



Doc#:R 2023 12614

Bk&Pg:RB 5681 1088-1094

Filed:05-30-2023 SRB

03:08:32 PM EA

Canadian County, OK 7E

Ret to:

The City of Oklahoma City

Office of City Clerk

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

(Water/Wastewater) Project No. SD-2022-00102/WA-2022-00090

#36,90

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Lennar Homes of Oklahoma, LLC 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” (“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.

Dated this 4<sup>th</sup> day of April, 2023.

Lennar Homes of Oklahoma, LLC

By: Jennifer Eller

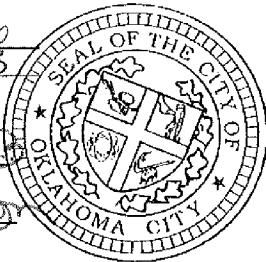
[NAME OF PERSON], Manager

Jennifer Eller

STATE OF Texas, COUNTY OF Dallas, SS.

This instrument was acknowledged before me on this 4<sup>th</sup> day of April, 2023 by Jennifer Eller, as Manager of Lennar Homes of Oklahoma, LLC.

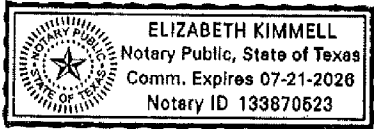
My Commission Expires: 7/21/2026  
My Commission No. 133870523



ACCEPTED by The City of Oklahoma City  
this 22<sup>nd</sup> day of May, 2023  
Dany R. Simpson  
City Clerk

Elizabeth Kimmell  
Notary Public

REVIEWED for form and legality  
Chad Hall  
Assistant Municipal Counselor



7/30

**ATTACHMENT "A"****LEGAL DESCRIPTION****Huntington Ridge Phase 1  
Offsite Utility Easements**

April 3, 2023

5 tracts of land being a part of the Southwest Quarter (SW/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of a tract of land recorded in Book 5576, Page 580 (Lennar Tract), being more particularly described as follows:

**Easement 1:**

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°03'35" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,398.38 feet;

THENCE South 89°56'25" East, departing the West line of said Southwest Quarter (SW/4), a distance of 903.26 feet to a corner on the North line of the proposed plat HUNTINGTON RIDGE PHASE 1, said point also being the POINT OF BEGINNING;

THENCE North 26°04'20" East, a distance of 25.00 feet;

THENCE South 63°55'40" East, a distance of 15.00 feet;

THENCE South 26°04'20" West, a distance of 25.00 feet to a point on the North line of said proposed plat HUNTINGTON RIDGE PHASE 1;

THENCE North 63°55'40" West, along and with the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

**Easement 2:**

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°03'35" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,376.45 feet;

THENCE South 89°56'25" East, departing the West line of said Southwest Quarter (SW/4), a distance of 948.19 feet to the Northernmost corner of Lot 1 in Block 7 of said proposed plat HUNTINGTON RIDGE PHASE 1, said point being the POINT OF BEGINNING;

**ATTACHMENT "A."**

THENCE North 26°04'20" East, a distance of 10.03 feet;

THENCE South 59°22'26" East, a distance of 358.62 feet;

THENCE South 58°42'51" East, a distance of 35.00 feet;

THENCE North 31°17'09" East, a distance of 10.00 feet;

THENCE South 58°42'51" East, a distance of 15.00 feet;

THENCE South 31°17'09" West, a distance of 20.00 feet to a point on the North line of said proposed plat HUNTINGTON RIDGE PHASE 1;

THENCE North 58°42'51" West, along and with the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, a distance of 50.00 feet;

THENCE North 59°22'26" West, continuing along and with the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, a distance of 357.71 feet to the POINT OF BEGINNING.

Containing 4,232 square feet or 0.0972 acres, more or less.

**Easement 3:**

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°03'35" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,161.74 feet;

THENCE South 89°56'25" East, departing the West line of said Southwest Quarter (SW/4), a distance of 1,294.78 feet to the Northernmost corner of Lot 2 in Block 8 of said proposed plat HUNTINGTON RIDGE PHASE 1 and a point on the East Right-of-Way line of Huntington Ridge Way, said point being the POINT OF BEGINNING;

THENCE North 31°17'09" East, along and with said East Right-of-Way line of Huntington Ridge Way, a distance of 7.50 feet;

THENCE South 58°42'51" East, departing said East Right-of-Way line of Huntington Ridge Way, a distance of 240.00 feet to a point on the West Right-of-Way line of Spruce Knob Lane of said proposed plat HUNTINGTON RIDGE PHASE 1;

THENCE South 31°17'09" West, along and with said West Right-of-Way line of Spruce Knob Lane a distance of 7.50 feet to the Westernmost corner of Lot 3 in said Block 8 of said proposed plat HUNTINGTON RIDGE PHASE 1;

THENCE North 58°42'51" West, along and with the North line of said Lots 3 and 2 of said proposed plat HUNTINGTON RIDGE WAY, a distance of 240.00 feet to the POINT OF BEGINNING.

Containing 1,800 square feet or 0.0413 acres, more or less.

**ATTACHMENT "A"****Easement 4:**

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°03'35" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,048.90 feet;

THENCE South 89°56'25" East, departing the West line of said Southwest Quarter (SW/4), a distance of 1,507.03 feet to a corner on the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 31°17'09" East, a distance of 7.50 feet;

THENCE South 58°42'51" East, a distance of 35.00 feet;

THENCE North 31°17'09" East, a distance of 17.36 feet;

THENCE South 58°42'51" East, a distance of 15.00 feet;

THENCE South 31°17'09" West, a distance of 17.36 feet;

THENCE South 58°42'51" East, a distance of 120.00 feet to a point on the West Right-of-Way line of the John Kilpatrick Turnpike;

THENCE South 31°17'09" West, along and with said West Right-of-Way line, a distance of 7.50 feet to the Northeast (NE) Corner of said proposed plat HUNTINGTON RIDGE PHASE 1;

THENCE North 58°42'51" West, along and with the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, a distance of 170.00 feet to the POINT OF BEGINNING.

Containing 1,535 square feet or 0.0352 acres, more or less.

**Easement 5:**

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 00°03'35" East, along and with the West line of said Southwest Quarter (SW/4), a distance of 1,385.31 feet;

THENCE South 89°56'25" East, departing the West line of said Southwest Quarter (SW/4), a distance of 896.88 feet to a corner on the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 63°55'40" West, along and with the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, a distance of 120.00 feet to a point on the East line of Common Area 'B' in said proposed plat HUNTINGTON RIDGE PHASE 1;

**ATTACHMENT "A"**

THENCE North 26°04'20" East, along and with the East line of said Common Area 'B', a distance of 1,318.60 feet to the Northeast (NE) Corner of said Common Area 'B', said point also being a point on the North line of said Southwest Quarter (SW/4);

THENCE South 89°57'26" East, along and with the North line of said Southwest Quarter (SW/4), a distance of 16.69 feet;

THENCE South 26°04'20" West, departing the North line of said Southwest Quarter (SW/4), a distance of 1,318.43 feet;

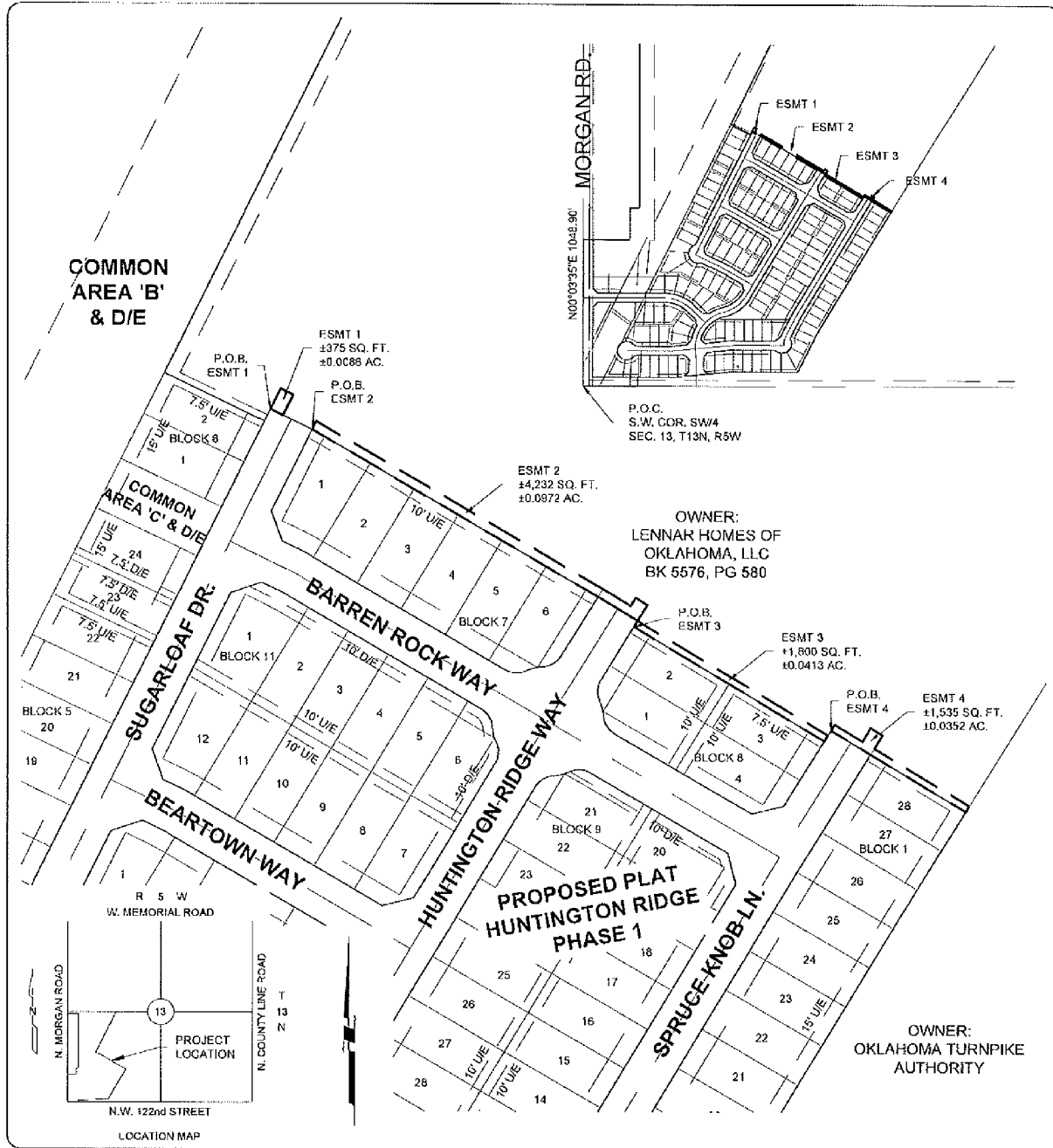
THENCE South 63°55'40" East, a distance of 105.00 feet to a point on the North line of said proposed plat HUNTINGTON RIDGE PHASE 1;

THENCE South 26°04'20" West, along and with the North line of said proposed plat HUNTINGTON RIDGE PHASE 1, a distance of 7.50 feet to the POINT OF BEGINNING.

Containing 20,622 square feet or 0.4734 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"



ADAD FILE: H:\5222\H-b\5222-Offsite Utility Easements.dwg 4/4/2023 8:35 AM, Braxton Braxton  
XREFS LOADED: 5222-FPLT.dwg 5222-bdy.dwg

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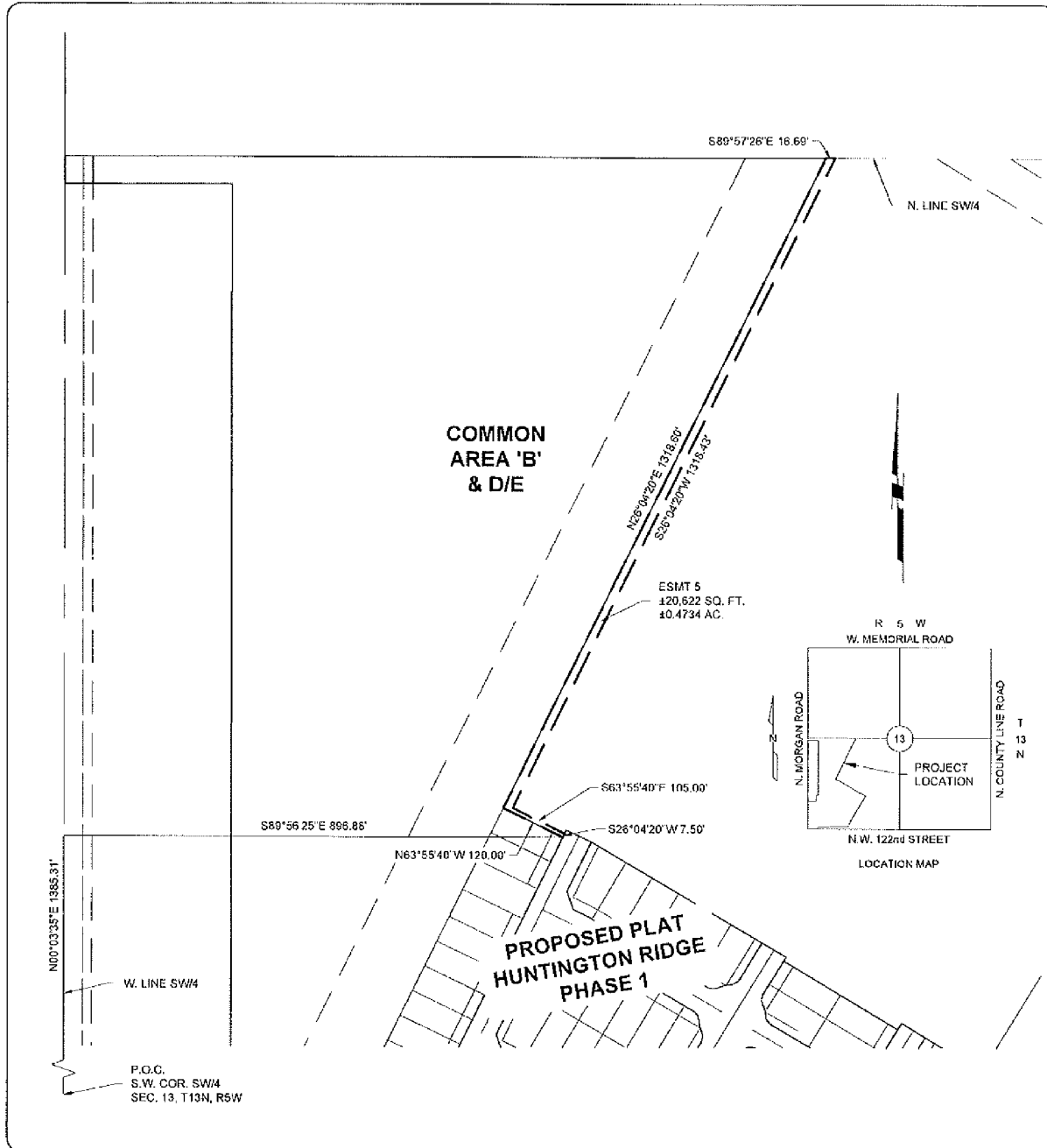
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Date: 4-3-23  
Scale: 1"=150'

**HUNTINGTON RIDGE PHASE 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE UTILITY EASEMENTS**



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E-mail: info@ja-inc.com  
• ENGINEERS • SURVEYORS • PLANNERS •

## ATTACHMENT "A"



ACAD FILE: H:\5222\Enh b\5222-Offsite Utility Easements.dwg 4/4/2023 8:35 AM, Davon Briner  
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Proj. No.: 5222  
Date: 4-3-23  
Scale: 1"=150'

**HUNTINGTON RIDGE PHASE 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE UTILITY EASEMENTS**



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Certified Professional Surveyors - Exp. Date 05/30/2024  
- ENGINEERS - SURVEYORS - PLANNERS -