



The City of Oklahoma City
Office of City Clerk
Municipal Building
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Sidewalk) Project No. PD-3110

E # 36, 18 2
PERMANENT EASEMENT

OAK PHASE 1 PROPERTY OWNER, LLC,
KNOW ALL MEN BY THESE PRESENTS THAT a Delaware 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 "Oklahoma City"), a Permanent Easement over the following described property ("Subject Property") situated in **OKLAHOMA** County, Oklahoma, to wit:

See Exhibits "A" and "B" Attached Hereto and Made A Part Hereof

plus all right, title and interest in and to all land, fixtures, and appurtenances within the boundaries of the Subject Property incidentally removed during the use of said easement, for the use of **THE CITY OF OKLAHOMA CITY** for the exclusive purpose of constructing, maintaining, and operating public sidewalks and other appurtenances, and uses incidental thereto, over, through and upon the same ("Sidewalks"). This Permanent Easement authorizes Oklahoma City to construct and maintain Sidewalks but does not require Oklahoma City to construct such Sidewalks. Should Oklahoma City construct Sidewalks, then Grantor may not construct any structure or improvement in or over the Sidewalks. Oklahoma City reserves the right to remove and replace or not replace any Sidewalks without abandoning this Permanent Easement. This Permanent Easement shall be perpetual unless Oklahoma City by formal action of its City Council permanently abandon this Permanent Easement for the purposes above stated, then this Permanent Easement shall revert to the Grantor, its successors and/or assigns.

This Permanent Easement shall run in favor of the respective parties, hereto, their successors and assigns.

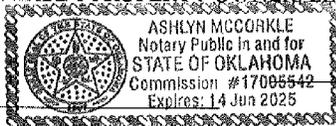
Dated this 3rd day of April, 2023. By: [Signature]

Ryan McNeill, Manager of OAK Developer Manager, LLC, Manager

STATE OF OKLAHOMA, COUNTY OF Tulsa, SS.

This instrument was acknowledged before me on this 3rd day of April, 2023 by Ryan McNeill as Manager of OAK PHASE 1 PROPERTY OWNER, LLC, a Delaware limited liability company.

My Commission Expires: 6/14/25
My Commission No. 17005542



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 20th day of May, 2023
[Signature]
City Clerk



REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

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5/26

EXHIBIT A
SIDEWALK EASEMENT (1 OF 2)

A tract of land being in the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the southeast corner of Lot 4, Block 1, OAK ADDITION (Recorded in Book of Plats BK. 82, Pg. 12).

THENCE South $88^{\circ}56'31''$ West, along the south line of said Lot 4, Block 1, OAK ADDITION, a distance of 1.85 feet to the POINT OF BEGINNING;

THENCE continuing South $88^{\circ}56'31''$ West along said south line of Lot 4, Block 1, OAK ADDITION, a distance of 76.33 feet;

THENCE North $01^{\circ}03'29''$ West a distance of 5.00 feet;

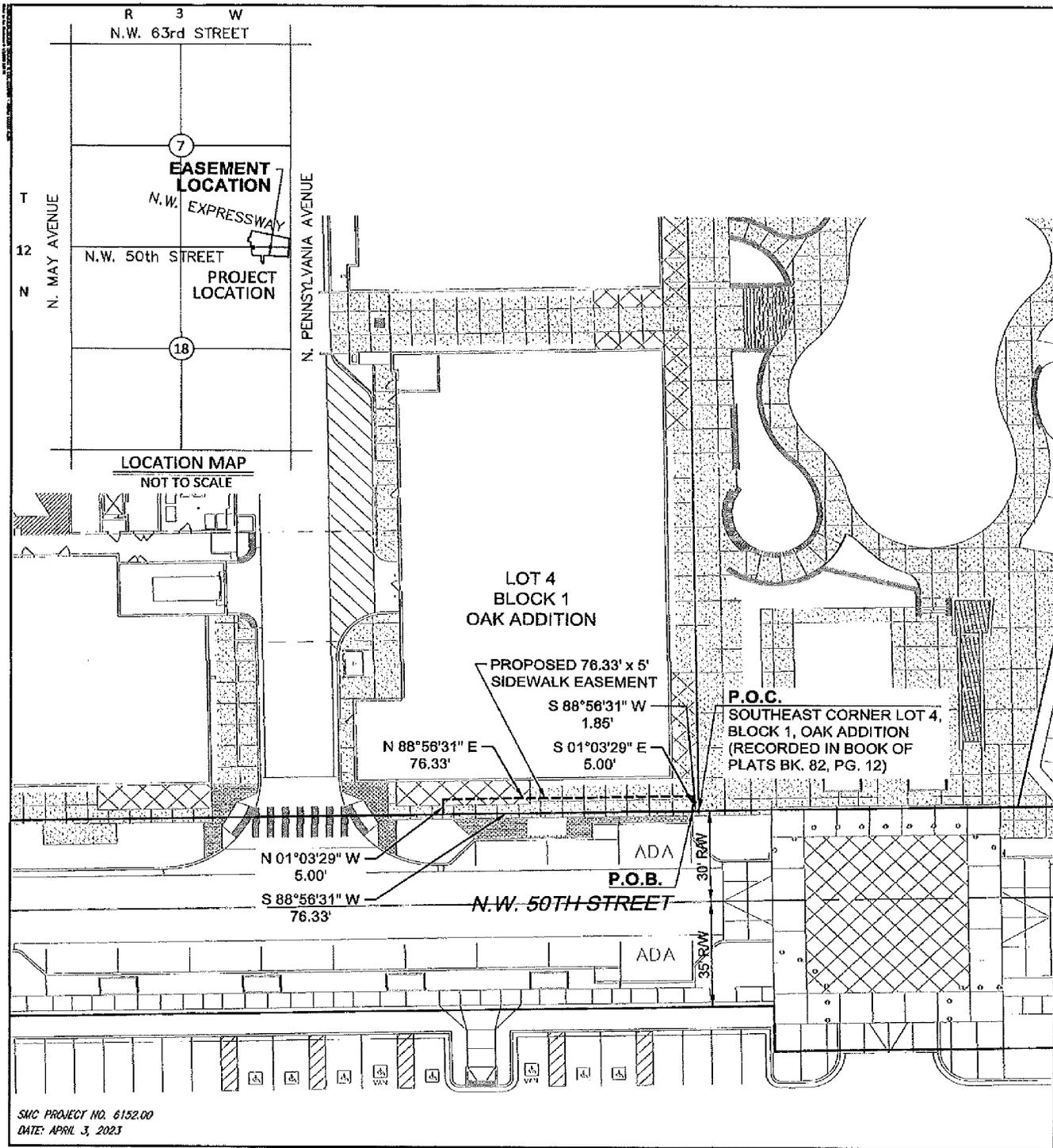
THENCE North $88^{\circ}56'31''$ E, parallel to said south line of Lot 4, Block 1, OAK ADDITION, a distance of 76.33 feet;

THENCE South $01^{\circ}03'29''$ East a distance of 5.00 feet to a point on said south line of Lot 4, Block 1, OAK ADDITION and the POINT OF BEGINNING;

Said described tract of land contains an area of 382 square feet or 0.0088 acres, more or less.

The basis of bearings for this description is the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South $88^{\circ}56'32''$ West on the common line between the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian.

Prepared by: Terence L. Haynes, P.E. #16820
SMC Consulting Engineers, P.C.
815 W. Main Street - OKC, OK 73106
April 3, 2023



SMC
SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859

OAK MIXED-USE DEVELOPMENT
N.W. 50TH ST. & PENNSYLVANIA AVE.
OKLAHOMA CITY, OKLAHOMA

EXHIBIT A
SIDEWALK EASEMENT (2 OF 2)



DATE PLOTTED: 05/30/23 02:36 PM
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: 1" = 40'

EXHIBIT B
SIDEWALK EASEMENT (1 OF 2)

A tract of land being in the Southeast Quarter of Section 7, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northwest corner of Lot 4, Block 1, OAK ADDITION (Recorded in Book of Plats BK. 82, Pg. 12).

THENCE South $11^{\circ}22'39''$ West, along the west line of said Lot 4, Block 1, OAK ADDITION, a distance of 37.68 feet to the POINT OF BEGINNING;

THENCE South $78^{\circ}37'21''$ E a distance of 9.00 feet;

THENCE South $11^{\circ}22'39''$ West, parallel to said west line of Lot 4, Block 1, OAK ADDITION, a distance of 97.00 feet;

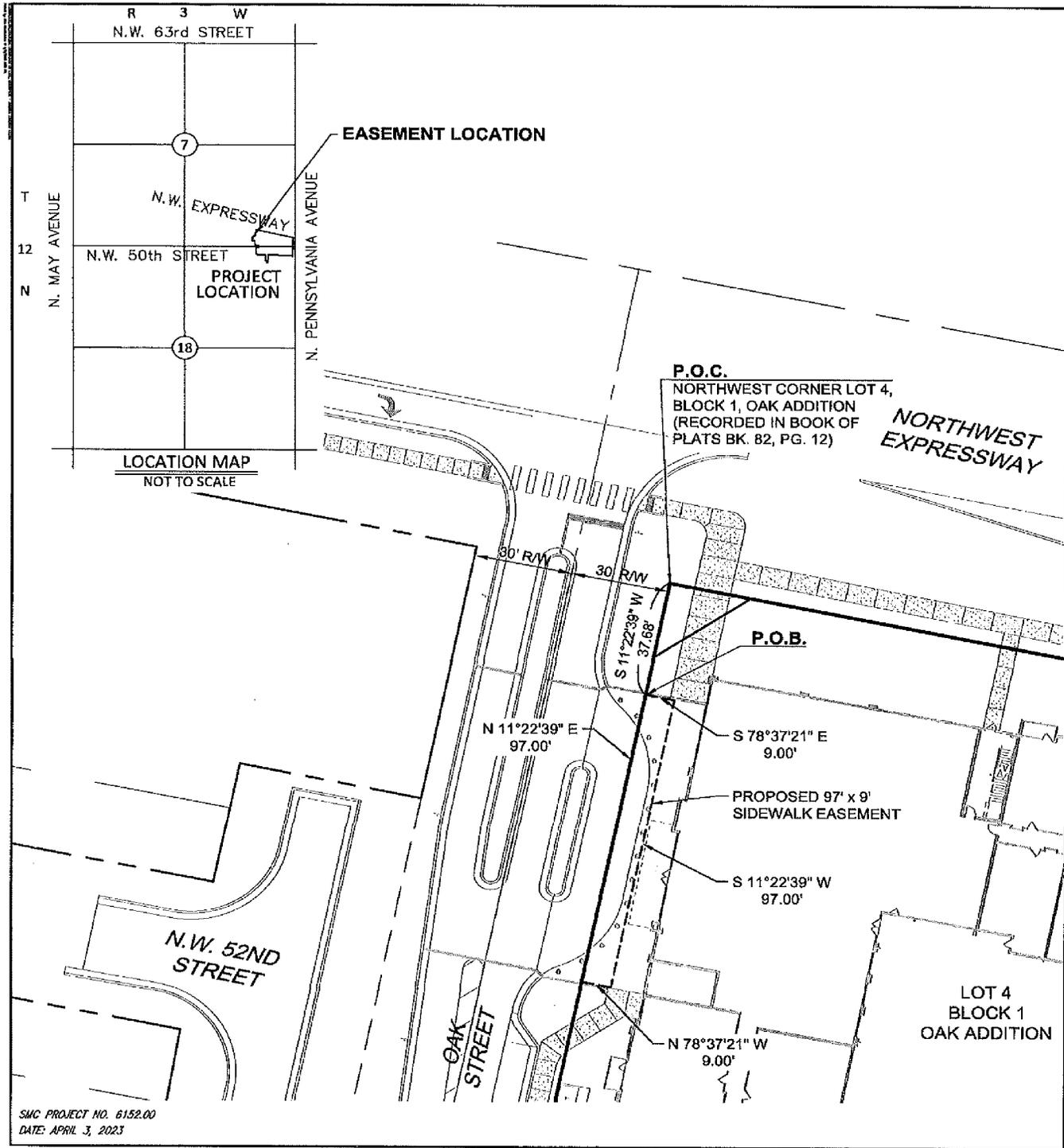
THENCE North $78^{\circ}37'21''$ W a distance of 9.00 feet to a point on said west line of Lot 4, Block 1, OAK ADDITION;

THENCE North $11^{\circ}22'39''$ East, along said west line of Lot 4, Block 1, OAK ADDITION, a distance of 97.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 873 square feet or 0.0200 acres, more or less.

The basis of bearings for this description is the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South $88^{\circ}56'32''$ West on the common line between the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian.

Prepared by: Terence L. Haynes, P.E. #16820
SMC Consulting Engineers, P.C.
815 W. Main Street - OKC, OK 73106
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OKLAHOMA CITY, OKLAHOMA

EXHIBIT B
SIDEWALK EASEMENT (2 OF 2)


SCALE: 1" = 40'

THIS DOCUMENT IS THE PROPERTY OF SMC CONSULTING ENGINEERS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SMC CONSULTING ENGINEERS, P.C.