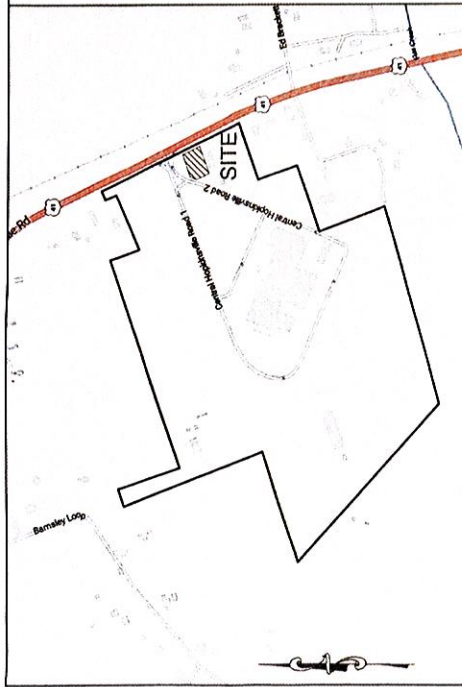
The foregoing Easement was acknowledged and sworn to before me by Bob Tucker, as Chairman, for and on behalf of South Hopkins Water District, a person known to me or presenting sufficient evidence of his identification, on this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
Notary Public, State at Large, KY  
My commission expires: \_\_\_\_\_  
Notary ID: \_\_\_\_\_

Prepared by:  
FRYMIRE, EVANS, PEYTON,  
TEAGUE & CARTWRIGHT, PLLC  
Post Office Box 695  
Madisonville, KY 42431  
(270) 821-6165

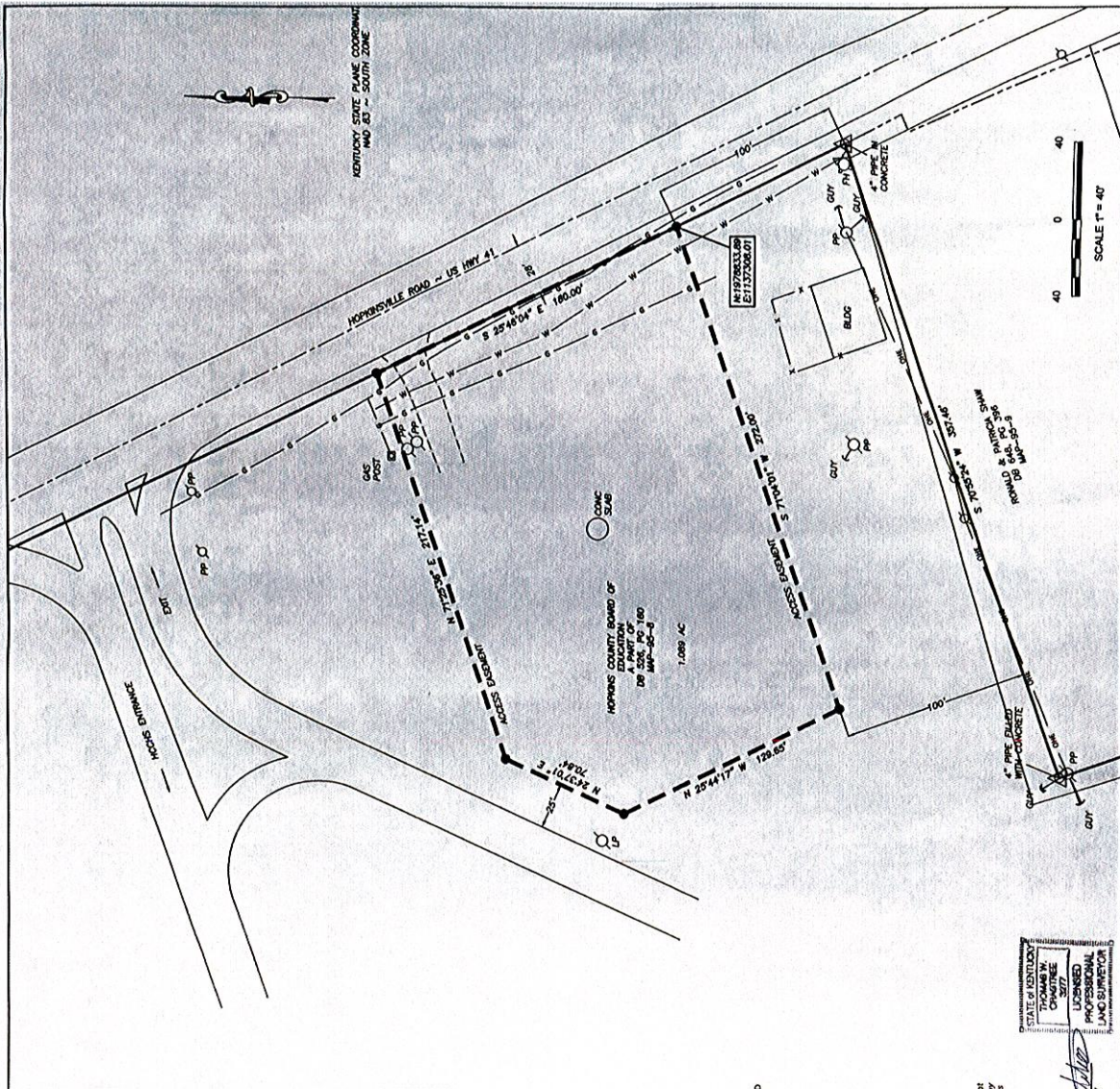
\_\_\_\_\_  
J. Keith Cartwright  
Attorney at Law  
JKC.alt.2025Board.Easement HCBOE South Hopkins Water District





### VICINITY MAP

OWNER & SURVEYOR HOPKINS COUNTY BOARD OF EDUCATION 320 S. SEMINARY MADISONVILLE, KY 42431	TOTAL AREA 1,009 AC
<p>NOTE: PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL EASEMENTS, PRESCRIPTIVE RIGHTS, AND RIGHT OF WAYS.</p> <p>THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OTHER INTERESTS IN THE PROPERTY. THE SURVEYOR'S REPORT IS BASED ON THE RECORDS OF THE COUNTY CLERK'S OFFICE AND THE FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.</p>	
<p>NOTE: THIS IS AN EASEMENT SURVEY ONLY. NO DIVISION OR CONSOLIDATION OF PROPERTIES AND IS THEREFORE NOT SUBJECT TO HOPKINS COUNTY SUBDIVISION REQUIREMENTS.</p>	
<p>NOTE: NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN THOSE SHOWN ON PLAT USING ABOVE GROUND OBSERVATIONS DURING THE FIELD SURVEY.</p>	
<p>FLOODPLAIN NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 21101 C 500 D EFFECTIVE DATE: MAY 16, 2006, ZONE X.</p>	
<p>HEALTH DEPARTMENT NOTE: PROPERTIES SHOWN HEREON ARE SUBJECT TO THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM REQUIREMENTS OF THE KENTUCKY DEPARTMENT OF HEALTH.</p>	
<p>NOTE: THIS SURVEY COMPLETES WITH 201 MAR 18:10</p>	
<p>GPS USAGE: THIS SURVEY WAS PERFORMED USING A TRIMBLE R12-1 MODEL WITH GLONASS CAPABILITY AND DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) SURVEYING TECHNIQUE. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS FOR AN URBAN SURVEY, AS ESTABLISHED BY THE KENTUCKY SURVEYING BOARD. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR OTHER INTERESTS IN THE PROPERTY. THE SURVEYOR'S REPORT IS BASED ON THE RECORDS OF THE COUNTY CLERK'S OFFICE AND THE FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.</p>	
<p>THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON GLOBAL POSITIONING SYSTEMS (GPS) KENTUCKY SOUTH ZONE COORDINATES, NAD83. ANY DIFFERENCES IN THE BEARINGS ARE DUE TO VARIATIONS BETWEEN MAGNETIC AND GRID NORTH.</p>	



**LEGEND**

- 1/2" REBAR 24" IN LENGTH SET IN CONCRETE
- △ EXISTING MONUMENTATION AS NOTED
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - ACCESS EASEMENT

**CERTIFICATION OF SURVEYOR**

I hereby certify that the survey depicted by this plat was made by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Kentucky. The survey shown hereon is a true and correct copy of the original and the accuracy and precision of the same.

*Thomas W. Crabtree*  
Thomas W. Crabtree, PLS 3277

5-13-25  
Date

**RONALD JOHNSON & ASSOCIATES, P.S.C.**  
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL

24 W. Center St. Madisonville, KY 42431 (270) 821-6392

**HOPKINS COUNTY SCHOOLS EASEMENT  
FOR  
SOUTH HOPKINS WATER DISTRICT**

REVISIONS

NO.	DATE	DESCRIPTION
1	03-31-25	04-21-25

**1.00**