



The City of Oklahoma City
Office of City Clerk
Municipal Building
200 North Walker Ave.
Oklahoma City, Oklahoma 73102

PERMANENT EASEMENT

E # 36,298

KNOW ALL MEN BY THESE PRESENTS THAT OKANA MDE, LLC, f/k/a AICCM LAND 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 "Grantees") this Permanent Easement over, under, across, through and to the following described property situated in Oklahoma County, Oklahoma, shown on **Attachment "A-1" and "A-2" ("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 "Drainage, 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 Drainage, 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 the Drainage, Streets and/or Utility Systems, or provide services or functions. The Grantee only maintains Drainage, Streets and/or Utility Systems constructed and owned by the Grantees and Drainage, Streets and/or Utility Systems constructed by others and specifically conveyed to and accepted by formal action of the governing body of the Grantees.
4. The Grantees do not own the creek, river, lake, detention pond, drainage canal, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. The Grantees 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.

OKANA MDE, LLC, f/k/a AICCM LAND DEVELOPMENT, LLC

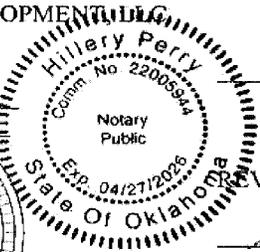
Dated this 10th day of February, 2023

By: *Dakota Cole*
Dakota Cole, Manager

STATE OF OKLAHOMA, COUNTY OF Pontotoc, SS.

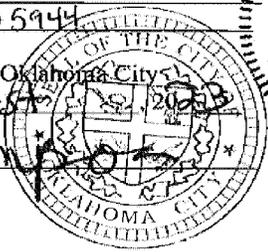
This instrument was acknowledged before me on this 10th day of February, 2023 by Dakota Cole, as Manager of **OKANA MDE, LLC, f/k/a AICCM LAND DEVELOPMENT, LLC**

My Commission Expires: 4-27-26
My Commission No. 22005944



Hillary Perry
Notary Public

ACCEPTED by The City of Oklahoma City
this 15th day of August, 2023
Maressa Treat
City Clerk



REVIEWED for form and legality
Susan D. Barlow
Assistant Municipal Counselor

ATTACHMENT "A-1"

LEGAL DESCRIPTION

OKANA

Public Street

April 14, 2022

Revised April 18, 2022

Revised May 25, 2022

Revised September 8, 2022

A tract of land being a part of the Northeast Quarter (NE/4) and Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 13660, Page 930 (AICCM Tract), being more particularly described as follows:

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

THENCE South 00°21'09" West, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,984.29 feet;

THENCE North 89°38'51" West, departing said East line, a distance of 80.00 feet to a point on the West right-of-way line of Eastern Avenue, said point being the POINT OF BEGINNING;

THENCE South 00°21'09" West, along and with the West right-of-way line of Eastern Avenue, a distance of 127.00 feet;

THENCE North 44°38'51" West, departing said West right-of-way line, a distance of 35.36 feet;

THENCE North 89°38'51" West, a distance of 6.37 feet;

THENCE on a curve to the left having a radius of 67.00 feet, a chord bearing of South 69°30'53" West, a chord length of 47.67 feet and an arc length of 48.73 feet;

THENCE South 48°40'37" West, a distance of 41.89 feet;

THENCE on a curve to the left having a radius of 375.00 feet, a chord bearing of South 42°34'33" West, a chord length of 79.71 feet and an arc length of 79.86 feet;

THENCE South 36°28'29" West, a distance of 182.43 feet;

THENCE on a curve to the right having a radius of 350.00 feet, a chord bearing of South 42°33'00" West, a chord length of 74.08 feet and an arc length of 74.22 feet;

THENCE South 48°37'30" West, a distance of 65.82 feet;

THENCE on a curve to the right having a radius of 675.00 feet, a chord bearing of South 55°22'31" West, a chord length of 158.68 feet and an arc length of 159.05 feet;

ATTACHMENT "A-1"

THENCE South 62°07'32" West, a distance of 480.69 feet;

THENCE on a curve to the right having a radius of 225.00 feet, a chord bearing of South 81°38'20" West, a chord length of 150.31 feet and an arc length of 153.26 feet;

THENCE North 78°50'52" West, a distance of 5.96 feet;

THENCE South 55°58'57" West, a distance of 35.25 feet;

THENCE on a non-tangent curve to the right having a radius of 225.00 feet, a chord bearing of South 15°59'40" West, a chord length of 15.68 feet and an arc length of 15.69 feet;

THENCE South 17°59'30" West, a distance of 18.13 feet;

THENCE on a curve to the right having a radius of 275.00 feet, a chord bearing of South 37°10'33" West, a chord length of 180.73 feet and an arc length of 184.15 feet;

THENCE South 56°21'35" West, a distance of 198.06 feet;

THENCE North 33°38'25" West, a distance of 50.00 feet;

THENCE North 56°21'35" East, a distance of 135.03 feet to a point on the South line of tract of land described as a less and except tract in Book 13660, Page 930 (NACEA Tract);

THENCE North 90°00'00" East, along and with the South line of said NACEA Tract, a distance of 77.87 feet to the Southeast (SE) Corner of said NACEA Tract;

THENCE North 00°00'00" East, along and with the East line of said NACEA Tract, a distance of 54.57 feet;

THENCE departing said East line, on a non-tangent curve to the left having a radius of 225.00 feet, a chord bearing of North 33°04'58" East, a chord length of 117.16 feet and an arc length of 118.53 feet;

THENCE North 17°59'30" East, a distance of 18.13 feet;

THENCE on a curve to the left having a radius of 175.00 feet, a chord bearing of North 14°34'19" East, a chord length of 20.88 feet and an arc length of 20.89 feet;

THENCE North 11°09'08" East, a distance of 91.59 feet;

THENCE on a curve to the right having a radius of 225.00 feet, a chord bearing of North 18°13'25" East, a chord length of 55.40 feet and an arc length of 55.54 feet;

THENCE on a reverse curve to the left having a radius of 866.69 feet, a chord bearing of North 13°15'51" East, a chord length of 361.31 feet and an arc length of 363.97 feet;

THENCE North 00°00'01" West, a distance of 50.30 feet

ATTACHMENT "A-1"

THENCE North 90°00'00" East, a distance of 50.00 feet;

THENCE South 00°00'01" East, a distance of 50.83 feet;

THENCE on a non-tangent curve to the right having a radius of 916.69 feet, a chord bearing of South 13°14'50" West, a chord length of 382.68 feet and an arc length of 385.52 feet;

THENCE on a reverse curve to the left having a radius of 175.00 feet, a chord bearing of South 18°13'25" West, a chord length of 43.09 feet and an arc length of 43.20 feet;

THENCE South 11°09'08" West, a distance of 2.76 feet;

THENCE South 33°50'52" East, a distance of 35.36 feet;

THENCE South 78°50'52" East, a distance of 5.53 feet;

THENCE on a curve to the left having a radius of 175.00 feet, a chord bearing of North 81°38'20" East, a chord length of 116.91 feet and an arc length of 119.20 feet;

THENCE North 62°07'32" East, a distance of 480.69 feet;

THENCE on a curve to the left having a radius of 625.00 feet, a chord bearing of North 55°22'31" East, a chord length of 146.93 feet and an arc length of 147.27 feet;

THENCE North 48°37'30" East, a distance of 65.82 feet;

THENCE on a curve to the left having a radius of 300.00 feet, a chord bearing of North 42°33'00" East, a chord length of 63.50 feet and an arc length of 63.62 feet;

THENCE North 36°28'29" East, a distance of 199.82 feet;

THENCE on a curve to the left having a radius of 350.00 feet, a chord bearing of North 32°41'28" East, a chord length of 46.19 feet and an arc length of 46.23 feet;

THENCE North 28°54'26" East, a distance of 27.51 feet;

THENCE on a curve to the right having a radius of 142.00 feet, a chord bearing of North 59°37'48" East, a chord length of 145.09 feet and an arc length of 152.28 feet;

THENCE South 89°38'51" East, a distance of 3.33 feet;

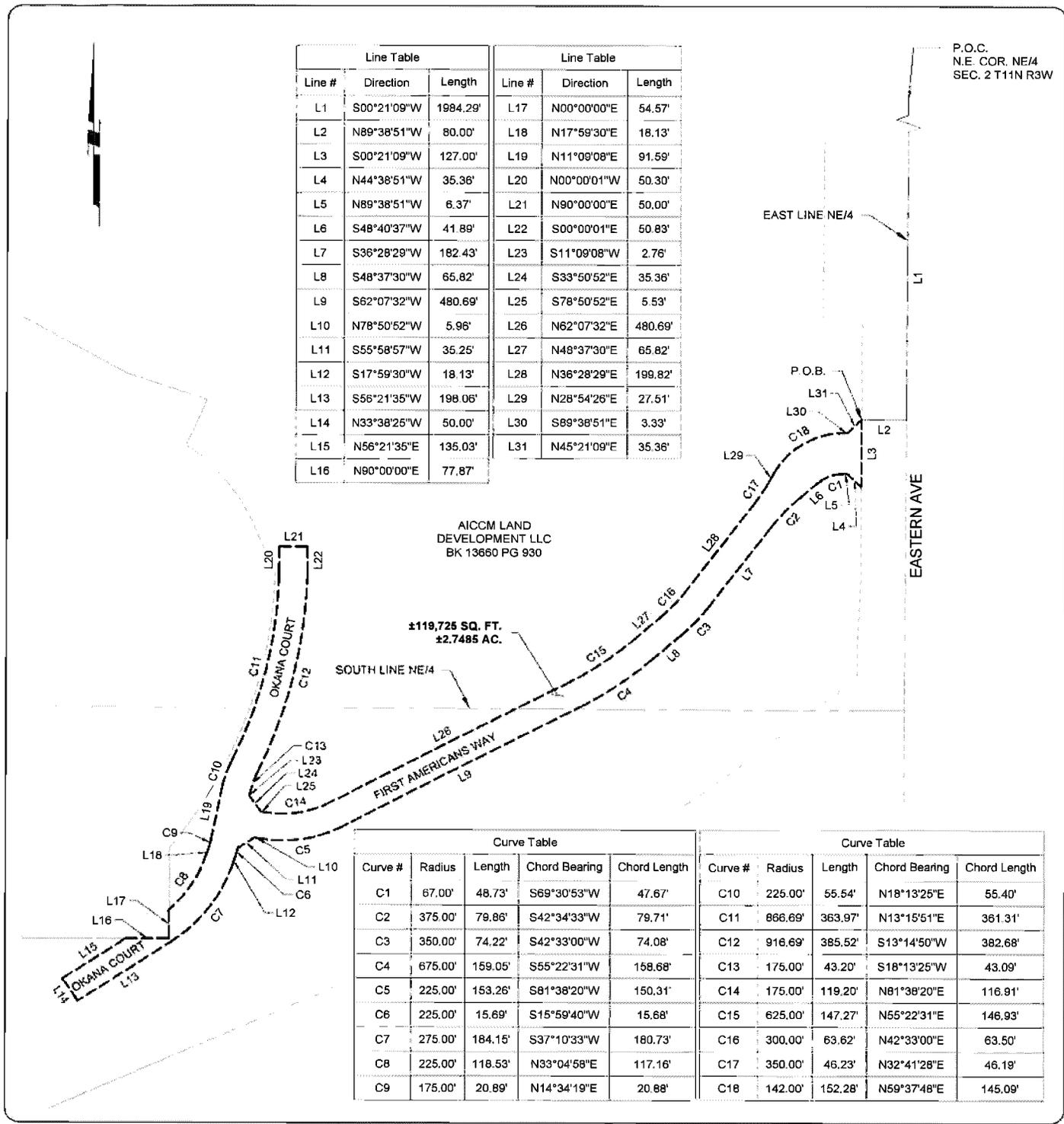
THENCE North 45°21'09" East, a distance of 35.36 feet to the POINT OF BEGINNING.

Containing 119,725 square feet or 2.7485 acres, more or less.

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

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ATTACHMENT "A-2"



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S00°21'09"W	1984.29'	L17	N00°00'00"E	54.57'
L2	N89°38'51"W	80.00'	L18	N17°59'30"E	18.13'
L3	S00°21'09"W	127.00'	L19	N11°09'08"E	91.59'
L4	N44°38'51"W	35.36'	L20	N00°00'01"W	50.30'
L5	N89°38'51"W	6.37'	L21	N90°00'00"E	50.00'
L6	S48°40'37"W	41.89'	L22	S00°00'01"E	50.83'
L7	S36°28'29"W	182.43'	L23	S11°09'08"W	2.76'
L8	S48°37'30"W	65.82'	L24	S33°50'52"E	35.36'
L9	S62°07'32"W	480.69'	L25	S78°50'52"E	5.53'
L10	N78°50'52"W	5.96'	L26	N62°07'32"E	480.69'
L11	S55°58'57"W	35.25'	L27	N48°37'30"E	65.82'
L12	S17°59'30"W	18.13'	L28	N36°28'29"E	199.82'
L13	S56°21'35"W	198.06'	L29	N28°54'26"E	27.51'
L14	N33°38'25"W	50.00'	L30	S89°38'51"E	3.33'
L15	N56°21'35"E	135.03'	L31	N45°21'09"E	35.36'
L16	N90°00'00"E	77.87'			

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C1	67.00'	48.73'	S69°30'53"W	47.67'
C2	375.00'	79.86'	S42°34'33"W	79.71'
C3	350.00'	74.22'	S42°33'00"W	74.08'
C4	675.00'	159.05'	S55°22'31"W	158.68'
C5	225.00'	153.26'	S81°38'20"W	150.31'
C6	225.00'	15.69'	S15°59'40"W	15.68'
C7	275.00'	184.15'	S37°10'33"W	180.73'
C8	225.00'	118.53'	N33°04'58"E	117.16'
C9	175.00'	20.89'	N14°34'19"E	20.88'

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C10	225.00'	55.54'	N18°13'25"E	55.40'
C11	866.69'	363.97'	N13°15'51"E	361.31'
C12	916.69'	385.52'	S13°14'50"W	382.68'
C13	175.00'	43.20'	S18°13'25"W	43.09'
C14	175.00'	119.20'	N81°38'20"E	116.91'
C15	625.00'	147.27'	N55°22'31"E	146.93'
C16	300.00'	63.62'	N42°33'00"E	63.50'
C17	350.00'	46.23'	N32°41'28"E	46.18'
C18	142.00'	152.28'	N59°37'48"E	145.09'

ACAD FILE: H:\4427\4427003\Exhibit\4427003-PublicStreet.dwg, 9/8/2022 2:19 PM, Matt Johnson
 XREFS LOADED: 4427003-bdy.dwg

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Proj. No.: 4427003
 Date: 4-14-22
 Scale: 1"=250'
 Revised 4-18-22,
 5-25-22, 9-8-22

OKANA
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PUBLIC STREET

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 Certificate of Authorization #1484 Exp. Date 06-30-2023
 ENGINEERS • SURVEYORS • PLANNERS