



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2023-00024

2# 361550

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Floyd R. and Emma L Riggle, husband and wife, their heirs, successors, and assigns (collectively "Grantor") for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the CITY OF OKLAHOMA CITY, a municipal corporation, and its public trusts (collectively "Grantees") this Permanent Easement over, under, across, through and to the following described property situated in Oklahoma County, Oklahoma, shown on Attachment "A" ("Subject Property") for the use of the Grantees for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing water and wastewater systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Utility Systems") and including the right of ingress and egress through Grantor's property to and from the Subject Property and all right, title and interest in and to any soil, earthen material, fixture, and appurtenances within the boundaries of the Subject Property, incidentally removed during the use of this Permanent Easement.

THIS EASEMENT IS MADE SUBJECT TO THE FOLLOWING:

1. Grantor agrees that no building or other similar structure shall be erected on, over or under the Subject Property.
2. Grantor may construct driveways and parking areas on the Subject Property.
3. Grantor agrees that Grantees will not maintain, repair or replace Grantor's improvements, including but not limited to fencing, landscaping, sprinklers, pools, sheds, mailboxes, driveways and parking areas whenever it becomes necessary to move or remove improvements, due to any operation, maintenance, replacement, expansion, or repair of the Utility Systems.
4. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand, or repair these Utility Systems, or provide services or functions. Once the Utility System is constructed the Grantees agree to operate, maintain, replace, expand, or repair the Utility System in accordance with Grantees' standards and policies.
5. The Grantees do not own the creek, river, lake, detention pond, drainage canal, if any, on or adjacent to the Subject Property and are not legally responsible nor does this Permanent Easement create an obligation upon the Grantees for changes, alterations and modifications to any part or parts of the Subject Property described herein, in the past, present or future, which may be affected in any manner by any change or changes in the course of the creek or waterway, by any accretion or erosion, or evulsion, or alluvion or combination thereof, touching or concerning any part of said Subject Property.

This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties, hereto, their heirs, successors and assigns.

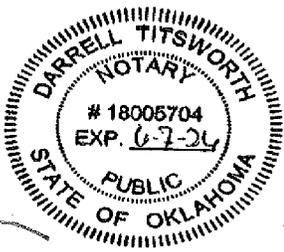
Dated this 4 day of May, 2023

Floyd R. Riggle
Floyd R. Riggle
Emma L Riggle
Emma L Riggle

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 4th day of May, 2023 by Floyd R. Riggle and Emma L Riggle, husband and wife.

My Commission Expires: 6-7-26
My Commission No. 18005704



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 27th day of August, 2024
[Signature]
City Clerk



REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

3/22

ATTACHEMENT "A"

LEGAL DESCRIPTION

Tinker AFB
Utility Easement
WA-2023-l

00024

April 11, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirteen (13), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE South 00°11'28" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,318.53 feet;

THENCE North 89°48'32" East, departing said West line, a distance of 60.00 feet to a point on the East Right-of-Way line of South Douglas Boulevard, said point being the POINT OF BEGINNING;

THENCE North 89°31'22" East, a distance of 187.88 feet;

THENCE South 00°11'28" East, a distance of 15.00 feet;

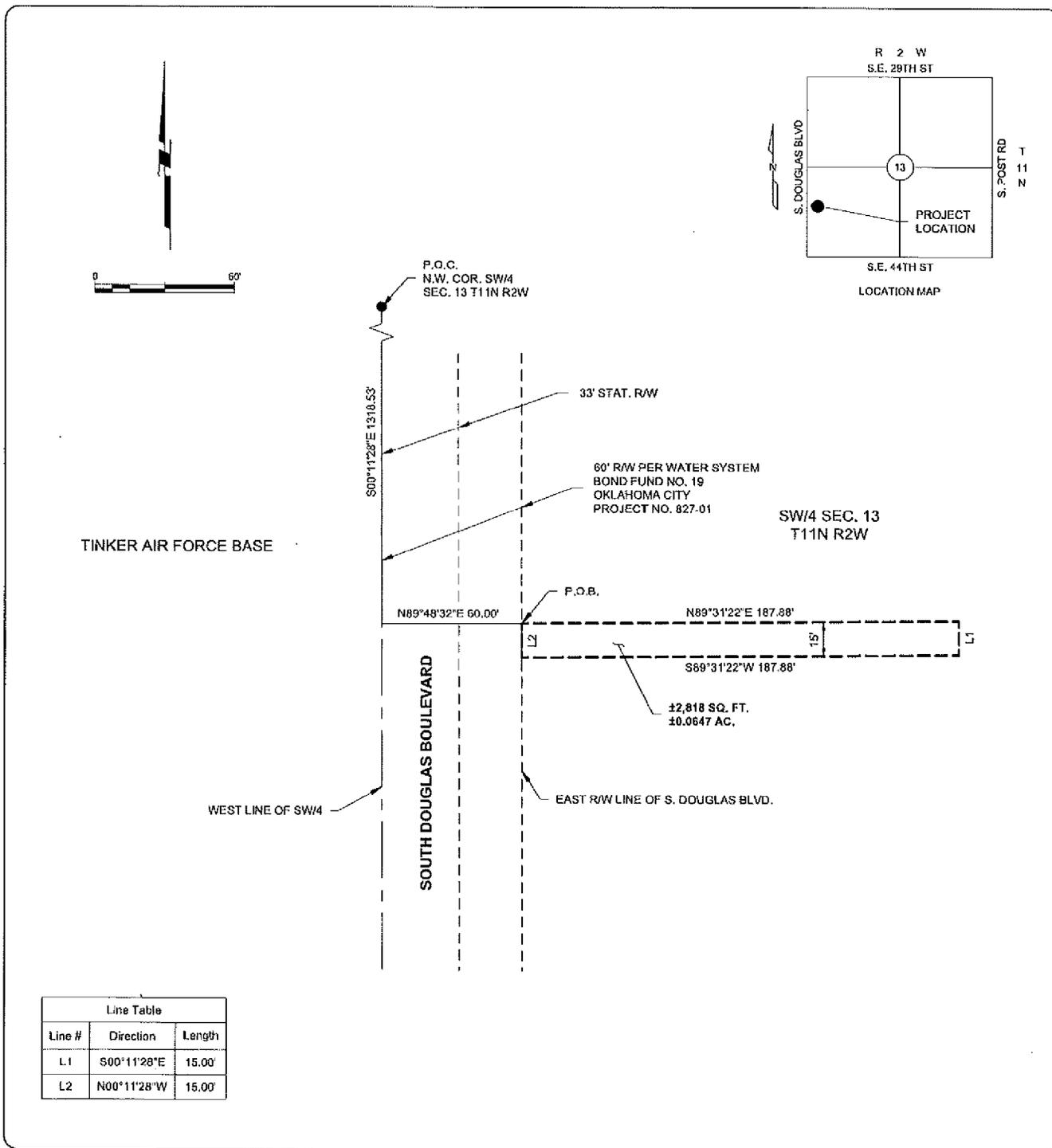
THENCE South 89°31'22" West, a distance of 187.88 feet to a point on said East Right-of-Way line;

THENCE North 00°11'28" West, along and with said East Right-of-Way line, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 2,818 square feet or 0.0647 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

ATTACHMENT "A"



Line Table		
Line #	Direction	Length
L1	S00°11'28"E	15.00'
L2	N00°11'28"W	15.00'

ACAD FILE: H:\519901\192001\Phase 2 Exhibits\5199001\Utility Easement.dwg, 4/11/2023 1:26 PM, Jessa Patten
 XREFS LOADED: 5199-bdy.dwg 5199001-BKGD.dwg

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Proj. No.: 5199001
 Date: 4-11-23
 Scale: 1"=60'

TINKER AFB
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
UTILITY EASEMENT
WA-2023-00024

Johnson & Associates
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 Oklahoma City, OK 73104
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 Certificate of Authorization #1434 Exp. Date: 05-30-2029
 ENGINEERS • SURVEYORS • PLANNERS