



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2022-00018

E#361538

SD-2022-00024

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT OAK PHASE 1 PROPERTY OWNER, LLC, a Delaware 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 OKLAHOMA County, Oklahoma, shown on **Attachment "A" and Attachment "B"** ("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.

OAK PHASE 1 PROPERTY OWNER, LLC,
a Delaware limited liability company

Dated this 15th day of June, 2023.

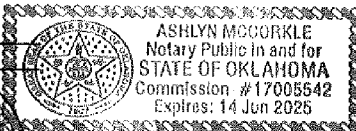
By: [Signature]
Ryan McNeill, Manager of Oak Developer
Manager, LLC, Manager

STATE OF OKLAHOMA, COUNTY OF Tulsa, SS.

This instrument was acknowledged before me on this 15th day of June, 2023 by **Ryan McNeill**, as **Manager of OAK PHASE 1 PROPERTY OWNER, LLC, a Delaware limited liability company.**

My Commission Expires: 6/14/25

My Commission No. 17005542



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 15th day of June, 2023

[Signature]
City Clerk



[Signature]
REVIEWED for form and legality

[Signature]
Assistant Municipal Counselor

ATTACHMENT "A" (1 OF 2)

UTILITY EASEMENT

A tract of land, being a part of Lot 4, Block 1, OAK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 82 of Plats, Page 12, lying in the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the southwest corner of said Lot 4;

THENCE North 01°03'28" West, along the west line of said Lot 4, a distance of 117.06 feet to the POINT OF BEGINNING;

THENCE continuing North 01°03'28" West along said west line of Lot 4, a distance of 19.00 feet;

THENCE North 88°56'32" East a distance of 7.00 feet;

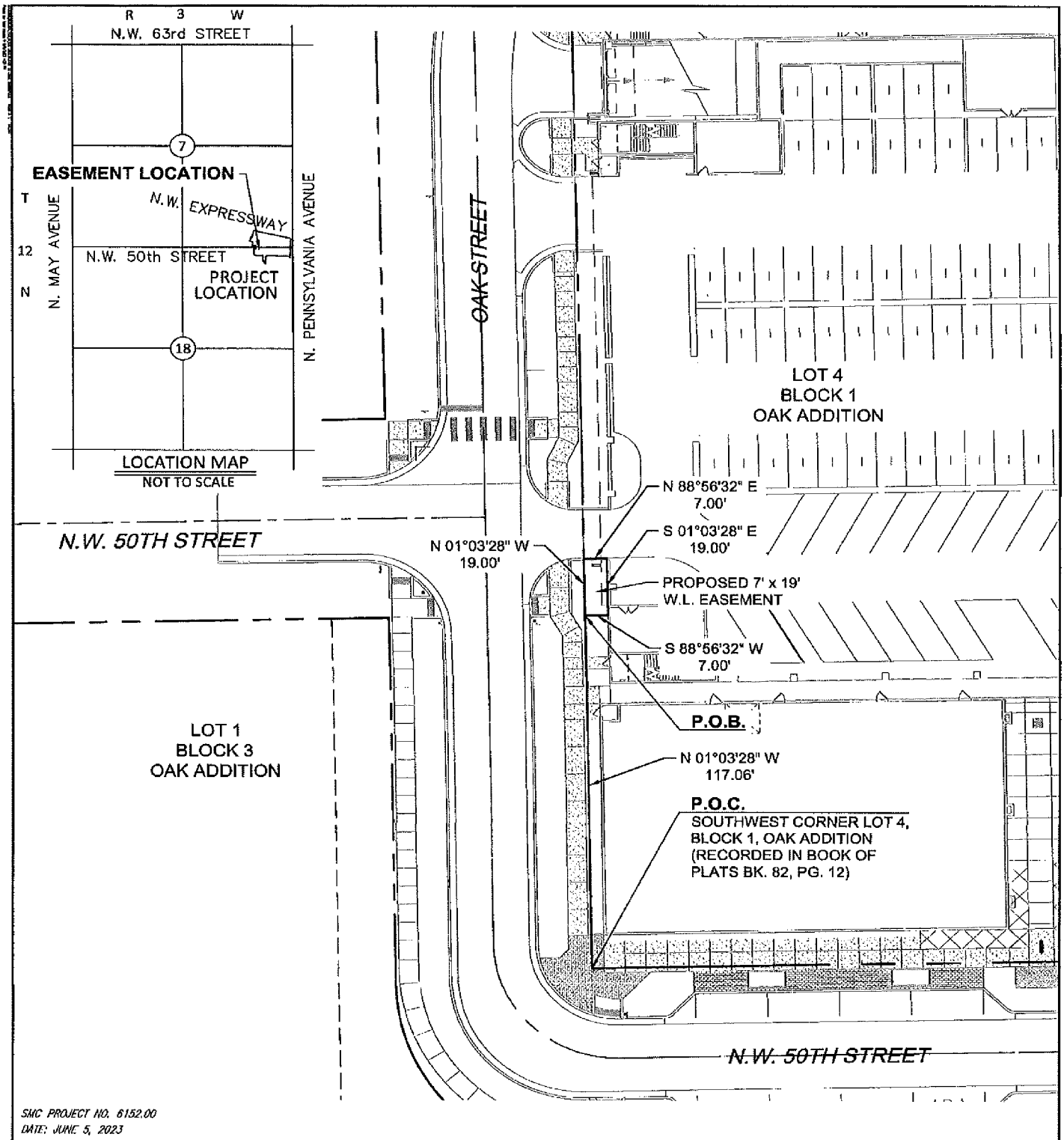
THENCE South 01°03'28" East, parallel to said west line of Lot 4, a distance of 19.00 feet;

THENCE South 88°56'32" West a distance of 7.00 feet to a point on said west line of said Lot 4 and the POINT OF BEGINNING.

Said described tract of land contains an area of 133.25 square feet or 0.0031 acres, more or less.

The basis of bearings for this description is the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South 88°56'32" West on the common line between the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian.

Prepared by: Terence L. Haynes, P.E. #16820
SMC Consulting Engineers, P.C.
815 W. Main Street - OKC, OK 73106
June 5, 2023

**SMC**

SMC Consulting Engineers, P.C.
615 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859

OAK MIXED-USE DEVELOPMENT
N.W. 50TH ST. & PENNSYLVANIA AVE.
OKLAHOMA CITY, OKLAHOMA

ATTACHMENT "A" (2 of 2)

WATERLINE
EASEMENT 01



SCALE: 1" = 40'

THIS DOCUMENT IS THE PROPERTY OF SMC CONSULTING ENGINEERS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SMC CONSULTING ENGINEERS, P.C.

ATTACHMENT "B" (1 OF 2)

WATERLINE EASEMENT

A tract of land, being a part of Lot 4, Block 1, OAK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 82 of Plats, Page 12, lying in the Southeast Quarter of Section 7, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the southeast corner of said Lot 4;

THENCE South $88^{\circ}56'31''$ West, along the south line of said Lot 4 a distance of 109.54 feet;

THENCE North $01^{\circ}03'29''$ West, a distance of 246.92 feet to the POINT OF BEGINNING;

THENCE continuing North $01^{\circ}03'29''$ West a distance of 10.00 feet;

THENCE North $88^{\circ}56'32''$ East, a distance of 7.00 feet;

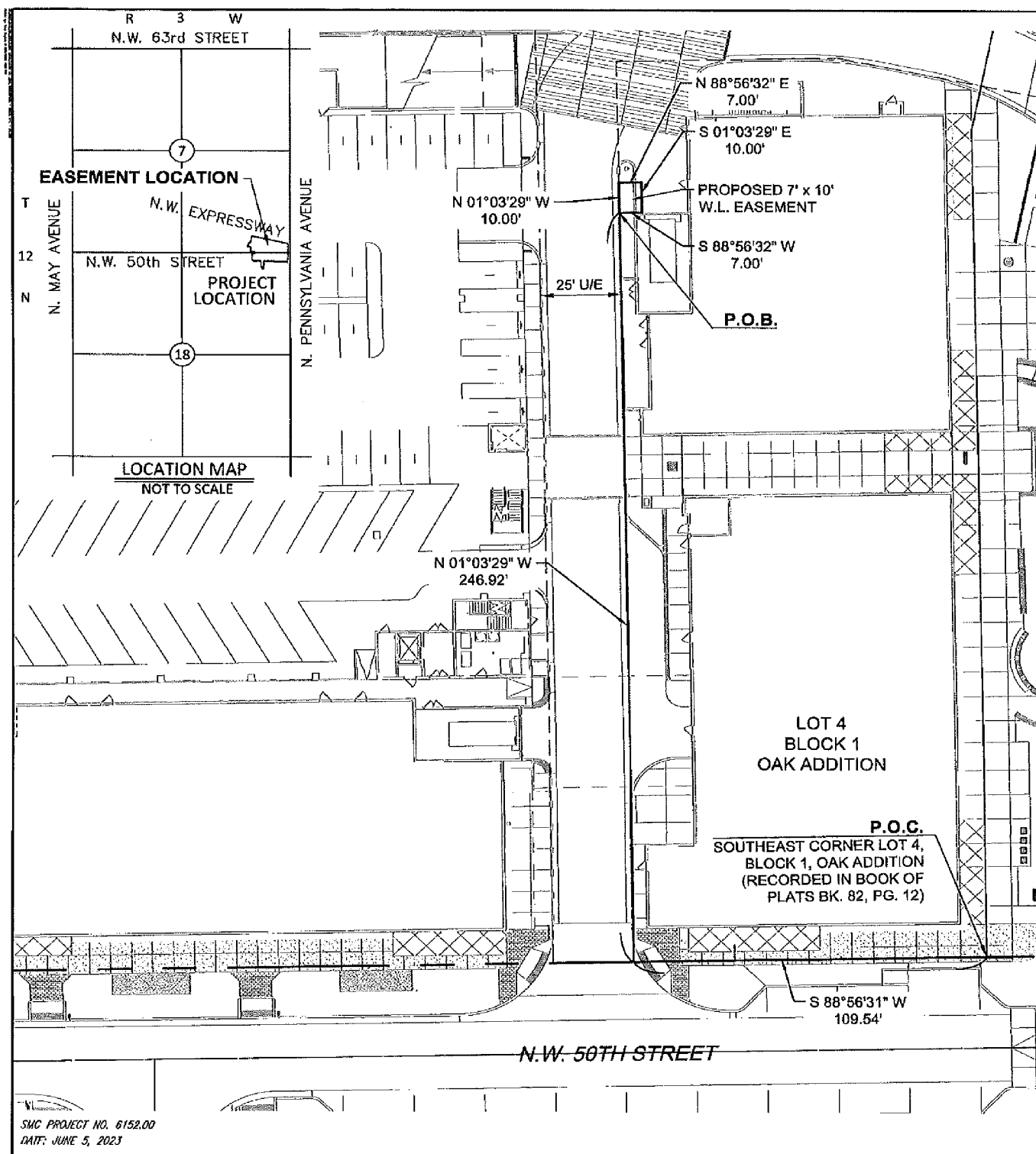
THENCE South $01^{\circ}03'29''$ East, a distance of 10.00 feet;

THENCE South $88^{\circ}56'32''$ West, a distance of 7.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 700 square feet or 0.0016 acres, more or less.

The basis of bearings for this description is the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South $88^{\circ}56'32''$ West on the common line between the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian.

Prepared by: Terence L. Haynes, P.E. #16820
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N.W. 50TH ST. & PENNSYLVANIA AVE.
OKLAHOMA CITY, OKLAHOMA

ATTACHMENT "B" (2 of 2)

WATERLINE
EASEMENT 02



SCALE: 1" = 40'

THIS DRAWING IS THE PROPERTY OF SMC CONSULTING ENGINEERS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SMC CONSULTING ENGINEERS, P.C.