

CERTIFICATE OF SANITARY SEWER AND DRAINAGE EASEMENT

An easement for sanitary and drainage purposes is hereby reserved on, over and under the strips of land and spaces defined and bounded by the shaded area marked "Sanitary Sewer and Drainage Easement". MSD or others authorized by MSD have the right of ingress and egress over within these easements 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. 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. The easement does not imply release or waiver by MSD of rights to land owners and their property to sewer rates, drainage fees, rentals and other charges, including special assessments, as may be authorized by law. 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.

NOTES

This survey was performed without the benefit of title examination. An abstract of title or title commitment may reveal easements, rights-of-ways, encumbrances, restrictions or right of others that are not shown hereon.

The distances shown hereon coincide with those recited in the current record description or plat of the subject property, unless otherwise indicated by reference to a "record" dimension.

The boundary lines shown hereon were determined using the current deed and plat of record, parent deeds to the plat of record, and recovered monuments referenced by said documents.

Documents referred to by Deed Book (D.B.) and/or Plat Book (P.B.) and Page (PG.) are records on file at the Office of the Clerk of Jefferson County, Kentucky.

Prior to any site excavation, contact Kentucky Underground Protection, Inc. or the appropriate utility company for the location of their lines.

Wetland, environmental and subsurface conditions were neither examined nor considered a part of this survey. No statement is made concerning the existence of any underground or overhead containers or facilities that may affect the use or development of this tract.

No visible, aboveground evidence of cemeteries was observed at the subject property but this does not preclude their existence. This surveyor is not qualified to assess the presence of cemeteries or burial grounds, and any person relying on this survey is encouraged to have an archaeological study performed.

All monuments shown hereon as found or set are within 0.3 feet of the ground surface, unless otherwise noted.

New legal description for the subject property was prepared on a separate sheet.

N 12th Street and High Street right-of-ways, are currently unimproved and doesn't appear to be used as public thoroughfare.

Existing utilities found on and across the subject property are shown on this survey.

The last date of fieldwork was Sept. 26, 2024.

CERTIFICATE



I hereby certify that the Survey depicted by this plat was performed by persons under my direct supervision by the method of random traverse with sideshots and the unadjusted precision ratio of the traverse was 1:36,730 and was adjusted using the Least Squares method. This Survey meets or exceeds the Minimum Standards for a "Urban" Class Survey as established by the Commonwealth of Kentucky, Standards of Practice for Professional Land Surveyors per 201 KAR 18:150 and in effect on the date of this Survey.

[Signature]
Raymond A. Grangier, III, PLS No. 3352

3-4-2025
Date

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 08°13'12" E	320.44'
L2	N 51°05'37" W	133.50'
L3	N 38°54'23" E	60.60'
L4	S 56°36'54" E	56.11'
L5	S 51°05'37" E	66.89'
L6	S 51°05'37" E	28.40'
L7	N 08°13'12" E	8.18'
L8	S 58°11'37" E	31.73'
L9	S 58°25'39" E	4.81'
L10	S 08°04'37" W	376.23'
L11	N 81°49'21" W	58.86'

(CHORD) R=3884.72'

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STREET CLOSURE PLAT

JTL | **PRIME**

2307 RIVER ROAD, SUITE 203 LOUISVILLE, KENTUCKY 40206
502.583.5994 - WWW.JTLENG.COM

BOUNDARY SURVEY OF PART OF N 12TH ST
AND PART OF HIGH ST IN ROWAN & LYTLE'S
WEST ADDITION
D.B. II, PG. 82

Client, Applicant:
WATERFRONT DEVELOPMENT CORPORATION
129 RIVER ROAD
LOUISVILLE, KY 40202

DESCRIPTION
29,912 Square Foot Tract
CLOSURE of PART of NORTH TWELFTH STREET
and PART of HIGH STREET

Being a part of Twelfth Street and a part of High Street located in the City of Louisville, Jefferson County, Kentucky, lying north of Rowan Street, as shown on the plat of Rowan and Lytle's West Addition recorded in Deed Book II, Page 82 as filed in the Office of the Clerk of Jefferson County Kentucky, being more particularly described as follows:

Beginning at the intersection of the west right-of-way line of Twelfth Street and the north right-of-way line of Rowan Street, being the southeast corner of a tract of land conveyed to Waterfront Development corporation by Deed Book 12575, Page 31 (Parcel No. 1); thence along the west right-of-way line of said Twelfth Street, North 08°13'12" East, passing a found 5/8 inch steel pin and cap stamped "BLB #3477" at 5.00 feet, for a total distance of 320.44 feet to a set 5/8 inch steel pin and cap stamped "Grangier#3352" at its intersection with the south right-of-way line of High Street; thence along the south right-of-way line of High Street, North 51°05'37" West, 133.50 feet to a found 5/8 inch steel pin and cap stamped "BLB#3477" at the northwest corner of said Waterfront tract, thence North 38°54'23" East, 60.60 feet crossing said High Street to a set 5/8 inch steel pin and cap stamped "Grangier#3352" in the south right-of-way line of Interstate Highway I-64; thence along said right-of-way line, 56.11 feet along the arc of a curve to the left having a radius of 3884.72 feet and a chord which bears South 56°36'54" East, 56.11 feet to a set 5/8 inch steel pin and cap stamped "Grangier#3352"; thence along said south right-of-way line, South 51°05'37" East, passing the west right-of-way line of said Twelfth Street at 38.49 feet, for a total distance of 66.89 feet to a set 5/8 inch steel pin and cap stamped "Grangier#3352"; thence along said I-64 right-of-way line, North 08°13'12" East, 8.18 feet to a set 5/8 inch steel pin and cap stamped "Grangier#3352"; thence along said I-64 right-of-way line, 31.73 feet along the arc of a curve to the left having a radius of 3884.72 feet and a chord which bears South 58°11'37" East, 31.73 feet to a set 5/8 inch steel pin and cap stamped "Grangier#3352"; thence along said I-64 right-of-way line right-of-way line, South 58°25'39" East, 4.81 feet to a set 5/8 inch steel pin and cap stamped "Grangier#3352" at the east right-of-way line of said Twelfth Street; thence along said right-of-way line, South 08°04'37" West, passing a found 5/8 inch steel pin and cap stamped "BLB #3477" at 371.23 feet, for a total distance of 376.23 feet to the north right-of-way line of Rowan Street; thence crossing said Twelfth Street, North 81°49'21" West, 58.86 feet to the Beginning. Containing 29,912 square feet.

All bearings stated herein are based on NAD1983 (2011), Kentucky Single Zone, State Plane Coordinates. (Derived from Waterfront Development Topographic Survey by Bowman Consulting Group).

The above description is based on a survey of the subject property by Raymond A. Grangier III, PLS No. 3352, of Jacobi, Toombs & Lanz, Inc., dated November 4, 2024.



Raymond A. Grangier III, P.L.S. No. 3352

3-4-2025

Date

