



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

*FF#36539*

*WF-2023-00003*  
*SD-2023-00002*  
PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Villas at Melrose LP its 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 the 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 successors and assigns.

Villas at Melrose LP

Dated this 2ND day of JUNE, 2023.

By: Brian Green  
Brian Green - Manager of General Partner

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 2nd day of June, 2023 by Brian Green, as Manager of General Partner of Villas at Melrose LP.

My Commission Expires: 08-11-2026  
My Commission No. 22010900

**BABETTE SCHWARTZENBURG**  
Notary Public, State of Oklahoma  
Commission # 22010900  
My Commission Expires 08-11-2026

Babette Schwartzenburg  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 22nd day of August, 2023  
Maressa Treat  
City Clerk



REVIEWED for form and legality

Maressa Treat

Assistant Municipal Counselor

4/24

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

The Villas at Melrose  
Utility Easements

May 18, 2023

Two tracts of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a part of a tract land recorded in Book 15247, Page 1442 (Villas Tract), being more particularly described as follows:

**Easement 1:**

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°49'30" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 880.00 feet to the Southwest (SW) Corner of said Villas Tract;

THENCE North 00°25'38" West, along and with the West line of said Villas Tract, a distance of 280.82 feet to the POINT OF BEGINNING;

THENCE continuing North 00°25'38" West, along and with said West line, a distance of 10.80 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15408, Page 1979 (Riverside Tract);

THENCE North 89°41'17" East, along and with the South line of said Riverside Tract, a distance of 15.00 feet;

THENCE South 00°25'38" East, departing the South line of said Riverside Tract, a distance of 10.77 feet;

THENCE South 89°34'22" West, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 162 square feet or 0.0037 acres, more or less.

**Easement 2:**

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE South 89°49'30" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 449.08 feet;

THENCE North 00°10'30" West, departing the South line of said Northeast Quarter (NE/4), a distance of 30.00 feet to a point on the North line of a 30-foot Easement in favor of The City of Oklahoma City recorded in Book 3955, Page 1644 and 1648-1650 (OKC Easement), said point being the POINT OF BEGINNING;

THENCE South 89°49'30" West, along and with the North line of said OKC Easement, a distance of 10.00 feet;

Prepared by Matthew Johnson P.L.S. 1807  
Johnson & Associates  
Certificate of Authorization No. 1484 (Expires 6-30-23)  
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ATTACHMENT "A"

THENCE North  $00^{\circ}10'30''$  West, departing the North line of said OKC Easement, a distance of 48.98 feet;

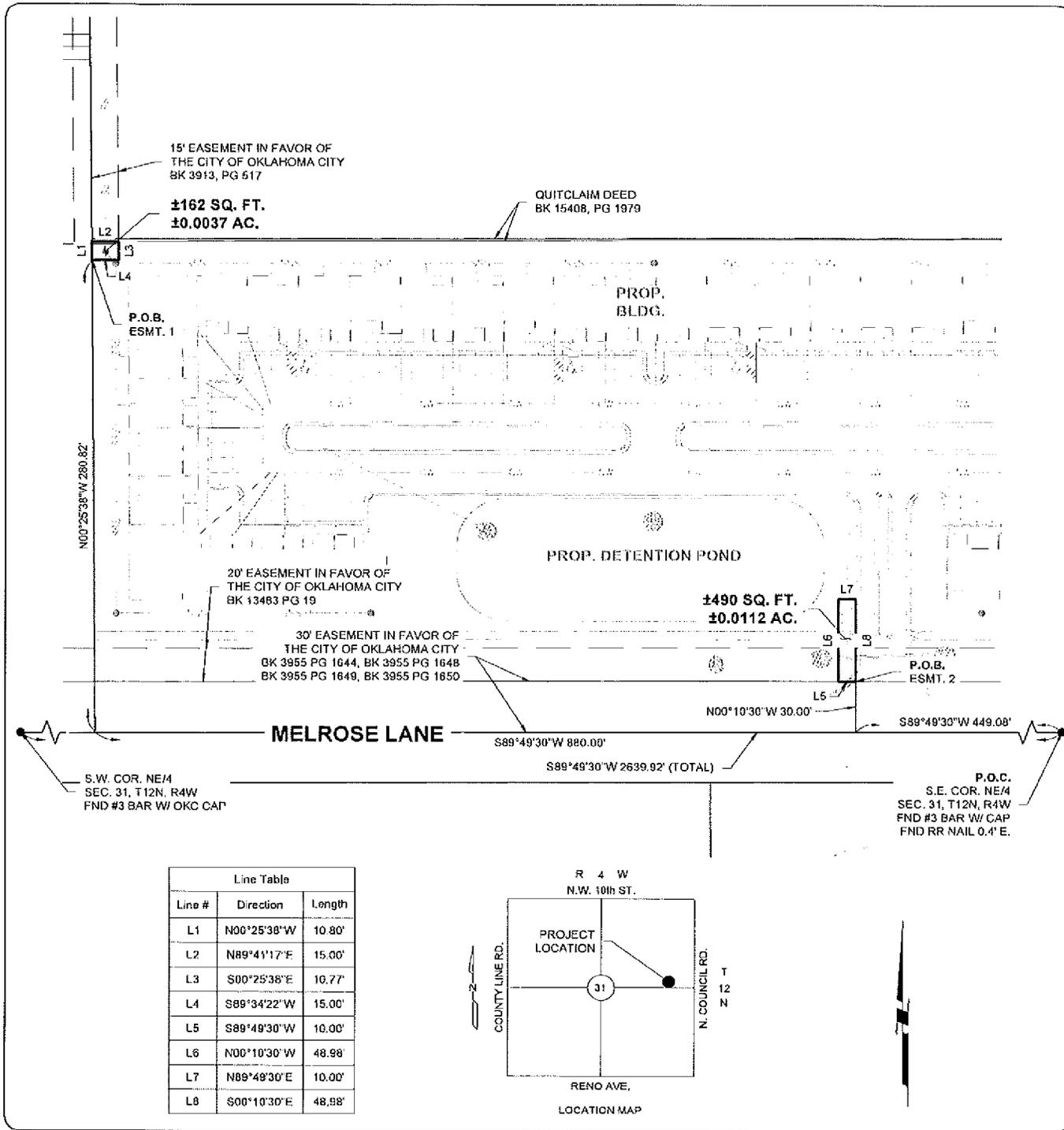
THENCE North  $89^{\circ}49'30''$  East, a distance of 10.00 feet;

THENCE South  $00^{\circ}10'30''$  East, a distance of 48.98 feet to the POINT OF BEGINNING.

Containing 490 square feet or 0.0112 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"



ACAD FILE: H:\5238\Exhib\5238-Drainage and Utility Easements.dwg, 5/19/2023 8:47 AM, Bravon Bestler  
 XREFS LOADED: 5238-bdy.dwg, 5238-BKGD.dwg

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Proj. No.: 5238  
 Date: 5-18-23  
 Scale: 1"=80'

**THE VILLAS AT MELROSE**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**UTILITY EASEMENTS**

Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-5275 FAX (405) 235-5074 www.jaok.com  
 Certificate of Registration #1424 Exp. Date 07-31-2027  
 ENGINEERS SURVEYORS PLANNERS