



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage Streets and Utilities) Project No. M4-TTB10
Parcel No.(s): 1693.01 (29P)

Est 36 1538

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Proxima Properties, 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 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 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. Grantees only maintain 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. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. 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.

Proxima Properties, LLC,

Dated this 7th day of August, 2024.

By: [Signature]
Name: Sachin Kumar Title: Manager

By: [Signature]
Name: Adil Bendidi Title: Manager

STATE OF Oklahoma, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 7th day of August, 2024 by Sachin Kumar as Manager and Adil Bendidi as Manager of Proxima Properties, LLC, an Oklahoma Limited Liability Company.

My Commission Expires: 03/30/27
My Commission No. 23004465



[Signature]
Notary Public

4/24

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200 North Walker Ave.
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(Drainage Streets and Utilities) Project No. M4-TTE10
Parcel No.(s): 1693.01 (29P)

ACCEPTED by The City of Oklahoma City
this 27th day of August, 2024

City Clerk



REVIEWED for form and legality

Assistant Municipal Counselor

Project No. M4-TTE10

Parcel 1693.01

Attachment "A"

ATTACHMENT "A"

A TRACT OF LAND LYING IN PART OF LOT NINETEEN (19) IN BLOCK ONE (1), OF ELMHURST, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT NINETEEN (19);
THENCE N 00°02'19" W, ALONG THE WEST LINE OF SAID LOT NINETEEN (19), A DISTANCE OF 90.76 FEET TO THE **POINT OF BEGINNING**;
THENCE N 89°57'41" E A DISTANCE OF 7.00 FEET;
THENCE N 00°02'19" W A DISTANCE OF 9.20 FEET TO A POINT ON THE NORTH LINE OF A PROPERTY DESCRIBED IN BOOK 14835 PAGE 1362 AS RECORDED IN THE OKLAHOMA COUNTY PUBLIC RECORDS;
THENCE N 89°39'49" W, ALONG THE NORTH LINE OF AFOREMENTIONED PROPERTY, A DISTANCE OF 7.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT NINETEEN (19);
THENCE S 00°02'19" E, ALONG THE WEST LINE OF SAID LOT NINETEEN (19), A DISTANCE OF 9.24 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.0015 ACRES (84.51 SQ. FT.) AS DESCRIBED.

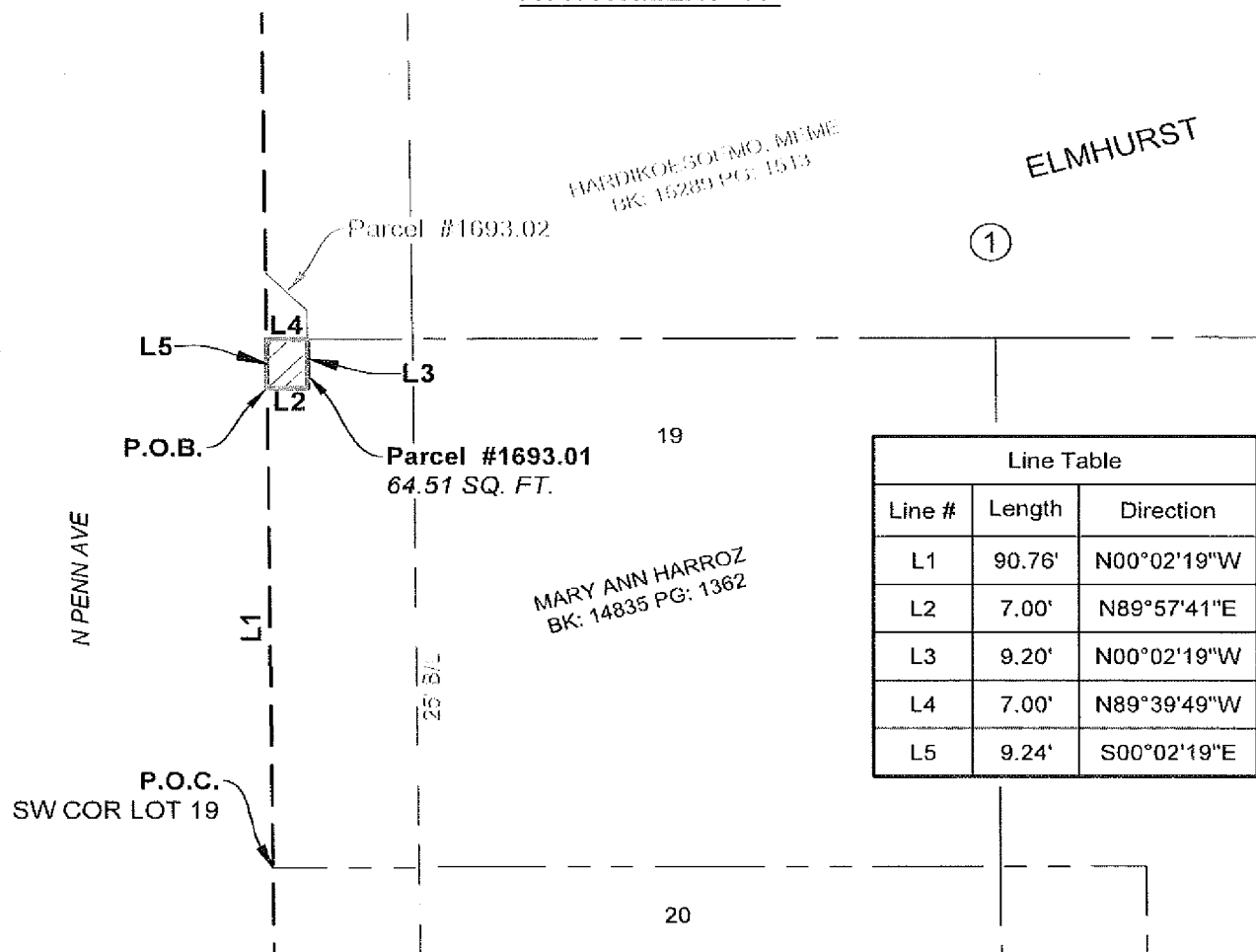
BASIS OF BEARINGS:

RECORD NORTH BASED ON THE PLATTED BEARINGS AS RECORDED
IN "ELMHURST", OF THE OKLAHOMA COUNTY PUBLIC RECORDS

THIS DESCRIPTION WAS PREPARED BY:

SHANE D. CARROLL, PLS #1981

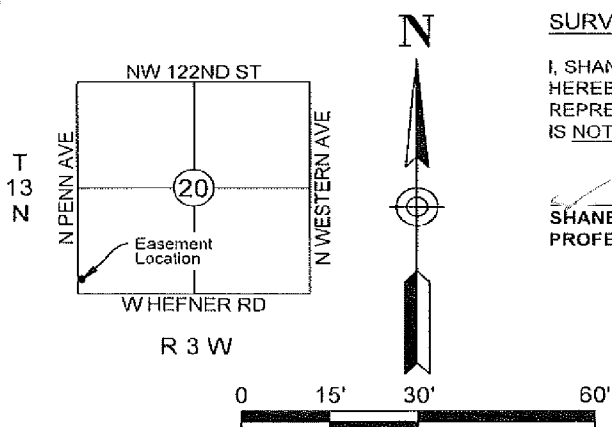
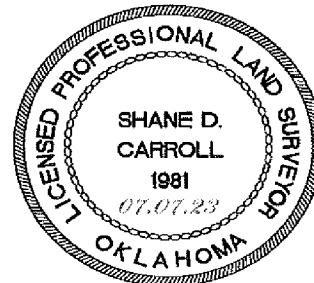
ELEVATION LAND SURVEYING, CA #8524

ATTACHMENT "A"**SURVEYOR'S CERTIFICATE**

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON. IT IS NOT A LAND OR BOUNDARY SURVEY.

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981

BASIS OF BEARING
Platted Bearings as recorded in
"Elmhurst" of the Oklahoma
County Records



ELS No. 2023.29

Drawn By: SDC

Date: 06.30.2023

ATTACHMENT "B"
Project No. M4-TTE10
Parcel 1693.01

ELEVATION
LAND SURVEYING

8501 SW 15th Street
Oklahoma City, OK 73128
405.493.9393
C.A. #8524 Exp. 06.30.2024