



**The City of Oklahoma City**  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Drainage) Project No. PD-3010

**PERMANENT EASEMENT E # 36,342**

Kingsgate Land Development, 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 **Attachment "A" ("Subject Property")** for the use of the **Grantees** for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing drainage systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Drainage 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 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 Drainage Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage Systems, or provide services or functions. Grantees only maintain Drainage Systems constructed and owned by the Grantees and Drainage Systems constructed by others and specifically conveyed to and accepted by Grantees by formal action of the governing body of the Grantees.
4. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. Grantees 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.

Kingsgate Land Development, LLC, an Oklahoma limited liability company

Dated this 12<sup>th</sup> day of September, 2023.

By: [Signature]  
\_\_\_\_\_, Manager

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 12<sup>th</sup> day of September, 2023 by Hossain Farzaneh, as  
Manager of Kingsgate Land Development, LLC Name of Person

Title Name of Private Entity

My Commission Expires: 9-25-25

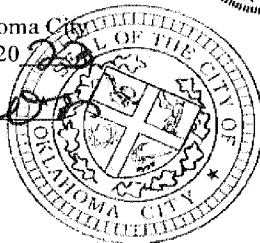
My Commission No. 13008827



Amy L. Savage  
\_\_\_\_\_  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 26<sup>th</sup> day of September, 2023

[Signature]  
\_\_\_\_\_  
City Clerk



REVIEWED for form and legality

[Signature]  
\_\_\_\_\_  
Assistant Municipal Counselor

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**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

**CASTLEBERRY WEST VILLAS SECTION 1  
OFFSITE DRAINAGE EASEMENT  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA**

A drainage easement lying in the Southeast (S.E.  $\frac{1}{4}$ ), of Section Twenty-Four (24), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, said easements being a 15' wide drainage easement and being more particularly described as follows:

**COMMENCING** at the Southeast corner of said S.E.  $\frac{1}{4}$ ; **THENCE** North  $00^{\circ}17'03''$  West along the East line of said S.E.  $\frac{1}{4}$  a distance of 1276.88 feet; **THENCE** North  $89^{\circ}42'57''$  West a distance of 1121.26 feet; **THENCE** North  $58^{\circ}30'33''$  West a distance of 45.81 feet to the **POINT OF BEGINNING**;

**THENCE** South  $40^{\circ}08'18''$  West a distance of 35.95 feet;  
**THENCE** North  $51^{\circ}03'23''$  West a distance of 15.00 feet;  
**THENCE** North  $40^{\circ}08'18''$  East a distance of 35.12 feet;  
**THENCE** South  $49^{\circ}51'42''$  East a distance of 7.50 feet;  
**THENCE** South  $58^{\circ}30'33''$  East a distance of 7.59 feet to the **POINT OF BEGINNING**.  
Said easement contains 0.01 acres, more or less.

