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Pam Howlett - Cleveland County Clerk, OK
Fee: \$22.00 bp



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project No. PC-0707

Electronically Filed

E #36,592

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT The Suzanne Tanaka Trust, dated the 9th day of May, 1995, 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 Cleveland 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.

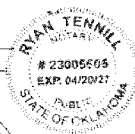
Dated this 14 day of October, 2024.

Suzanne D. Tanaka
Suzanne D. Tanaka, Trustee
Kenneth Tanaka
Kenneth Tanaka, Trustee

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 14 day of October, 2024 by Suzanne D. Tanaka and Kenneth Tanaka, Trustees of The Suzanne Tanaka Trust, dated the 9th day of May, 1995.

My Commission Expires: _____
My Commission No. _____



Ryan Tennill
Notary Public

ACCEPTED by The City of Oklahoma City
this 14th day of November, 2024.

Amy H. Simpson
City Clerk

REVIEWED for form and legality

Christy Keith
Assistant Municipal Counselor

3/22

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 19

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 4281, Page 354:

A tract of land located in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of the SW1/4, thence North 89°52'00" West along the South line of said SW1/4 a distance of 927.30 feet; thence North 01°47'24" East a distance of 720.38 feet to the Point of Beginning, thence North 89°52'00" West a distance of 516.70 feet, thence North a distance of 139.36 feet, thence South 89°52'00" East a distance of 521.07 feet, thence South 01°47'24" West a distance of 139.41 feet to the Point of Beginning;

And

A tract of land located in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of the SW1/4, thence North 89°52'00" West along the South line of said SW1/4 a distance of 927.30 feet to the point of beginning, thence North 01°47'35" East a distance of 720.38 feet, thence North 89°52'00" West and parallel with the South line of said SW1/4 a distance of 516.70 feet, thence South 0°00'00" West a distance of 720.08 feet, thence South 89°52'00" East a distance of 494.2 feet to the point of beginning.

Said tract of land contains an area of 8,423 square feet or 0.1934 acres, more or less.

Prepared by:

Taylor Denniston, PLS No. 1787
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094

