



Doc#: R 2023 12686
Bk&Pg: RB 5682 198-200
Filed: 05-31-2023 SRB
10:59:13 AM EA
Canadian County, OK 3E

Ret to:

The City of Oklahoma City
Office of City Clerk
Municipal Building
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Sidewalk) Project No. PD-3201

E #36188

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT PW Phase IV Development 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 "Oklahoma City"), a Permanent Easement over the following described property ("Subject Property") situated in **OKLAHOMA** County, Oklahoma, to wit:

See Exhibits ^{A-1} _{A-2} Attached Hereto and Made A Part Hereof

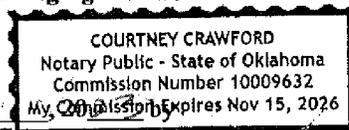
plus all right, title and interest in and to all land, fixtures, and appurtenances within the boundaries of the Subject Property incidentally removed during the use of said easement, for the use of **THE CITY OF OKLAHOMA CITY** for the exclusive purpose of constructing, maintaining, and operating public sidewalks and other appurtenances, and uses incidental thereto, over, through and upon the same ("Sidewalks"). This Permanent Easement authorizes Oklahoma City to construct and maintain Sidewalks but does not require Oklahoma City to construct such Sidewalks. Should Oklahoma City construct Sidewalks, then Grantor may not construct any structure or improvement in or over the Sidewalks. Oklahoma City reserves the right to remove and replace or not replace any Sidewalks without abandoning this Permanent Easement. This Permanent Easement shall be perpetual unless Oklahoma City by formal action of its City Council permanently abandon this Permanent Easement for the purposes above stated, then this Permanent Easement shall revert to the Grantor, its successors and/or assigns.

This Permanent Easement shall run in favor of the respective parties, hereto, their successors and assigns.

PW Phase IV Development LLC

Dated this 3 day of May, 2023. By: Ronald E. Bradshaw
Ronald Bradshaw, Managing Member

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.



This instrument was acknowledged before me on this 3 day of May, 2023.
Ronald Bradshaw, as Managing Member of PW Phase IV Development LLC.

My Commission Expires: 11-15-2026
My Commission No. 10009632

Courtney Crawford
Notary Public

ACCEPTED by The City of Oklahoma City
this 27th day of May, 2023.

Amy M. Simpson
City Clerk

REVIEWED for form and legality
Patricia Mann
Assistant Municipal Counselor



3/22

EXHIBIT "A-1"**LEGAL DESCRIPTION**

Page Woodson Phase 4
Sidewalk Easement for PD-3201

May 1, 2023

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Twenty-four (24) of PARK PLACE ADDITION according to the recorded Plat thereof, said tract being more particularly described as follows:

COMMENCING at the Northeast (NE) Corner of Lot Fifteen (15) Block Nine (9) of said PARK PLACE ADDITION;

THENCE South 00°02'08" East, along and with the East line of said Block 9 extended and the East line of said Block 24, a distance of 768.75 feet to a point on the West line of Lot Thirty-one (31) in said Block 24, said point being the POINT OF BEGINNING

THENCE continuing South 00°02'08" East, along and with the West line of said Block 24, a distance of 27.53 feet to a point on the proposed North right-of-way (R/W) line of N.E. 4th street;

THENCE North 88°20'57" West, along and with the proposed North R/W line of N.E. 4th street, a distance of 6.00 feet;

THENCE North 01°42'25" East, departing said North R/W line, a distance of 27.37 feet;

THENCE North 89°57'52" East, a distance of 5.16 feet to the POINT OF BEGINNING;

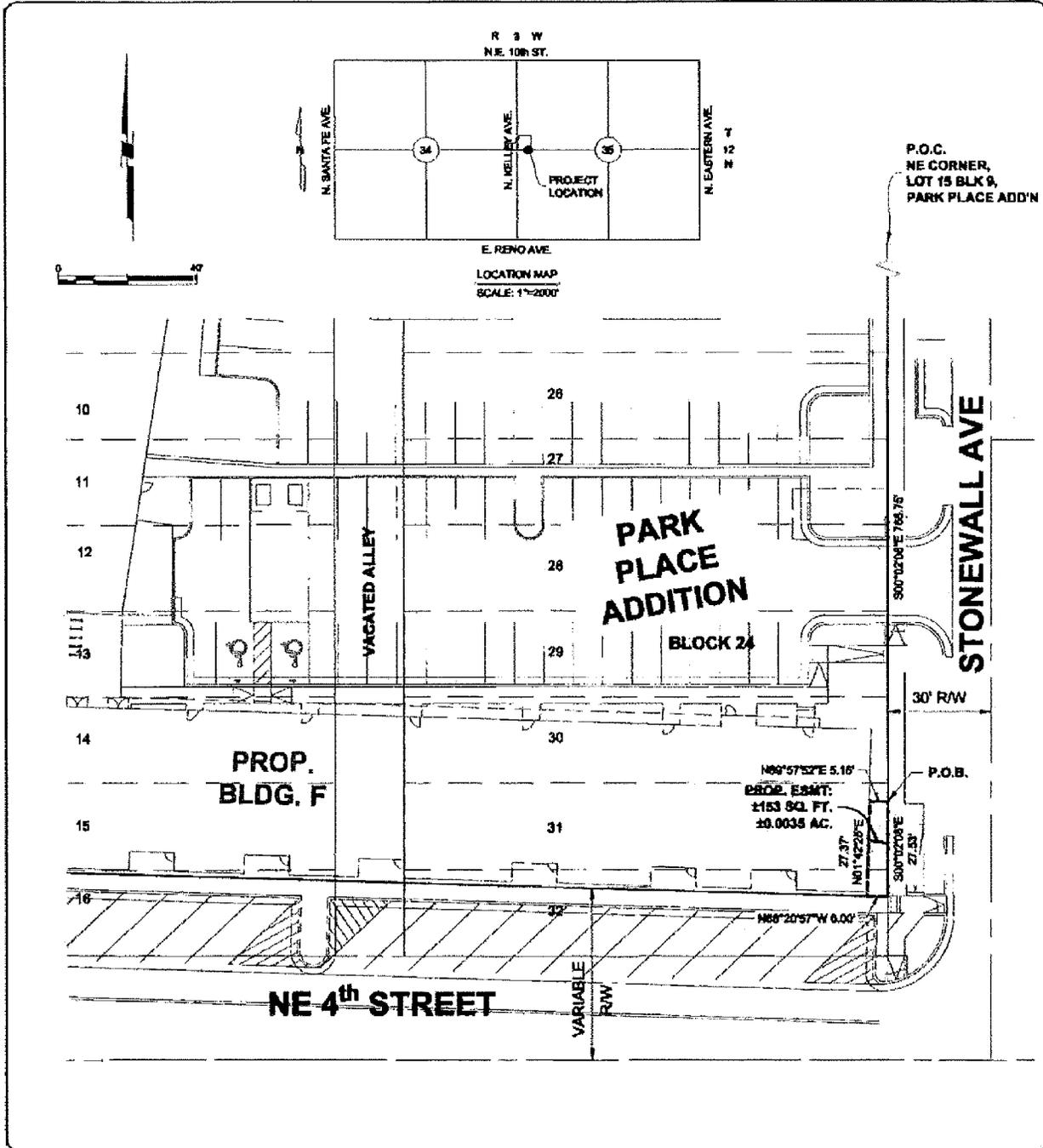
Containing 153 square feet or 0.0035 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (City of Oklahoma City GPS Datum, Oklahoma State Plane North Zone, NAD83)

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

EXHIBIT "A-2"



ACAD FILE: H:\2023\3000\3000\3000.dwg - DWG Date: PD-3201.dwg, 5/11/23 2:28 PM, Male, Haha
 SHEET'S LOADED: ...3000.dwg, 5/11/23 2:28 PM, Male, Haha, 3000.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 3309.042
 Date: 5-01-23
 Scale: 1" = 40'

PAGE WOODSON PHASE 4
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
SIDEWALK EASEMENT
FOR PD-3201

JA
 Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8979 FAX (405) 235-6770 www.ja.com
 Certified of Professional Planning - P.L.L.C. - Proj. Date: 05-01-2023
 * CONSULTING * ENGINEERING * PLANNING *