



**The City of Oklahoma City**

Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Drainage Streets and Utilities) Project No. MP-0584

E #36,495

G08

**PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT** 1601 S. Penn. 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 public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm sewers, traffic controls, and appurtenances thereto (collectively "Drainage, Streets and 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 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, Streets and/or Utility Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage, Streets and/or Utility Systems, or provide services or functions. Grantees only maintain Drainage, Streets and/or Utility Systems constructed and owned by the Grantees and Drainage, Streets and/or Utility Systems constructed by others and specifically conveyed to and accepted 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.

Dated this 4th day of June, 2024. By: Randy McNitt  
[Randy McNitt] [manager]

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 4 day of June, 2024 by Randy McNitt, as [Manager] of [1601 S. Penn. LLC].

My Commission Expires:  
My Commission No.



[Signature]  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 2nd day of June  
[Signature]  
City Clerk

REVIEWED for form and legality  
[Signature]  
Assistant Municipal Counselor  
3/22

Project No. MP-0584

Parcel 1

Attachment "A"

**ATTACHMENT "A"**

**A PERMANENT RIGHT OF WAY EASEMENT**

A PERMANENT EASEMENT BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVEN (7), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);  
THENCE N 90°00'00" W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A  
DISTANCE OF 33.00 FEET;  
THENCE S 00°00'00" E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING S 00°00'00" E, ON A LINE BEING PARALLEL WITH AND 33.00 FEET WEST  
OF THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 17.00 FEET;  
THENCE N 90°00'00" W, ON A LINE BEING PARALLEL WITH AND 50.00 FEET SOUTH OF THE  
NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 189.93 FEET TO A POINT  
ON THE EAST LINE OF A PROPERTY DESCRIBED IN BOOK 12366 PAGE 978 AS RECORDED IN  
THE OKLAHOMA COUNTY PUBLIC RECORDS;  
THENCE N 60°25'12" E, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 34.46 FEET;  
THENCE N 90°00'00" E, ON A LINE BEING PARALLEL WITH AND 33.00 FEET SOUTH OF THE  
NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 159.96 FEET TO THE POINT  
OF BEGINNING.**

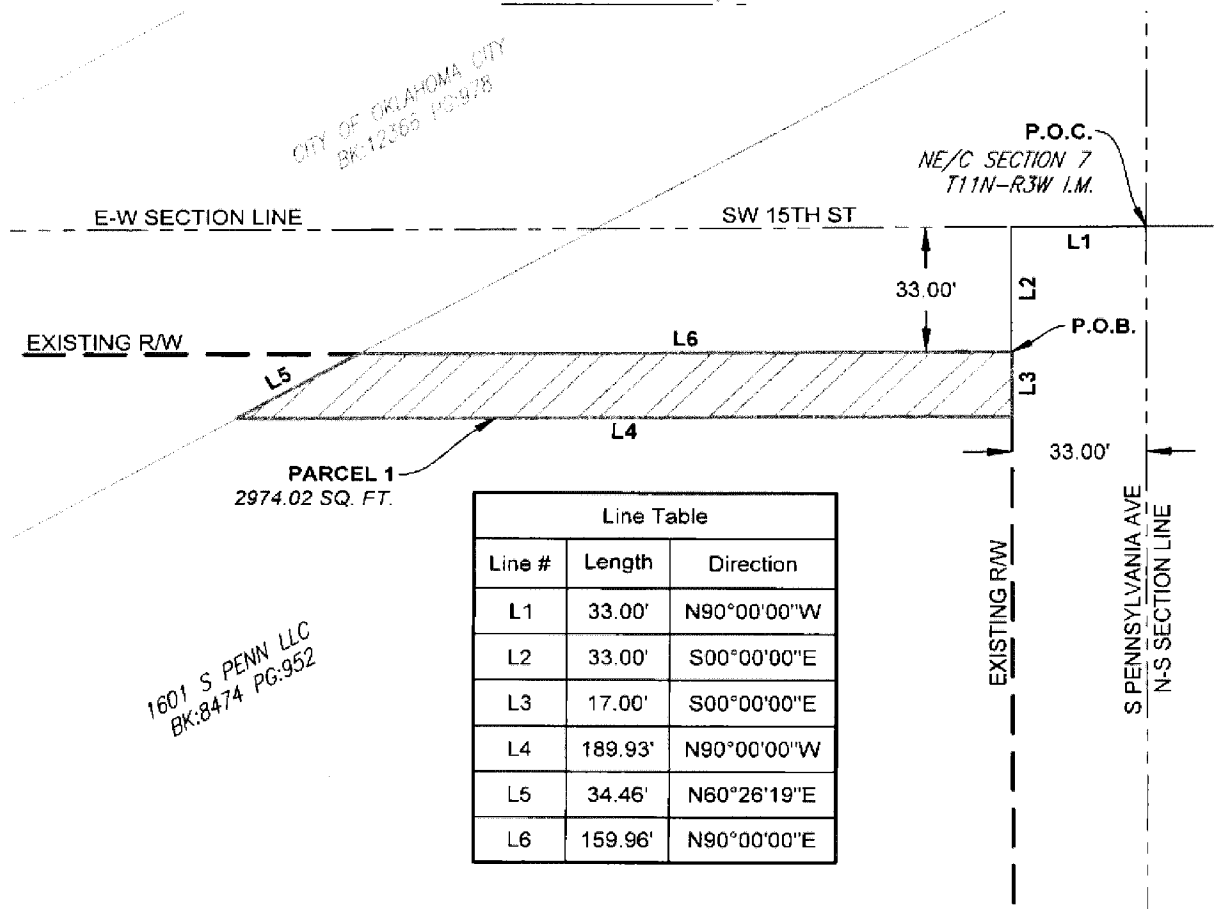
CONTAINING (2974.02 SQ. FT.) AS DESCRIBED.

**BASIS OF BEARINGS:**

RECORD NORTH AS ESTABLISHED IN BOOK 8474  
PAGE 952 OF THE OKLAHOMA COUNTY RECORDS.

**THIS DESCRIPTION WAS PREPARED BY:**

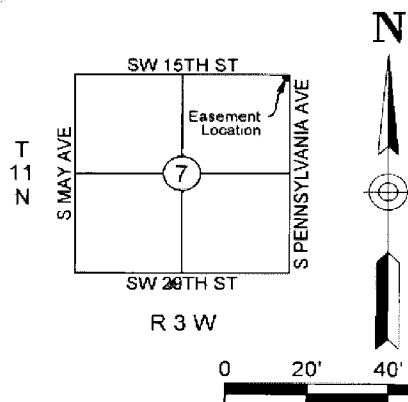
SHANE D. CARROLL, PLS #1981  
ELEVATION LAND SURVEYING, CA #8524

**ATTACHMENT "A"****SURVEYOR'S CERTIFICATE**

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

SHANE D. CARROLL  
PROFESSIONAL LAND SURVEYOR #1981

**BASIS OF BEARING**  
Record North as per  
Book 8474 Page 952



ELS No. 2021.75

Drawn By: JTC

Date: 12.09.2022

**ATTACHMENT "A"**  
Project No. MP-0584  
Parcel 1 - Perm.

**ELEVATION**  
LAND SURVEYING

8501 SW 15th Street  
Oklahoma City, OK 73128  
405.493.9393  
C.A. #8524 Exp. 06.30.2024