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Bk&Pg:RB 5893 607-611

Filed:08-29-2024 DAR

10:53:20 AM EA

Canadian County, OK 5E

Ret to:
The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No__WA-2023-00065/SD-2023-00074

ET#36,544

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT TUSCANY LAKES DEVELOPMENT, LLC, an Oklahoma limited liability company, 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 Canadian County, Oklahoma, shown on Attachment “A” through “D” (“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.

TUSCANY LAKES DEVELOPMENT, LLC

Dated this 1st day of May 2024.

By Gene Methvin
Gene Methvin, Manager

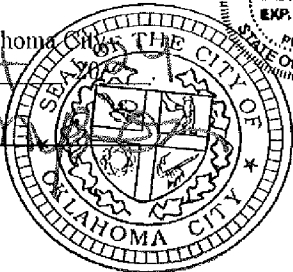
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 1st day of May, 2024 by Gene Methvin, as Manager of TUSCANY LAKES DEVELOPMENT, LLC.

My Commission Expires:02/06/2027
My Commission No.23001735

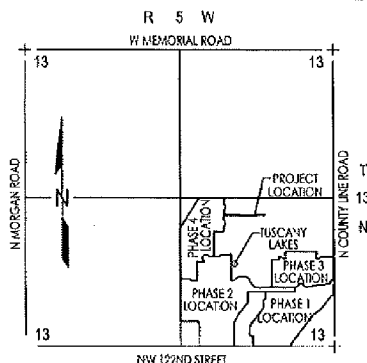
Jessica Murphy
Notary Public

ACCEPTED by The City of Oklahoma City
this 22nd day of August 2024
Amel K. Serdar
City Clerk



REVIEWED for form and legality
Frank Sherr
Assistant Municipal Counselor

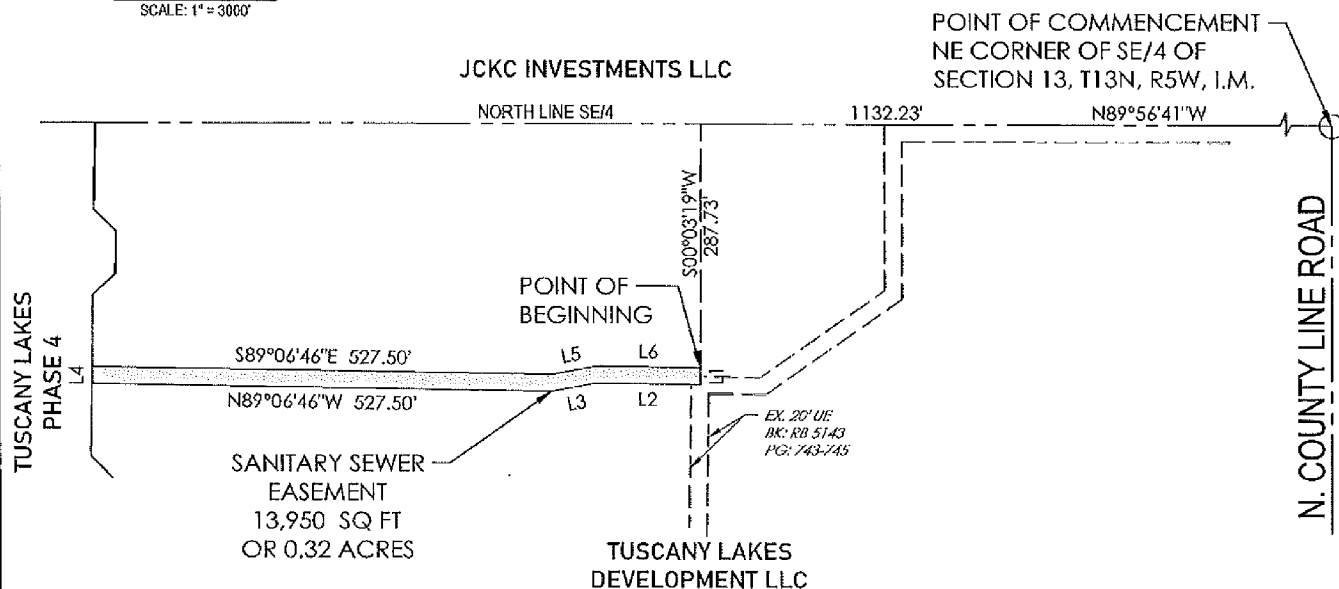
5/26



LOCATION MAP

SCALE: 1" = 3000'

Line Table		
Line #	Direction	Length
L1	S00° 53' 14"W	20.00'
L2	N89° 06' 46"W	120.00'
L3	S79° 03' 59"W	51.08'
L4	N00° 53' 14"E	20.00'
L5	N79° 03' 59"E	51.08'
L6	S89° 06' 46"E	120.00'



LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said SE/4; thence N89°56'41"W along the North line of said SE/4 a distance of 1132.23 feet; thence S00°03'19"W a distance of 287.73 feet to the POINT OF BEGINNING; thence

S00°53'14"W a distance of 20.00 feet; thence N89°06'46"W a distance of 120.00 feet; thence S79°03'59"W a distance of 51.08 feet; thence N89°06'46"W a distance of 527.50 feet; thence N00°53'14"E a distance of 20.00 feet; thence S89°06'46"E a distance of 527.50 feet; thence N79°03'59"E a distance of 51.08 feet; thence S89°06'46"E a distance of 120.00 feet to the POINT OF BEGINNING.

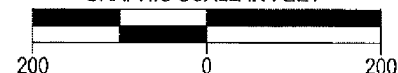
Said tract contains 13,950 Sq Ft or 0.32 Acres, more or less.

DRAWING: G:\23607900_TUSCANY4\INFRASTRUCTURE\SURVEY\DWG\EXHIBITS\SEWER UTILITY EASEMENTS.DWG



SCALE: 1" = 200'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = NORTH LINE OF THE SE/4 OF SECTION 13, T13N, R5W, I.M. (N89°56'41"W)

SANITARY SEWER EASEMENT - ATTACHMENT A



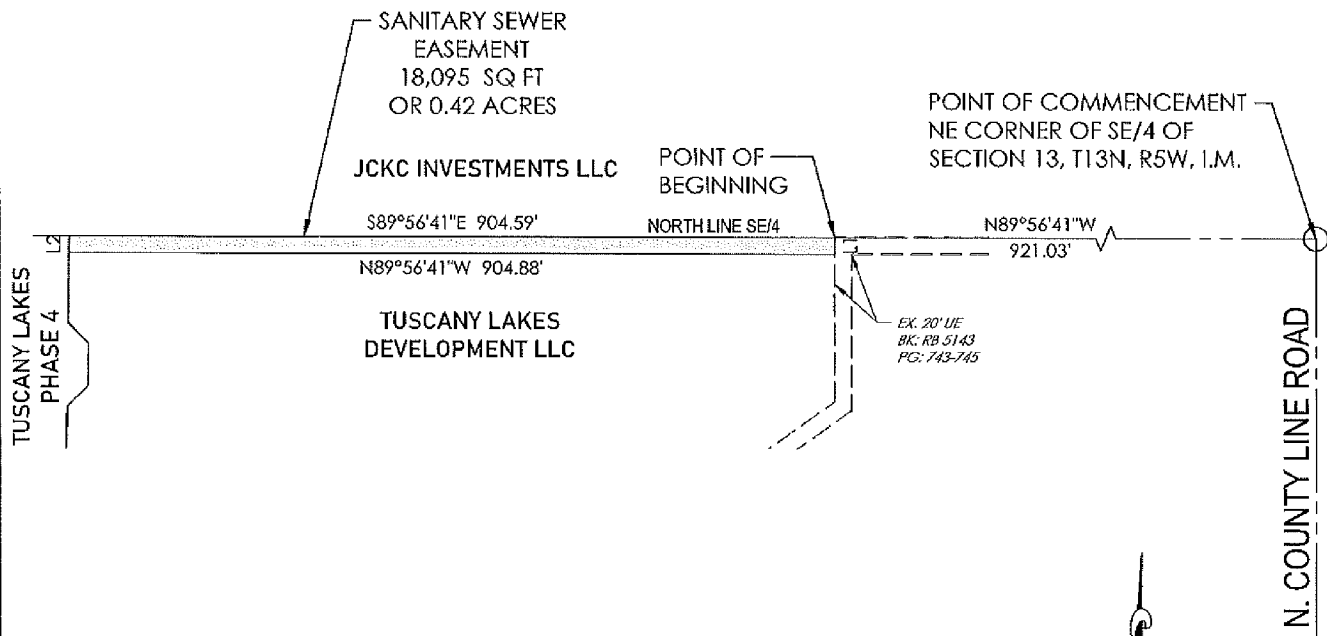
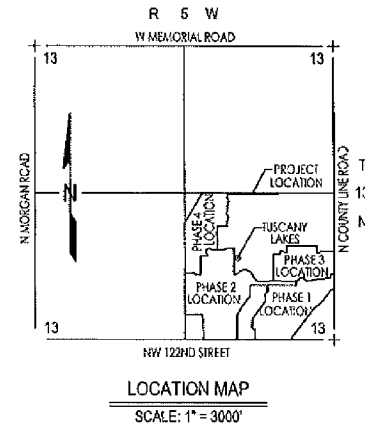
Crafton Tull
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405.787.6270 | 405.787.6275 |
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CERTIFICATE OF AUTHORIZATION
CA 93167435 03/03/2024

SHEET NO.: 1 of 1
DATE: 03/06/2024
PROJECT NO.: 23607900

Line Table		
Line #	Direction	Length
L1	S00° 02' 52"W	20.00'
L2	N00° 53' 14"E	20.00'



LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said SE/4; thence N89°56'41"W along the North line of said SE/4 a distance of 921.03 feet to the POINT OF BEGINNING; thence

S00°02'52"W a distance of 20.00 feet; thence N89°56'41"W a distance of 904.88 feet; thence N00°53'14"E a distance of 20.00 feet to a point on the North line of said SE/4; thence S89°56'41"E along said North line a distance of 904.59 feet to the POINT OF BEGINNING.

Said tract contains 18,095 Sq Ft or 0.42 Acres, more or less.

SCALE: 1" = 200'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = NORTH LINE OF THE SE/4 OF SECTION 13, T13N, R5W, I.M. (N89°56'41"W)

SANITARY SEWER EASEMENT - ATTACHMENT B



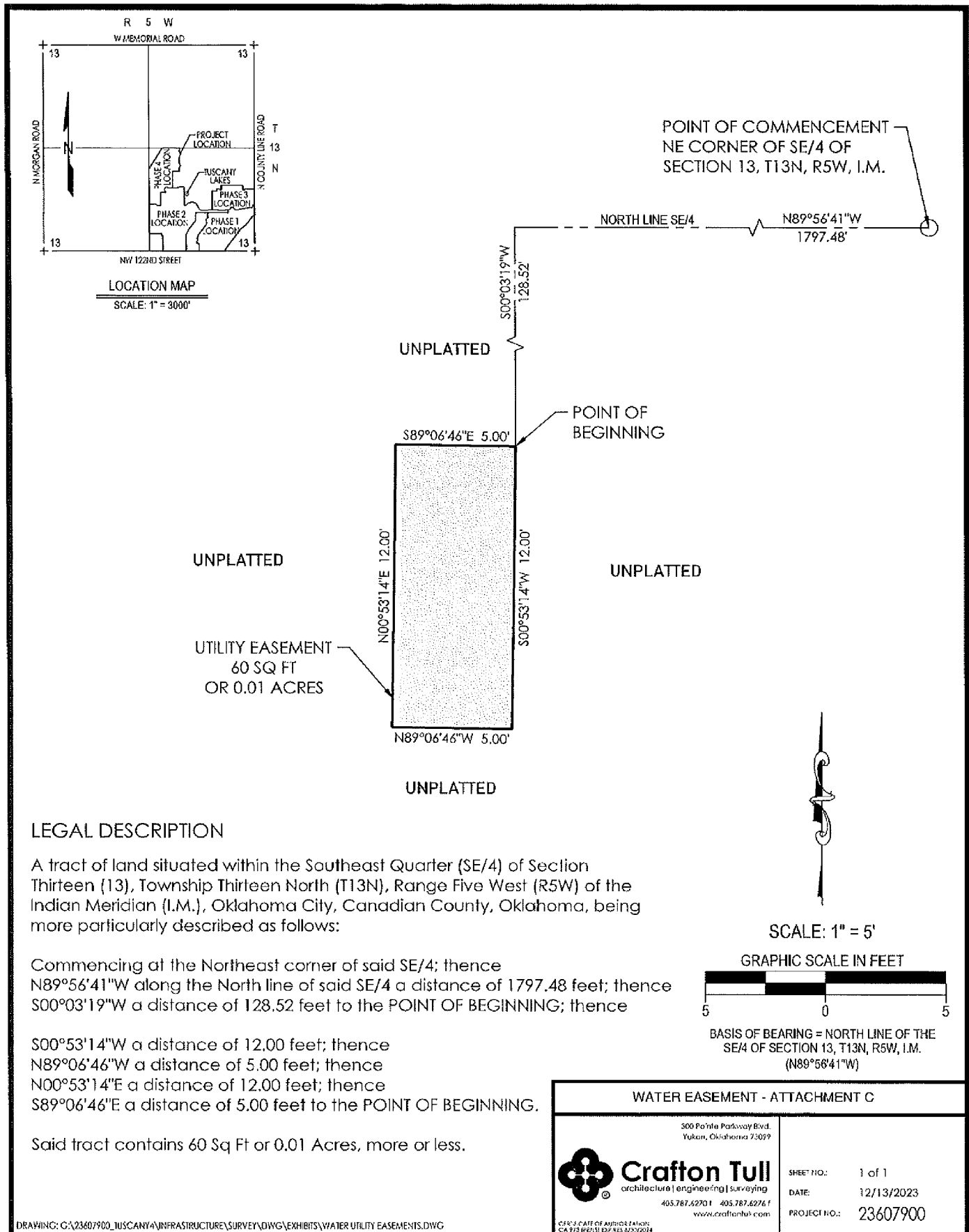
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architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, Oklahoma 73099

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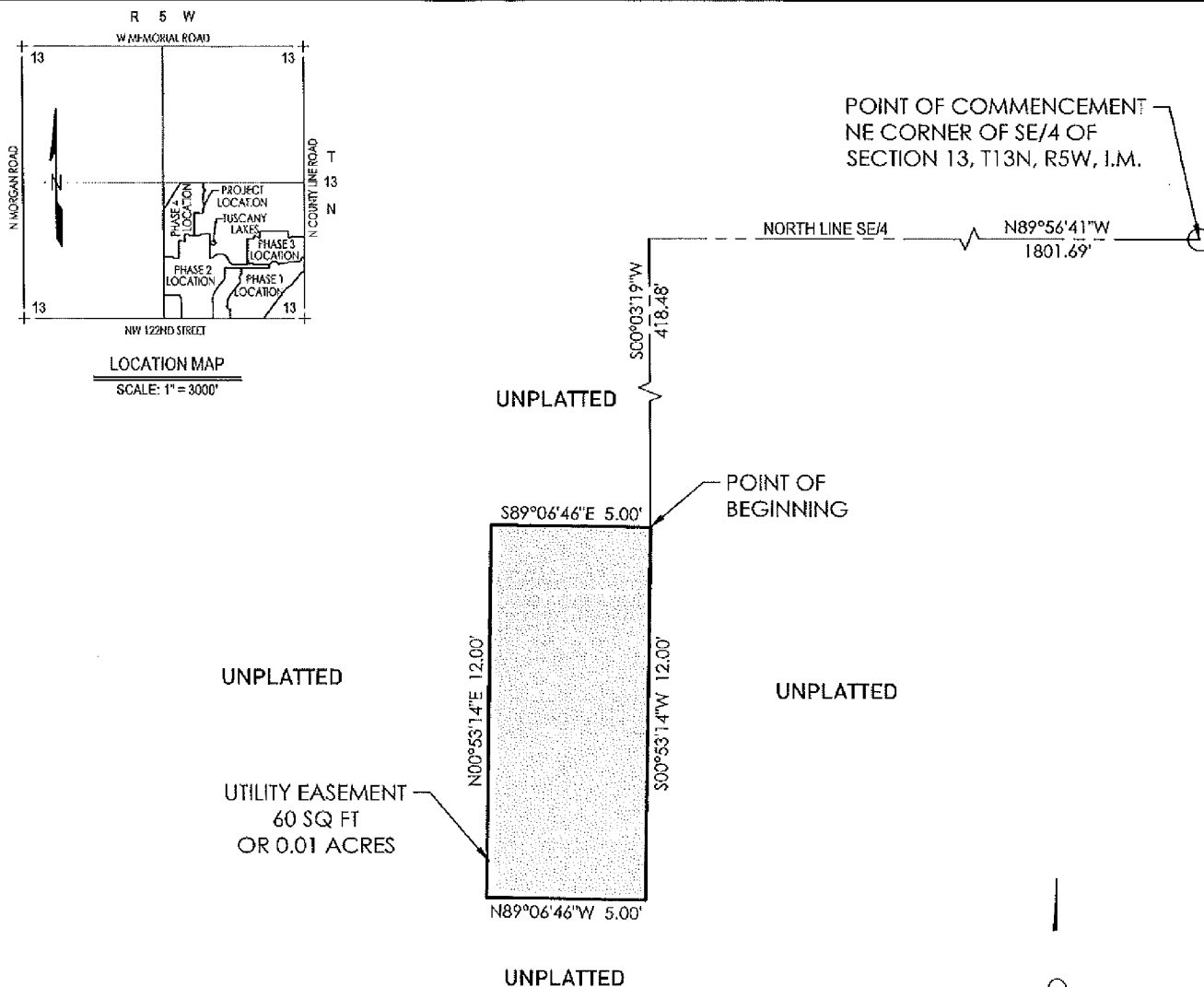
CERTIFICATE OF AUTHORIZATION
CA #13 (05/13) DT# 4854750204

SHEET NO.: 1 of 1
DATE: 03/06/2024
PROJECT NO.: 23607900



RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

**LEGAL DESCRIPTION**

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

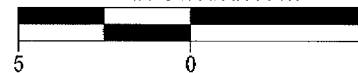
Commencing at the Northeast corner of said SE/4; thence N89°56'41\"W along the North line of said SE/4 a distance of 1801.69 feet; thence S00°03'19\"W a distance of 418.48 feet to the POINT OF BEGINNING; thence

S00°53'14\"W a distance of 12.00 feet; thence N89°06'46\"W a distance of 5.00 feet; thence N00°53'14\"E a distance of 12.00 feet; thence S89°06'46\"E a distance of 5.00 feet to the POINT OF BEGINNING.

Said tract contains 60 Sq Ft or 0.01 Acres, more or less.

SCALE: 1" = 5'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = NORTH LINE OF THE
SE/4 OF SECTION 13, T13N, R5W, I.M.
(N89°56'41\"W)

WATER EASEMENT - ATTACHMENT D

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SHEET NO.: 1 of 1
DATE: 12/13/2023
PROJECT NO.: 23607900