

RESOLUTION

RESOLUTION DECLARING THE NECESSITY FOR ACQUIRING CERTAIN PERMANENT EASEMENTS LOCATED IN SECTIONS 20, 29 & 30 OF TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA; AUTHORIZING, INSTRUCTING, AND DIRECTING THE CITY MANAGER TO ACQUIRE SAID PERMANENT EASEMENTS FOR ROADWAY WIDENING IMPROVEMENTS AND USES INCIDENTAL THEREOF, FOR PROJECT PC-0707, ROADWAY WIDENING AND IMPROVEMENTS, SW 149TH STREET FROM SOUTH PENNSYLVANIA AVENUE TO SOUTH WESTERN AVENUE, BY PURCHASE AND SETTLEMENT OF DAMAGES WITH THE LAND OWNERS; AUTHORIZING, INSTRUCTING AND DIRECTING THE MUNICIPAL COUNSELOR TO CONDEMN SAID PROPERTY FOR SAID PURPOSES IF SAID PERMANENT EASEMENTS CANNOT BE PURCHASED AND THE DAMAGES SETTLED BY AGREEMENT WITH THE LAND OWNERS.

WHEREAS, on this 13TH day of FEBRUARY, 2024, it is deemed necessary and advisable by the City of Oklahoma City to acquire certain permanent easements located in Cleveland County, Oklahoma, for Project PC-0707, roadway widening and improvements, SW 149th Street from South Pennsylvania Avenue to South Western Avenue, and uses incidental thereof for the use and the benefit of the City of Oklahoma City; and

WHEREAS, said parcels of permanent easements described as follows:

See Attachment “A” Attached hereto and made a part hereof;

WHEREAS, said easements are not owned by the City of Oklahoma City and it is deemed necessary for the City to acquire said described permanent easements for the purposes of said project; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Oklahoma City that the City of Oklahoma City, pursuant to its power of eminent domain, takes immediate steps to acquire the above described permanent easements for the purposes of constructing, operating, maintaining, repairing, expanding, and replacing public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm water, traffic controls, and appurtenances thereto (collectively Streets and Utility Systems) over, across, under and to said

property, including the right of ingress and egress to and from the described easements plus, all right, title and interest in and to all land, soil, earthen material, vegetation, trees, fixtures, and appurtenances with the boundaries of the described easements, incidentally, removed during the use of said easements;

BE IT FURTHER RESOLVED that the City Manager of the City of Oklahoma City be, and is hereby instructed, authorized, and directed to immediately negotiate with the owners of the above described real property and purchase said permanent easements for the purposes described above for said project and settle the damages, if any, the owners thereof will sustain by reason of the appropriation and the taking thereof for the public purposes aforesaid;

AND BE IT FURTHER RESOLVED in the event the City Manager is unable to secure the above described permanent easements or any part thereof, the Municipal Counselor of the City of Oklahoma City be, and is hereby authorized, instructed, and directed to institute condemnation proceeding against the owner(s) of said real property under the power of eminent domain for said purposes and to take such further legal steps or proceeding as may, in his judgment, appear to be proper to acquire said permanent easements for said purposes, and the immediate possession thereof.

AND BE IT FINALLY RESOLVED, as it is immediately necessary for the preservation of the peace, health, and safety of the City of Oklahoma City and the inhabitants thereof by reason whereof this resolution shall take effect and be in force from and after its passage, as provided by law.

ADOPTED by the Council and signed by the Mayor of The City of Oklahoma City this

13TH day of FEBRUARY, 2024

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

Reviewed for form and legality.

Craig Keith
Assistant Municipal Counselor

Attachment “A”

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 7

The South Seventeen (17) feet of the North Fifty (50) feet of the East One-Hundred Twenty-five and Four tenths (125.4) feet of the following tract of land described in Special Warranty Deed, recorded in Book 6449, Page 183:

The following described real property and premises situation in Cleveland County, Oklahoma to-wit:

Being a part of the West Half of the Northwest Quarter (W1/2NW1/4) of Section 29, Township 10 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said West Half of the Northwest Quarter (W1/2 NW1/4) of Section 29; thence S. 89°19'00" E. and along the North line of said NW1/4 for a distance of 301.65 feet to the point of beginning; thence continuing S. 89°19'00" E. for a distance of 358.353 feet; thence South for a distance of 614.27 feet; thence N. 87°38'51" W. for a distance of 358.63 feet; thence North a distance of 603.82 feet to the point of beginning AKA Tract 15, LESS AND EXCEPT the East 35.00 feet of said described tract which is reserved for road purposes; also known as 1600 S.W. 149th Street, Oklahoma City, Oklahoma 73170.

A part of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 29, Township 10 North, Range 3 West of the Indian Meridian described more particularly as follows:

Beginning at a point 1078 feet East of the Northwest corner of said Section 29, thence S. 45° W. to a point on a parallel 120 feet South of the section line, thence West 428 feet, thence North 120 feet to the section line.

Said tract of land contains an area of 2,132 square feet or 0.0489 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 8

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 2146, Page 497:

Part of the West Half of the Northwest Quarter of Section 29, Township 10 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning 660 feet East of the Northwest Corner of said Northwest Quarter; Thence South 660 feet; Thence East 330 feet; Thence North 660 feet; Thence West 330 feet to the place of beginning.

Said tract of land contains an area of 5,610 square feet or 0.1288 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 9

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 2626, Page 512:

A part of the East Half (E/2) of the Northwest Quarter (NW/4) of Section TWENTY-NINE (29), Township TEN (10) North, Range THREE (3) West of the I.M., Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point North 89°47'33" East along the North line of Section 29 a distance of 1322.86 feet from the Northwest Corner of said Section 29; Thence continuing North 89°47'33" East along the North line of said Section 29 a distance of 330.85 feet; Thence South 00°42'29" East a distance of 659.66 feet; Thence South 89°47'33" West a distance of 330.85 feet; Thence North 00°42'29" West a distance of 659.66 feet to the point of beginning.

Said tract of land contains an area of 5,624 square feet or 0.1291 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 10

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 5467, Page 1121:

A tract of land located in the East half (E/2) of the Northwest Quarter (NW/4) of Section TWENTY-NINE (29), Township TEN (10) North, Range THREE (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more fully described as follows: COMMENCING at the Northeast Corner of the said Northwest Quarter (NW/4) of Section 29; Thence South 89°47'33" West along the North line of said Northwest Quarter (NW/4) a distance of 652.74 feet to the Point of Beginning; Thence South 00°34'14" East a distance of 652.94 feet; Thence South 89°47'33" West a distance of 333.62 feet; Thence North 00°42'29" West a distance of 652.94 feet to a point on the North line of said Northwest Quarter (NW/4); Thence North 89°47'33" East a distance of 335.19 feet to the point of beginning.

Said tract of land contains an area of 5,696 square feet or 0.1308 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 11

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 5523, Page 787:

A tract of land located in the East Half (E/2) of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of the said Northwest Quarter (NW/4) of Section 29; Thence South 89°47'33" West along the North line of said Northwest Quarter (NW/4) a distance of 491.52 feet to the Point of Beginning; Thence South 00°34'14" East a distance of 1311.78 feet; Thence South 89°44'55" West a distance of 171.19 feet; Thence North 00°34'14" West a distance of 1311.92 feet to a point on the North line of said Northwest Quarter (NW/4); Thence North 89°47'33" East a distance of 171.19 feet to the Point of Beginning.

Said tract of land contains an area of 2,910 square feet or 0.0668 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 12

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 3055, Page 762:

A tract of land located in the East half (E/2) of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Northwest Quarter of Section 29; Thence S 89°47'33" W along the North line of said NW/4 a distance of 315.31 feet to the Point of Beginning; Thence S 00°34'14" E a distance of 1311.65 feet; Thence S 89°44'55" W a distance of 171.21 feet; Thence N 00°34'14" W a distance of 1311.78 feet to a point on the North line of said Northwest Quarter; Thence N 89°47'33" E a distance of 171.21 feet to the Point of Beginning.

Said tract of land contains an area of 2,911 square feet or 0.0668 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 13

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 6434, Page 627:

A tract of land located in the Northwest Quarter (NW/4) of Section TWENTY-NINE (29), Township TEN (10) North, Range THREE (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Northeast corner of said Northwest Quarter (NW/4); thence South 89°47'32" West a distance of 157.66 feet to the Point of Beginning; thence South 89°47'32" West a distance of 157.66 feet; thence South 00°34'14" East a distance of 1311.65 feet; thence North 89°44'55" East a distance of 315.31 feet; thence North 00°34'14" West a distance of 333.42 feet; thence South 89°44'55" West a distance of 265.31 feet; thence North 00°34'14" West a distance of 778.19 feet; thence North 89°47'32" East a distance of 240.31 feet; thence North 00°34'14" West a distance of 150.00 feet; thence South 89°47'32" West a distance of 132.66 feet; thence North 00°34'14" West a distance of 50.00 feet to the Point of Beginning.

Said tract of land contains an area of 2,680 square feet or 0.0615 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 14

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 5922, Page 324:

A tract of land located in the NW/4, Sec. 29, T10N, R3W. IM. Being more particularly described as follows:

Beginning at the NE corner of said NW/4;
Thence S 89°47'32" W a distance of 157.66';
Thence S 00°34'14" E a distance of 50.00';
Thence N 89°47'32" E a distance of 132.66';
Thence S 00°34'14" E a distance of 150.00';
Thence S 89°47'32" W a distance of 240.31';
Thence S 00°34'14" E a distance of 778.19';
Thence N 89°44'55" E a distance of 265.31';
Thence N 00°34'14" W a distance of 977.99' to the point of beginning In Cleveland County.

Said tract of land contains an area of 2,679 square feet or 0.0615 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 15.1

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 6353, Page 484:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest of said Northeast Quarter (NE/4);

THENCE North 89°41'53" East a distance of 708.28 feet;

THENCE South 14°41'04" West a distance of 68.09 feet;

THENCE South 26°47'33" West a distance of 77.03 feet;

THENCE South 60°20'40" West a distance of 210.29 feet;

THENCE South 60°18'12" West a distance of 305.70 feet;

THENCE South 50°11'23" West a distance of 263.46 feet;

THENCE North 00°34'45" West a distance of 555.09 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 11,849 square feet or 0.2720 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 15.2

A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 6353, Page 484, being more particularly described as follows:

COMMENCING at the northwest corner of the NE/4;

THENCE North 89°42'05" East, along the north line of said NE/4, a distance of 708.28 feet, to the northeast corner of Warranty Deed, recorded in Book 6353, Page 484;

THENCE South 14°41'16" West, along the east line of said Warranty Deed, a distance of 51.76 feet to the POINT OF BEGINNING;

THENCE continuing South 14°41'16" West, along said east line, a distance of 16.33 feet;

THENCE South 26°47'45" West, along said east line, a distance of 0.25 feet;

THENCE South 89°42'05" West, parallel with the north line of said NE/4, a distance of 72.00 feet;

THENCE North 00°17'55" West, a distance of 16.00 feet;

THENCE North 89°42'05" East, parallel with said north line, a distance of 76.34 feet to a point on said east line, said point also being the POINT OF BEGINNING.

Said tract of land contains an area of 1,187 square feet or 0.0272 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 16.1

LEGAL DESCRIPTION

A tract of land lying in the West Half of the Northeast Quarter (W/2-NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 3784, Page 821, being more particularly described as follows:

COMMENCING at the northeast corner of the W/2-NE/4;

THENCE South 00°25'42" East, along the east line of said W/2-NE/4, a distance of 33.00 feet, to a point on the south right-of-way line of S. Pennsylvania Avenue, said point also being the POINT OF BEGINNING;

THENCE continuing South 00°25'42" East, along said east line, a distance of 17.00 feet;

THENCE South 89°42'05" West, parallel with said south right-of-way line, a distance of 628.09 feet;

THENCE North 14°41'16" East, a distance of 17.61 feet, to a point on said south right-of-way line;

THENCE North 89°42'05" East, along said south right-of-way line, a distance of 623.50 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 10,642 square feet or 0.2443 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 16.2

LEGAL DESCRIPTION

A tract of land lying in the West Half of the Northeast Quarter (W/2-NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 3784, Page 821, being more particularly described as follows:

COMMENCING at the northeast corner of the W/2-NE/4;

THENCE South 89°42'05" West, along the north line of said NE/4, a distance of 614.57 feet;

THENCE South 14°41'16" West, a distance of 51.76 feet to the POINT OF BEGINNING;

THENCE North 89°42'05" East, parallel to said north line, a distance of 1.65 feet;

THENCE South 00°17'55" East, a distance of 16.00 feet;

THENCE South 89°42'05" West, parallel to said north line, a distance of 5.99 feet;

THENCE North 26°47'45" East, a distance of 0.25 feet;

THENCE North 14°41'16" East, a distance of 16.21 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 61 square feet or 0.0014 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 18

The North Seventeen (17) feet of the South Fifty (50) feet of the East Two-Hundred Four and Sixty Hundredths (204.60) feet of the following tract of land described in Warranty Deed, recorded in Book 6422, Page 430:

Tract I:

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 1765.3 feet West of the Southeast Corner of said SW/4, said point being in the Center of a 50 feet roadway easement; THENCE 256 feet East; THENCE 1361 feet North; THENCE 256 feet West; THENCE 1361 feet South to the point of beginning; LESS AND EXCEPT: a tract of land in the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: The point of beginning is 1765.3 feet West and 1141 feet North of the Southeast Corner of said SW/4. From the point of beginning, North 220 feet; THENCE East 256 feet; THENCE South 220 feet; THENCE West 256 feet to the point of beginning.

Tract II:

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 1479 feet West of the Southeast Corner of said SW/4; THENCE North 1141 feet; THENCE West 30 feet; THENCE South 1141 feet; THENCE East 30 feet to the point of beginning.

Tract III:

A part of the Southwest (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly as follows: Beginning at a point 1441.3 feet West of the Southeast Corner of said SW/4; THENCE North 1141 feet; THENCE West 38 feet; THENCE South 1141 feet; THENCE East 38 feet to the point of beginning.

Said tract of land contains an area of 3,478 square feet or 0.0798 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

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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 20

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 3547, Page 323:

Part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian more particularly described as follows: Beginning at a point on the South line of said quarter section which is 616 feet West of the Southeast corner; thence West a distance of 236.3 feet to the point of place or beginning; thence North 1°47'35" East a distance of 495.215 feet to a point; thence East and parallel to the South line of said quarter section a distance of 110.65 feet; thence South a distance of 495 feet to the South line of said quarter section; thence West along the South line a distance of 118.15 feet to the point or place of beginning, Cleveland County, Oklahoma.

Part of the Southwest Quarter (SW/4) of Section 20, Township 10 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 852.50 feet due West of the Southeast corner of the said Southwest Quarter (SW/4); thence due West a distance of 75.00 feet; thence North 1°47'35" East a distance of 990.43 feet; thence due East a distance of 281.3 feet; thence South a distance of 495 feet; thence West 221.3 feet; thence South 495.43 feet to the point or place of beginning.

Said tract of land contains an area of 3,273 square feet or 0.0751 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 21

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 5478, Page 343:

Part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point on the South line of said Quarter Section which is 616 feet West of the Southeast corner of said Southwest Quarter (SW/4);

Thence West along the south line of said Quarter Section a distance of 118.15 feet to a point;

Thence North 01°47'35" East a distance of 495.215 feet to a point;

Thence East and parallel to the South line of said Quarter Section a distance of 110.65 feet to a point;

Thence South 495 feet to the point or place of beginning.

Said tract of land contains an area of 1,998 square feet or 0.0459 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 22

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Joint Tenancy Warranty Deed, recorded in Book 6460, Page 310:

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

Beginning at a point 418 feet West of the Southeast Corner of said Southwest Quarter (SW/4);

Thence West 198 feet;

Thence North 990 feet;

Thence East 198 feet;

Thence South 990 feet to the point of beginning.

Said tract of land contains an area of 3,366 square feet or 0.0773 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 23

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 3312, Page 1458:

A part of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ten (T-10-N) North, Range Three (R-3-W) West, of the Indian Meridian, Cleveland County, Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows:

Beginning at a point 220 feet West of the Southeast Corner (SE/C) of said Southwest Quarter (SW/4); Thence West a distance of 198 feet; Thence North a distance of 990 feet; Thence East a distance of 198 feet; Thence South a distance of 990 feet to the Point of Beginning.

Said tract of land contains an area of 3,366 square feet or 0.0773 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 24

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 413, Page 411:

A part of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

Beginning at the Southeast corner of said Southwest Quarter (SW/4);

Thence West 220 feet;

Thence North 990 feet;

Thence East 220 feet to the East line of said Southwest Quarter (SW/4);

Thence South 990 feet to the point of beginning.

Said tract of land contains an area of 3,740 square feet or 0.0859 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 25

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 5923, Page 969:

Part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of said Southeast Quarter (SE/4); Thence East 125 feet; Thence North 220 feet; Thence West 125 feet; Thence South 220 feet to the point of beginning.

AND

Part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Beginning 125 feet East of the Southwest Corner of said Southeast Quarter (SE/4); Thence East 117 feet; Thence North 436 feet; Thence West 242 feet; Thence South 216 feet; Thence East 125 feet; Thence South 220 feet to the point of beginning.

Said tract of land contains an area of 4,114 square feet or 0.0944 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 26

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 5787, Page 926:

A part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southeast Quarter (SE/4); THENCE S 89°44'31" E along the South line of said Southeast Quarter (SE/4) a distance of 242.00 feet to the point of beginning; THENCE N 00°15'00" E and parallel to the West line of said Southeast Quarter (SE/4) a distance of 433.59 feet; THENCE S 89°44'31" E a distance of 140.00 feet; THENCE S 00°15'00" W a distance of 433.59 feet to a point on the South line of said Southeast Quarter (SE/4); thence N 89°44'31" W a distance of 140.00 feet.

Said tract of land contains an area of 2,380 square feet or 0.0546 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 27.1

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Warranty Deed, recorded in Book 6064, Page 718:

A part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Southeast corner of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20);
THENCE West along the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 347.09 feet to the point or place of beginning;
THENCE continuing West along the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 526.08 feet;
THENCE North and parallel with the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 559.20 feet;
THENCE East and parallel with the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 873.17 feet to the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20);
THENCE South along the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 371.11 feet;
THENCE West and parallel with the South line of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 347.09 feet;
THENCE South and parallel with the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section Twenty (20), a distance of 188.09 feet to the point or place of beginning.

Said tract of land contains an area of 8,944 square feet or 0.2053 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 27.2

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 6064, Page 718, being more particularly described as follows:

COMMENCING at the southwest corner of the SE/4;

THENCE North 89°42'05" East, along the south line of said SE/4, a distance of 618.20 feet;

THENCE North 00°17'55" West, a distance of 50.00 to the POINT OF BEGINNING;

THENCE continuing North 00°17'55" West, a distance of 11.00 feet;

THENCE North 89°42'05" East, parallel with said south line, a distance of 78.00 feet;

THENCE South 00°17'55" East, a distance of 11.00 feet;

THENCE South 89°42'05" West, parallel with said south line, a distance of 78.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 858 square feet or 0.0197 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 28

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 6211, Page 206:

A part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section 20; Thence West along the South line of the Southeast Quarter of said Section 20 a distance of 231.59 feet to the point or place of beginning; Thence continuing West along the South line of the Southeast Quarter (SE/4) of said Section 20 a distance of 115.50 feet; Thence North and parallel with the East line of the West Half (W/2) of the Southeast Quarter (SE/4) of said Section 20 a distance of 188.09 feet; Thence East and parallel with the South line of the Southeast Quarter (SE/4) of said Section 20 a distance of 93.11 feet; Thence Southeasterly a distance of 189.41 feet to the Point or Place of Beginning.

Said tract of land contains an area of 1,880 square feet or 0.0431 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 29

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 6211, Page 290:

A Part of the West Half (W/2) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

BEGINNING at the Southeast Corner of said W/2 of SE/4 and then run West along the South Line of said W/2 of SE/4, 231.59 feet; thence Northwesterly on an angle with said South line of $96^{\circ}46'$ a distance of 189.41 feet; thence East 253.89 feet to the East line of said W/2 of SE/4; thence South along said East line 188.09 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 4,021 square feet or 0.0923 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 30

The North Seventeen (17) feet of the South Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 5865, Page 934:

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the SE/C of said SE/4; thence South 89°49'32" West along the South line of said SE/4 a distance of 933.80 feet to the point of beginning; thence continuing South 89°49'32" West a distance of 50.00 feet; thence North 00°00'00" East a distance of 433.97 feet; thence North 90°00'00" West a distance of 339.37 feet; thence North 00°02'08" West a distance of 225.00 feet; thence North 89°49'32" East a distance of 389.51 feet; thence South 00°00'00" West a distance of 660.00 feet to the point of beginning.

Said tract of land contains an area of 850 square feet or 0.0195 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 33

A tract of land lying in the Northeast Quarter (NE/4) of Section Thirty (30), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 3634, Page 614, being more particularly described as follows:

COMMENCING at the northeast corner of the NE/4;

THENCE South 00°50'50" East, along the east line of said NE/4, a distance of 110.16 feet;

THENCE South 89°24'16" West, a distance of 60.00 feet to a point on the west line of a Roadway and Utility Easement, said point also being the POINT OF BEGINNING;

THENCE South 00°50'40" East, along said west line, a distance of 28.31 feet;

THENCE North 45°48'03" West, a distance of 110.84 feet, to a point on the south line of said Roadway and Utility Easement;

THENCE North 89°15'03" East, along said south line, a distance of 28.31 feet;

THENCE South 45°48'03" East, along said south line, a distance of 70.77 feet to the west line of said POINT OF BEGINNING.

Said tract of land contains an area of 1,816 square feet or 0.0417 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

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 34

LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter of the Northeast Quarter (NE/4-NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Order allowing final account, determination of heirs and distribution of estate, recorded in Book 5477, Page 359, being more particularly described as follows:

COMMENCING at the northwest corner of the NE/4-NE/4;

THENCE South 00°25'42" East, along the west line of said NE/4-NE/4, a distance of 33.00 feet, to a point on the south right-of-way line of S. Pennsylvania Avenue, said point also being the POINT OF BEGINNING;

THENCE North 89°42'05" East, along said south right-of-way line, a distance of 323.49 feet;

THENCE South 84°16'13" East, along said south right-of-way line, a distance of 161.87 feet;

THENCE South 89°42'05" West, parallel with said south right-of-way line, a distance of 484.43 feet, to a point on said west line;

THENCE North 00°25'42" West, along said west line, a distance of 17.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 6,867 square feet or 0.1576 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