



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
WA-2022-00082/SD-2022-00092

E #36482
PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT **BEST CHOICE HOMES 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 **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 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.

BEST CHOICE HOMES LLC

Dated this 22nd day of April, 2024.

By: Yosef Hooshyar
YUSEF HOOSHYAR, MANAGER

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

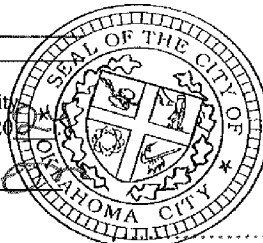
This instrument was acknowledged before me on this 22 day of April, 2024 by Yusef Hooshyar as manager of Best Choice Homes LLC

My Commission Expires: 3/8/27
My Commission No. 23063336

Christina Leann Weakley
Notary Public

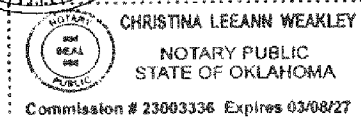
ACCEPTED by The City of Oklahoma City
this 25th day of May, 2024

Maressa Treat
City Clerk



REVIEWED for form and legality

Maressa Treat
Assistant Municipal Counselor



6/28
Offsite Utility Easement Form

ATTACHMENT "A-1"

LEGAL DESCRIPTION

**Sunnyvale Estates Phase 1
Offsite Utility Easements**

November 29, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, being more particularly described as follows:

Easement 1:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 2,015.66 feet to the Southwest (SW) Corner of the proposed plat SUNNYVALE ESTATES PHASE 1;

THENCE North 00°04'48" East, along and with the West line of said proposed plat SUNNYVALE ESTATES PHASE 1, a distance of 25.00 feet to the POINT OF BEGINNING;

THENCE North 89°55'12" West, departing said West line, a distance of 15.00 feet;

THENCE North 00°04'48" East, a distance of 15.00 feet;

THENCE South 89°55'12" East, a distance of 15.00 feet to a point on said West line;

THENCE South 00°04'48" West, along and with said West line, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 225 square feet or 0.0052 acres, more or less.

Easement 2:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 2,018.90 feet;

THENCE North 00°04'48" East, departing the South line of said Northeast Quarter (NE/4), a distance of 145.00 feet to a point on the West line of the proposed plat SUNNYVALE ESTATES PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 89°55'12" West, a distance of 25.00 feet;

THENCE North 00°04'48" East, a distance of 15.00 feet;

THENCE South 89°55'12" East, a distance of 25.00 feet to a point on said West line;

Prepared by Matthew Johnson P.L.S. 1807
Johnson & Associates
Certificate of Authorization No. 1484 (Expires 6-30-25)
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THENCE South 00°04'48" West, along and with said West line, a distance of 15.00 feet to the POINT OF BEGINNING.

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

Easement 3:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 2,018.90 feet;

THENCE North 00°04'48" East, departing the South line of said Northeast Quarter (NE/4), a distance of 470.00 feet to a point on the West line of the proposed plat SUNNYVALE ESTATES PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 89°55'12" West, a distance of 25.00 feet;

THENCE North 00°04'48" East, a distance of 15.00 feet;

THENCE South 89°55'12" East, a distance of 25.00 feet to a point on said West line;

THENCE South 00°04'48" West, along and with said West line, a distance of 15.00 feet to the POINT OF BEGINNING.

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

Easement 4:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,552.47 feet;

THENCE North 00°04'48" East, departing the South line of said Northeast Quarter (NE/4), a distance of 605.00 feet to a point on the North line of the proposed plat SUNNYVALE ESTATES PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 89°55'12" West, along and with said North line, a distance of 451.43 feet to the Northwest (NW) Corner of said proposed plat SUNNYVALE ESTATES PHASE 1;

THENCE South 00°04'48" West, along and with the West line of said proposed plat SUNNYVALE ESTATES PHASE 1, a distance of 10.00 feet;

THENCE North 89°55'12" West, departing said West line, a distance of 15.00 feet;

THENCE North 00°04'48" East, a distance of 20.00 feet;

THENCE South 89°55'12" East, a distance of 466.43 feet;

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THENCE South 00°04'48" West, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 4,814 square feet or 0.1105 acres, more or less.

Easement 5:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,505.85 feet;

THENCE North 00°04'48" East, departing the South line of said Northeast Quarter (NE/4), a distance of 623.10 feet to a point on the North line of the proposed plat SUNNYVALE ESTATES PHASE 1, said point being the POINT OF BEGINNING;

THENCE South 67°59'24" West, along and with said North line, a distance of 15.00 feet;

THENCE North 22°00'36" West, departing said North line, a distance of 25.00 feet;

THENCE North 67°59'24" East, a distance of 15.00 feet;

THENCE South 22°00'36" East, a distance of 25.00 feet to the POINT OF BEGINNING.

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

Easement 6:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,386.60 feet;

THENCE North 00°04'48" East, departing the South line of said Northeast Quarter (NE/4), a distance of 648.35 feet to a point on the North line of the proposed plat SUNNYVALE ESTATES PHASE 1, said point being the POINT OF BEGINNING;

THENCE South 67°59'24" West, along and with said North line, a distance of 120.00 feet;

THENCE North 22°00'36" West, continuing along and with said North line, a distance of 10.00 feet;

THENCE North 67°59'24" East, departing said North line, a distance of 120.00 feet;

THENCE South 22°00'36" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 1,200 square feet or 0.0275 acres, more or less.

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Easement 7:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°55'12" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 53.00 feet;

THENCE North 00°04'48" East, departing the South line of said Northeast Quarter (NE/4), a distance of 350.80 feet to a point on the North line of the proposed plat SUNNYVALE ESTATES PHASE 1, said point being the POINT OF BEGINNING;

THENCE South 44°35'28" West, along and with said North line, a distance of 21.21 feet;

THENCE North 00°24'32" West, departing said North line, a distance of 502.86 feet;

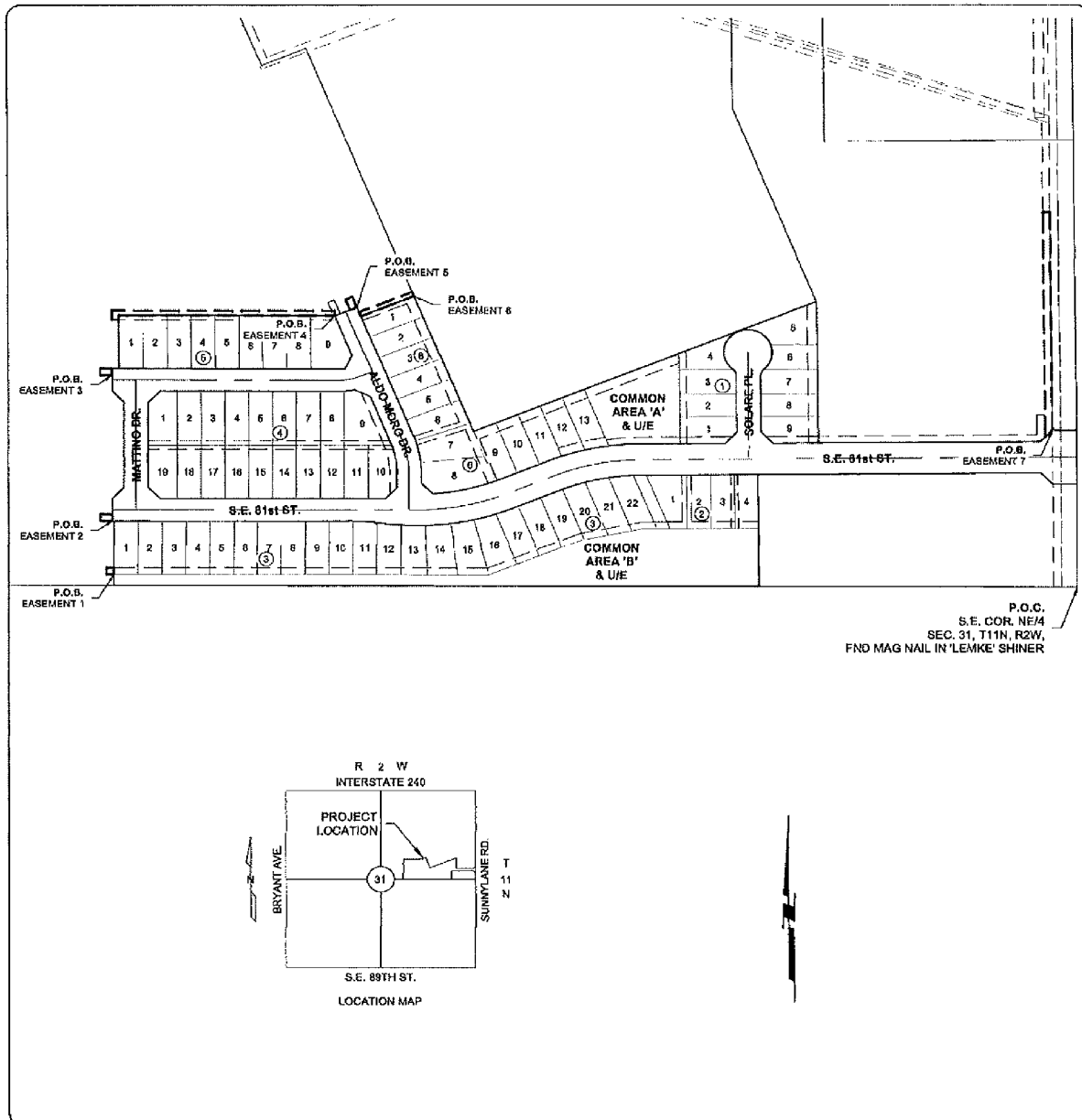
THENCE North 89°34'30" East, a distance of 15.00 feet to a point on the West Right-of-Way line of Sunnylane Road;

THENCE South 00°24'32" East, along and with the West Right-of-Way line of Sunnylane Road, a distance of 487.86 feet to the POINT OF BEGINNING.

Containing 7,430 square feet or 0.1706 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The East line of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Two (2) West having a bearing of North 00°24'32" West.

ATTACHMENT "A-2"



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Proj. No.: 4763001
 Date: 11-29-23
 Scale: 1"=300'

SUNNYVALE ESTATES PHASE 1
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
OFFSITE UTILITY EASEMENTS



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 218-4378 FAX (405) 218-4024 www.jaok.com
 Certificate of Authorization #1436 Exp. Date: 05-31-2025
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