



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WF-2023-00072

E # 361666

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Variety Care, 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 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 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 or under 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, 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 in favor of the respective parties, hereto, their successors and assigns.

Dated this 5th day of August, 2024.
By: [Signature]
Lou Carmichael, President and CEO

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 5th day of August, 2024 by Lou Carmichael, as President and CEO of Variety Care, Inc..

My Commission Expires: 9/28/25
My Commission No. 09008153



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 22nd day of April, 2025
[Signature]
City Clerk



REVIEWED for form and legality

[Signature]
Assistant Municipal Counselor

ATTACHMENT "A"

LEGAL DESCRIPTION

**Variety Care
Public Utility Easement**

July 26, 2024

A strip of land being a part of the Northeast Quarter (NE/4) of Section 32, Township 11 North, Range 3 West of the Indian Meridian, and being a part of Lot 5 in Block 24 in SOUTHERN HILLS ADDITION, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°08'37" East, along and with the east line of said Northeast Quarter (NE/4), a distance of 1119.40 feet;

THENCE South 89°49'51" West, departing said east line, a distance of 753.02 feet to the northeast corner of a tract of land as described in Book 15563, Page 1604 (Variety Care Tract);

THENCE continuing South 89°49'51" West, along and with the north line of said Variety Care Tract, a distance of 136.58 feet to the northwest corner of said Variety Care Tract;

THENCE South 00°10'09" East, along and with the west line of said Variety Care Tract, a distance of 160.04 feet;

THENCE continuing along and with the west line of said Variety Care Tract on a curve to the left having a radius of 544.66 feet, a chord bearing of South 02°37'28" East, a chord distance of 46.68 feet and an arc length of 46.69 feet to the POINT OF BEGINNING;

THENCE North 89°49'51" East, departing said west line, a distance of 18.81 feet;

THENCE South 00°10'09" East, a distance of 19.25 feet;

THENCE South 11°37'23" East, a distance of 121.67 feet to a point on the southwest line of said Variety Care Tract;

THENCE North 58°23'16" West, along and with said southwest line, a distance of 19.90 feet to the westerly southwest corner of said Variety Care Tract;

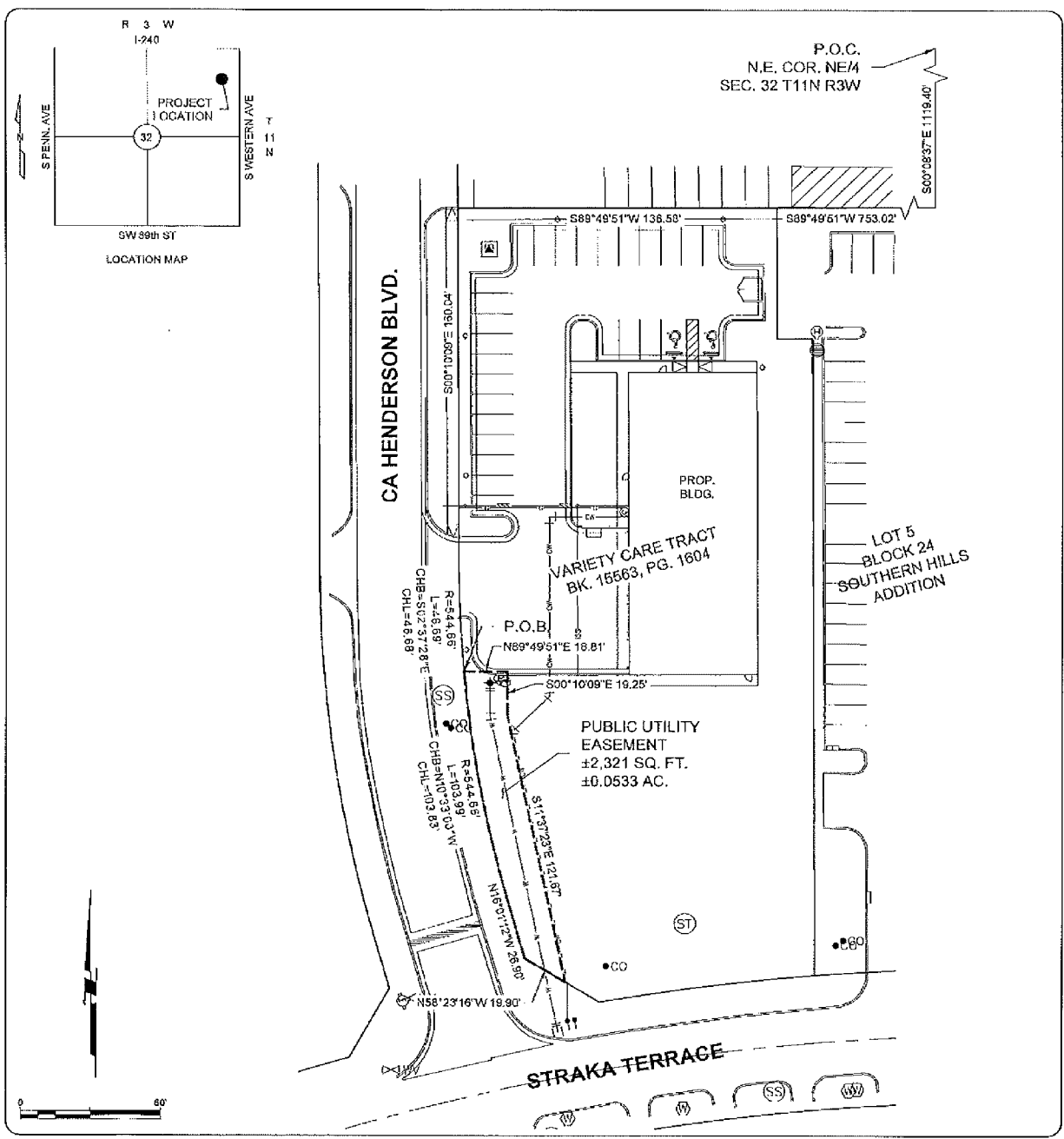
THENCE North 16°01'12" West, along and with the west line of said Variety Care Tract, a distance of 26.90 feet;

THENCE continuing along and with said west line on a curve to the right having a radius of 544.66 feet, a chord bearing of North 10°33'00" West, a chord distance of 103.83 feet and an arc length of 103.99 feet to the POINT OF BEGINNING.

Containing 2,321 square feet or 0.0533 acres, more or less.


Basis of Bearing: South 00°08'37" East along the east line of the Northeast Quarter of Section 32 as described in Book 15563, Page 1604.

ATTACHMENT "A"



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Proj. No.: 2409024	VARIETY CARE STRAKA TERRACE & CA HENDERSON BLVD. OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA PUBLIC UTILITY EASEMENT		Johnson & Associates 1 E. Sheridan Ave., Suite 200 Oklahoma City, OK 73104 (405) 235-5275 FAX (405) 235-5578 www.jah.com Certified Professional Surveyor No. 484 Exp. Date 05-30-2025 • ENGINEERS • SURVEYORS • PLANNERS •
Date: 7-26-2024			
Scale: 1" = 60'			