



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage) Project No. PD-3016

E # 36,441

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT FARZANEH DEVELOPMENT, LLLP 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 drainage systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Drainage 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 Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage Systems, or provide services or functions. Grantees only maintain Drainage Systems constructed and owned by the Grantees and Drainage Systems constructed by others and specifically conveyed to and accepted by Grantees by formal action of the governing body of the Grantees.
4. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. 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.

Farzaneh Development, LLLP
a Limited Liability Limited Partnership

Dated this 23rd day of January, 2024.

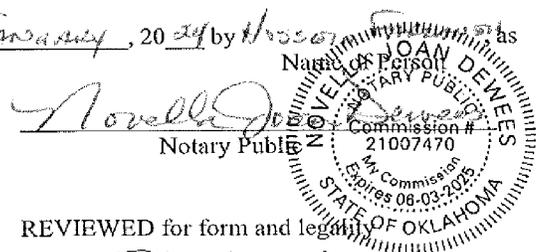
By:

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS.

This instrument was acknowledged before me on this 23rd day of January, 2024 by Novella J. Denees as

General Partner of Farzaneh Development, LLLP
Title Name of Private Entity

My Commission Expires: 6/3/2025
My Commission No. 21007470



ACCEPTED by The City of Oklahoma City
this 12th day of March, 2024.

City Clerk



REVIEWED for form and legal

Assistant Municipal Counselor

3/22

ATTACHMENT "A"
LEGAL DESCRIPTION
OFFSITE DRAINAGE EASEMENTS - PD-3076
CASTLEBERRY ADDITION SECTION 5
OKLAHOMA CITY, OKLAHOMA

Being drainage easements lying in the Southwest Quarter (S.W. $\frac{1}{4}$), of Section Nineteen (19), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma:

DRAINAGE EASEMENT #1

Said easement being a 20.00 feet wide drainage easement and being more particularly described as follows:

COMMENCING at the Southeast corner of said S.W. $\frac{1}{4}$; **THENCE** North $00^{\circ}18'46''$ West along the East line of said S.W. $\frac{1}{4}$ a distance of 1198.13 feet; **THENCE** North $89^{\circ}38'28''$ West a distance of 194.97 feet; **THENCE** North $45^{\circ}01'23''$ East a distance of 35.15 feet; **THENCE** North $00^{\circ}18'46''$ West a distance of 46.40 feet to the **POINT OF BEGINNING**;

THENCE South $46^{\circ}01'39''$ West a distance of 29.45 feet; **THENCE** North $43^{\circ}58'21''$ West a distance of 20.00 feet; **THENCE** North $46^{\circ}01'39''$ East a distance of 48.54 feet to **POINT "A"**; **THENCE** South $00^{\circ}18'46''$ East a distance of 27.65 feet to the **POINT OF BEGINNING**.

Said easement contains 0.02 acres, more or less.

And also,

DRAINAGE EASEMENT #2

Said easement being a 15.00 feet wide drainage easement and being more particularly described as follows:

COMMENCING at said **POINT "A"**; **THENCE** North $00^{\circ}18'46''$ West a distance of 10.97 feet; **THENCE** North $89^{\circ}38'28''$ West a distance of 529.25 feet; **THENCE** North $50^{\circ}30'07''$ West a distance of 63.84 feet; **THENCE** North $04^{\circ}55'02''$ West a distance of 20.00 feet to a point on a non-tangent curve; **THENCE** around a curve to the right having a radius of 50.00 feet (said curve subtended by a chord which bears North $71^{\circ}51'51''$ West, a distance of 39.16 feet) and an arc length of 40.24 feet to the **POINT OF BEGINNING**;

THENCE South $75^{\circ}17'33''$ West a distance of 45.30 feet; **THENCE** North $14^{\circ}42'27''$ West a distance of 15.00 feet; **THENCE** North $75^{\circ}17'33''$ East a distance of 38.43 feet to a point on a non-tangent curve; **THENCE** around a curve to the left having a radius of 50.00 feet (said curve subtended by a chord which bears South $39^{\circ}18'53''$ East, a distance of 16.50 feet) and an arc length of 16.57 feet to the **POINT OF BEGINNING**. Said easement contains 0.01 acres, more or less.

