



Doc#:R 2024 3495

Bk&Pg:RB 5800 329-336

Filed:02-14-2024 JMH

09:33:08 AM EA

Canadian County, OK 8E

Ret to:
The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2022-00004 & SD-2022-00002

PERMANENT EASEMENT

E#36,427

KNOW ALL MEN BY THESE PRESENTS THAT SURREY HILLS DEVELOPMENT, LLC, an Oklahoma limited liability company 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 CANADIAN County, Oklahoma, shown on Attachment "A", Attachment "B", Attachment "C", Attachment "D", Attachment "E", and Attachment "F" ("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.

SURREY HILLS DEVELOPMENT LLC

Dated this 16 day of June, 2023

By: [Signature]
Tony Meek, Manager

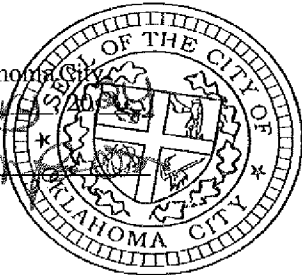
STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 16 day of June, 2023 by Tony Meek as Manager of SURREY HILLS DEVELOPMENT LLC.

My Commission Expires: 8/23/25
My Commission No. 21011053

[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 16 day of February, 2024
[Signature]
City Clerk

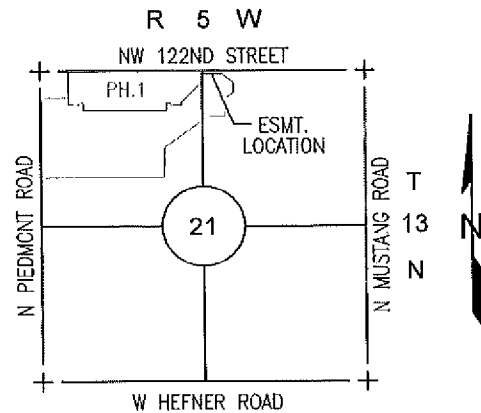


REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

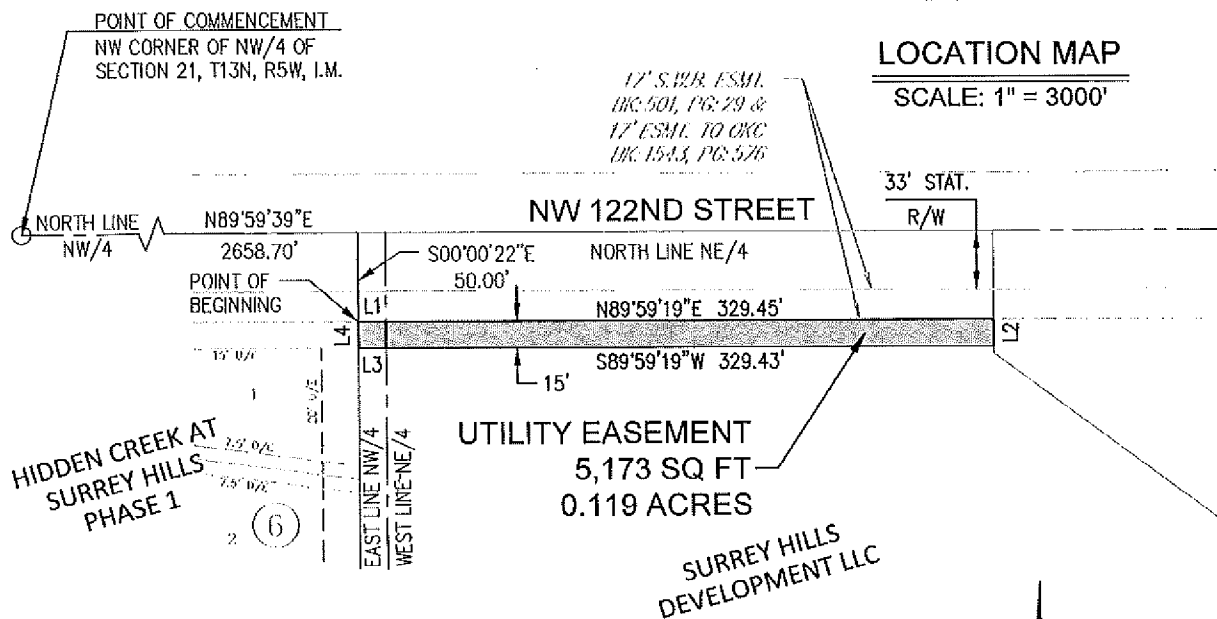
RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

8/32

Line Table		
Line #	Length	Direction
L1	15.42'	N89°59'39"E
L2	15.00'	S00°00'00"E
L3	15.44'	S89°59'39"W
L4	15.00'	N00°00'22"W



LOCATION MAP
SCALE: 1" = 3000'



LEGAL DESCRIPTION

A tract of land located in the North Half (N/2) of Section Twenty-One (21), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Northwest corner of the NW/4 of said Section 21;
Thence N89°59'39"E along the North line of said NW/4 a distance of 2658.70 feet;
Thence S00°00'22"E a distance of 50.00 feet to the Point of Beginning;
Thence N89°59'39"E a distance of 15.42 feet to a point on the East line of said NW/4;
Thence N89°59'19"E within the NE/4 of said Section 21 a distance of 329.45 feet;
Thence S00°00'00"E a distance of 15.00 feet;
Thence S89°59'19"W a distance of 329.43 feet to a point on the West line of said NE/4;
Thence S89°59'39"W within the NW/4 of said Section 21 a distance of 15.44 feet;
Thence N00°00'22"W a distance of 15.00 feet to the Point of Beginning.
Containing 5,173 Square Feet or 0.119 Acres, more or less.

SCALE: 1" = 100'



LTS | **ENGINEERING SERVICES, LLC**
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT A

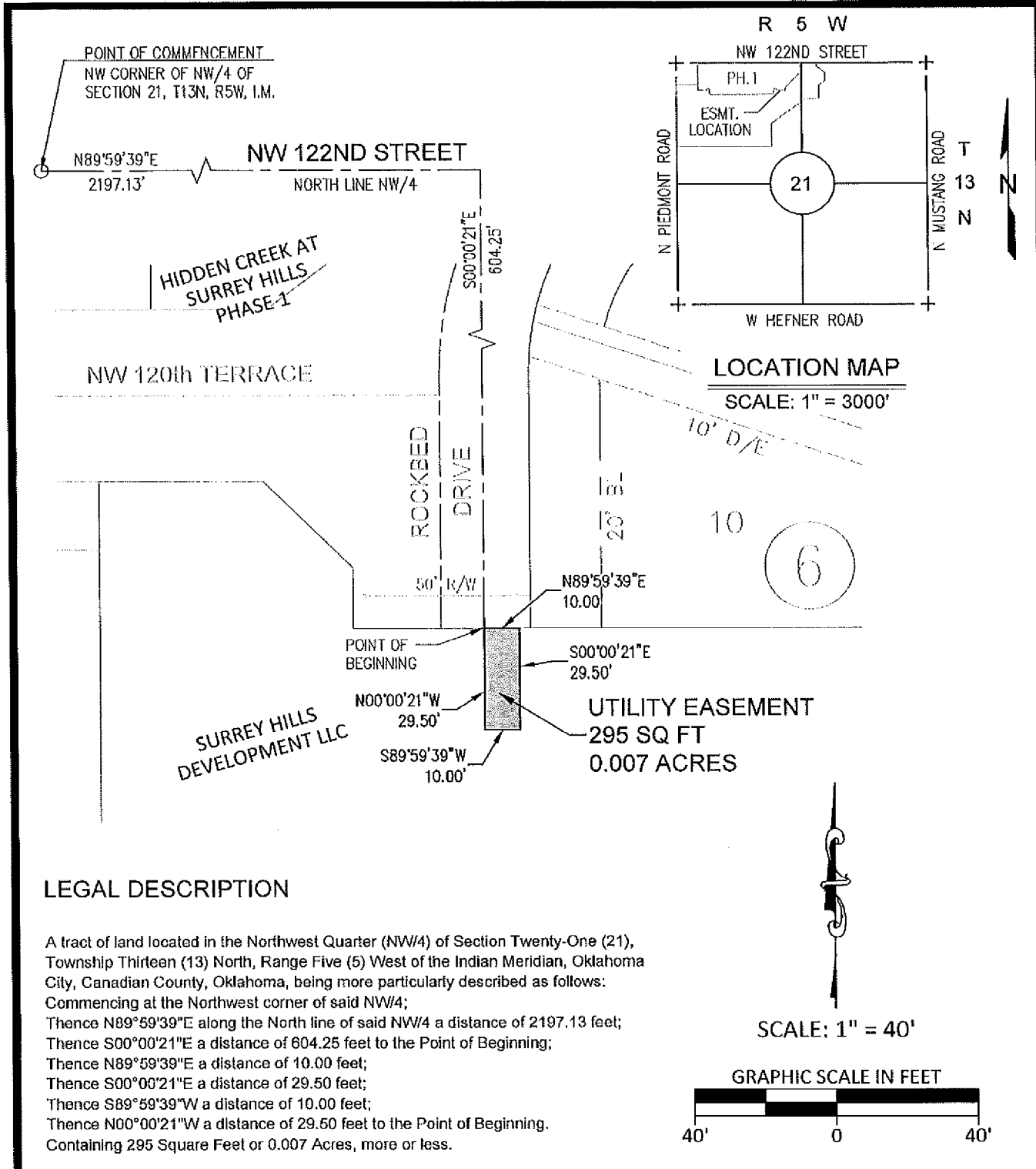
CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.:

1 OF 1

DATE:

06/14/2023



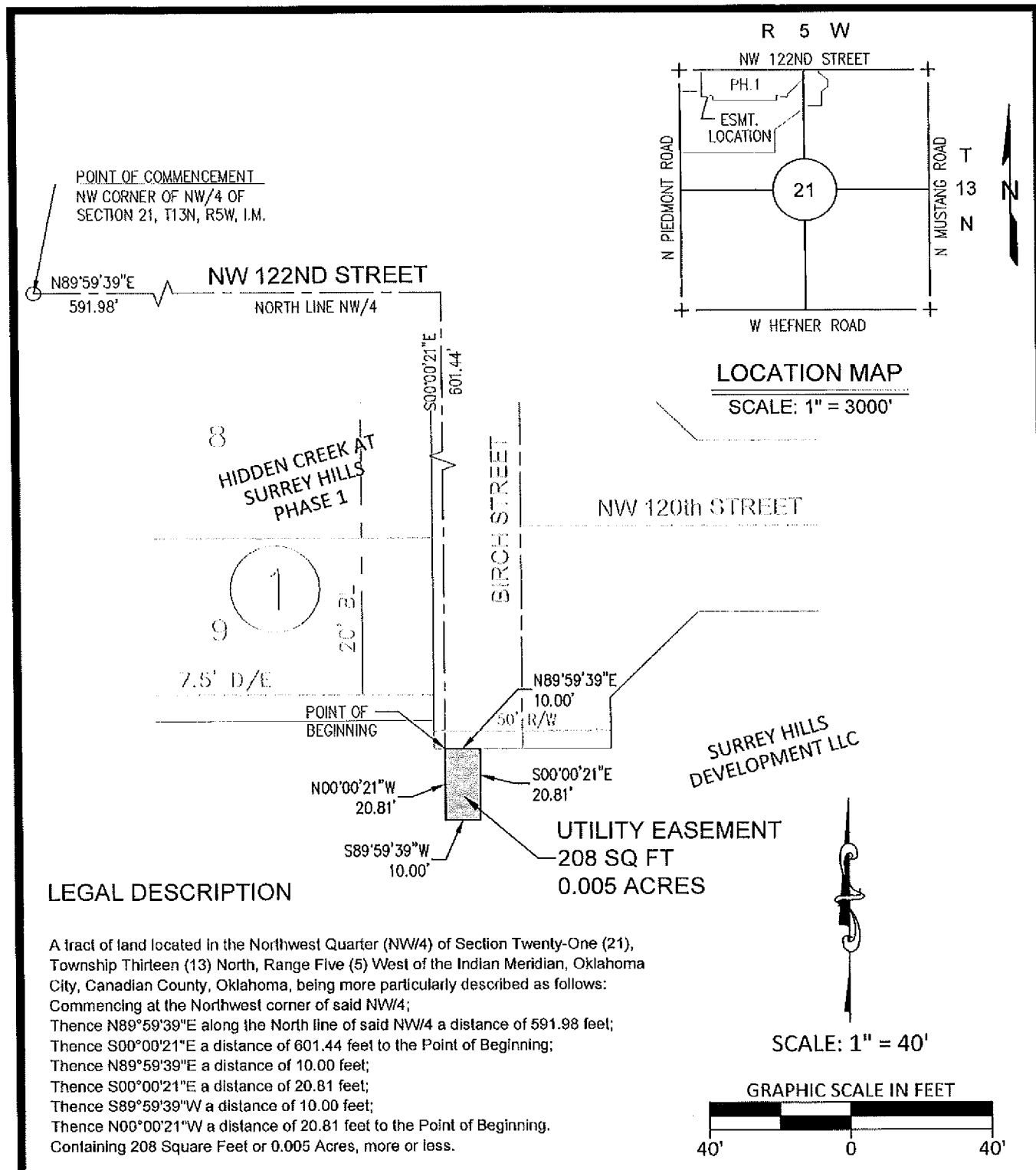
LTS | **ENGINEERING
SERVICES, LLC**
P.O. Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT B

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 06/14/2023



LTS ENGINEERING SERVICES, LLC

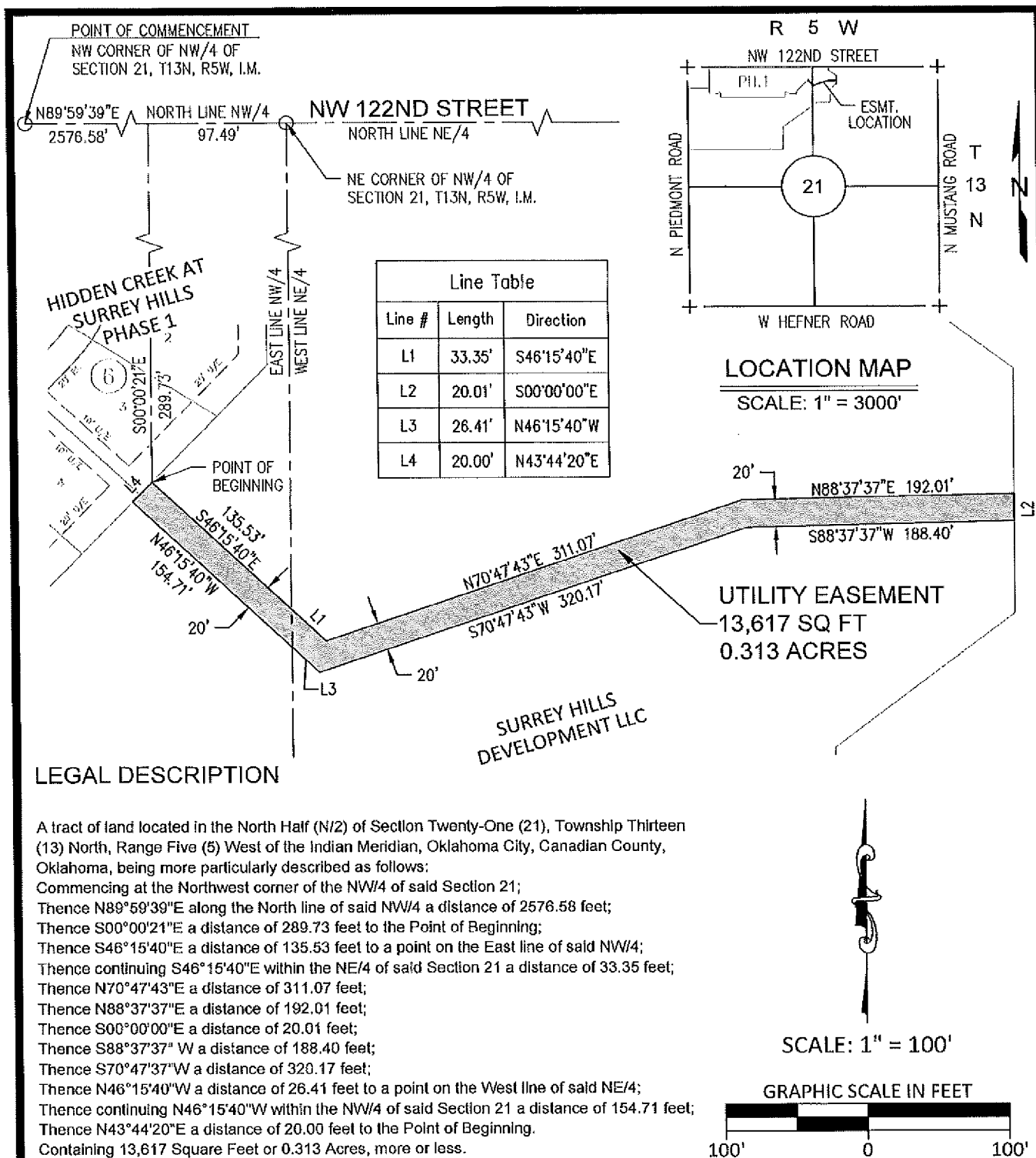
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT C

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 06/14/2023



LEGAL DESCRIPTION

A tract of land located in the North Half (N/2) of Section Twenty-One (21), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of the NW/4 of said Section 21;
Thence N89°59'39"E along the North line of said NW/4 a distance of 2576.58 feet;
Thence S00°00'21"E a distance of 289.73 feet to the Point of Beginning;
Thence S46°15'40"E a distance of 135.53 feet to a point on the East line of said NW/4;
Thence continuing S46°15'40"E within the NE/4 of said Section 21 a distance of 33.35 feet;
Thence N70°47'43"E a distance of 311.07 feet;
Thence N88°37'37"E a distance of 192.01 feet;
Thence S00°00'00"E a distance of 20.01 feet;
Thence S88°37'37"W a distance of 188.40 feet;
Thence S70°47'37"W a distance of 320.17 feet;
Thence N46°15'40"W a distance of 26.41 feet to a point on the West line of said NE/4;
Thence continuing N46°15'40"W within the NW/4 of said Section 21 a distance of 154.71 feet;
Thence N43°44'20"E a distance of 20.00 feet to the Point of Beginning.
Containing 13,617 Square Feet or 0.313 Acres, more or less.

LTS | **ENGINEERING
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PO Box 31685, Edmond, OK 73003

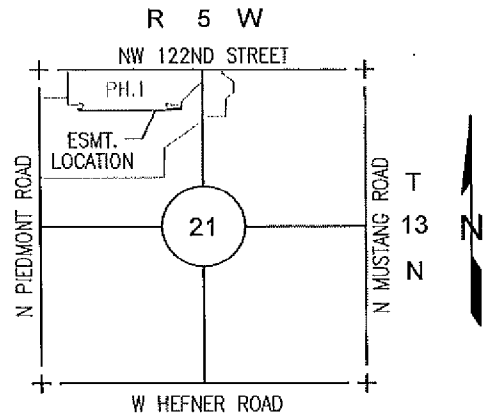
UTILITY EASEMENT - ATTACHMENT D

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 06/14/2023

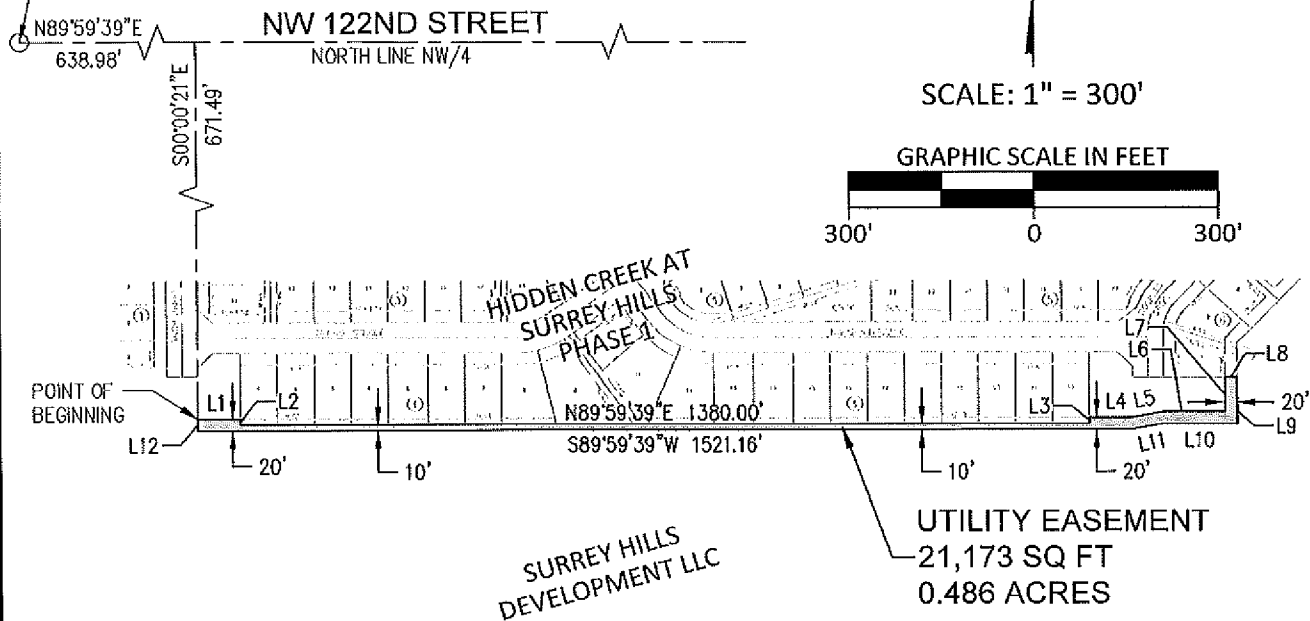
Line Table		
Line #	Length	Direction
L1	70.00'	N89°59'39"E
L2	10.00'	S00°00'21"E
L3	10.00'	N00°00'00"E
L4	71.15'	N89°59'39"E
L5	50.94'	N78°58'11"E
L6	100.00'	N89°59'39"E
L7	57.50'	N00°00'21"W
L8	20.00'	N89°59'39"E
L9	77.50'	S00°00'20"E
L10	120.00'	S89°59'39"W
L11	50.94'	S78°58'10"W
L12	20.00'	N00°00'21"W



LOCATION MAP

SCALE: 1" = 3000'

POINT OF COMMENCEMENT
NW CORNER OF NW/4 OF
SECTION 21, T13N, R5W, I.M.



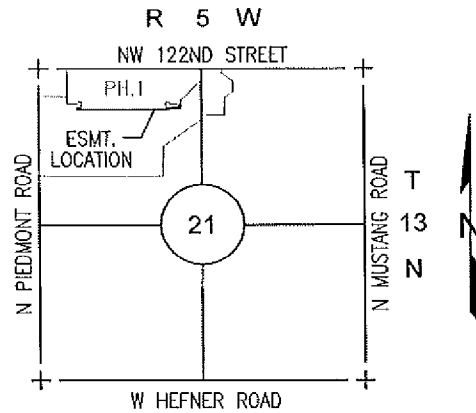
LTS | **ENGINEERING
SERVICES, LLC**
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT E

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 2

DATE: 06/14/2023

**LOCATION MAP**

SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said NW/4;

Thence N89°59'39"E along the North line of said NW/4 a distance of 638.98 feet;

Thence S00°00'21"E a distance of 671.49 feet to the Point of Beginning;

Thence N89°59'39"E a distance of 70.00 feet;

Thence S00°00'21"E a distance of 10.00 feet;

Thence N89°59'39"E a distance of 1380.00 feet;

Thence N00°00'00"E a distance of 10.00 feet;

Thence N89°59'39"E a distance of 71.15 feet;

Thence N78°58'11"E a distance of 50.94 feet;

Thence N89°59'39"E a distance of 100.00 feet;

Thence N00°00'21"W a distance of 57.50 feet;

Thence N89°59'39"E a distance of 20.00 feet;

Thence S00°00'20"E a distance of 77.50 feet;

Thence S89°59'39"W a distance of 120.00 feet;

Thence S78°58'10"W a distance of 50.94 feet;

Thence S89°59'39"W a distance of 1521.16 feet;

Thence N00°00'21"W a distance of 20.00 feet to the Point of Beginning.

Containing 21,173 Square Feet or 0.486 Acres, more or less.

LTS | **ENGINEERING
SERVICES, LLC**

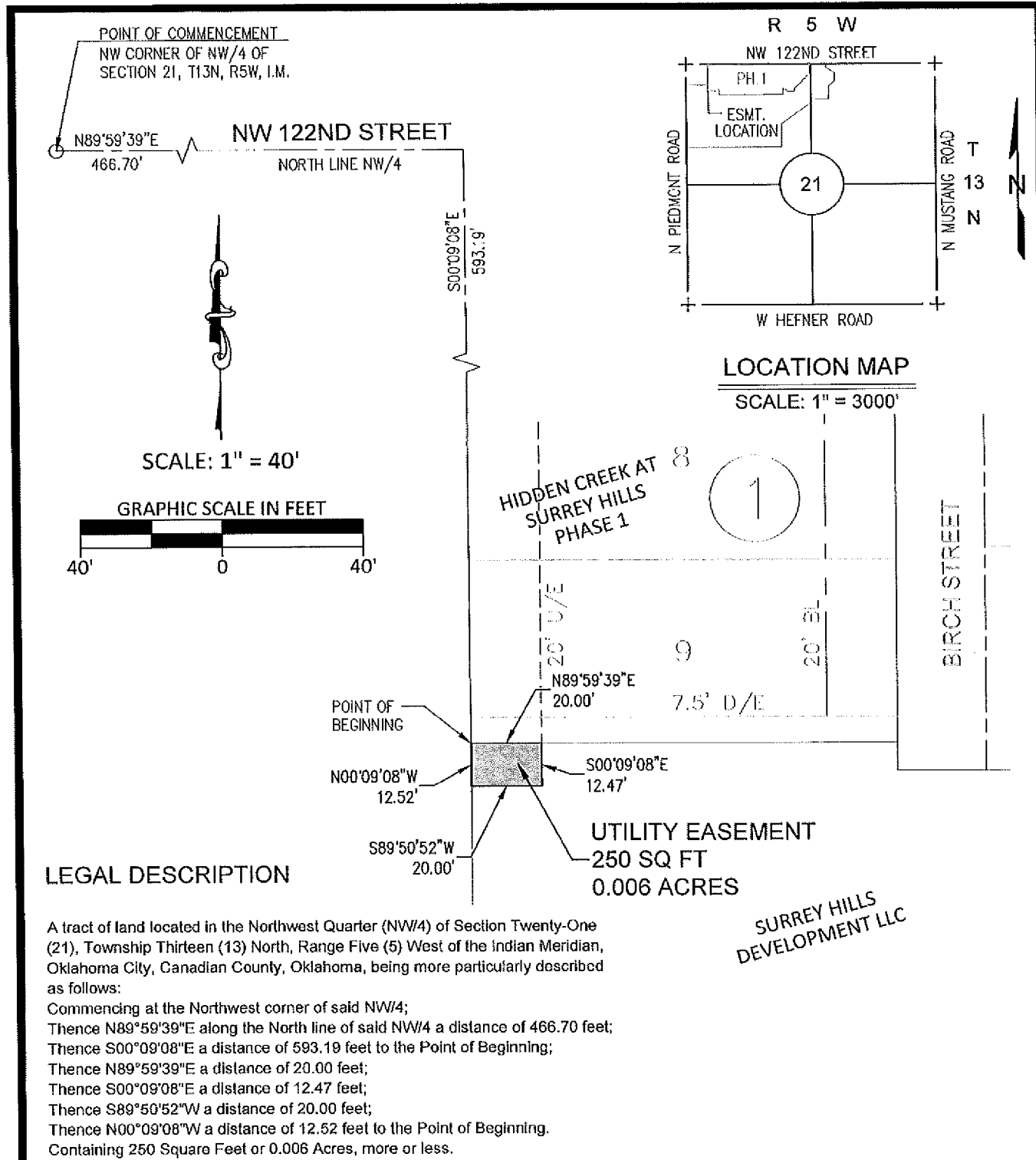
PO Box 31685, Edmond, OK 73003

**UTILITY EASEMENT
- ATTACHMENT E**

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 2 OF 2

DATE: 06/14/2023



LTS | **ENGINEERING SERVICES, LLC**
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT F

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.:

1 OF 1

DATE:

06/14/2023