

**The City of Oklahoma City**

Office of City Clerk

Municipal Building

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

(Drainage Streets and Utilities) Project No. PD-2023-00073

**PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT PREMIUM LAND, 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 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. The Grantee only maintains 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. The Grantees do not own the creek, river, lake, detention pond, drainage canal, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. The 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.

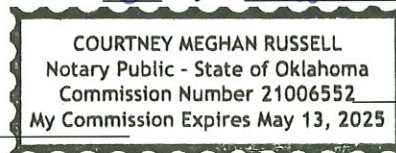
This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

**PREMIUM LAND, LLC.**

Dated this 26<sup>th</sup> day of January, 20 24. By: [Signature]  
**Taber LeBlanc, Manager**

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 26<sup>th</sup> day of January, 2024 by **Taber LeBlanc**, as **Manager** of **PREMIUM LAND, LLC**.



My Commission Expires: 5/13/25  
My Commission No. 21006552

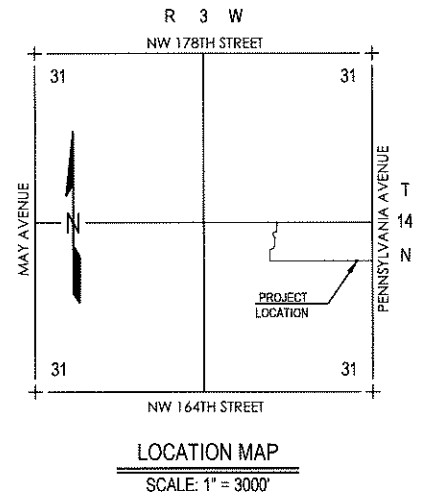
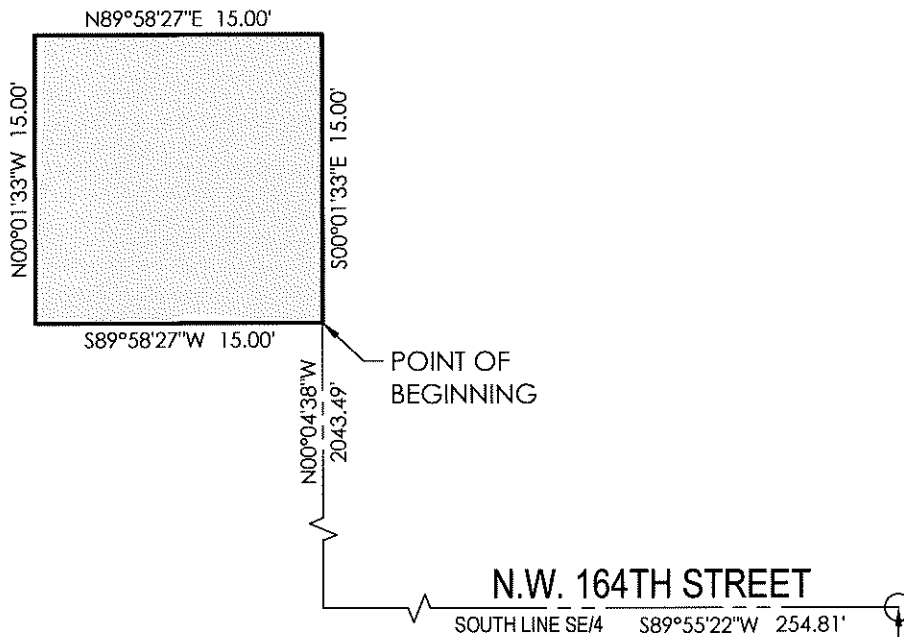
[Signature]  
Notary Public

**ACCEPTED** by The City of Oklahoma City  
this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

REVIEWED for form and legality

[Signature]  
Assistant Municipal Counselor

\_\_\_\_\_  
City Clerk



## LEGAL DESCRIPTION

A tract of land situated within a portion the Southeast Quarter (SE/4) of Section Thirty-One (31), Township Fourteen North (T14N), Range Three West (R3W) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING, at the Southeast corner of said SE/4; thence S89°55'22"W along South line of said SE/4 a distance of 254.81 feet; thence N00°04'38"W a distance of 2043.49 feet to the POINT OF BEGINNING; thence

S89°58'27"W a distance of 15.00 feet; thence N00°01'33" W a distance of 15.00 feet; thence N89°58'27" E a distance of 15.00 feet; thence S00°01'33" E a distance of 15.00 feet to the POINT OF BEGINNING.

Said tract contains 225 Sq Ft or 0.01 Acres, more or less.



SCALE: 1" = 10'



BASIS OF BEARING = SOUTH LINE OF THE SE/4 OF SECTION 31, T14N, R3W, I.M. (S89°55'22"W)

### DRAINAGE EASEMENT - ATTACHMENT A



**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276 | www.craftontull.com

SHEET NO.: 1 of 1  
DATE: 01/10/24  
PROJECT NO.: 22604800