



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

SD-2023-00093  
WA-2023-00076

E# 36,545

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Tinker Villas, 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 Attachments "Exhibit A" and "Exhibit B" 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, carthen 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.

TINKER VILLAS, LLC

Dated this 3<sup>rd</sup> day of July, 2024.

By:

Joel Bryant, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 3 day of July, 2024 by Joel Bryant as Manager of Tinker Villas, LLC.

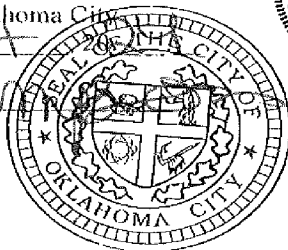
My Commission Expires: 8/19/24  
My Commission No. 20010085



Monica Tidwell  
Notary Public

ACCEPTED by The City of Oklahoma City  
day of August

Amy K. Smith  
City Clerk

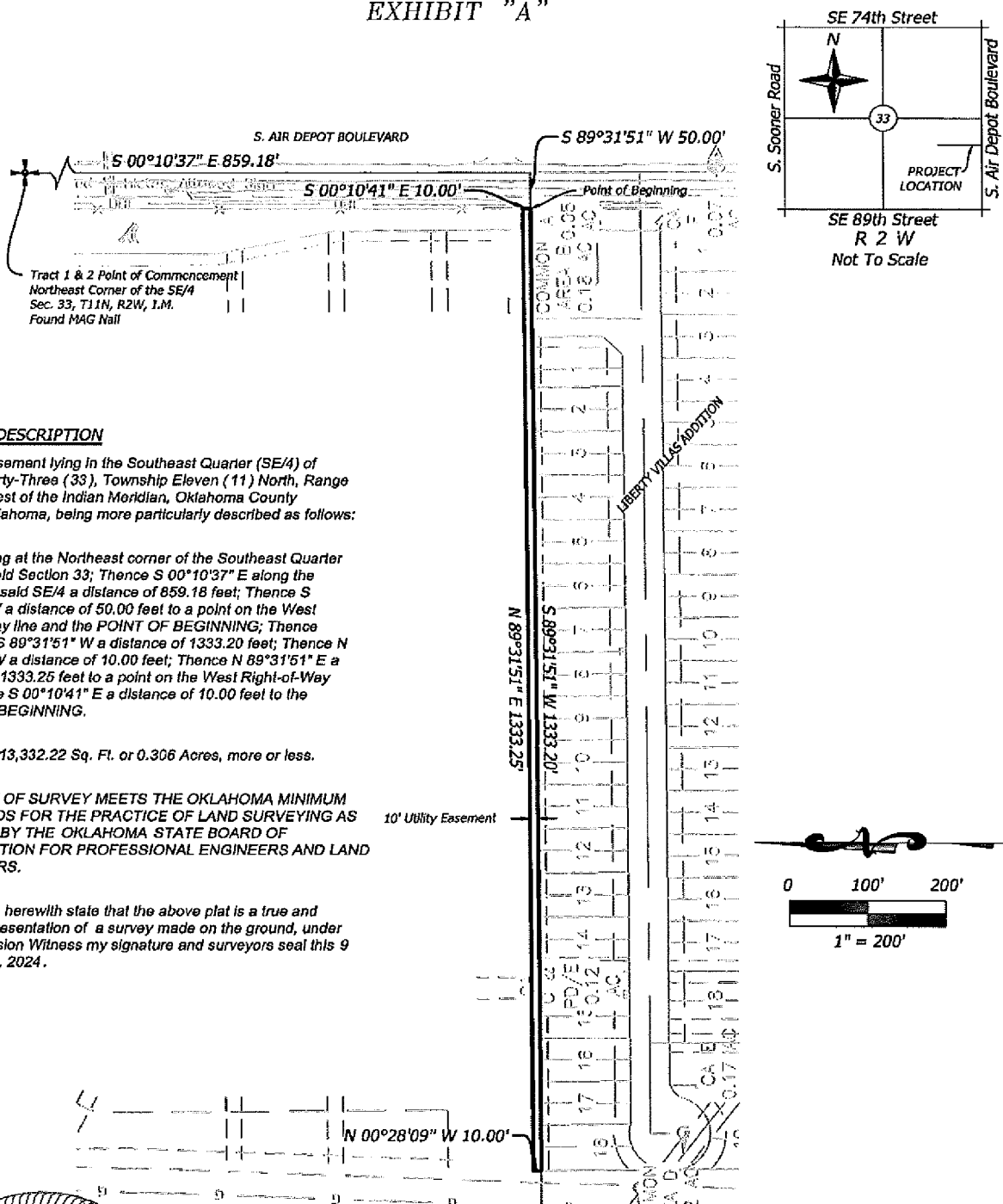


REVIEWED for form and legality

Frank Shivers  
Assistant Municipal Counselor

3/22

## EXHIBIT "A"

**LEGAL DESCRIPTION**

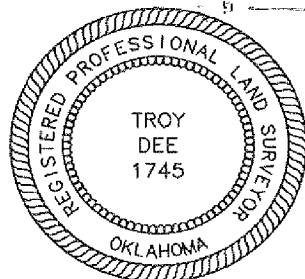
A Utility Easement lying in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE/4) of said Section 33; Thence S 00°10'37" E along the East line of said SE/4 a distance of 859.18 feet; Thence S 89°31'51" W a distance of 50.00 feet to a point on the West Right-of-Way line and the POINT OF BEGINNING; Thence continuing S 89°31'51" W a distance of 1333.20 feet; Thence N 00°28'09" W a distance of 10.00 feet; Thence N 89°31'51" E a distance of 1333.25 feet to a point on the West Right-of-Way line; Thence S 00°10'41" E a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 13,332.22 Sq. Ft. or 0.306 Acres, more or less.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 9 day of July, 2024.



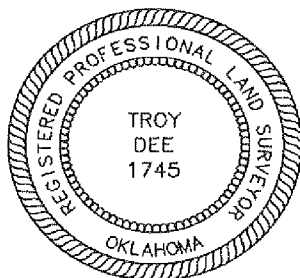
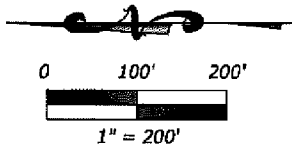
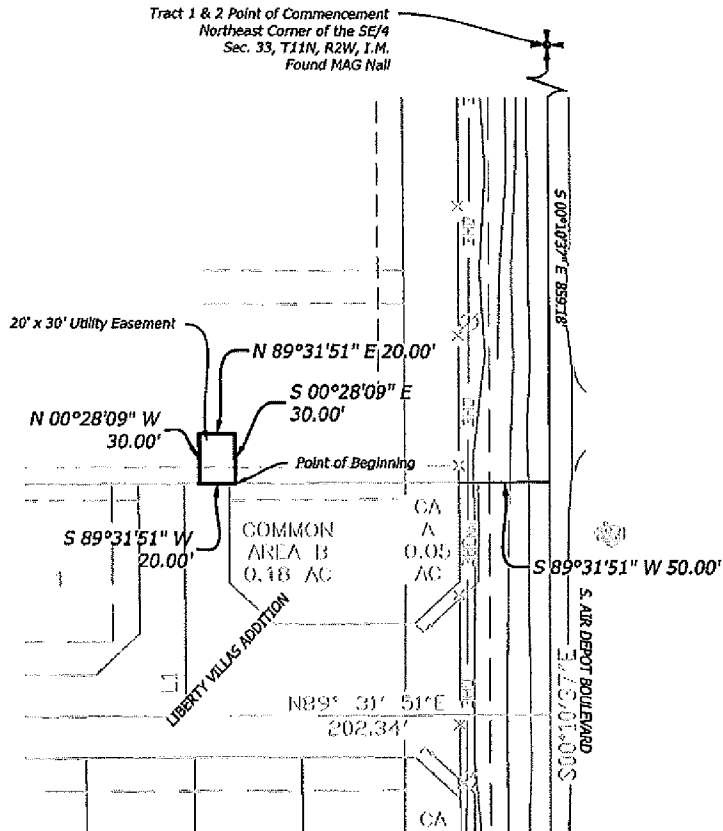
*Troy Dee*  
Troy Dee, PLS #1745  
July 9, 2024

Prepared By  
**GOLDEN**  
**LAND SURVEYING**

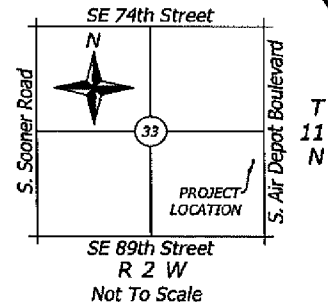
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2024  
Telephone: (405) 849-6010 Email: troy@goldenls.com  
Drafted by: CT GLS Job No.: 231522  
Plot Date: July 9, 2024

Sheet 1 Of 1

## EXHIBIT "B"



*Troy Dee*  
Troy Dee, PLS #1745  
July 9, 2024

**LEGAL DESCRIPTION**

A Utility Easement lying in the Southeast Quarter (SE/4) of Section Thirty-Three (33), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE/4) of said Section 33; Thence S 00°10'37" E along the East line of said SE/4 a distance of 859.18 feet; Thence S 89°31'51" W a distance of 174.55 feet to the POINT OF BEGINNING; Thence continuing S 89°31'51" W a distance of 20.00 feet; Thence N 00°28'09" W a distance of 30.00 feet; Thence N 89°31'51" E a distance of 20.00 feet; Thence S 00°28'09" E a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 600.00 Sq. Ft. or 0.014 Acres, more or less.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 9 day of July, 2024.

Prepared By

**GOLDEN  
LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date = 6/30/2024

Telephone: (405) 849-6010 Email: troy@goldens.com

Drafted by: CT GLS Job No.: 231522

Plot Date: July 8, 2024

Sheet 1 Of 1