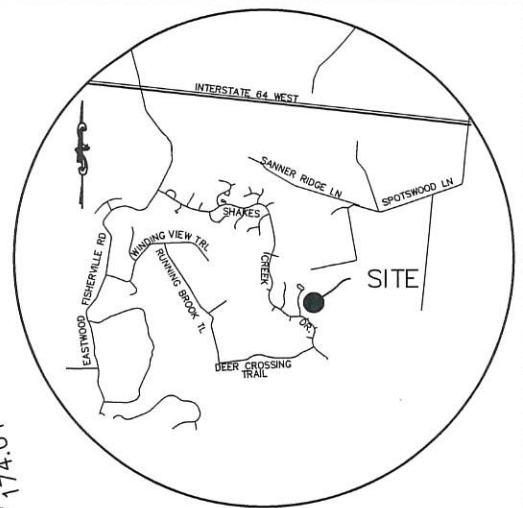


SHAKES RUN
SECTION 13
P.B. 61, PG. 97

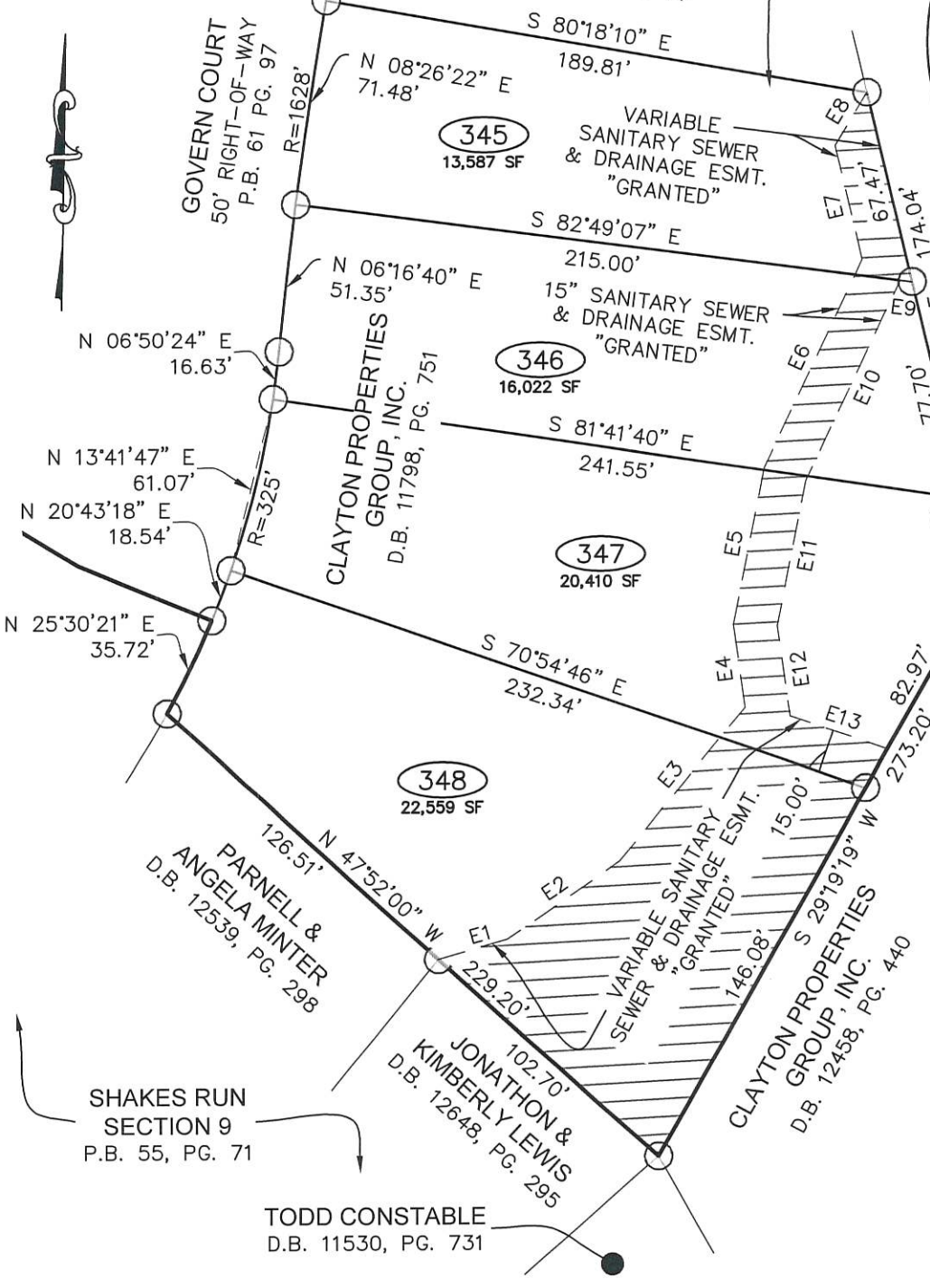
AARON & AYUMI
GUTTERMAN
D.B. 12653, PG. 64

GOVERN COURT
50' RIGHT-OF-WAY
P.B. 61 PG. 97



LOCATION MAP
NO SCALE

SHAKES RUN COMMUNITY
ASSOCIATION, INC.
D.B. 12574, PG. 187



EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E1	N 73°48'20" E	24.77'
E2	N 55°15'28" E	47.21'
E3	N 39°30'37" E	68.18'
E4	N 08°03'46" W	29.08'
E5	N 10°58'43" E	55.63'
E6	N 24°57'44" E	79.89'
E7	N 13°28'35" W	40.50'
E8	N 30°52'40" E	21.46'
E9	N 82°49'07" W	4.18'
E10	S 24°57'44" W	76.99'
E11	S 10°58'43" W	51.28'
E12	S 08°03'46" E	31.75'
E13	S 70°54'46" E	35.58'

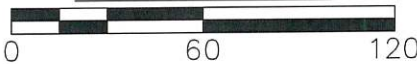
LEGEND



GRANTED EASEMENT
13,177 SQ. FT.

○ DENOTES FOUND 5/8" REBAR WITH CAP
STAMPED "JOHN THOMAS 3259" UNLESS
OTHERWISE NOTED

GRAPHIC SCALE



STATE of KENTUCKY
CANNON C.
EDWARDS
4347
LICENSED
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT
WAS MADE UNDER MY SUPERVISION
AND THE BEARING AND DISTANCE
MEASUREMENTS SHOWN HEREON ARE
CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. THIS IS NOT
A BOUNDARY SURVEY AND IS NOT
INTENDED FOR LAND TRANSFER. THIS
PLAT DOES NOT MEET THE MINIMUM
STANDARDS UNDER KAR 18.150.

BEING A PART OF THE SAME PROPERTY CONVEYED TO
THE GRANTOR BY DEED DATED SEPTEMBER 29, 2020
RECORDED IN DEED BOOK 11798, PAGE 751, IN THE
OFFICE OF THE CLERK OF THE JEFFERSON COUNTY
CLERK.

THE REFERENCE MERIDIAN USED ON THIS PLAT TO
DETERMINE THE DIRECTION OF SURVEY LINES WAS
BASED ON THE KENTUCKY STATE PLANE COORDINATE
SYSTEM (NORTH ZONE) NORTH AMERICA DATUM OF
1983.

**GRANTING OF
SANITARY SEWER & DRAINAGE EASEMENT**

OWNER:

CLAYTON PROPERTIES GROUP INC
LOUISVILLE, KENTUCKY

SITE:

2403, 2405, 2407, & 2409 GOVERN COURT
TAX BLOCK 4026, LOT 348, 347,
346, & 345 SUBLOT 0000
DEED BOOK 11798, PAGE 751

Cannon Edwards October 12, 2023

Land Surveyor License No. 4347

Date

SABAK, WILSON & LINGO INC.
Engineers, Landscape Architects & Planners
The Henry Clay
608 S. Third Street
Louisville, Kentucky 40202
PH: 502-584-6271 FAX: 502-584-6292



SCALE 1"=60'

DATE: 10-12-23 JOB NO. 2436-12

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

For valuable consideration, the receipt of which is hereby acknowledged by **GRANTOR**, **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 13th day of October, 2023.



GRANTOR

GRANTOR

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

Record No. _____

Parcel No. _____

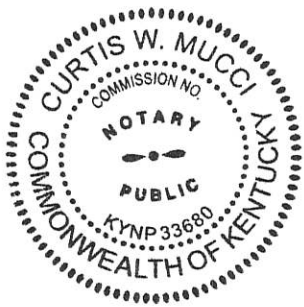
COMMONWEALTH OF Kentucky

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 _____ and _____ being the within named GRANTOR(S), who being by me first duly sworn, declared that _____ signed the foregoing instrument as _____ true and proper act and deed.

OR

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 Michael Metzkes, who, being by me first duly sworn, declared that he signed the foregoing instrument as Secretary of Clayton Properties Group, Inc. by authority and direction of its Board of Directors, as a true and proper act and deed.



Witness my hand this 13th day of October, 2023.

My Commission expires: 7/22/25

Curtis Mucci KYNP 33680
NOTARY PUBLIC

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 3 of 3