



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2024022126

BATCH # 511352

JEFFERSON CO, KY FEE \$46.00

PRESENTED ON: 02-15-2024 4 01:29:52 PM

LODGED BY: MARK STIKES

RECORDED: 02-15-2024 01:29:52 PM

BOBBIE HOLSCLOW

CLERK

BY: KAREN MESSICK

INDEXING CLERK

BK: D 12783

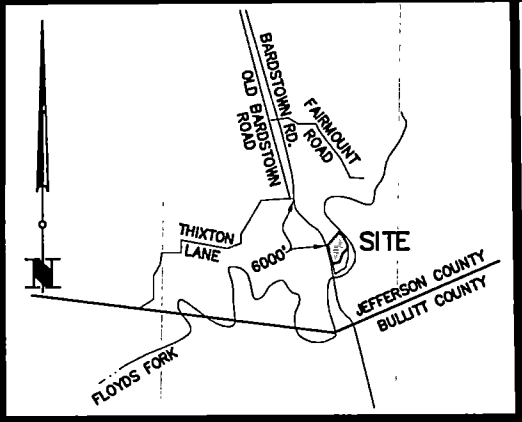
PG: 758-761

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.

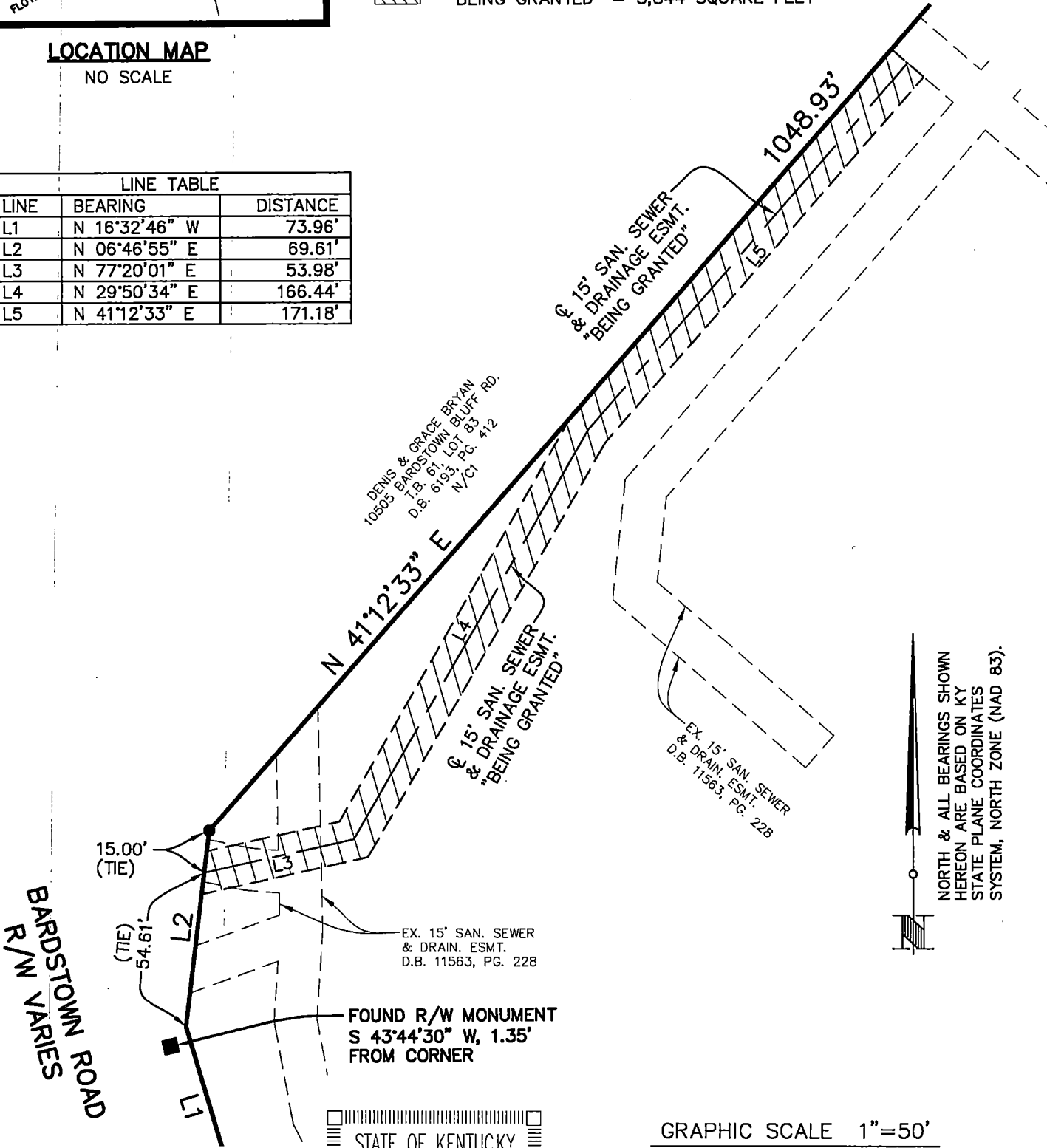
LEGEND

- FOUND REBAR WITH CAP #3757
- FOUND R/W MONUMENT
- DENOTES SANITARY SEWER AND DRAINAGE EASEMENT "BEING GRANTED" = 5,844 SQUARE FEET



LOCATION MAP
NO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°32'46" W	73.96'
L2	N 06°46'55" E	69.61'
L3	N 77°20'01" E	53.98'
L4	N 29°50'34" E	166.44'
L5	N 41°12'33" E	171.18'



LAND SURVEYOR'S CERTIFICATE

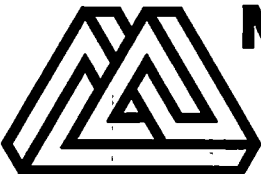
I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON WAS GATHERED UNDER MY DIRECT SUPERVISION AND MEETS OR EXCEEDS THE REQUIREMENTS FOR NON-BOUNDARY SURVEY WORK AS DEFINED IN SECTION 13 OF 201 KAR 18:150.

STATE OF KENTUCKY

DAVID A.
MINDEL
2843

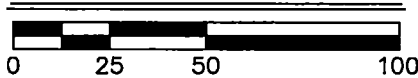
LICENSED
PROFESSIONAL
LAND SURVEYOR

DAVID A. MINDEL PLS# 2843 DATE: 11/16/23
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

GRAPHIC SCALE 1"=50'



BEING A PART OF THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED RECORDED IN DEED BOOK 10590, PAGE 947, IN THE OFFICE OF THE LOUISVILLE METRO CLERK.

SANITARY SEWER & DRAINAGE EASEMENT PLAT

PROPERTY OF:
BRENTWOOD COMMONS ONE, LLC.
7510 PLEASANT VALLEY ROAD
INDEPENDENCE, OHIO 44131
TAX BLOCK 0061, LOT 0087
DEED BOOK 10590, PAGE 947

PROPERTY ADDRESS:
10509 BARDSTOWN BLUFF ROAD
LOUISVILLE, KY. 40291

DATE: 11/16/23

SCALE: 1"=50'

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

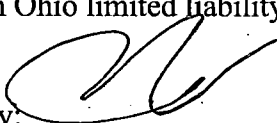
For valuable consideration, the receipt of which is hereby acknowledged by **BRENTWOOD COMMONS ONE LLC**, an Ohio limited liability company ("**GRANTOR**"), **GRANTOR** hereby grants to the **LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD)**, its successors and assigns, a perpetual 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, provided however to the extent responsibly possible **MSD** will attempt to limit its access to **GRANTOR's** property to the areas which are now or hereafter improved with roadways or driveways.
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 or at the direction of **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 10th day of February, 20234.

BRENTWOOD COMMONS ONE LLC,
an Ohio limited liability company

By: 

Name: David Connill

Title: Authorized Manager

COMMONWEALTH OF OHIO
~~STATE~~
 COUNTY OF CUYAHOGA

I, the undersigned Notary Public in and for the ~~Commonwealth~~ ^{State} and County aforesaid, do hereby certify that the foregoing instrument was this day presented to me by:

David Connell

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

signed the foregoing instrument as Authorized Manager

of BRENTWOOD COMMONS ONE LLC, an Ohio limited liability company,

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

Witness my hand this 12th day of February, 2024.

My Commission expires: July 11, 2026



KEYLY S. SAAL
 Notary Public, State of Ohio
 My Commission Expires
 July 11, 2026

[Signature]
 NOTARY PUBLIC

Notary ID # _____

This Instrument Prepared By:

Jackie Charles
 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. P02087