



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No.
SD. 2024.00008

E# 36,663

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT 150 MAY HOLDINGS, 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" ("Subject Property") for the use of the Grantees for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing water and wastewater systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "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 may construct driveways and parking areas on the Subject Property.
3. 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 Utility Systems.
4. This Permanent Easement does not create an obligation upon the Grantees to construct the Utility Systems, or provide services or functions. Once the Utility System is constructed the Grantees agree to operate, maintain, replace, expand, or repair the Utility System in accordance with Grantees' standards and policies.
5. The 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.

This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

150 MAY HOLDINGS, LLC

Dated this 24th day of September, 2024.

By: [Signature]
MANAGER

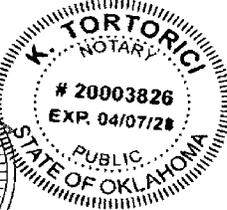
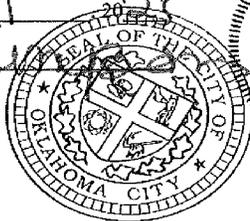
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 24 day of September, 2024 by Robert [Signature], as MANAGER of 150 MAY HOLDINGS, LLC.

My Commission Expires: 4-7-2025
My Commission No. 20003826

[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 20th day of April, 2025
[Signature]
City Clerk



REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

4/24

ATTACHMENT "A-1"

LEGAL DESCRIPTION

150 May Holdings
Sewer Easement

September 19, 2024

A tract of land being a part of the Northeast Quarter (NE/4), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of the Tract of land described in the Special Warranty Deed recorded in Book 15654, Page 1951 (150 MAY HOLDINGS Tract), also being a portion of Lot One (1), Block One (1), Quail Springs Office Park North Section 1 (QUAIL SPRINGS PLAT) recorded in Book 61, page 78, being more particularly described as follows:

Commencing at the Northern most Northwest Corner of the original Lot One (1), Block One (1), QUAIL SPRINGS PLAT;

THENCE along and with the boundary of said original Lot 1 the following three (3) calls:

1. South 44°27'13" West, a distance of 35.36 feet;
2. South 00°32'47" East, a distance of 75.00 feet;
3. on a curve to the right having a radius of 1,774.33 feet, a chord bearing of South 01°15'58" West, a chord length of 112.24 feet and an arc length of 112.26 feet, , being the POINT OF BEGINNING;

THENCE North 89°27'13" East, departing said East line, a distance of 269.68 feet;

THENCE South 00°32'47" East, a distance of 201.35 feet;

THENCE South 75°52'28" East, a distance of 215.78 feet;

THENCE North 22°10'55" East, a distance of 199.07 feet;

THENCE North 61°42'58" East, a distance of 17.20 feet to a point on the East line of said original Lot One (1), Block One (1), QUAIL SPRINGS PLAT;

THENCE along and with the East line of said original Lot 1 the following Two (2) calls:

- South 27°40'46" East, a distance of 5.30 feet;
- South 22°10'55" West, a distance of 221.94 feet;

THENCE North 75°52'28" West, departing said East line, a distance of 24.59 feet to a point on the South line of said original Lot One (1), Block One (1), QUAIL SPRINGS PLAT;

ATTACHMENT "A-1"

THENCE along and with the South line of said original Lot 1 the following Two (2) calls:

1. a non-tangent curve to the left having a radius of 780.00 feet, a chord bearing of North 74°53'33" West, a chord length of 143.70 feet and an arc length of 143.91 feet;
2. North 80°10'41" West, a distance of 32.82 feet;

THENCE North 75°52'28" West, departing said South line, a distance of 34.22 feet to the East line of the Tract of land described in the Special Warranty Deed recorded in Book 15654, Page 1945 (School Safe ID LLC Tract);

THENCE North 00°32'47" West, along and with the East line of said School Safe ID LLC Tract, a distance of 209.24 feet to the Northeast (NE) Corner of said School Safe ID LLC Tract;

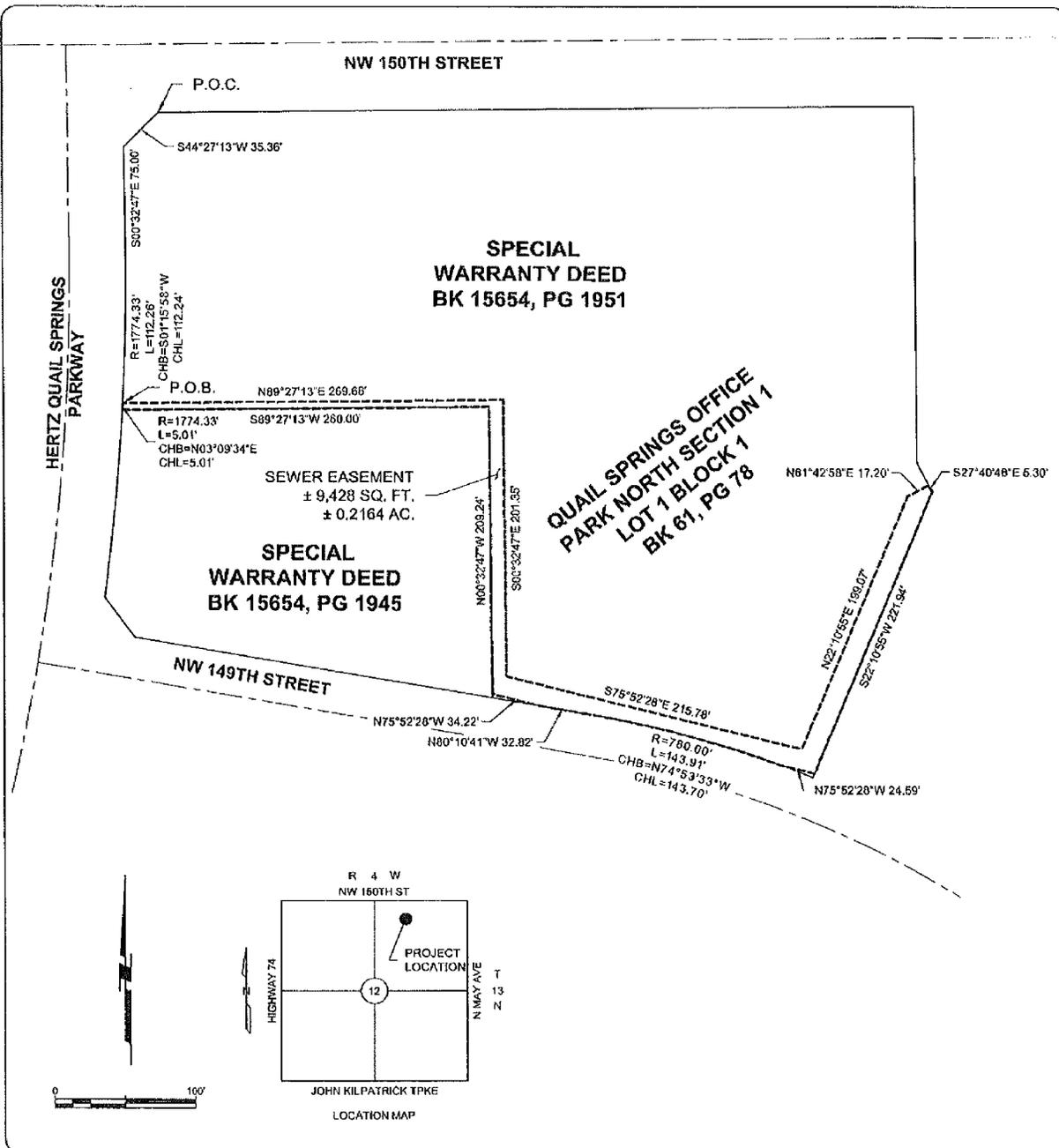
THENCE South 89°27'13" West, along and with the North line of said School Safe ID LLC Tract, a distance of 260.00 feet to a point on the West line of said original Lot One (1), Block One (1), QUAIL SPRINGS PLAT;

THENCE along and with the West line of said original Lot 1, on a non-tangent curve to the left having a radius of 1,774.33 feet, a chord bearing of North 03°09'34" East, a chord length of 5.01 feet and an arc length of 5.01 feet to the POINT OF BEGINNING.

Containing 9,428 square feet or 0.2164 acres, more or less.

Basis of Bearing: Bearings as shown on the Quail Springs Office Park North Section 1 Plat recorded in Book 61 of plats, Page 78. All Distances are grid distances in U.S. Survey Feet.

ATTACHMENT "A-1"



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XREFS LOADED: 5091-pos-Hold by.dwg

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Proj. No.: 5004
Date: 9/19/24
Scale: 1"=100'

150 MAY HOLDINGS
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
SEWER EASEMENT

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