



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2022-00063/SD-2022-00072

PERMANENT EASEMENT

E # 36,280

KNOW ALL MEN BY THESE PRESENTS THAT Landmark Land Company, 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.

Landmark Land Company, LLC

Dated this 18th day of July, 2023

By: [Signature], MANAGER

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 18th day of July, 2023 by Daniel Reeves, as Manager of Landmark Land Company, LLC.

My Commission Expires

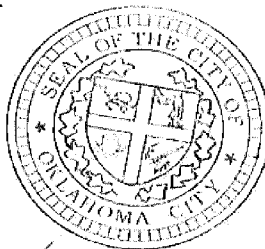
My Commission No.

20004894
EXP. 05/06/24

Haley Mascopust
Notary Public

ACCEPTED by The City of Oklahoma City
this 15th day of August, 2023

[Signature]
City Clerk



REVIEWED for form and legality

[Signature]
Assistant Municipal Counselor

5/26

“
ATTACHMENT “A

LEGAL DESCRIPTION

**Cypress Plains Phase 2
Offsite Easements**

March 28, 2023

Easement 1:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said NW/4;

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 300.00 feet;

THENCE South 00°17'02" East, departing said North line, a distance of 634.61 feet to the Southwest (SW) Corner of the proposed plat CYPRESS PLAINS PHASE 2, said point being the POINT OF BEGINNING;

THENCE North 89°42'58" East, along and with the South line of said proposed plat CYPRESS PLAINS PHASE 2, a distance of 15.00 feet;

THENCE South 00°17'02" East, departing said South line, a distance of 15.00 feet;

THENCE South 89°42'58" West, a distance of 15.00 feet;

THENCE North 00°17'02" West, a distance of 15.00 feet to the POINT OF BEGINNING.

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

Easement 2:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 420.00 feet;

THENCE South 00°17'02" East, departing said North line, a distance of 634.53 feet to point on the South line of the proposed plat CYPRESS PLAINS PHASE 2, said point being the POINT OF BEGINNING;

THENCE North 89°42'58" East, along and with the South line of the proposed plat

Prepared by Matthew Johnson P.L.S. 1807

Johnson & Associates

Certificate of Authorization No. 1484 (Expires 6-30-23)

S:\4861\4861001\4861001-PH 2 Offsite Easements.docx

ATTACHMENT "A"

CYPRESS PLAINS PHASE 2, a distance of 15.00 feet;

THENCE South 00°17'02" East, departing said South line, a distance of 25.00 feet;

THENCE South 89°42'58" West, a distance of 15.00 feet;

THENCE North 00°17'02" West, a distance of 25.00 feet to the POINT OF BEGINNING.

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

Easement 3:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 910.00 feet;

THENCE South 00°17'02" East, departing said North line, a distance of 459.92 feet to the Southeast (SE) Corner of the proposed plat CYPRESS PLAINS PHASE 2, said point being the POINT OF BEGINNING;

THENCE continuing South 00°17'02" East, a distance of 7.81 feet;

THENCE South 70°16'08" West, a distance of 94.48 feet;

THENCE South 30°05'27" West, a distance of 151.50 feet;

THENCE South 89°45'24" West, a distance of 9.30 feet to a point on the South line of said proposed plat CYPRESS PLAINS PHASE 2;

THENCE North 00°14'36" West, along and with the South line of said proposed plat CYPRESS PLAINS PHASE 2, a distance of 15.00 feet;

THENCE North 89°45'24" East, departing said South line, a distance of 0.70 feet;

THENCE North 30°05'27" East, a distance of 148.38 feet;

THENCE North 70°16'08" East, a distance of 80.93 feet to a point on the South line of said proposed plat CYPRESS PLAINS PHASE 2;

THENCE North 89°42'58" East, along and with the South line of said proposed plat CYPRESS PLAINS PHASE 2, a distance of 22.95 feet to the POINT OF BEGINNING.

Containing 3,729 square feet or 0.0856 acres, more or less.

ATTACHMENT "A"

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The North line of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West having a bearing of North 89°45'24" East.

