

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.

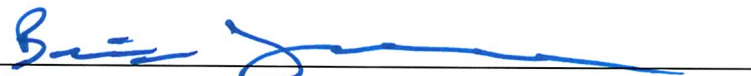
The grant is made on the following terms:

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 14 day of August, 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:

BRIAN YEARWOOD

who, being by me first duly sworn, declared that HE

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 14<sup>th</sup> day of August, 20 25.

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

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

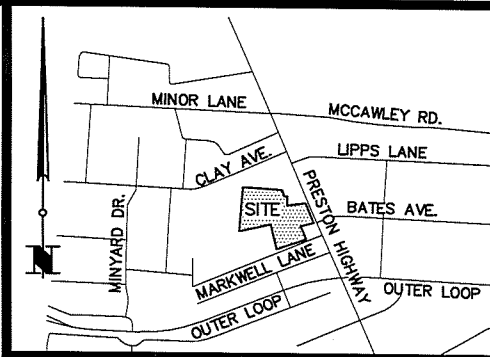
Record No. \_\_\_\_\_

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

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

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 82°48'45" W	12.06'	25.00'
C2	S 05°20'53" E	9.36'	19.51'
C3	S 03°34'24" W	51.48'	103.01'
C4	S 61°42'10" E	42.35'	30.00'
C5	N 27°18'57" E	43.23'	30.00'
C6	N 34°10'24" W	11.27'	25.00'

SNYDER & SONS  
RENTAL INC.  
7600 PRESTON HWY.  
T.B. 0642, LOT 0003  
D.B. 6528, PG. 678  
SM/C2



N 83°18'08" E

250.93'

32.12' (TIE)

N 22°13'10" W  
15.00'

S 68°53'04" W  
N 22°13'10" E  
38.98'

EX. PRESTON HWY. R/W VARIES  
290.10'

15' SAN. SEWER  
& DRAIN. ESMT.  
"BEING GRANTED"

S 10°43'46" W  
46.92'

S 68°51'27" W  
48.40'

S 09°45'53" W  
20.77'

C2 S 14°13'17" E  
50.65'

VAR. SAN. SEWER  
& DRAIN. ESMT.  
"BEING GRANTED"

S 18°17'29" W  
18.04'

S 16°48'44" E  
25.02'

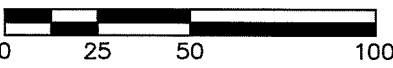
S 73°42'43" W  
65.99'  
S 27°04'41" E  
62.94'

HELEN GERTRUDIS  
CUTINO DIEGUEZ  
7700 PRESTON HWY.  
T.B. 0642, LOT 0019  
D.B. 13042, PG. 753  
SM/C1

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

JEFFERSON COUNTY SCHOOL  
DISTRICT FINANCE CORPORATION  
7606 PRESTON HWY.  
T.B. 0642, LOT 0004, 0005 & 0018  
D.B. 7472, PG. 643  
PARCEL #63

GRAPHIC SCALE 1"=50'

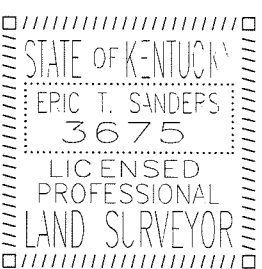


NOTES:

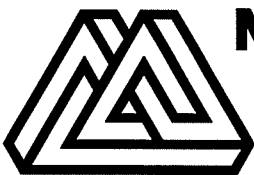
1. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
2. THE BOUNDARY LINES SHOWN HEREON WERE DETERMINED FROM DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED.
3. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

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.



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

LEGEND

- EXISTING 1/2" REBAR
- EXISTING REBAR WITH CAP #3005
- EXISTING CONCRETE MONUMENT
- DENOTES SANITARY SEWER AND DRAINAGE EASEMENT  
"BEING GRANTED" = 21,389 SQUARE FEET

BEING A PART OF THE SAME PROPERTY  
CONVEYED TO THE GRANTOR BY DEED  
RECORDED IN DEED BOOK 7472, PAGE 643, IN  
THE OFFICE OF THE LOUISVILLE METRO CLERK.

SANITARY SEWER & DRAINAGE  
EASEMENT "GRANT" PLAT

PROPERTY OF:  
JEFFERSON COUNTY SCHOOL DISTRICT  
FINANCE CORPORATION  
3332 NEWBURG ROAD  
LOUISVILLE, KY.  
TAX BLOCK 0642, LOT 0004, 0005 & 0018  
DEED BOOK 7472, PAGE 643 PARCEL #63

PROPERTY ADDRESS:  
7606 PRESTON HIGHWAY  
LOUISVILLE, KY. 40219

DATE: 07/24/25

SCALE: 1"=50'




## CORPORATE/ORGANIZATION RESOLUTION CERTIFICATE

Corporations and other organization must complete this form.

### 1. Certification of Authorized Individuals

As (secretary/officer/partner) of Jefferson County School District Finance Corporation, I hereby certify that:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Brian Yearwood	Superintendent	

Is/are duly authorized by resolution of the above-name Corporation/Organization to act on its behalf in connection with any transactions with the Louisville and Jefferson County Metropolitan Sewer District (MSD).

I further certify that said resolution authorizes the named individual(s) to give written authorization and to execute any necessary easements, certificates, agreements, forms or other documents required by MSD in connection with Sanitary Sewer and/or Drainage projects.



The Corporation/Organization hereby agrees to indemnify and hold MSD harmless from and against any loss, cost, liability, or expense incurred by any of them in connection with any action taken upon oral or written instructions reasonably believed by MSD to have originated from the named individuals. The authority of the named individuals to act on behalf of the Corporation/Organization shall remain in full force and effect until written revocation by a secretary or officer of the Corporation/Organization is delivered to MSD; provided, however that MSD shall not have any liability for actions initiated before having had a reasonable amount of time to act upon the revocation.

Please indicate the number of signatures required on transaction request. 1  
If a number is not indicated, one signature will be required.

### 2. Signature of Secretary/Officer/Partner

To the above, I set my signature of our Corporation/Organization this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_.

If the individual signing above is listed as one of the individuals authorized to act upon MSD documents, a second authorized individual must sign below. If there is no other authorized individual, then this document must be notarized.

	
Signature of Authorized Individual	Title

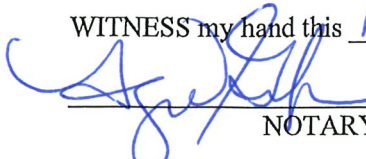
### 3. Signature of Other Authorized Individual. (If required)

_____	_____
Signature of Authorized Individual	Title

COMMONWEALTH OF KENTUCKY  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid do hereby certify that the forgoing instrument was this day presented to me by Brian Yearwood, as Superintendent of Jefferson County Schools who acknowledged execution of said instruments as being \_\_\_\_\_ true and proper act and deed.

WITNESS my hand this 14th day of August, in the year 2025

  
NOTARY

Commission Expires: 11-9-26