



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage) Project No. PD-3098

E #36508

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Cypress Plains Land Fund, 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" ("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.

Cypress Plains Land Fund, LLC

Dated this 6th day of AUGUST, 2024.

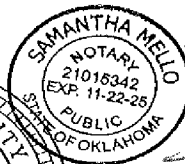
By: Jakee Stumbeck
JAKEE STUMBECK, MANAGER

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 6th day of August, 2024 by Jakee Stumbeck, as
MANAGER of Cypress Plains Land Fund, LLC. Name of Person

Title Name of Private Entity

My Commission Expires: 11-22-25
My Commission No. 2101534



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma
this 22nd day of August, 2024

[Signature]
City Clerk



REVIEWED for form and legality

[Signature]
Assistant Municipal Counselor

3/22

Attachment "A"

LEGAL DESCRIPTION

**Cypress Plains Phase 1
Drainage Easement**

August 6, 2024

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,030.41 feet;

THENCE South 00°14'36" East, departing said North line, a distance of 899.54 feet to a point on the boundary of the proposed plat CYPRESS PLAINS PHASE 1, said point being the POINT OF BEGINNING;

THENCE South 39°51'48" East, a distance of 150.06 feet;

THENCE South 50°08'12" West, a distance of 15.00 feet;

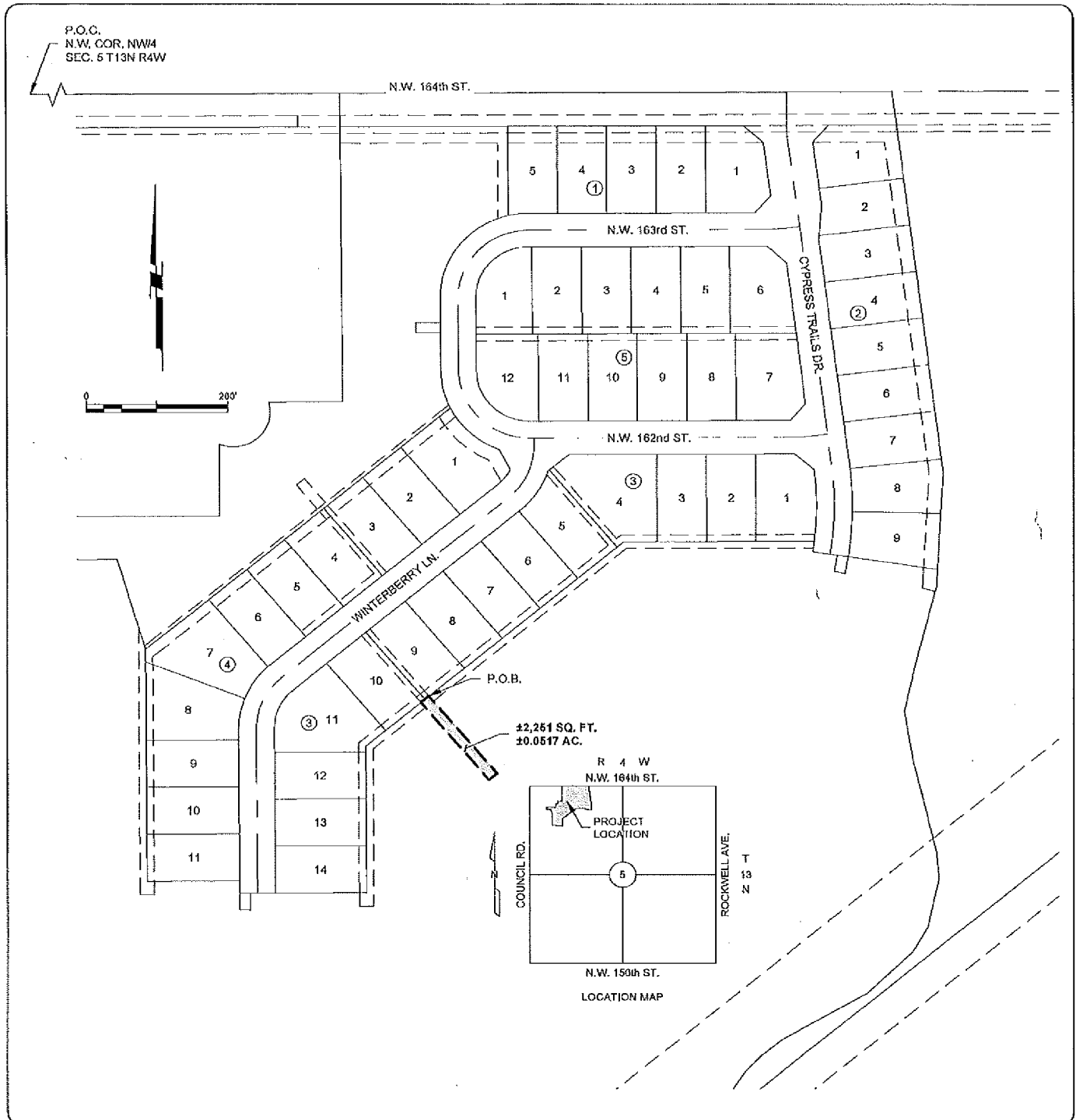
THENCE North 39°51'48" West, a distance of 150.06 feet to a point on the boundary of said proposed plat CYPRESS PLAINS PHASE 1;

THENCE North 50°08'12" East, along and with the boundary of said proposed plat CYPRESS PLAINS PHASE 1, a distance of 15.00 feet to the POINT OF BEGINNING

Containing 2,251 square feet or 0.0517 acres, more or less.

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

Attachment "A"



ACAD FILE: H:\4861\4861-Office Easements.dwg, 5/9/2023 4:24 PM, Matt Johnson
 XREFS LOADED: 4861-FPLT.dwg 4861-bdy-approx.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 4861
 Date: 8-6-24
 Scale: 1"=200'

CYPRESS PLAINS PHASE 1
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
DRAINAGE EASEMENT



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-0375 FAX (405) 235-8078 www.ja-inc.com
 Certificate of Authorization #1484 Exp. Date 06-30-2025
 • ENGINEERS • SURVEYORS • PLANNERS •