



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. SD-2022-00107

E#36,191
PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Shaz Investment Group, 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 **Attachments "A" & "B" ("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.

Shaz Investment Group, LLC, an Oklahoma limited liability company

Dated this 21st day of April, 2023.

By: [Signature]
_____, Manager

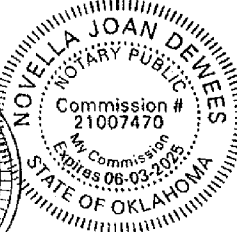
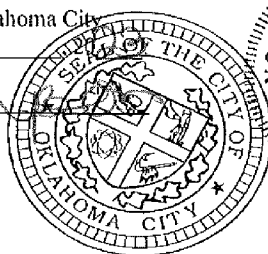
STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 21st day of April, 2023 by Hossein Farzaneh as Manager of Shaz Investment Group, LLC, an Oklahoma limited liability company.

My Commission Expires: 6/3/2025
My Commission No. 21007470

[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 23rd day of May
[Signature]
City Clerk



REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

3/22

ATTACHMENT "A"**LEGAL DESCRIPTION**

**CASTLEBERRY WEST VILLAS, SECTION 1
OFFSITE UTILITY EASEMENTS – SD-2022-00107
SHAZ INVESTMENT GROUP, LLC
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

A Utility easement lying in the Southeast Quarter (S.E. ¼), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, said easement being a utility easement of varying widths and being more particularly described as follows:

EASEMENT #6

COMMENCING at the Southeast corner of said S.E. ¼; THENCE North 00°17'03" West along the East line of said S.E. ¼ a distance of 1276.88 feet; THENCE South 89°42'57" West a distance of 1121.26 feet; THENCE North 58°30'33" West a distance of 53.40 feet; THENCE North 49°51'42" West a distance of 50.00 feet; THENCE North 40°08'18" East a distance of 11.77 feet; THENCE North 49°51'42" West a distance of 110.00 feet; to the **POINT OF BEGINNING**;

THENCE South 40°08'18" West a distance of 61.08 feet; THENCE South 30°55'04" West a distance of 405.84 feet; THENCE North 58°30'33" West a distance of 130.16 feet; THENCE North 32°51'48" West a distance of 55.57 feet; THENCE North 59°04'56" West a distance of 130.00 feet; THENCE North 30°55'04" East a distance of 124.41 feet; THENCE North 24°09'51" East a distance of 167.02 feet; THENCE North 40°45'16" East a distance of 161.82 feet; THENCE North 46°12'04" West a distance of 238.93 feet; THENCE North 54°13'37" West a distance of 331.03 feet; THENCE North 36°09'16" West a distance of 142.37 feet; THENCE North 22°10'50" West a distance of 216.88 feet; THENCE North 19°04'44" East a distance of 227.46 feet; THENCE North 90°00'00" East a distance of 21.16 feet; THENCE South 19°04'44" West a distance of 226.84 feet; THENCE South 22°10'50" East a distance of 206.90 feet; THENCE South 36°09'16" East a distance of 136.74 feet; THENCE South 54°13'37" East a distance of 329.26 feet; THENCE South 46°12'04" East a distance of 259.29 feet; THENCE South 40°45'16" West a distance of 177.86 feet; THENCE South 24°09'51" West a distance of 165.29 feet; THENCE South 30°55'04" West a distance of 105.59 feet; THENCE South 59°04'56" East a distance of 110.00 feet; THENCE South 32°55'52" East a distance of 55.70 feet; THENCE South 58°30'33" East a distance of 110.01 feet; THENCE North 30°55'04" East a distance of 387.25 feet; THENCE North 40°08'18" East a distance of 239.47 feet; THENCE North 00°20'09" West a distance of 16.12 feet; THENCE North 89°39'51" East a distance of 10.00 feet; THENCE South 00°20'09" East a distance of 19.81 feet; THENCE South 40°08'18" West a distance of 180.47 feet; THENCE South 49°51'42" East a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said easement contains 1.13 acres, more or less.

