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Filed: 05-31-2023 SRB

10:59:16 AM EA

Canadian County, OK 2E

Ret to:  
The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Drainage) Project No. PD-3113C

E # 36,185

PERMANENT EASEMENT

Westpoint Developers, L.L.C. an

KNOW ALL MEN BY THESE PRESENTS THAT 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 CANADIAN 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 drainage systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Drainage 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 Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage Systems, or provide services or functions. Grantees only maintain Drainage Systems constructed and owned by the Grantees and Drainage Systems constructed by others and specifically conveyed to and accepted by Grantees 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 successors and assigns.

Dated this 2 day of MAY, 2023.

By: Anthony Mirzale, Manager

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 2 day of MAY, 20 23 by Anthony Mirzale, as  
Manager of Westpoint Developers, L.L.C.  
Title Name of Private Entity

My Commission Expires: 11-21-23  
My Commission No. 19011846



Kimberly Y. Stander  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 23 day of May, 20 23

Amy K. Simpson  
City Clerk



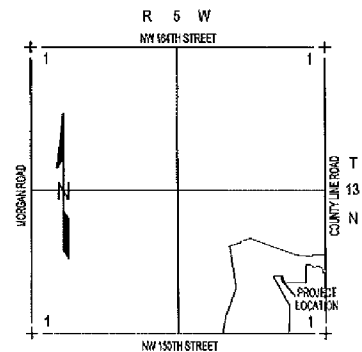
REVIEWED for form and legality  
Tara Mann  
Assistant Municipal Counselor

2/20

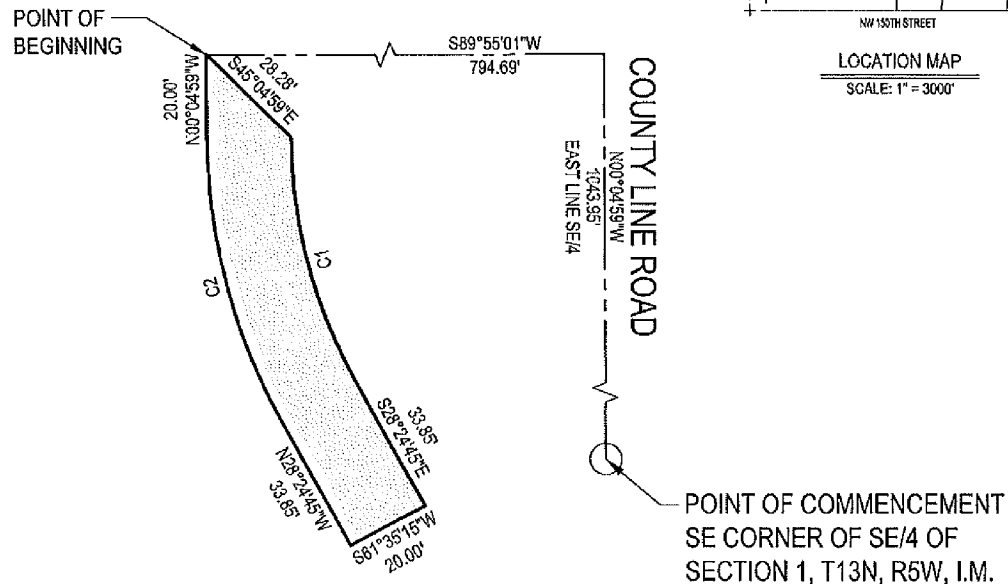
**RECORDER'S MEMORANDUM**

*At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.*

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	61.81'	125.00'	028°19'46"	S14°14'52"E	61.18'
C2	71.69'	145.00'	028°19'46"	N14°14'52"W	70.97'



LOCATION MAP  
SCALE: 1" = 3000'

**LEGAL DESCRIPTION**

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said SE/4; thence N00°04'59"W along the East line of said SE/4 a distance of 1043.95 feet; thence S89°55'01"W a distance of 794.69 feet to the POINT OF BEGINNING; thence

S45°04'59"E a distance of 28.28 feet to a point on a non-tangent curve to the left; thence 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; thence S28°24'45"E a distance of 33.85 feet; thence S61°35'15"W a distance of 20.00 feet; thence N28°24'45"W a distance of 33.85 feet to a point of curvature to the right; thence 71.69 feet along the arc of said curve having a radius of 145.00 feet, subtended by a chord of 70.97 feet which bears N14°14'52"W; thence N00°04'59"W a distance of 20.00 feet to the POINT OF BEGINNING.

Said tract contains 2,212 Sq Ft or 0.05 Acres, more or less.



SCALE: 1" = 40'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = EAST LINE OF THE SE/4 OF SECTION 1, T13N, R5W, I.M. (N00°04'59"W)

**DRAINAGE EASEMENT - ATTACHMENT A**

300 Pointe Parkway Blvd.  
Tulsa, Oklahoma 74309



**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6271  
www.craftontull.com

SHEET NO: 1 of 1  
DATE: 03/16/22  
PROJECT NO: 21608800