



**The City of Oklahoma City**

Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Water/Wastewater) Project No. WA-2022-00006/SD-2022-00004

**PERMANENT EASEMENT**

*E # 361,300*

KNOW ALL MEN BY THESE PRESENTS THAT Cypress Plains Land Fund, LLC 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"** ("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.

Dated this 11 day of May, 2023.

Cypress Plains Land Fund, LLC

By: Susan Jacek  
SUSAN JACEK, MANAGER  
STAMBECK



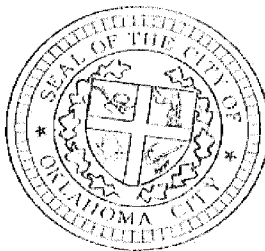
STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 11 day of May, 2023 by Susan Jacek as manager of Cypress Plains Land Fund, LLC. Stambeck

My Commission Expires: 8-1-2026  
My Commission No. 22010337

Kimberly Files  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 15th day of August, 2023  
Myra K. Simpson  
City Clerk



REVIEWED for form and legality

Chris Hall  
Assistant Municipal Counselor

8/32

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

Cypress Plains Phase 1  
WA-2022-00006  
Sanitary Sewer and Water Easements

May 9, 2023

**Easement 1:**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 760.84 feet;

THENCE South 00°14'36" East, departing said North line, a distance of 1,192.89 feet to a point on the boundary line of the proposed plat CYPRESS PLAINS PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 89°42'58" East, along and with the boundary line of said proposed plat CYPRESS PLAINS PHASE 1, a distance of 15.00 feet;

THENCE South 00°17'02" East, departing said boundary line, a distance of 25.00 feet;

THENCE South 89°42'58" West, a distance of 15.00 feet;

THENCE North 00°17'02" West, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

**Easement 2:**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,624.77 feet;

THENCE South 00°14'36" East, departing said North line, a distance of 693.45 feet to a point on the boundary line of the proposed plat CYPRESS PLAINS PHASE 1, said point being the POINT OF BEGINNING;

Prepared by Matthew Johnson P.L.S. 1807  
Johnson & Associates  
Certificate of Authorization No. 1484 (Expires 6-30-23)  
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**ATTACHMENT "A"**

THENCE on a non-tangent curve to the right having a radius of 525.00 feet, a chord bearing of South 09°45'31" West, a chord length of 25.39 feet and an arc length of 25.39 feet;

THENCE North 78°51'22" West, a distance of 15.00 feet;

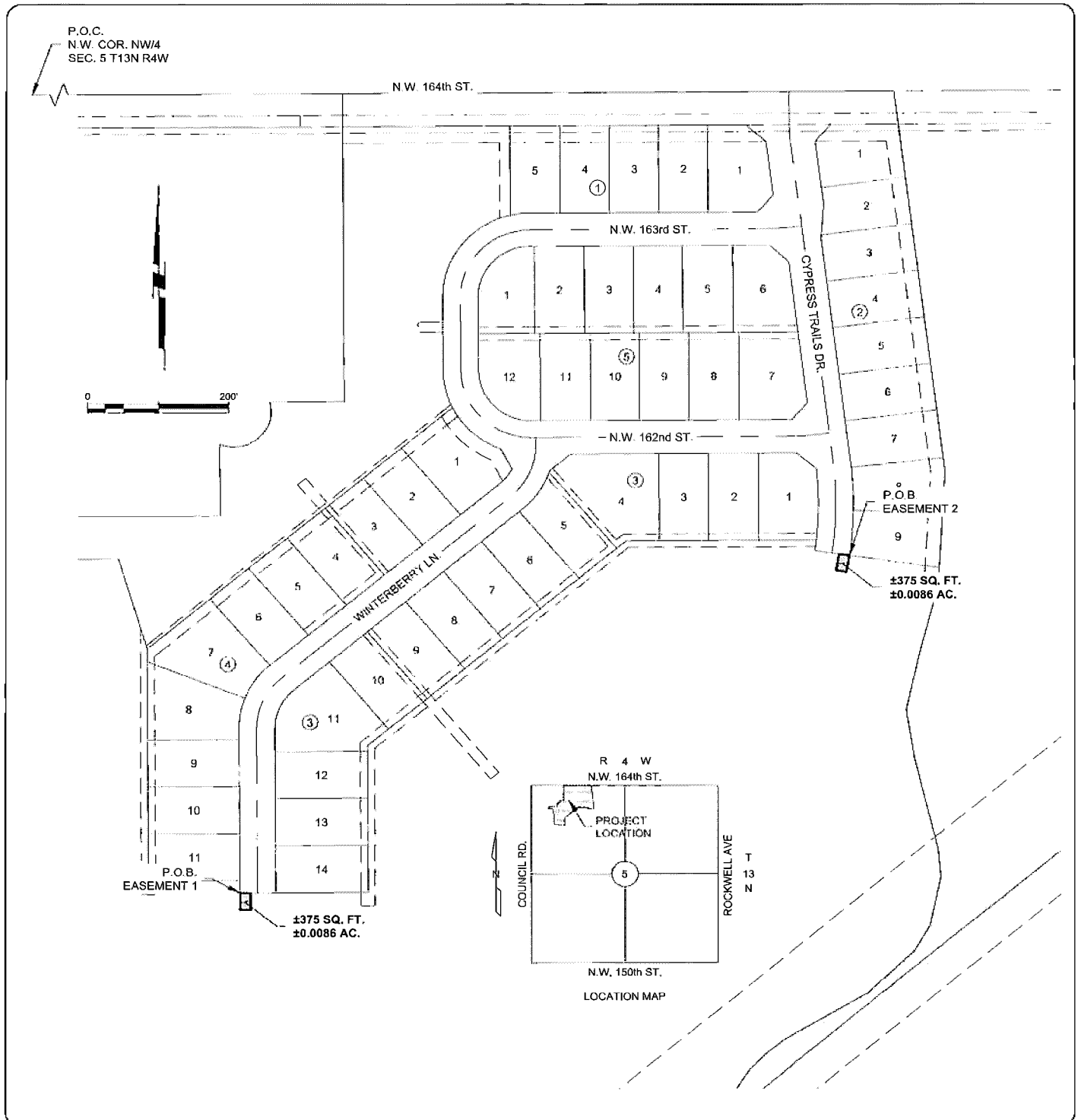
THENCE on a non-tangent curve to the left having a radius of 510.00 feet, a chord bearing of North 09°45'31" East, a chord length of 24.66 feet and an arc length of 24.66 feet to a point on the boundary line of said proposed plat CYPRESS PLAINS PHASE 1;

THENCE South 81°37'37" East, along and with the boundary line of said proposed plat CYPRESS PLAINS PHASE 1, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

## ATTACHMENT "A"



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Proj No.: 4861  
 Date: 5-09-23  
 Scale: 1"=200'

**CYPRESS PLAINS PHASE 1**  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**WA-2022-00006**  
**SANITARY SEWER AND WATER EASEMENTS**



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8075 FAX (405) 235-8078 www.jaok.com  
 Certificate of Authorization #1484 Exp. Date 06-30-2023  
 ENGINEERS • SURVEYORS • PLANNERS •

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

Cypress Plains Phase 1  
SD-2022-00004  
Sanitary Sewer and Water Easements

May 9, 2023

**Easement 1:**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 620.56 feet;

THENCE South 00°14'36" East, departing said North line, a distance of 794.61 feet to a point on the boundary of the proposed plat CYPRESS PLAINS PHASE 1, said point being the POINT OF BEGINNING;

THENCE along and with the boundary of said plat CYPRESS PLAINS Phase 1, the following three (3) calls:

1. South 16°54'44" East, a distance of 34.95 feet;
2. South 00°17'02" East, a distance of 346.06 feet;
3. North 89°42'58" East, a distance of 10.00 feet;

THENCE South 00°17'02" East, departing said boundary line, a distance of 20.00 feet;

THENCE South 89°42'58" West, a distance of 20.00 feet;

THENCE North 00°17'02" West, a distance of 399.55 feet to the POINT OF BEGINNING.

Containing 4,028 square feet or 0.0925 acres, more or less.

**Easement 2:**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest

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**ATTACHMENT "A"**

Quarter (NW/4), a distance of 1,577.48 feet;

THENCE South 00°14'36" East, departing said North line, a distance of 670.00 feet to a point on the boundary line of the proposed plat CYPRESS PLAINS PHASE 1, said point being the POINT OF BEGINNING;

THENCE along and with the boundary line of said proposed plat CYPRESS PLAINS PHASE 1 on a non-tangent curve to the right having a radius of 475.00 feet, a chord bearing of South 07°02'21" West, a chord length of 10.08 feet and an arc length of 10.08 feet;

THENCE South 89°45'24" West, departing said boundary line, a distance of 264.93 feet;

THENCE South 50°08'12" West, a distance of 468.11 feet;

THENCE South 00°17'02" East, a distance of 234.25 feet;

THENCE South 89°42'58" West, a distance of 20.00 feet;

THENCE North 00°17'02" West, a distance of 20.00 feet to a point on the boundary line of said proposed plat CYPRESS PLAINS PHASE 1;

THENCE along and with the boundary line of said proposed plat CYPRESS PLAINS PHASE 1 the following four (4) calls:

1. North 89°42'58" East, a distance of 10.00 feet;
2. North 00°17'02" West, a distance of 218.95 feet;
3. North 50°08'12" East, a distance of 476.42 feet;
4. North 89°45'24" East, a distance of 269.81 feet to the POINT OF BEGINNING.

Containing 9,963 square feet or 0.2287 acres, more or less.

**Easement 3:**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°45'24" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,751.27 feet;

THENCE South 00°14'36" East, departing said North line, a distance of 712.62 feet to a point on the boundary line of said proposed plat CYPRESS PLAINS PHASE 1, said point being the POINT OF BEGINNING;

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THENCE South 03°10'52" West, a distance of 26.92 feet;

THENCE South 14°39'32" West, a distance of 6.51 feet;

THENCE North 75°20'28" West, a distance of 20.00 feet;

THENCE North 14°39'32" East, a distance of 4.50 feet;

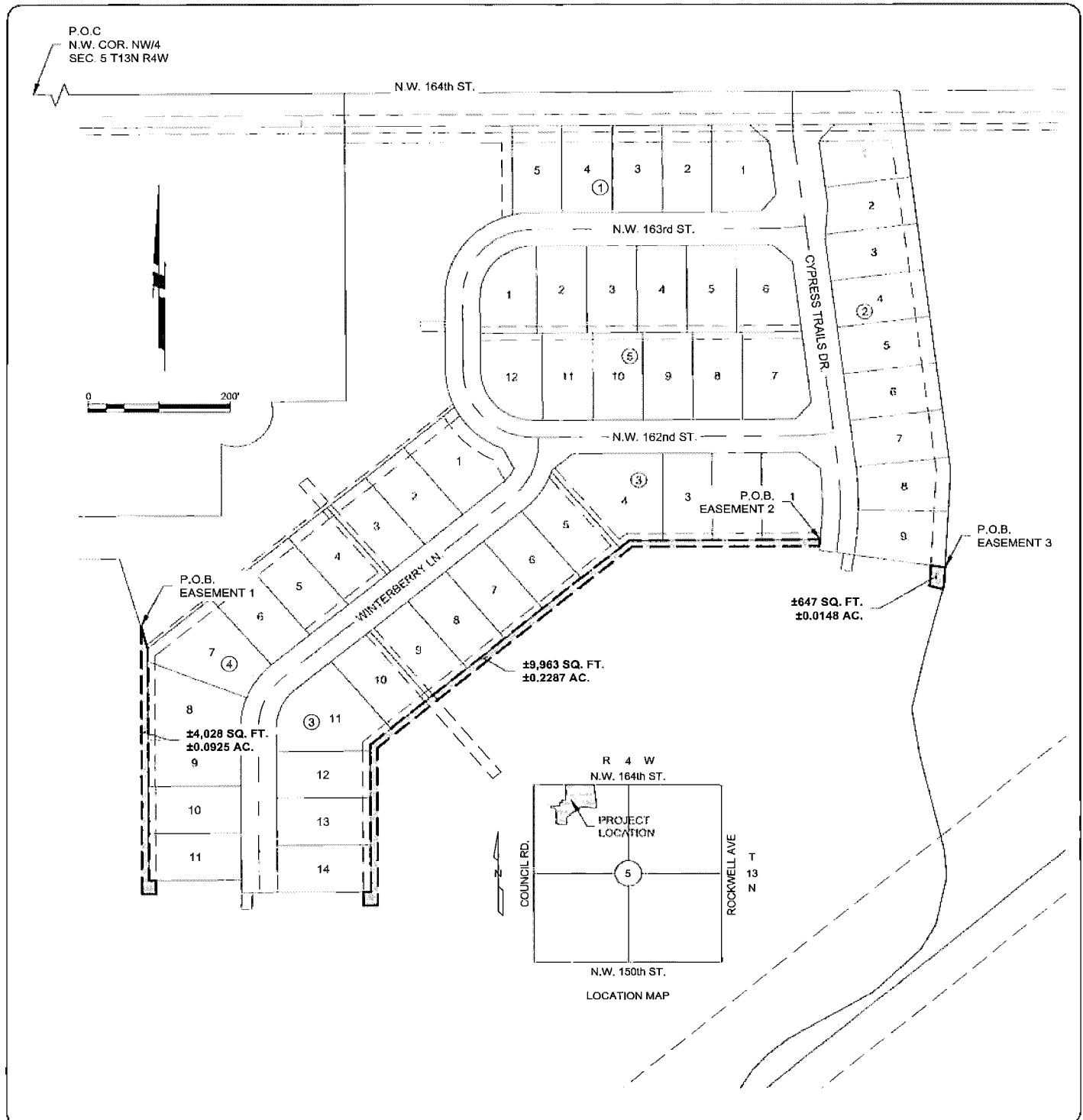
THENCE North 03°10'52" East, a distance of 26.73 feet to a point on the boundary line of said proposed plat CYPRESS PLAINS PHASE 1;

THENCE South 81°37'37" East, along and with the boundary line of said proposed plat CYPRESS PLAINS PHASE 1, a distance of 20.08 feet to the POINT OF BEGINNING.

Containing 647 square feet or 0.0148 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

## ATTACHMENT "A"



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**CYPRESS PLAINS PHASE 1**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**SD-2022-00004**  
**SANITARY SEWER AND WATER EASEMENTS**



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• ENGINEERS • SURVEYORS • PLANNERS •