



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# 361536

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Aaron S. & Michelle E. Tatum, Trustees of the Aaron S. & Michelle E. Tatum Living Trust, Dated 4th day of March, 2003, 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 23 day of July, 2024.

Aaron S. Tatum
Aaron S. Tatum, Trustee

Michelle E. Tatum
Michelle E. Tatum, Trustee

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 23 day of July, 2024 by Aaron S. & Michelle E. Tatum, Trustees of the Aaron S. & Michelle E. Tatum Living Trust, Dated 4th day of March, 2003.

My Commission Expires: _____
My Commission No. _____



Ryan Ternill
Notary Public

ACCEPTED by The City of Oklahoma City
this 23 day of July

Amya S. Howlett
City Clerk



REVIEWED for form and legality
Taricia Mann
Assistant Municipal Counselor

7/30

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 27.1

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 6064, Page 718:

A part of the West Half (W/2) of the Southeast Quarter (SE/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:

COMMENCING at the Southeast corner of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20);
THENCE West along the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 347.09 feet to the point or place of beginning;
THENCE continuing West along the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 526.08 feet;
THENCE North and parallel with the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 559.20 feet;
THENCE East and parallel with the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 873.17 feet to the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20);
THENCE South along the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 371.11 feet;
THENCE West and parallel with the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 347.09 feet;
THENCE South and parallel with the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 188.09 feet to the point or place of beginning.

Said tract of land contains an area of 8,944 square feet or 0.2053 acres, more or less.

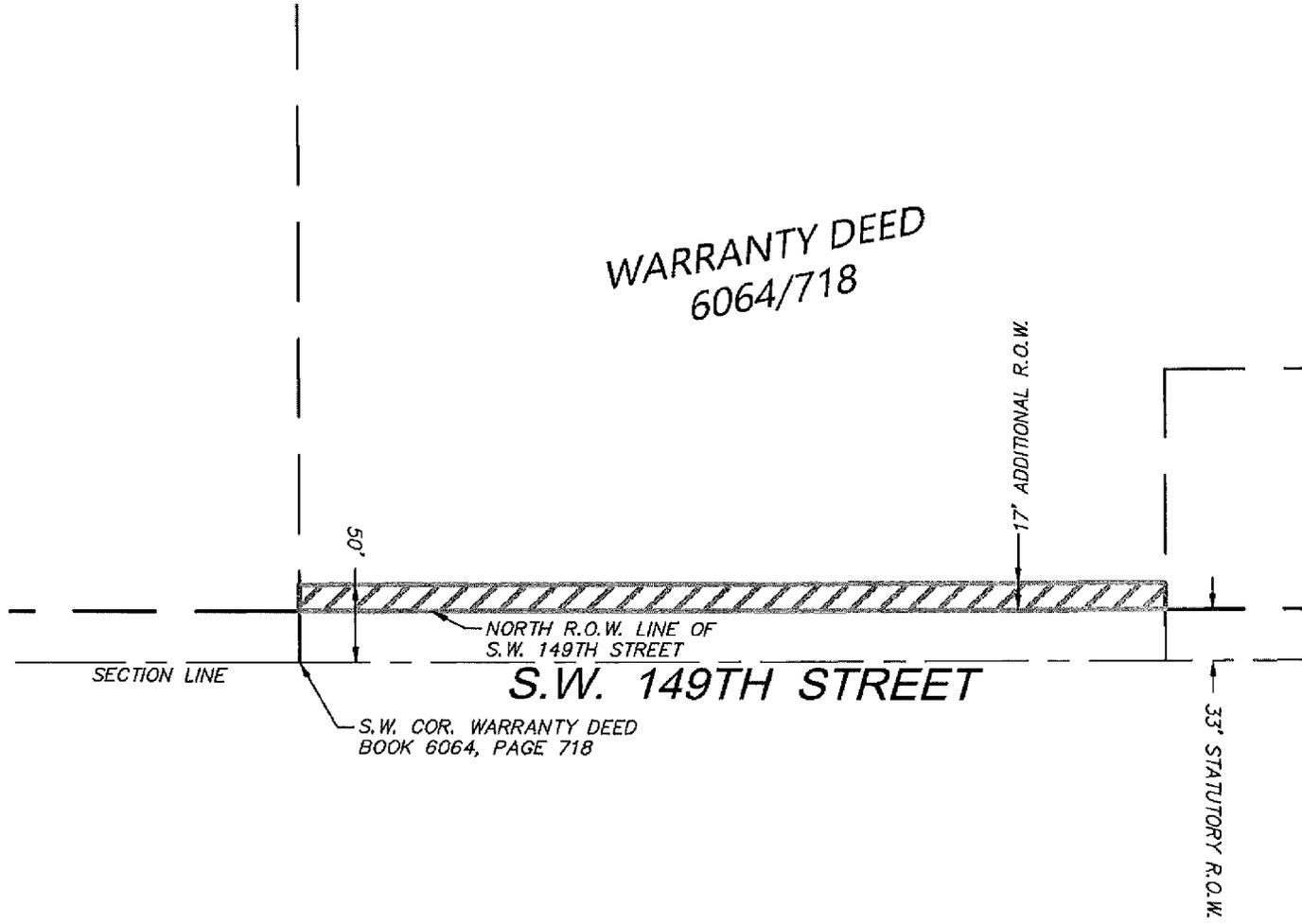
Prepared by:

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

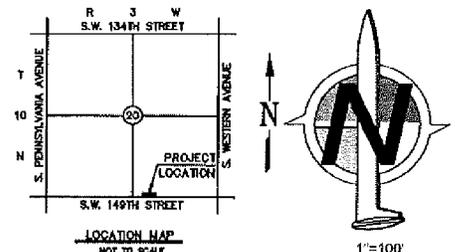
PARCEL NO. 27.1
PC-0707

ATTACHMENT "B"

WARRANTY DEED
6064/718



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



P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
NAD83 OKLAHOMA
STATE PLANES, NORTH
ZONE, U.S. FOOT

DATE: OCTOBER 05, 2023
S.W. 149TH ST. EAST OF PENN.
ROADWAY EASEMENT
ATTACHMENT "B"
PARCEL NO. 27.1
PROJECT NO. PC-0707



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F. 405.418.2262
www.rodman.com

CERTIFICATE OF AUTHORIZATION 2242 EXP. 05.14.2025

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 28

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 6211, Page 206:

A part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southeast corner of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section 20; Thence West along the South line of the Southeast Quarter of said Section 20 a distance of 231.59 feet to the point or place of beginning; Thence continuing West along the South line of the Southeast Quarter (SE/4) of said Section 20 a distance of 115.50 feet; Thence North and parallel with the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section 20 a distance of 188.09 feet; Thence East and parallel with the South line of the Southeast Quarter (SE/4) of said Section 20 a distance of 93.11 feet; Thence Southeasterly a distance of 189.41 feet to the Point or Place of Beginning.

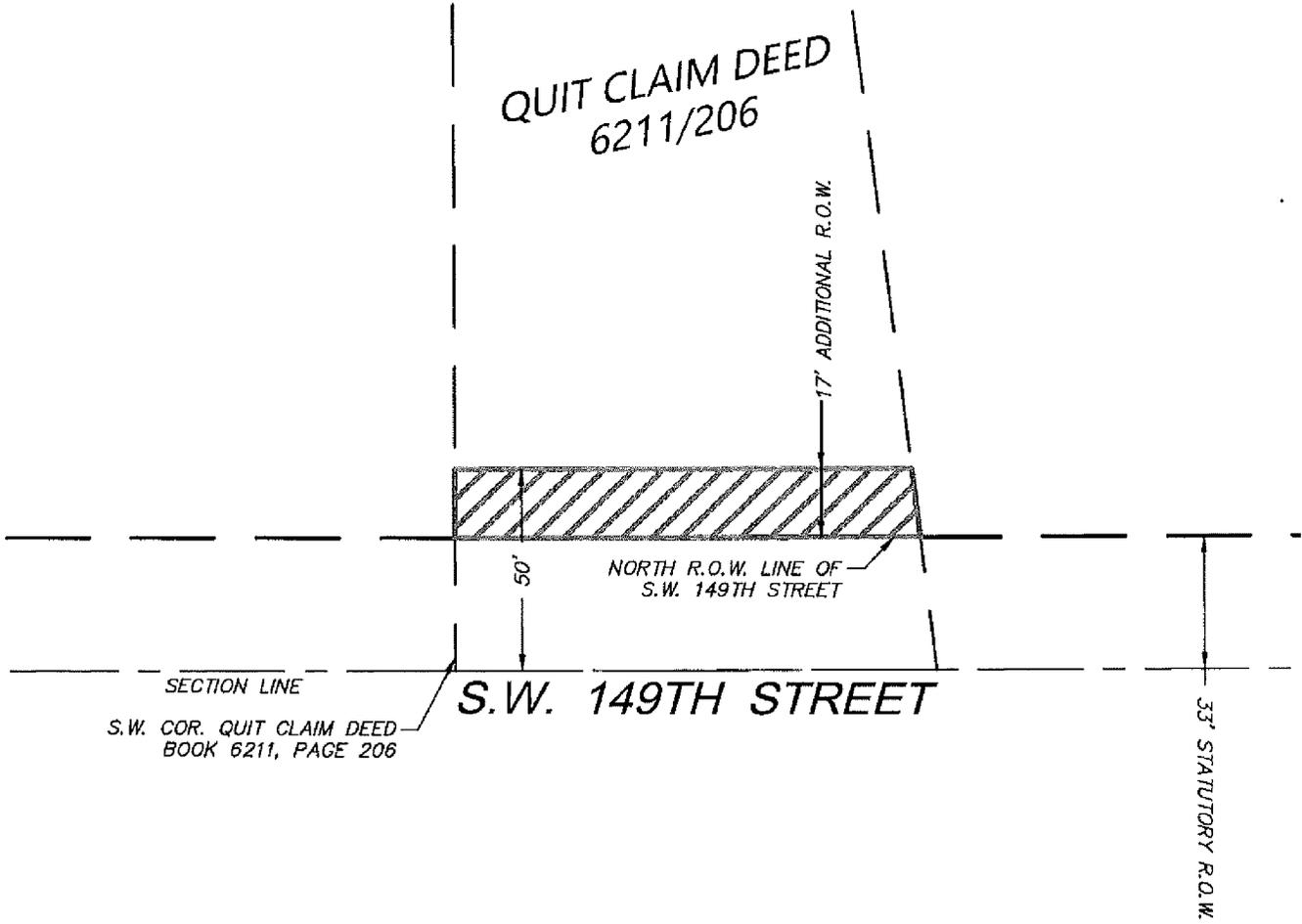
Said tract of land contains an area of 1,880 square feet or 0.0431 acres, more or less.

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. 28
PC-0707

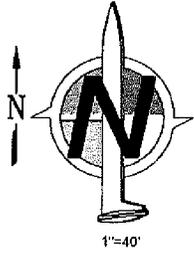
ATTACHMENT "B"



SECTION LINE
S.W. COR. QUIT CLAIM DEED
BOOK 6211, PAGE 206

S.W. 149TH STREET

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



P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
NAD83 OKLAHOMA
STATE PLANES, NORTH
ZONE, U.S. FOOT

DATE: OCTOBER 06, 2023
S. PENN. AVENUE @ S.W. 149TH
ROADWAY EASEMENT
ATTACHMENT "B"
PARCEL NO. 28
PROJECT NO. PC-0707



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www.sre.com

GORMAN
2000 N. Lincoln Blvd.
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Norman, OK 73069
74011-2222
405.234.1111
www.gorman.com

CERTIFICATE OF AUTHORIZATION NO. 2942 EXPIRES 11/30/2025

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 29

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 6211, Page 290:

A Part of the West Half (W/2) of the Southeast Quarter (SE/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 the Southeast Corner of said W/2 of SE/4 and then run West along the South Line of said W/2 of SE/4, 231.59 feet; thence Northwesterly on an angle with said South line of 96°46' a distance of 189.41 feet; thence East 253.89 feet to the East line of said W/2 of SE/4; thence South along said East line 188.09 feet to the POINT OF BEGINNING.

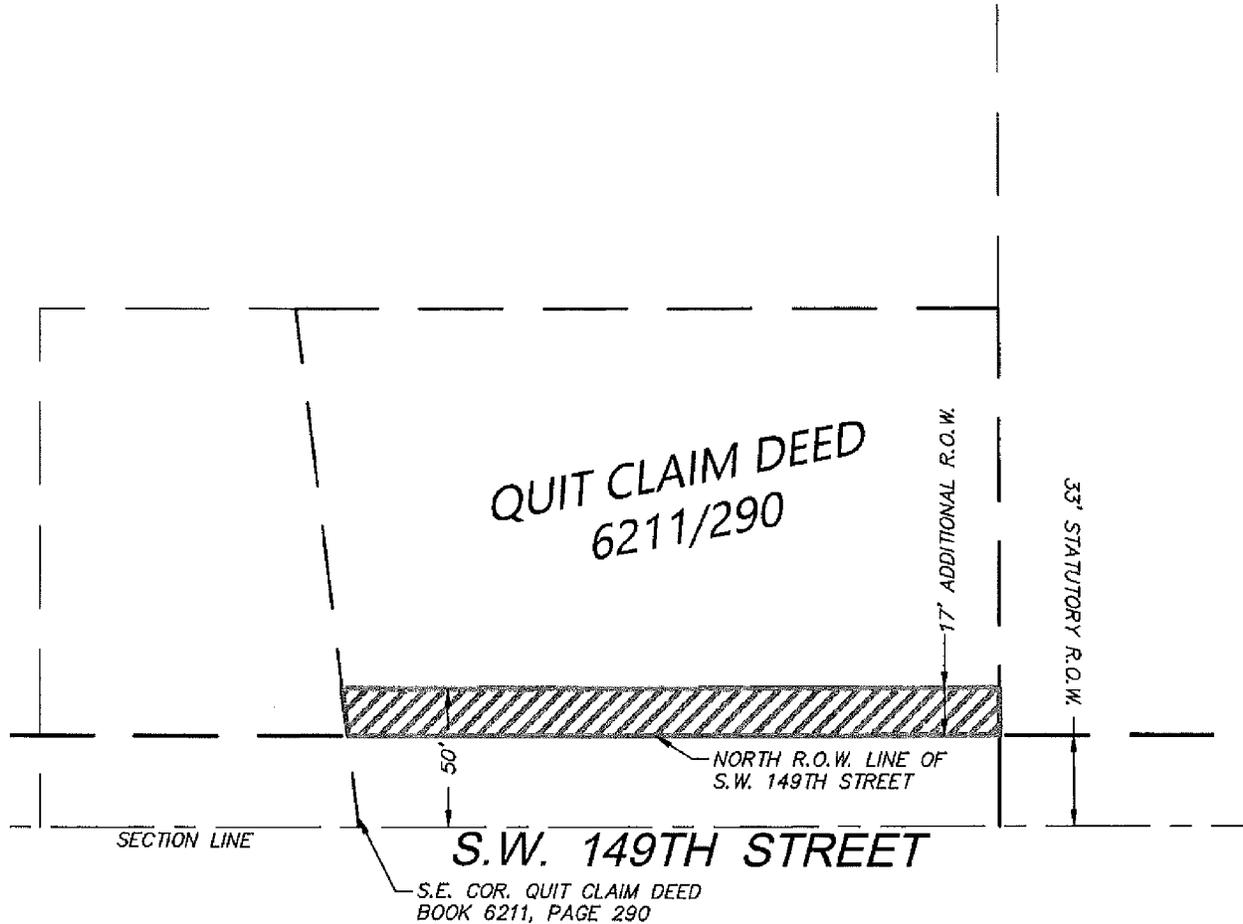
Said tract of land contains an area of 4,021 square feet or 0.0923 acres, more or less.

Prepared by:

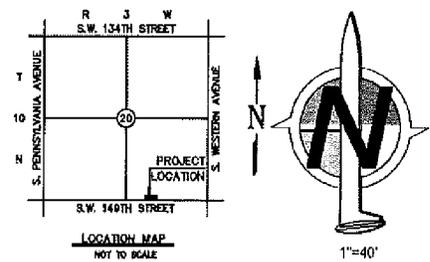
Taylor Denniston, PLS No. 1787
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094

PARCEL NO. 29
PC-0707

ATTACHMENT "B"



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



P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
NAD83 OKLAHOMA
STATE PLANES, NORTH
ZONE, U.S. FOOT

DATE: OCTOBER 05, 2023
S. PENN. AVENUE @ S.W. 149TH
ROADWAY EASEMENT
ATTACHMENT "B"
PARCEL NO. 29
PROJECT NO. PC-0707



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CERTIFICATE OF AUTHORIZATION NO. 3349 EXPIRES 12-31-2025