

The City of Oklahoma City

Office of City Clerk

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

(Streets and Utilities) Project No. PC-0926 / WC-1023

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT KWN Assets, 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 **Attachments "A & B"** ("**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 "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 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 these Streets and/or Utility Systems, or provide services or functions.
4. 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.
5. Grantee will backfill holes and re-sod excavated, and re-graded land disturbed by Grantee or its contractor.

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

KWN Assets, LLC

Dated this 29 day of Jan, 2024.

By: Ken Novotny
Ken Novotny, Manager

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 29th day of January, 2024, by Ken Novotny, as Manager of KWN Assets, LLC, Oklahoma limited liability company.

My Commission Expires _____
My Commission No. _____



Glenn Robertson
Notary Public

ACCEPTED by The City of Oklahoma City
this _____ day of _____, 2024.

REVIEWED for form and legality.

Patricia Mann
Assistant Municipal Counselor

City Clerk

ATTACHMENT "A"

PAGE 1 OF 4

**PARCEL NO. 15
PROJECT NO. PC-0926**

PC-0926

Parcel No. 15

Permanent Right Of Way Easement

A Permanent Right Of Way Easement located in Southwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 30;
Thence N 00°19'15" W on the West line of said Southwest 1/4 a distance of 33.00 feet;
Thence N 89°16'43" E a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;
Thence N 00°19'15" W on said East Statutory Right Of Way line of South Post Road a distance of 40.28 feet;
Thence S 45°19'15" E a distance of 56.57 feet to a point on the North Statutory Right of Way line of Southeast 74th Street;
Thence S 89°16'43" W on said North Statutory Right Of Way line of Southeast 74th Street a distance of 40.00 feet to the point of beginning.

Containing 0.02 Acres (805.55 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552
CEC Corporation, CA #32
10-03-2023



4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-24

DATE: 10/03/2023
CEC PROJECT #: 220930.1
Post Road Easements
PARCEL 15

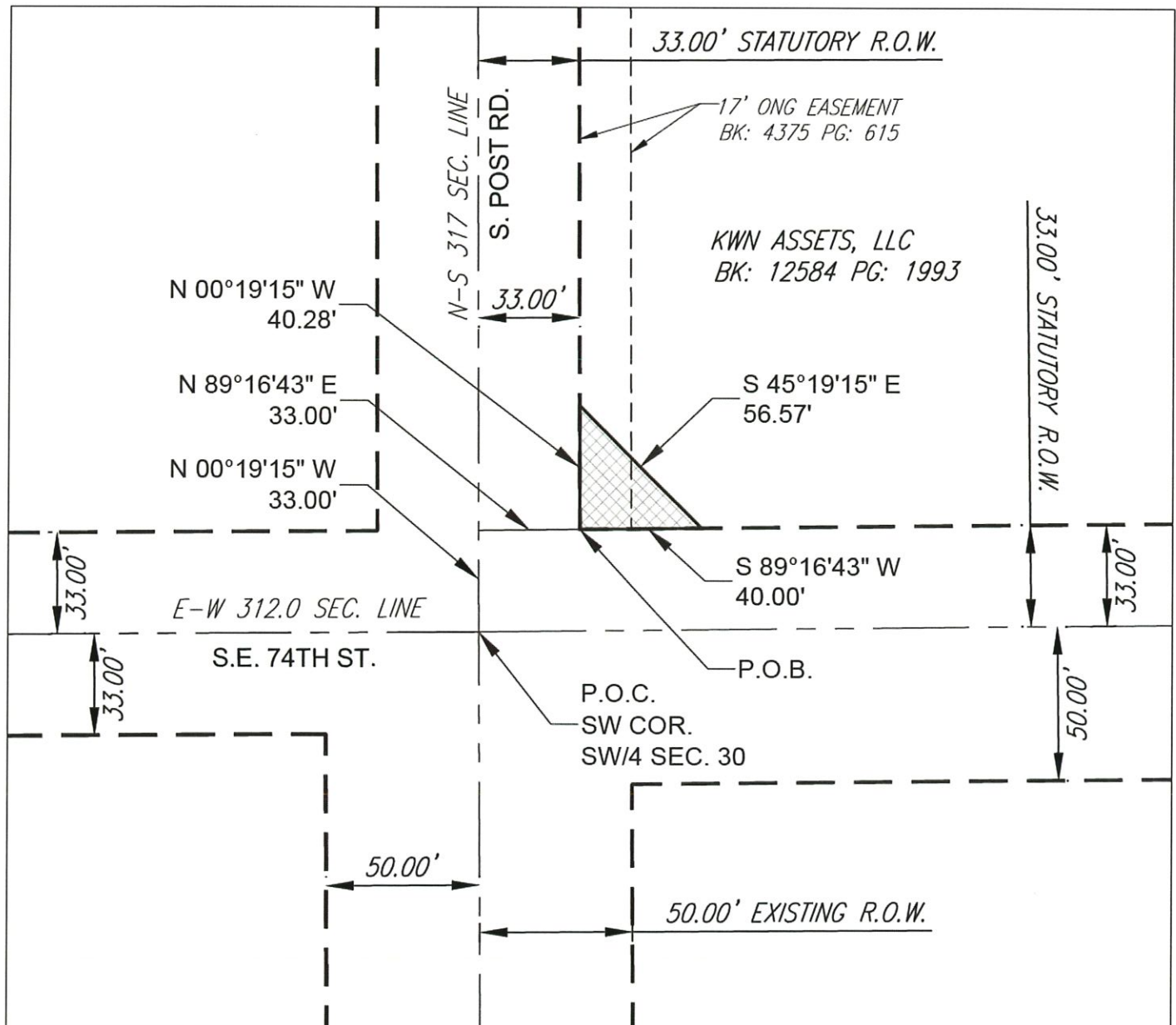
**PERMANENT RIGHT OF WAY
EASEMENT
ATTACHMENT "A"**

PROJECT NO. PC-0926

ATTACHMENT "A"

PAGE 2 OF 4

PARCEL NO. 15
PROJECT NO. PC-0926

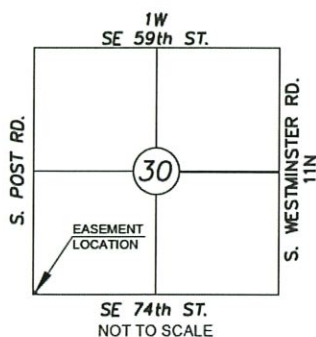


SURVEYOR'S CERTIFICATE

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.

Darren M. Smith

Darren M. Smith, PLS No. 1552
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142



0 12.5' 25' 50'

BASIS OF BEARING

Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011, North Zone.



4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
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Post Road Easements
PARCEL 15

**PERMANENT RIGHT OF WAY
EASEMENT
ATTACHMENT "A"**

PROJECT NO. PC-0926

ATTACHMENT "A"

PAGE 3 OF 4

**PARCEL NO. 16
PROJECT NO. PC-0926**

PC-0926

Parcel No. 16

Permanent Right Of Way Easement

A Permanent Right Of Way Easement located in Southwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 30;
Thence N 00°19'15" W on the West line of said Southwest 1/4 a distance of 195.19 feet;

Thence N 89°40'45" E a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;

Thence N 00°19'15" W on said Statutory Right of Way line a distance of 10.00 feet;

Thence N 89°40'45" E a distance of 5.00 feet;

Thence S 00°19'15" E a distance of 10.00 feet;

Thence S 89°40'45" W a distance of 5.00 feet to the point of beginning.

Containing 0.001 Acres (50.00 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552

CEC Corporation, CA #32

10-03-2023



CEC

4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-24

DATE: 10/03/2023
CEC PROJECT #: 220930.1
Post Road Easements
PARCEL 16

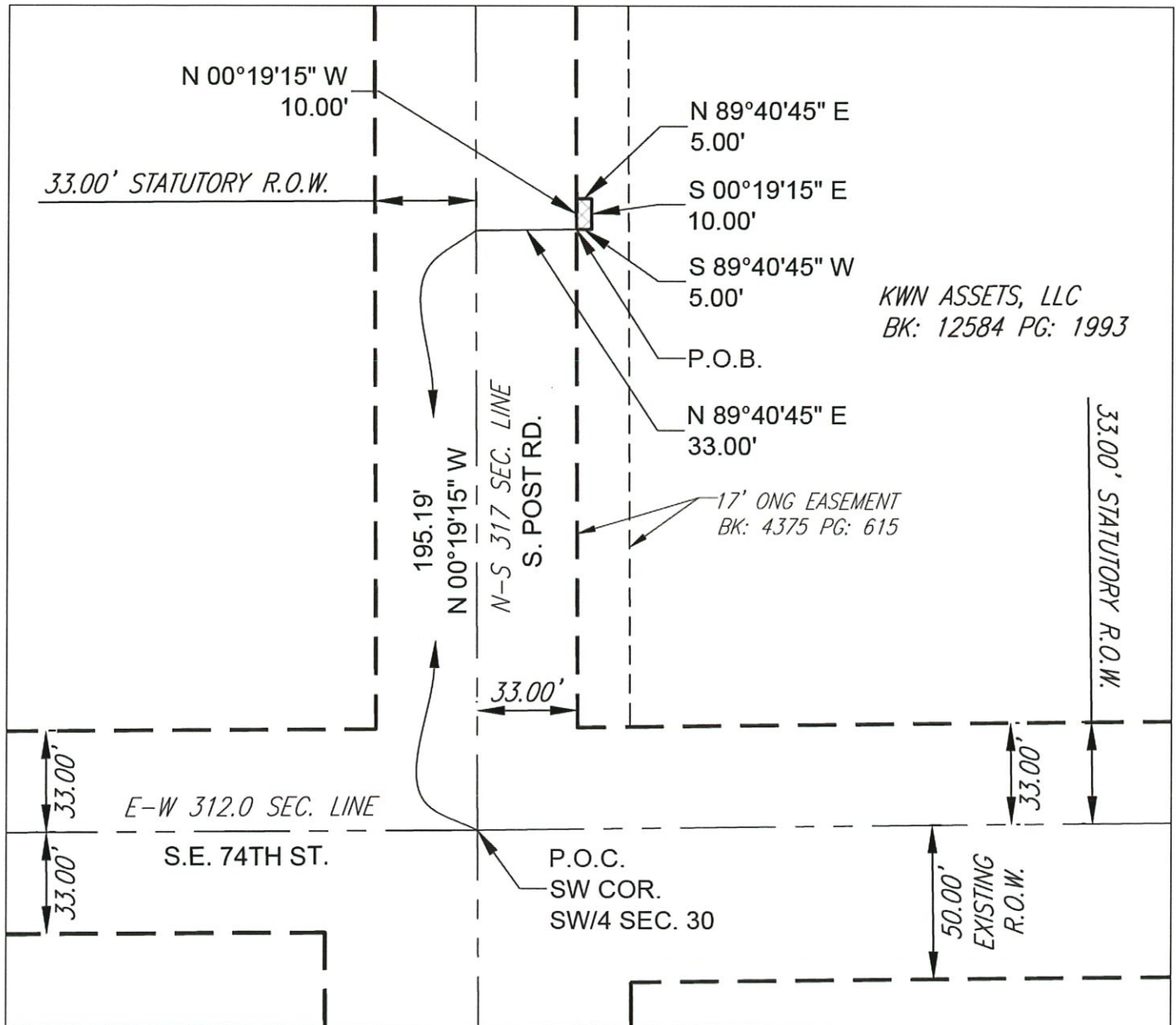
**PERMANENT RIGHT OF WAY
EASEMENT
ATTACHMENT "A"**

PROJECT NO. PC-0926

ATTACHMENT "A"

PAGE 4 OF 4

PARCEL NO. 16
PROJECT NO. PC-0926



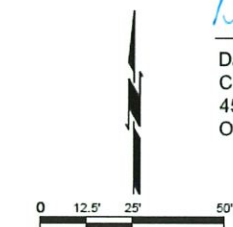
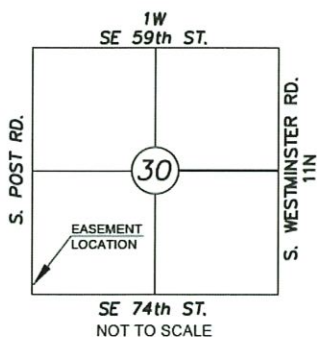
KWN ASSETS, LLC
BK: 12584 PG: 1993

SURVEYOR'S CERTIFICATE

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.

Darren M. Smith

Darren M. Smith, PLS No. 1552
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142



BASIS OF BEARING
Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011, North Zone.



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Post Road Easements
PARCEL 16

**PERMANENT RIGHT OF WAY
EASEMENT
ATTACHMENT "A"**
PROJECT NO. PC-0926

ATTACHMENT "B"

PAGE 1 OF 2

PARCEL NO. 17-A
PROJECT NO. PC-0926**PC-0926**

Parcel No. 17-A

Channel Easement

A Channel Easement located in Southwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 30;
Thence N 00°19'15" W on the West line of said Southwest 1/4 a distance of 463.48 feet;
Thence N 89°40'45" E a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;
Thence N 00°19'15" W on said Statutory Right of Way line a distance of 52.11 feet to a point on the North line of a property described in Book 12584, Page 1993 filed for record at the Oklahoma County Clerk's Office;
Thence N 89°13'05" E on said property line a distance of 41.00 feet;
Thence S 00°19'15" E a distance of 12.35 feet;
Thence S 45°19'15" W a distance of 57.34 feet to the point of beginning.

Containing 0.03 Acres (1,321.24 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552
CEC Corporation, CA #32
10-03-2023



4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
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CA #32 EXP. 06-30-24

DATE: 10/03/2023
CEC PROJECT #: 220930.1
Post Road Easements
PARCEL 17-A

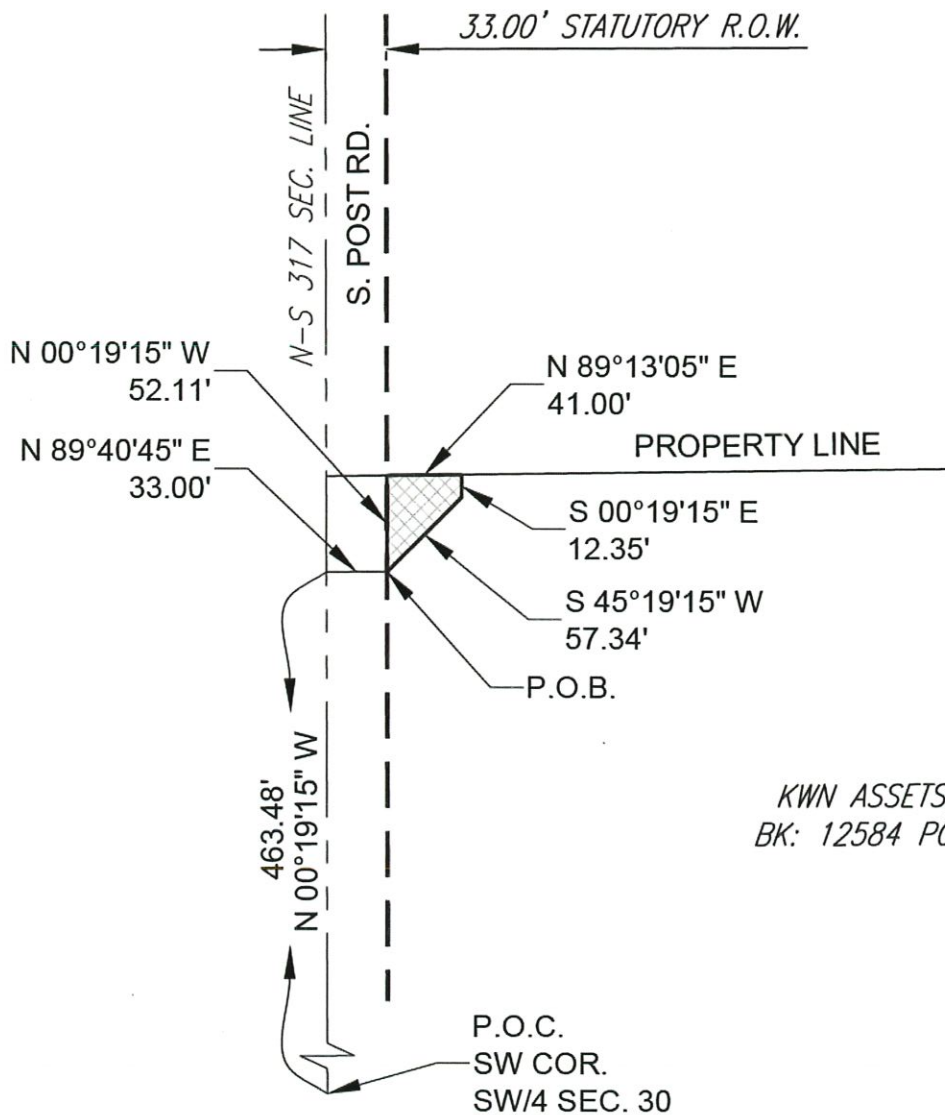
**CHANNEL
EASEMENT
ATTACHMENT "A"**

PROJECT NO. PC-0926

ATTACHMENT "B"

PAGE 2 OF 2

PARCEL NO. 17-A
PROJECT NO. PC-0926



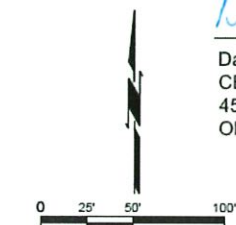
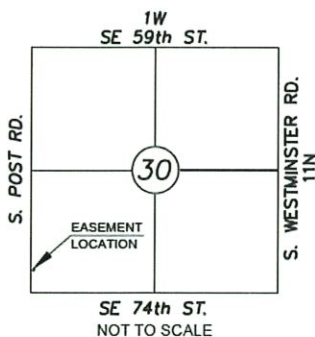
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Darren M. Smith

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Oklahoma City, OK 73142



BASIS OF BEARING
Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011, North Zone.



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EASEMENT
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