



**The City of Oklahoma City**

Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Drainage Streets and Utilities) Project No. M44-TTE10  
Parcel No.(s): 633.01 (3P)

ET# 361534

**PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT Britton Lumber Windows and Doors, Inc., Donald Todd Cooper, President, their heirs, 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" ("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 Drainage, 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 the Drainage, Streets and/or Utility Systems, or provide services or functions. Grantees only maintain Drainage, Streets and/or Utility Systems constructed and owned by the Grantees and Drainage, Streets and/or Utility Systems constructed by others and specifically conveyed to and accepted by formal action of the governing body of the Grantees.
4. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. Grantees 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 heirs, successors and assigns.

Dated this 12<sup>th</sup> day of April, 2024.

\_\_\_\_\_  
Donald Todd Cooper, President

STATE OF Oklahoma COUNTY OF Oklahoma, SS.

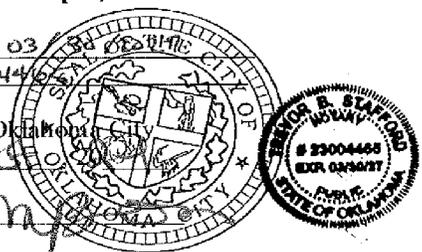
This instrument was acknowledged before me on this 12<sup>th</sup> day of April, 2024 by **Britton Lumber Windows and Doors, Inc., Donald Todd Cooper, President.**

My Commission Expires: 03  
My Commission No. 2300446

\_\_\_\_\_  
Notary Public

ACCEPTED by The City of Oklahoma  
this 29<sup>th</sup> day of August

\_\_\_\_\_  
City Clerk



REVIEWED for form and legality 3/22

\_\_\_\_\_  
Assistant Municipal Counselor

Project No. M4-TTE10

Parcel 633.01

Attachment "A"

**ATTACHMENT "A"**

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);  
**THENCE** S 00°12'00" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 117.43 FEET TO THE NORTHEAST CORNER OF A PROPERTY DESCRIBED IN BOOK 15349 PAGE 272 AS RECORDED IN THE OKLAHOMA COUNTY PUBLIC RECORDS;  
**THENCE** CONTINUING S 00°12'00" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 209.29 FEET;  
**THENCE** N 89°31'00" W, ALONG THE EXTENSION OF THE NORTH RIGHT-OF-WAY LINE FOR NW 92ND STREET, A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**;  
**THENCE** N 00°12'00" E, ALONG THE WEST RIGHT-OF-WAY LINE FOR N WESTERN AVENUE, ALSO BEING PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 70.36 FEET;  
**THENCE** S 87°41'43" W A DISTANCE OF 10.40 FEET;  
**THENCE** S 02°18'17" E A DISTANCE OF 17.00 FEET;  
**THENCE** N 87°41'43" E A DISTANCE OF 6.00 FEET;  
**THENCE** S 02°15'59" E, A DISTANCE OF 53.22 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR NW 92ND STREET;  
**THENCE** S 89°31'00" E, ALONG SAID NORTH RIGHT-OF-WAY LINE FOR NW 92ND STREET, A DISTANCE OF 1.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.0070 ACRES (304.34 SQ. FT.) AS DESCRIBED.

**BASIS OF BEARINGS:**

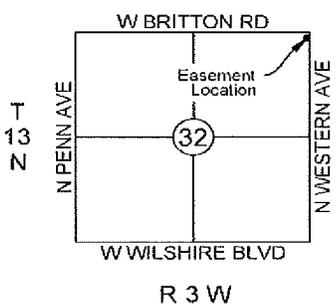
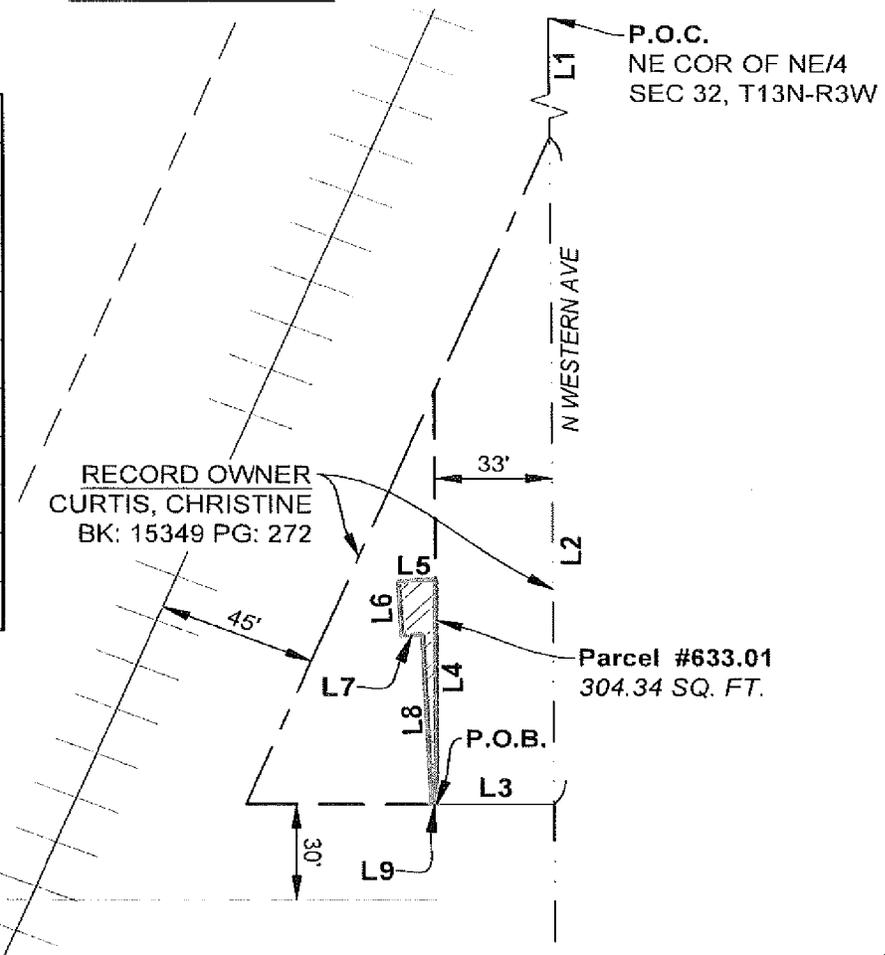
RECORD NORTH BASED ON THE DEEDED BEARINGS AS RECORDED IN "BK: 15349 PG: 272", OF THE OKLAHOMA COUNTY PUBLIC RECORDS

**THIS DESCRIPTION WAS PREPARED BY:**

SHANE D. CARROLL, PLS #1981  
ELEVATION LAND SURVEYING, CA #8524

**ATTACHMENT "A"**

Line Table		
Line #	Length	Direction
L1	117.43'	S00°12'00"W
L2	209.29'	S00°12'00"W
L3	33.00'	N89°31'00"W
L4	70.36'	N00°12'00"E
L5	10.40'	S87°41'43"W
L6	17.00'	S02°18'17"E
L7	6.00'	N87°41'43"E
L8	53.22'	S02°15'59"E
L9	1.37'	S89°31'00"E



**SURVEYOR'S CERTIFICATE**

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

*Shane D. Carroll*  
 SHANE D. CARROLL  
 PROFESSIONAL LAND SURVEYOR #1981



**BASIS OF BEARING**  
 Deeded Bearings as recorded  
 in "Bk: 15349 Pg: 272" of the  
 Oklahoma County Records



ELS No. 2023.29  
 Drawn By: SDC  
 Date: 06.30.2023

ATTACHMENT "A"  
 Project No. M4-TTE10  
 Parcel 633.01

**ELEVATION**  
 LAND SURVEYING

8501 SW 15th Street  
 Oklahoma City, OK 73128  
 405.493.9393  
 C.A. #8524 Exp. 06.30.2024