



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. SD-2023-00001, WA-2023-00002

E #36,483

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Bark at the Moon 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.

Bark at the Moon LLC

Dated this 16 day of August, 2023

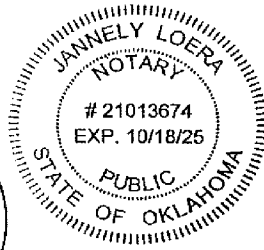
By: _____

Jeff Vanhooose, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 16 day of August, 2023 by Jeff Vanhooose, as Manager of Bark at the Moon LLC.

My Commission Expires: 10/18/2025
My Commission No. 21013674



Notary Public

ACCEPTED by The City of Oklahoma City
this 21st day of May, 2024

Amy M. Smith
City Clerk



REVIEWED for form and legality

Assistant Municipal Counselor

5/26

ATTACHMENT "A"

LEGAL DESCRIPTION

300 NE 70th Street
15' Utility Easement

July 21, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a part of the proposed plat 300 N.E. 70TH STREET, being more particularly described as follows:

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

THENCE North 89°58'29" West, along and with the North line of said Southwest Quarter (SW/4), a distance of 948.26 feet;

THENCE South 00°01'31" West, departing the North line of said Southwest Quarter (SW/4), a distance of 530.00 feet to the Southeast (SE) Corner of the Right-of-Way of proposed Ozzy Avenue;

THENCE North 89°58'29" West, along and with the South Right-of-Way line of proposed Ozzy Avenue a distance of 45.50 feet to a point on the South Right-of-Way line of proposed Ozzy Avenue, said point being the POINT OF BEGINNING;

THENCE South 00°01'31" West, departing the South Right-of-Way line of proposed Ozzy Avenue, a distance of 392.27 feet;

THENCE North 89°44'03" West, a distance of 135.05 feet;

THENCE North 49°05'10" West, a distance of 23.01 feet;

THENCE South 89°46'52" East, a distance of 137.44 feet;

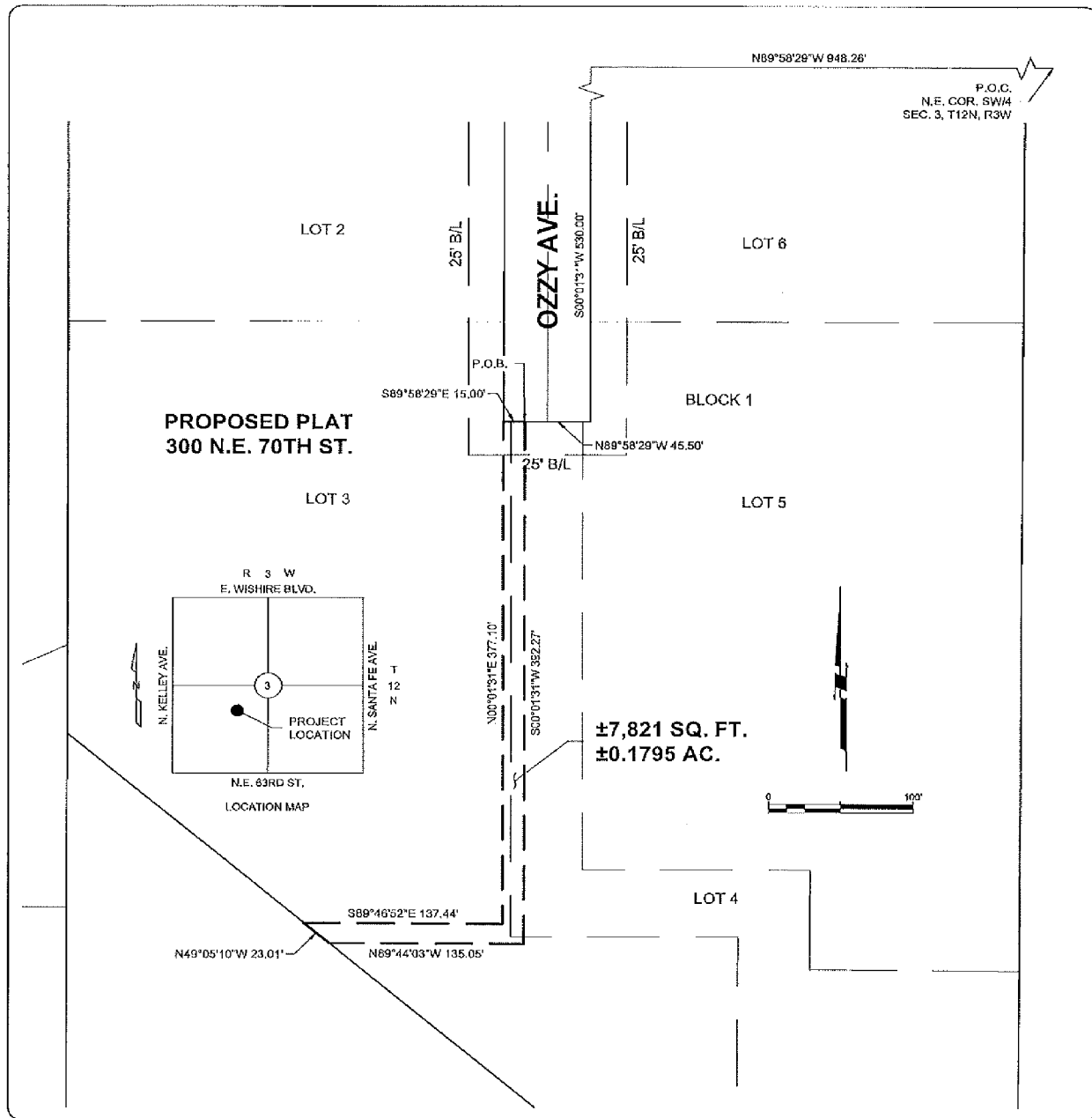
THENCE North 00°01'31" East, a distance of 377.10 feet to a point on the extended South Right-of-Way line of proposed Ozzy Avenue;

THENCE South 89°58'29" East, along and with said extended South Right-of-Way line, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 7,821 square feet or 0.1795 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"



ACAD FILE: H:\3133024\3133024-Utility Easements.dwg, 7/21/2023 1:20 PM, Braxton Brinner
 XREF'S LOADED: 3133024-FPLT.dwg 3133024-bdy.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 3133024
 Date: 7-21-23
 Scale: 1"=100'

300 N.E. 70th ST.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
15' UTILITY EASEMENT



Johnson & Associates
 111 Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-5275 FAX (405) 235-6378 www.jaok.com
 Certificate of A.S. 0000001454 Exp. Date: 06-30-2025
 - ENGINEERS - SURVEYORS - PLANNERS -

ATTACHMENT "A"

LEGAL DESCRIPTION

300 NE 70th Street
15' x 10' Utility Easement

July 21, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a part of the proposed plat 300 N.E. 70TH STREET, being more particularly described as follows:

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

THENCE North 89°58'29" West, along and with the North line of said Southwest Quarter (SW/4), a distance of 948.26 feet;

THENCE South 00°01'31" West, departing the North line of said Southwest Quarter (SW/4), a distance of 530.00 feet to the Southeast (SE) Corner of the Right-of-Way of proposed Ozzy Avenue;

THENCE North 89°58'29" West, along and with the South Right-of-Way line of proposed Ozzy Avenue a distance of 2.50 feet to the POINT OF BEGINNING;

THENCE South 00°01'31" West, departing the South Right-of-Way line of proposed Ozzy Avenue, a distance of 10.00 feet;

THENCE North 89°58'29" West, a distance of 15.00 feet;

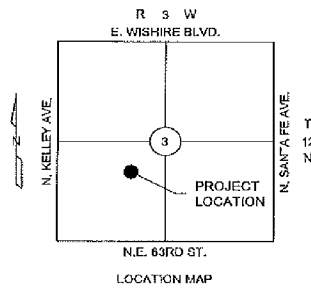
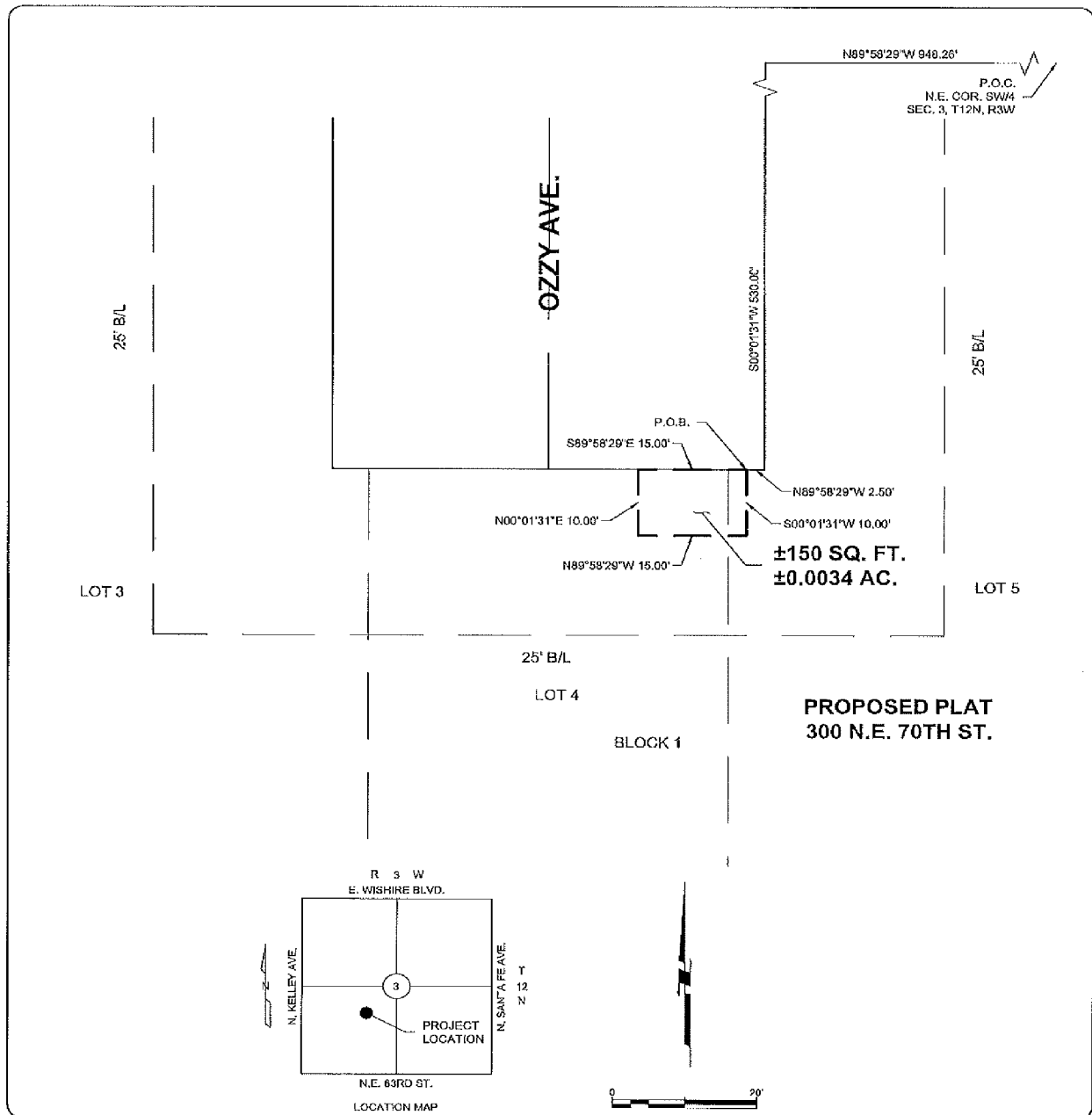
THENCE North 00°01'31" East, a distance of 10.00 feet to a point on the South Right-of-Way line of proposed Ozzy Avenue;

THENCE South 89°58'29" East, along and with the South Right-of-Way line of proposed Ozzy Avenue, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 150 square feet or 0.0034 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"



ACAD FILE: H:\3133024\ES\3133024-Libby Easements.dwg 7/21/23 1:23 PM, Ravena Brown
XREFS LOADED: 3133024-FPLT.dwg 3133024-bdy.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 3133024
Date: 7-21-23
Scale: 1"=20'

300 N.E. 70th ST.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
15' X 10' UTILITY EASEMENT



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 755-4378 FAX (405) 235-6378 www.jacoco.com
Certified of A. Registration #1451 Exp. Date 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •