



The City of Oklahoma City  
Office of City Clerk  
Municipal Building  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102

E# 361659.

### PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT OKLAHOMA INDUSTRIES AUTHORITY, 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-1" and "A-2" ("Subject Property") for the use of the Grantees for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm sewers, traffic controls, and appurtenances thereto (collectively "Drainage, Streets and 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 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 Drainage, Streets and/or Utility Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage, Streets and/or Utility Systems, or provide services or functions. The Grantee only maintains Drainage, Streets and/or Utility Systems constructed and owned by the Grantees and Drainage, Streets and/or Utility Systems constructed by others and specifically conveyed to and accepted by formal action of the governing body of the Grantees.
4. The Grantees do not own the creek, river, lake, detention pond, drainage canal, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. The Grantees 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.

#### OKLAHOMA INDUSTRIES AUTHORITY

Dated this 13<sup>th</sup> day of December, 2024.

By: Kenton Tsoodle  
Kenton Tsoodle, General Manager

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 13<sup>th</sup> day of December, 2024 by Kenton Tsoodle, as General Manager of Oklahoma Industries Authority

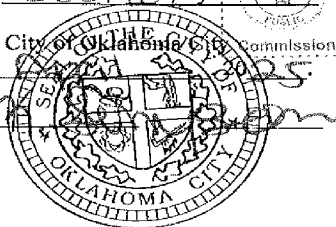
My Commission Expires: 11-30-26  
My Commission No. 02019073

PAMELA LUNNON  
NOTARY PUBLIC  
STATE OF OKLAHOMA

Pamela Lunnnon  
Notary Public

ACCEPTED by The City of Oklahoma City, Commission # 02319073 Expires 11/30/25  
this 22<sup>nd</sup> day of December

Amy  
City Clerk



Barbara Mann  
Assistant Municipal Counselor

6/28

**ATTACHMENT "A-1"**

**LEGAL DESCRIPTION**

OK 557  
Frontage Road

July 6, 2023  
Revised January 17, 2024

A tract of land being a part of the Northwest Quarter (NW/4) and Northeast Quarter (NE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

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

THENCE South 00°15'49" East, along and with the West line of said NW/4, a distance of 762.18 feet;

THENCE North 90°00'00" East, departing said West line, a distance of 47.35 feet to a point on the East right-of-way line of Eastern Avenue defined by Book 390, Page 592, said point being the POINT OF BEGINNING;

THENCE continuing North 90°00'00" East, a distance of 2.65 feet;

THENCE South 45°15'49" East, a distance of 35.36 feet;

THENCE North 89°44'11" East, a distance of 4.84 feet;

THENCE on a curve to the left having a radius of 270.00 feet, a chord bearing of North 55°16'15" East, a chord length of 305.59 feet and an arc length of 324.83 feet;

THENCE on a reverse curve to the right having a radius of 330.00 feet, a chord bearing of North 41°27'51" East, a chord length of 232.85 feet and an arc length of 237.97 feet;

THENCE North 62°07'23" East, a distance of 161.79 feet;

THENCE on a curve to the right having a radius of 330.00 feet, a chord bearing of North 76°26'36" East, a chord length of 163.25 feet and an arc length of 164.96 feet;

THENCE South 89°14'10" East, a distance of 1,136.52 feet;

THENCE on a curve to the right having a radius of 1,000.00 feet, a chord bearing of South 88°20'29" East, a chord length of 31.23 feet and an arc length of 31.23 feet;

THENCE South 87°26'49" East, a distance of 64.85 feet;

THENCE on a curve to the left having a radius of 1,000.00 feet, a chord bearing of

**ATTACHMENT "A-1"**

South 88°20'29" East, a chord length of 31.23 feet and an arc length of 31.23 feet;

THENCE South 89°14'10" East, a distance of 109.22 feet;

THENCE on a curve to the left having a radius of 300.00 feet, a chord bearing of North 82°48'00" East, a chord length of 83.13 feet and an arc length of 83.40 feet;

THENCE on a reverse curve to the right having a radius of 300.00 feet, a chord bearing of North 82°48'00" East, a chord length of 83.13 feet and an arc length of 83.40 feet to a point on the South right-of-way line of Interstate 240 defined by Book 3273, Page 193 and Book 3657, Page 461;

THENCE along and with the South right-of-way line of Interstate 240 the following five (5) calls:

1. South 89°14'10" East, a distance of 319.14 feet;
2. North 89°40'50" East, a distance of 651.94 feet;
3. North 78°22'14" East, a distance of 101.98 feet;
4. North 89°40'50" East, a distance of 400.00 feet;
5. South 81°59'20" East, a distance of 669.83 feet;

THENCE departing said South right-of-way line, on a curve to the right having a radius of 330.00 feet, a chord bearing of South 66°32'52" East, a chord length of 175.72 feet and an arc length of 177.87 feet;

THENCE South 51°06'24" East, a distance of 358.06 feet;

THENCE on a curve to the right having a radius of 230.00 feet, a chord bearing of South 42°25'55" East, a chord length of 69.38 feet and an arc length of 69.65 feet;

THENCE South 33°45'25" East, a distance of 216.95 feet;

THENCE on a curve to the left having a radius of 170.00 feet, a chord bearing of South 61°35'19" East, a chord length of 158.74 feet and an arc length of 165.16 feet to a point on the West right-of-way line of Bryant Avenue defined by Book 3657, Page 461;

THENCE South 02°25'16" East, along and with said West right-of-way line of Bryant Avenue, a distance of 60.06 feet

THENCE on a non-tangent curve to the right having a radius of 230.00 feet, a chord bearing of North 61°58'49" West, a chord length of 217.54 feet and an arc length of 226.59 feet;

THENCE North 33°45'25" West, a distance of 216.95 feet;

**ATTACHMENT "A-1"**

THENCE on a curve to the left having a radius of 170.00 feet, a chord bearing of North 42°25'55" West, a chord length of 51.28 feet and an arc length of 51.48 feet;

THENCE North 51°06'24" West, a distance of 358.06 feet;

THENCE on a curve to the left having a radius of 270.00 feet, a chord bearing of North 66°32'52" West, a chord length of 143.77 feet and an arc length of 145.53 feet;

THENCE North 81°59'20" West, a distance of 645.80 feet;

THENCE on a curve to the left having a radius of 270.00 feet, a chord bearing of North 86°09'15" West, a chord length of 39.22 feet and an arc length of 39.26 feet;

THENCE South 89°40'50" West, a distance of 353.19 feet;

THENCE on a curve to the left having a radius of 170.00 feet, a chord bearing of South 84°01'32" West, a chord length of 33.50 feet and an arc length of 33.56 feet;

THENCE South 78°22'14" West, a distance of 62.37 feet;

THENCE on a curve to the right having a radius of 230.00 feet, a chord bearing of South 84°01'32" West, a chord length of 45.33 feet and an arc length of 45.40 feet;

THENCE South 89°40'50" West, a distance of 625.94 feet;

THENCE on a curve to the right having a radius of 1,030.00 feet, a chord bearing of North 89°46'40" West, a chord length of 19.47 feet and an arc length of 19.47 feet;

THENCE North 89°14'10" West, a distance of 309.97 feet;

THENCE on a curve to the left having a radius of 240.00 feet, a chord bearing of South 82°48'00" West, a chord length of 66.50 feet and an arc length of 66.72 feet;

THENCE on a reverse curve to the right having a radius of 360.00 feet, a chord bearing of South 82°48'00" West, a chord length of 99.76 feet and an arc length of 100.08 feet;

THENCE North 89°14'10" West, a distance of 109.22 feet;

THENCE on a curve to the right having a radius of 1,060.00 feet, a chord bearing of North 88°20'29" West, a chord length of 33.10 feet and an arc length of 33.10 feet;

THENCE North 87°26'49" West, a distance of 64.85 feet;

THENCE on a curve to the left having a radius of 940.00 feet, a chord bearing of North 88°20'29" West, a chord length of 29.35 feet and an arc length of 29.36 feet;

THENCE North 89°14'10" West, a distance of 1,136.52 feet;

**ATTACHMENT "A-1"**

THENCE on a curve to the left having a radius of 270.00 feet, a chord bearing of South 76°26'36" West, a chord length of 133.57 feet and an arc length of 134.97 feet;

THENCE South 62°07'23" West, a distance of 161.79 feet;

THENCE on a curve to the left having a radius of 270.00 feet, a chord bearing of South 41°27'51" West, a chord length of 190.51 feet and an arc length of 194.70 feet;

THENCE on a reverse curve to the right having a radius of 330.00 feet, a chord bearing of South 55°16'15" West, a chord length of 373.50 feet and an arc length of 397.01 feet;

THENCE South 89°44'11" West, a distance of 4.84 feet;

THENCE South 44°44'11" West, a distance of 35.36 feet;

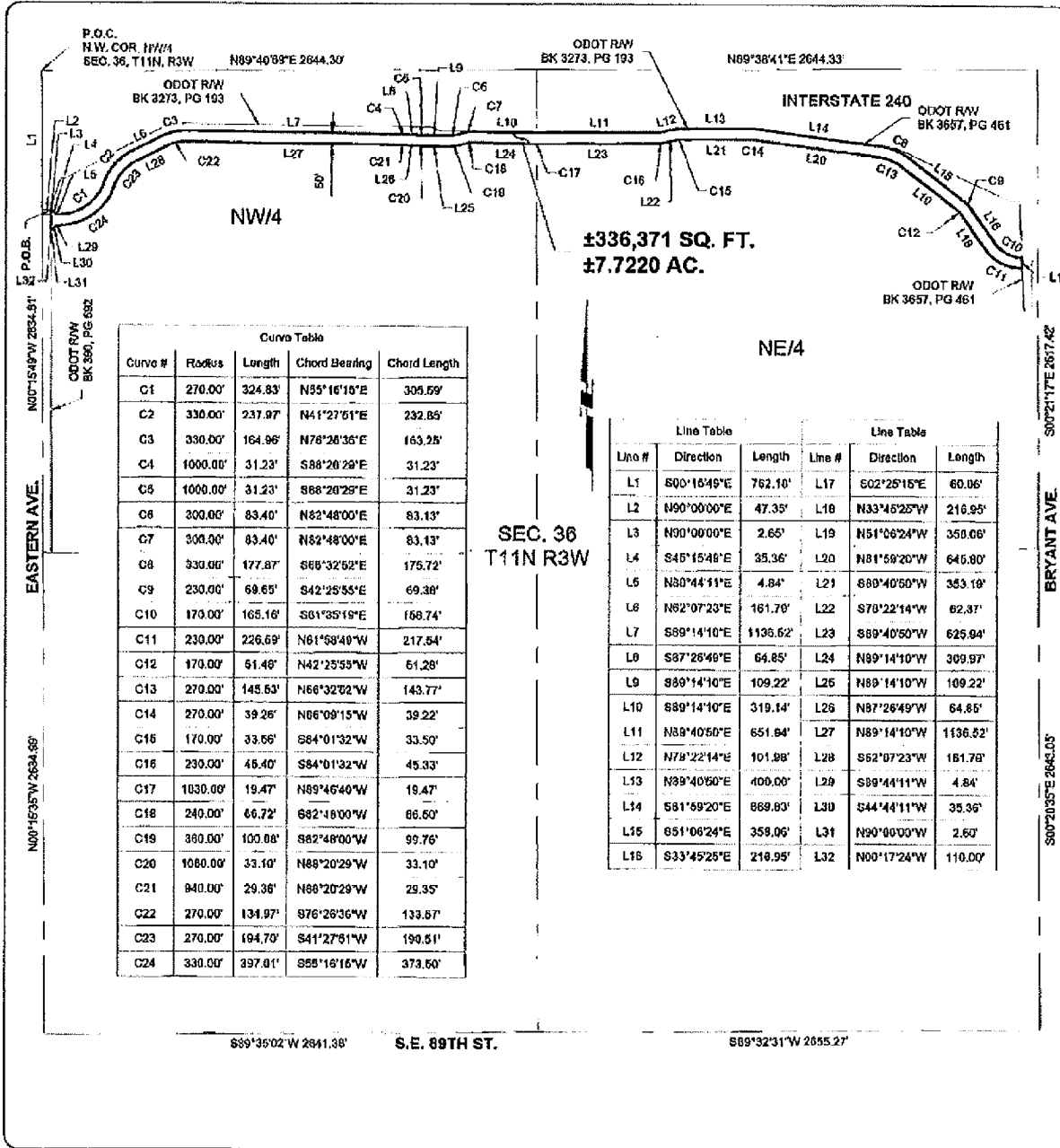
THENCE South 90°00'00" West, a distance of 2.60 feet to a point on said East right-of-way line of Eastern Avenue;

THENCE North 00°17'24" West, along and with said East right-of-way line of Eastern Avenue, a distance of 110.00 feet to the POINT OF BEGINNING.

Containing 336,371 square feet or 7.7220 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-2"



ACAD FILE: 2025042401058007.dwg Plot Date: 04/24/25 11:33 AM Plot Name: 2025042401058007.dwg

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Proj. No: 6166  
Date: 7-6-23  
Scale: NTS  
Revised 1-17-24

**OK 577**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**FRONTAGE ROAD**

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Surveyors at Large - Registered Professional Surveyors  
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