

The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No.

SD-2023-00091

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT ALLEGIANCE CREDIT UNION, 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 **Attachment "A-1" ("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.

ALLEGIANCE CREDIT UNION

Dated this 25 day of Sept, 2024.

By: [Signature]
MANAGER

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 25th day of September, 2024 by Brian Engel, as **MANAGER** of **ALLEGIANCE CREDIT UNION**.

My Commission Expires: 10/09/27
My Commission No. 19010180

[Signature]
Notary Public



ACCEPTED by The City of Oklahoma City
this ____ day of _____, 20 ____.

REVIEWED for form and legality

[Signature]
Assistant Municipal Counselor

City Clerk

ATTACHMENT "A-1"

LEGAL DESCRIPTION

4400 S. Western Ave.
Utility Easement

April 17, 2024
Revision: September 23, 2024

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 14614, Page 142 (Seritage Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North $00^{\circ}17'05''$ West, along and with the West line of said Southwest Quarter (SW/4), a distance of 1069.38 feet to a point on the extended South line of said Seritage Tract;

THENCE North $89^{\circ}45'04''$ East, along and with the extended South line of said Seritage Tract, a distance of 169.84 feet to the POINT OF BEGINNING;

THENCE North $00^{\circ}14'56''$ West, a distance of 15.00 feet;

THENCE North $89^{\circ}45'04''$ East, a distance of 15.00 feet;

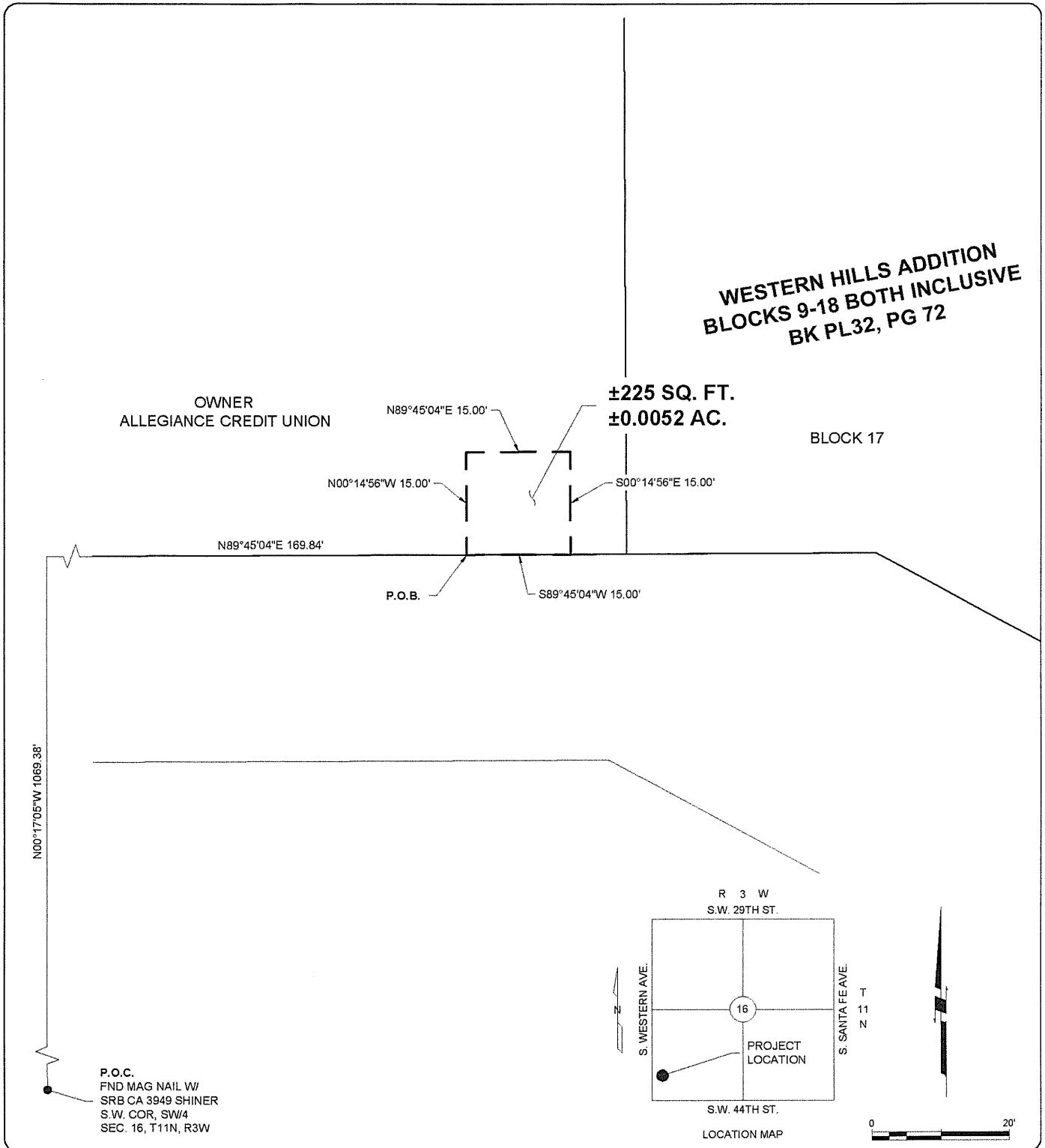
THENCE South $00^{\circ}14'56''$ East, a distance of 15.00 feet to a point on the South line of said Seritage Tract;

THENCE South $89^{\circ}45'04''$ West, along and with said South line, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 225 square feet or 0.0052 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

ATTACHMENT "A-1"



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Proj. No.: 5622
Date: 4-17-24
Scale: 1"=20'
Revision: 9-23-24

4400 S. WESTERN AVE.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
UTILITY EASEMENT



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Certificate of Authorization #1434 Exp. Date 06-30-2025
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