



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project No. PC-0707

E #36,591

PERMANENT EASEMENT
G-OB

KNOW ALL MEN BY THESE PRESENTS THAT Jan Elaine Miller and Lec Miller, Co-Trustees of The Jan Miller Trust, dated November 16th, 2021, 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 Cleveland County, Oklahoma, shown on Attachments "A & B" ("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 "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 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.
5. Grantee will backfill holes and re-sod excavated, and re-graded land disturbed by Grantee or its contractor.

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 29 day of Oct., 2024.

Jan Elaine Miller
Jan Elaine Miller, Co-Trustee

Lee Miller
Lee Miller, Co-Trustee

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 29 day of Oct, 2024 by Jan Elaine Miller and Lee Miller, Co-Trustees of The Jan Miller Trust, dated November 16th, 2021.

My Commission Expires: _____
My Commission No. _____



Ryan Tennell
Notary Public

ACCEPTED by The City of Oklahoma City
this 19th day of November, 2024

Ameyk Simpson
City Clerk



REVIEWED for form and legality
Angela Keith
Assistant Municipal Counselor

3/22

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 18

The North Seventeen (17) feet of the South Fifty (50) feet of the East Two-Hundred Four and Sixty Hundredths (204.60) feet of the following tract of land described in Warranty Deed, recorded in Book 6422, Page 430:

Tract I:

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 1765.3 feet West of the Southeast Corner of said SW/4, said point being in the Center of a 50 feet roadway easement; THENCE 256 feet East; THENCE 1361 feet North; THENCE 256 feet West; THENCE 1361 feet South to the point of beginning; LESS AND EXCEPT: a tract of land in the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: The point of beginning is 1765.3 feet West and 1141 feet North of the Southeast Corner of said SW/4. From the point of beginning, North 220 feet; THENCE East 256 feet; THENCE South 220 feet; THENCE West 256 feet to the point of beginning.

Tract II:

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 1479 feet West of the Southeast Corner of said SW/4; THENCE North 1141 feet; THENCE West 30 feet; THENCE South 1141 feet; THENCE East 30 feet to the point of beginning.

Tract III:

A part of the Southwest (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly as follows: Beginning at a point 1441.3 feet West of the Southeast Corner of said SW/4; THENCE North 1141 feet; THENCE West 38 feet; THENCE South 1141 feet; THENCE East 38 feet to the point of beginning.

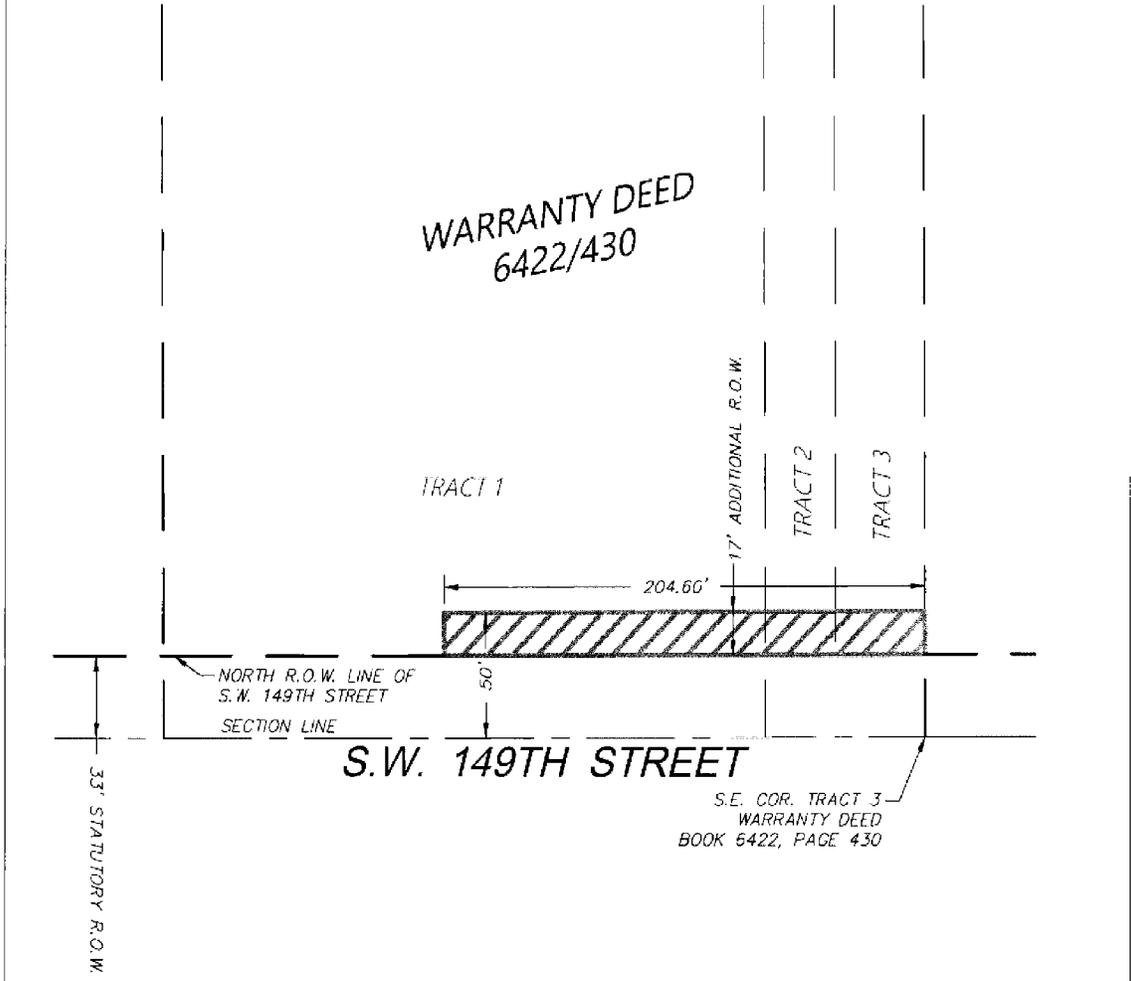
Said tract of land contains an area of 3,478 square feet or 0.0798 acres, more or less.

Prepared by:

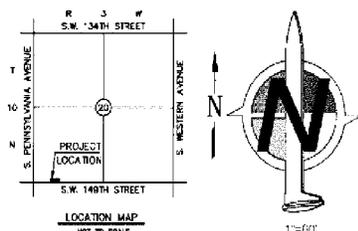
Taylor Denniston, PLS No. 1787
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094

PARCEL NO. 18
PC-0707

ATTACHMENT "B"



PART OF SW/4 SEC. 20,
T. 10 N., R. 3 W., I.M.



P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
NA083 OKLAHOMA
STATE PLANES, NORTH
ZONE, U.S. FOOT

DATE, DECEMBER 19, 2023
S.W. 149TH S., EAST OF PENN.
ROADWAY EASEMENT
ATTACHMENT "B"
PARCEL NO. 18
PROJECT NO. PC-0707



**ENGINEERING
SURVEYING
PLANNING**

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