



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Streets and Utilities) Project MS-0127

E #36,671

#### PERMANENT EASEMENT

**KNOW ALL MEN BY THESE PRESENTS THAT** Tidwell Properties NW 30, L.L.C., 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 water, 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, 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 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.

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

4/24

Tidwell Properties NW 30, LLC


Dated this 24th day of MARCH, 2025.

By: Nick Tidwell  
[Nick Tidwell] [CEO]

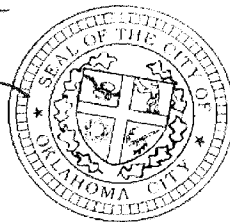
STATE OF OKLAHOMA )  
 ) SS:  
COUNTY OF Oklahoma )

This instrument was acknowledged before me on this 25 day of MARCH, 2025 by  
[ ] as [ ] of Tidwell Properties NW 30, LLC.

My Commission Expires: \_\_\_\_\_  
My Commission No. \_\_\_\_\_

[Signature]  
Notary Public  


ACCEPTED by The City of Oklahoma City  
this 6th day of may, 2025  
[Signature]  
City Clerk



REVIEWED for form and legality.

[Signature]  
Assistant Municipal Counselor

PROJECT NO. MS-0127  
PARCEL 4  
ATTACHMENT "A"  
REVISED 10/31/2024

### ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF LOT TWENTY-FOUR (24), BLOCK TWO (2), OF SPERRY ADDITION IN THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT TWENTY-FOUR (24), BLOCK TWO (2), SPERRY ADDITION, OKLAHOMA COUNTY, OKLAHOMA, THENCE S 89°10'58" W ON THE SOUTH LINE OF SAID LOT TWENTY-FOUR (24) A DISTANCE OF 25.00 FEET;  
THENCE N 44°27'46" E A DISTANCE OF 35.53 FEET TO A POINT ON THE EAST LINE OF SAID LOT TWENTY-FOUR (24);  
THENCE S 0°15'26" E ON THE EAST LINE OF SAID LOT TWENTY-FOUR (24) A DISTANCE OF 25.00 FEET BACK TO THE **POINT OF BEGINNING**.  
CONTAINING 312.49 SQUARE FEET OR 0.01 ACRES OF LAND, MORE OR LESS.

**BASIS OF BEARINGS:**  
GRID NORTH BASED ON NAD 83 OKLAHOMA  
STATE PLANE COORDINATE SYSTEM NORTH ZONE

**THIS DESCRIPTION WAS PREPARED BY:**  
JOSEPH H. FARMER, PLS #1799  
FRONTIER LAND SURVEYING, CA #7232

