

The City of Oklahoma City

Office of City Clerk

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

(Water/Wastewater) Project No. SD-2021-~~0009~~-Parcel 1

00009 PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Council and Jones, a General Partnership, Inc., 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 on, over, under, across, through, and to the following described property shown on **Attachments “A & B” (“Subject Property”)** and situated in **Oklahoma** County, Oklahoma, 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, under, across or through 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, shrubs, trees, 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 together with and be appurtenant to the Subject Property and shall be binding upon the parties, hereto, their successors and assigns.

Council and Jones, a General Partnership, Inc

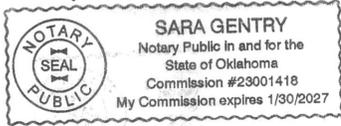
Dated this 11 day of March, 2025.

By: [Signature], President

STATE OF Oklahoma)
) SS:
COUNTY OF Canadian)

This instrument was acknowledged before me on this 11 day of March, 2025 by Daniel Jones, as **President of Council and Jones, a General Partnership, Inc.**

My Commission Expires: 1/30/2027
My Commission No.: 23001418

[Signature]
Notary Public


ACCEPTED by The City of Oklahoma City
this ____ day of _____, 20____.

City Clerk

REVIEWED for form and legality.
[Signature]
Assistant Municipal Counselor

ATTACHMENT "A"

PARCEL 1 LEGAL DESCRIPTION

A tract of land lying in Lots Sixteen (16) and Thirty-five (35), the vacated alleyway lying between Lots 16 and 35 and the south half of G Avenue now vacated, Block Thirty-two (32), PACKINGHOUSE VIEW ADDITION recorded in Book 12 of Plats, Page 32, Oklahoma County Clerk's Office, Oklahoma City, Oklahoma, more particularly described as follows:

COMMENCING at the southeast corner of said Lot 35;

THENCE North 00°18'40" West, along the east line of said Lot 35, a distance of 17.00, to a point on the north line of a 17' Easement to the City of Oklahoma City, recorded in Book 5733, Page 123, said point also being the POINT OF BEGINNING;

THENCE South 89°57'15" West, along said north line, a distance of 9.33 feet;

THENCE North 18°09'00" East, a distance of 20.00 feet;

THENCE North 00°18'40" West, a distance of 109.00 feet, parallel with the east line of said Lot 16;

THENCE North 03°46'42" West, a distance of 165.35 feet, to a point on the north line of the south half of vacated G Avenue;

THENCE North 89°57'15" East, along said north line, a distance of 13.00 feet;

THENCE South 00°18'40" East, along the east line of said Lots 16 and 35, a distance of 293.00 feet to the POINT OF BEGINNING.

Said tract of land contains 1,653 square feet or 0.0380 acres, more or less of new easement area and 111 square feet or 0.0025 acres, more or less of existing easement area.

The bearing of North 00°18'40" West as shown on the East line of the Block 32, PACKINGHOUSE VIEW ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, as established using the Oklahoma State Plane Coordinate System North Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

Prepared by:

Justin Smith, PLS No. 1868
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094
Date: January 28, 2025

ATTACHMENT "B"

N 89°57'15" E 13.00'

G AVENUE
VACATED

G AVENUE
VACATED



PARCEL 1

BLOCK 32
PACKINGHOUSE VIEW ADD.

COUNCIL AND JONES,
A GENERAL PARTNERSHIP, INC.
BOOK 14194, PAGE 971

21

20

19

18

17

16

15

14

13

12

N 03°46'42" W 165.35'

S 00°18'40" E 293.00'

5' EASEMENT
TO CITY OF OKC
BOOK 4981, PAGE 1296

WESTERN WEB ENVELOPE, INC.
BOOK 6672, PAGE 1630

EXISTING
BUILDING

12.5' SANITARY SEWER EASEMENT
TO CITY OF OKC
BOOK 1577, PAGE 453

SANITARY SEWER EASEMENT
TO CITY OF OKC
BOOK 1577, PAGE 454

10' VACATED ALLEY

BLOCK 32
PACKINGHOUSE VIEW ADD.

30

31

32

33

34

35

36

37

38

39

COUNCIL AND JONES,
A GENERAL PARTNERSHIP, INC.
BOOK 14194, PAGE 971

N 18°09'00" E 20.00'

17' BASEMENT
TO CITY OF OKC
BOOK 5733, PAGE 123

WESTERN WEB ENVELOPE, INC.
BOOK 6672, PAGE 1630

P.O.B.

17' BASEMENT
TO CITY OF OKC
BOOK 4981, PAGE 1295

S 89°57'15" W 9.33'

N 00°18'40" W 17.00'

P.O.C.

S.E. COR. LOT 35

(Public Road)

S.W. 29TH STREET



LOCATION MAP
NOT TO SCALE

Project Number
117,056

Scale
1"=40'



**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City,
Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 MacCoy Drive,
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025