



**The City of Oklahoma City**

Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Streets and Utilities) Project No. PC-0926 / WC-1023

**PERMANENT EASEMENT**

E# 36,421

**KNOW ALL MEN BY THESE PRESENTS THAT** KWN Assets, 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 Oklahoma 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.

**KWN Assets, LLC**

Dated this 29 day of Jan, 2024.

By: Ken Novotny  
Ken Novotny, Manager

**STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.**

This instrument was acknowledged before me on this 29<sup>th</sup> day of January, 2024, by Ken Novotny, as Manager of KWN Assets, LLC, an Oklahoma limited liability company.

My Commission Expires \_\_\_\_\_

My Commission No. \_\_\_\_\_



Glenn Robertson  
Notary Public

**ACCEPTED** by The City of Oklahoma City  
this 13<sup>th</sup> day of February, 2024.

Amy K. Simpson  
City Clerk



**REVIEWED** for form and legality.

Patricia Mann  
Assistant Municipal Counselor

7/30

**ATTACHMENT "A"**

PAGE 1 OF 4

PARCEL NO. 15  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 15

**Permanent Right Of Way Easement**

A Permanent Right Of Way Easement located in Southwest 1/4 of Section 30  
Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement  
being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 30;  
Thence N 00°19'15" W on the West line of said Southwest 1/4 a distance of 33.00  
feet;  
Thence N 89°16'43" E a distance of 33.00 feet to a point on the East Statutory Right  
of Way line of South Post Road and the Point of Beginning of the Easement Tract  
further described herein;  
Thence N 00°19'15" W on said East Statutory Right Of Way line of South Post Road  
a distance of 40.28 feet;  
Thence S 45°19'15" E a distance of 56.57 feet to a point on the North Statutory Right  
of Way line of Southeast 74th Street;  
Thence S 89°16'43" W on said North Statutory Right Of Way line of Southeast 74th  
Street a distance of 40.00 feet to the point of beginning.


Containing 0.02 Acres (805.55 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,  
NAD 83 (2011), North zone

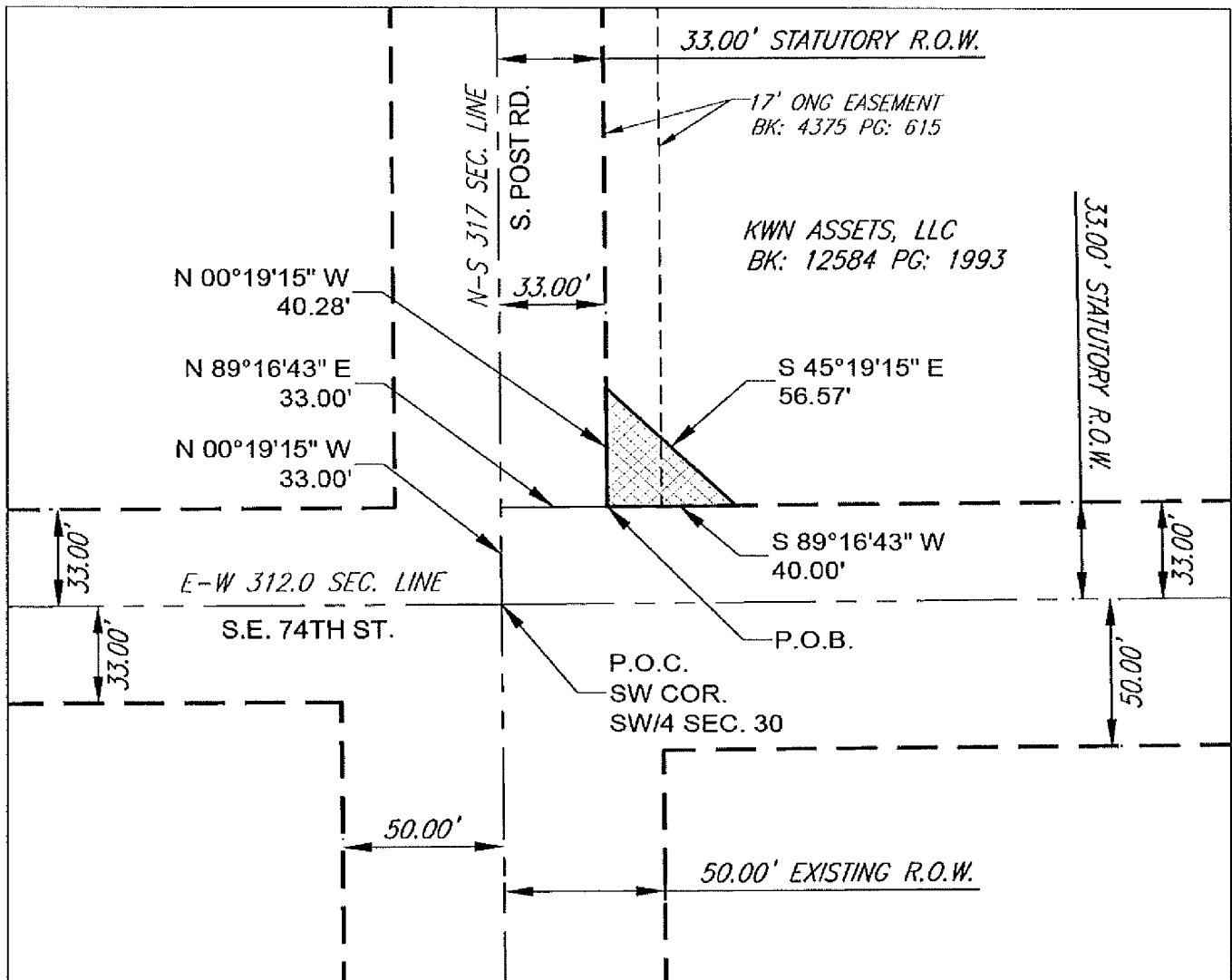
This Description was prepared by:

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-03-2023

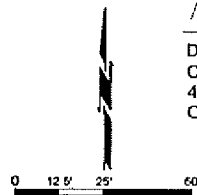
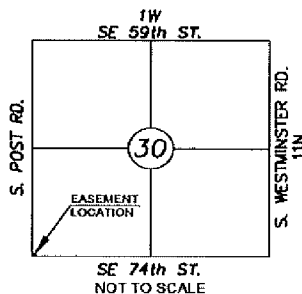
 <b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-24	DATE: 10/03/2023
	CEC PROJECT #: 220930.1
	Post Road Easements
	PARCEL 15
	<b>PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "A"</b> PROJECT NO. PC-0926

**ATTACHMENT "A"**

PAGE 2 OF 4

PARCEL NO. 15  
PROJECT NO. PC-0926**SURVEYOR'S CERTIFICATE**

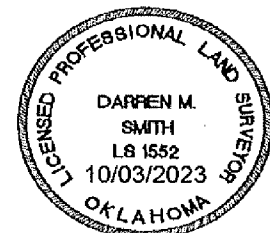
I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.

**BASIS OF BEARING**

Note: Bearings are Based On Oklahoma State Plane System, NAD83/2011, North Zone.

*Darren M. Smith*

Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142.



4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-24

DATE: 10/03/2023  
CEC PROJECT #: 220330.1  
Post Road Easements  
PARCEL 15

**PERMANENT RIGHT OF WAY  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0926

**ATTACHMENT "A"**

PAGE 3 OF 4

PARCEL NO. 16  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 16

**Permanent Right Of Way Easement**

A Permanent Right Of Way Easement located in Southwest 1/4 of Section 30  
Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement  
being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 30;  
Thence N 00°19'15" W on the West line of said Southwest 1/4 a distance of 195.19  
feet;  
Thence N 89°40'45" E a distance of 33.00 feet to a point on the East Statutory Right  
of Way line of South Post Road and the Point of Beginning of the Easement Tract  
further described herein;  
Thence N 00°19'15" W on said Statutory Right of Way line a distance of 10.00 feet;  
Thence N 89°40'45" E a distance of 5.00 feet;  
Thence S 00°19'15" E a distance of 10.00 feet;  
Thence S 89°40'45" W a distance of 5.00 feet to the point of beginning.


Containing 0.001 Acres (50.00 Sq.Ft.), more or less.

**Basis of Bearing:**

Grid North as established by Oklahoma State Plane System,  
NAD 83 (2011), North zone

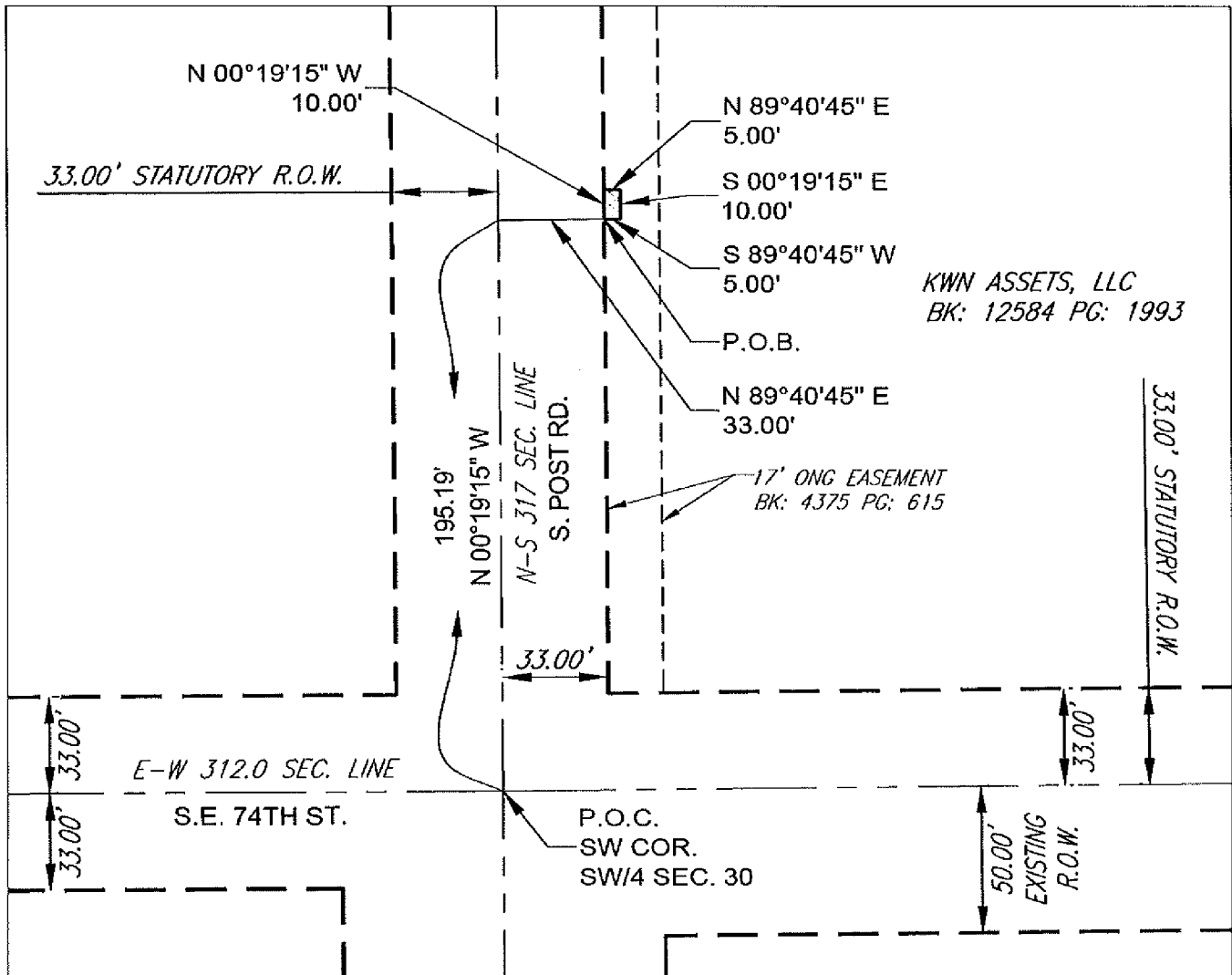
**This Description was prepared by:**

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-03-2023

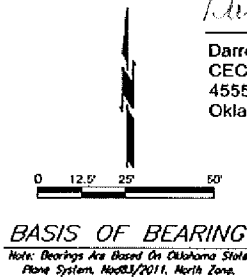
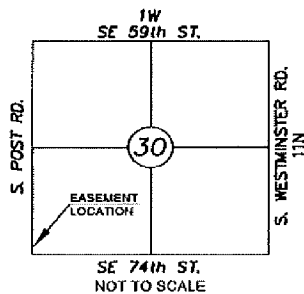
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	Post Road Easements
	PARCEL 16
	<b>PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "A"</b> PROJECT NO. PC-0926

**ATTACHMENT "A"**

PAGE 4 OF 4

PARCEL NO. 16  
PROJECT NO. PC-0926**SURVEYOR'S CERTIFICATE**

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CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-24

DATE: 10/03/2023  
CEC PROJECT #: 220930.1  
Post Road Easements  
PARCEL 16

**PERMANENT RIGHT OF WAY  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0926

**ATTACHMENT "B"**

PAGE 1 OF 2

PARCEL NO. 17-A  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 17-A

**Channel Easement**

A Channel Easement located in Southwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of Section 30;  
Thence N 00°19'15" W on the West line of said Southwest 1/4 a distance of 463.48 feet;  
Thence N 89°40'45" E a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;  
Thence N 00°19'15" W on said Statutory Right of Way line a distance of 52.11 feet to a point on the North line of a property described in Book 12584, Page 1993 filed for record at the Oklahoma County Clerk's Office;  
Thence N 89°13'05" E on said property line a distance of 41.00 feet;  
Thence S 00°19'15" E a distance of 12.35 feet;  
Thence S 45°19'15" W a distance of 57.34 feet to the point of beginning.

Containing 0.03 Acres (1,321.24 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,  
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-03-2023



4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 763.4200  
CA #32 EXP. 06-30-24

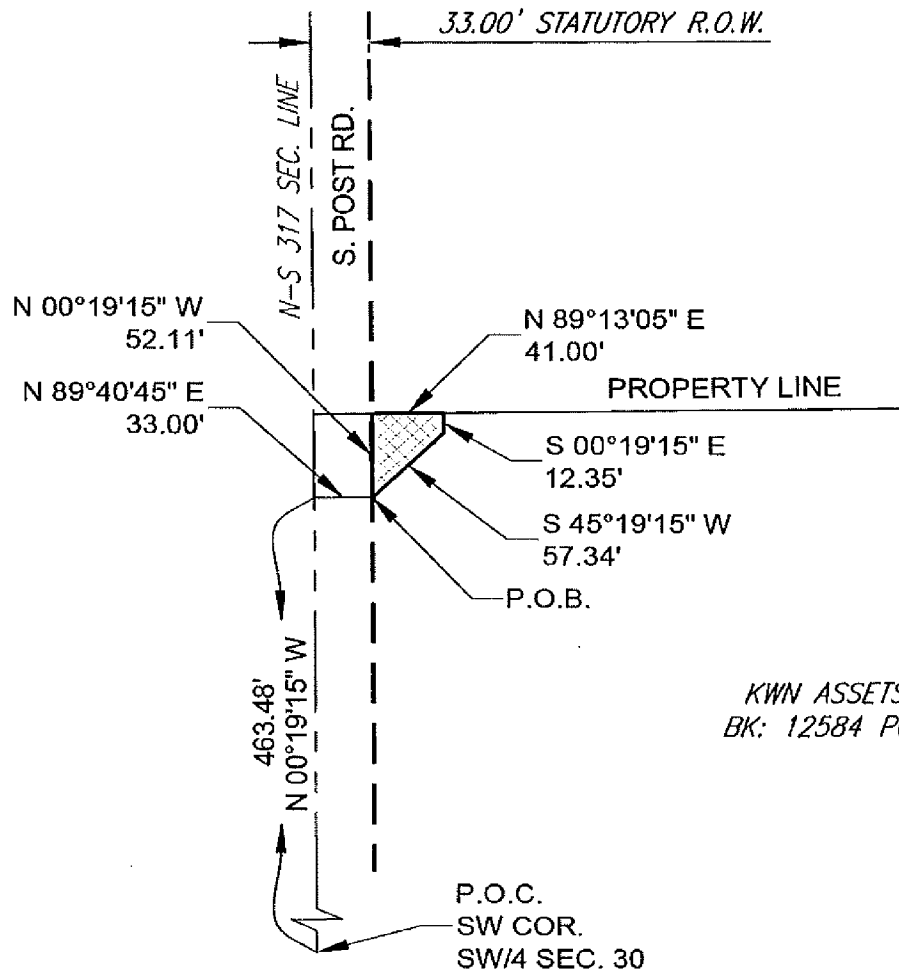
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CEC PROJECT #: 220930.1  
Post Road Easements  
PARCEL 17-A

**CHANNEL  
EASEMENT  
ATTACHMENT "A"**

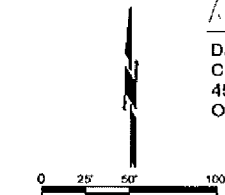
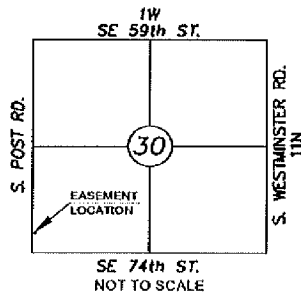
PROJECT NO. PC-0926

**ATTACHMENT "B"**

PAGE 2 OF 2

PARCEL NO. 17-A  
PROJECT NO. PC-0926**SURVEYOR'S CERTIFICATE**

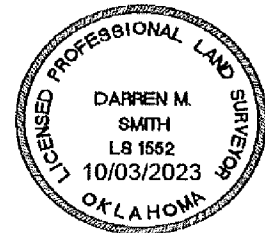
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**BASIS OF BEARING**  
Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011, North Zone.

*Darren M. Smith*

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4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-24

DATE: 10/03/2023  
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Post Road Easements  
PARCEL 17-A

**CHANNEL  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0926