



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2024-00024 & SD-2024-00026

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT **BUFFALO DEVELOPMENT GROUP, 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 Attachments "Exhibit B, D, E, F, G, H and I" ("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.

BUFFALO DEVELOPMENT GROUP, LLC

Dated this 9th day of September, 2024.

By: Mark Grubbs, manager

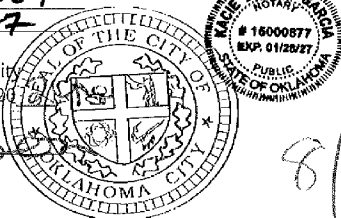
STATE OF OKLAHOMA, COUNTY OF Canadian, SS.

This instrument was acknowledged before me on this 9th day of September, 2024 by Mark Grubbs as Partner of Buffalo Development Group, LLC, manager.

My Commission Expires: 01/28/2027
My Commission No. 15000877

ACCEPTED by The City of Oklahoma City
this 3rd day of December, 2024

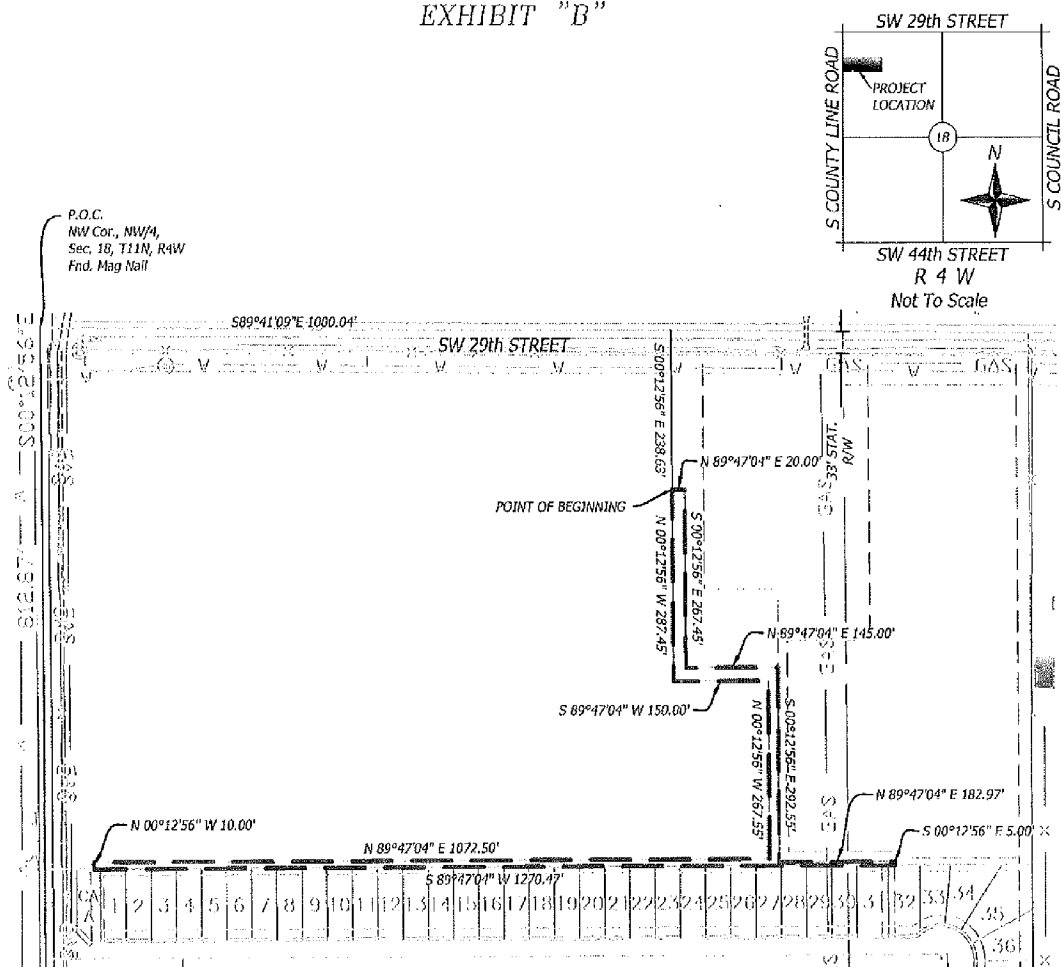
Maressa Treat
City Clerk



REVIEWED for form and legality

Maressa Treat
Assistant Municipal Counselor

EXHIBIT "B"



LEGAL DESCRIPTION

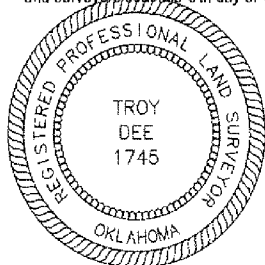
A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NW/4; Thence S89°41'09"E along the North line of said NW/4 a distance of 1000.04 feet; Thence S 00°12'56" E a distance of 238.63 feet to the POINT OF BEGINNING; Thence N 89°47'04" E a distance of 20.00 feet; Thence S 00°12'56" E a distance of 267.45 feet; Thence N 89°47'04" E a distance of 145.00 feet; Thence S 00°12'56" E a distance of 292.55 feet; Thence N 89°47'04" E a distance of 182.97 feet; Thence S 00°12'56" E a distance of 5.00 feet; Thence S 89°47'04" W a distance of 1270.47 feet; Thence N 00°12'56" W a distance of 10.00 feet; Thence N 89°47'04" E a distance of 1072.50 feet; Thence N 00°12'56" W a distance of 287.55 feet; Thence S 89°47'04" W a distance of 150.00 feet; Thence N 00°12'56" W a distance of 287.45 feet to the POINT OF BEGINNING.

Containing 24,452.09 Sq. Ft. or 0.561 Acres, more or less.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and survey on ~~and~~ this 9th day of September, 2024.



Troy Dee
Troy Dee, PLS #1745
September 9, 2024

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com
Drafted by: GT GLS Job No.: 241845
Plot Date: September 9, 2024

Sheet 1 Of 1

Filename: C:\LOBSI# PROJECTS 2024\241845 BUFFALO FARMS_EAS\MT.DWG; Last Saved: 9/6/2024 4:28:54 PM; Plot Date: 9/9/2024; Legit: Corey Timmons

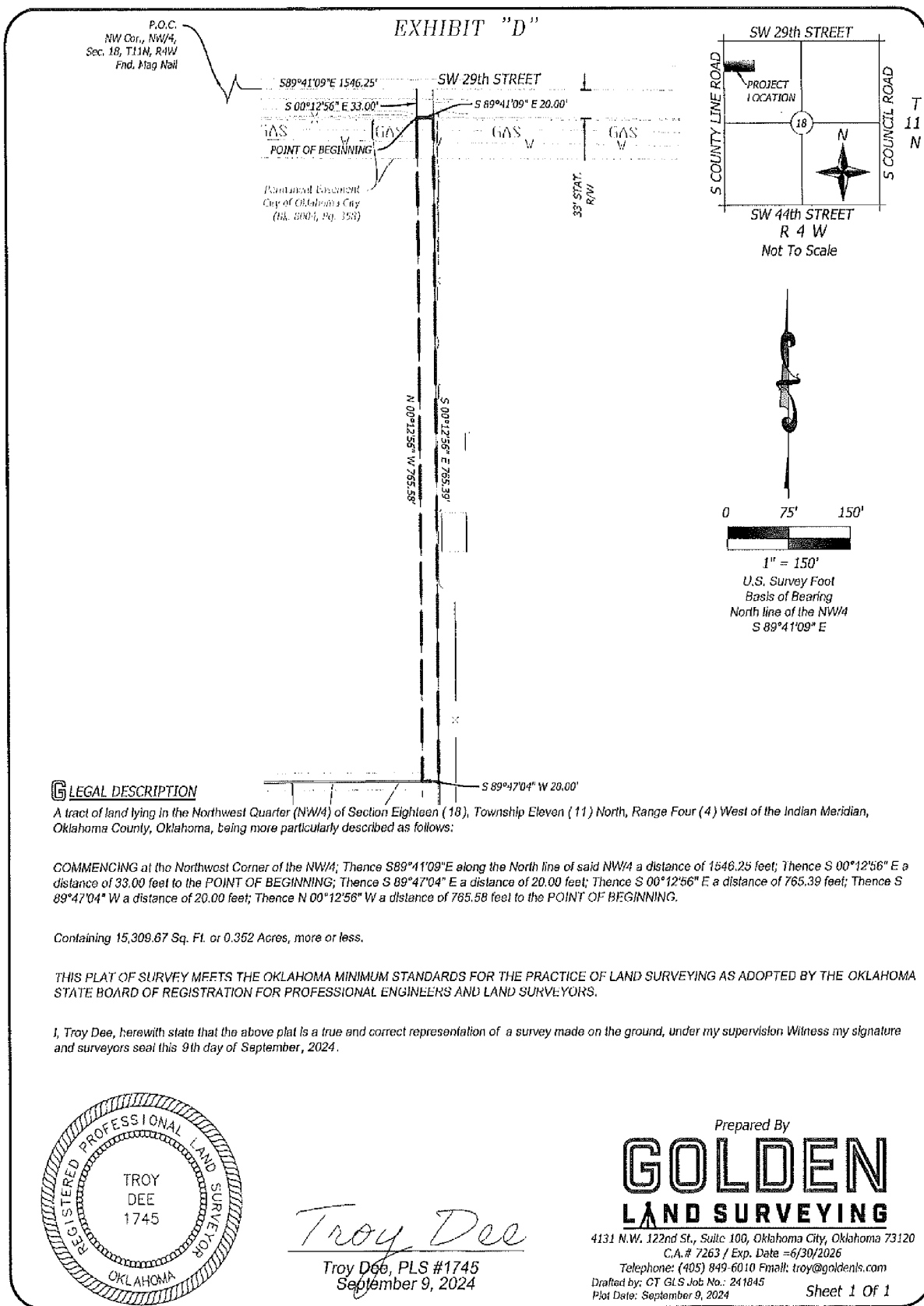


EXHIBIT "E"

P.O.C.
NW Cor., NW/4,
Sec. 18, T11N, R4W
Fnd. Mag Nail

SW 29th STREET

S89°41'09"E 1348.03'

S 00°12'56" E 790.41'

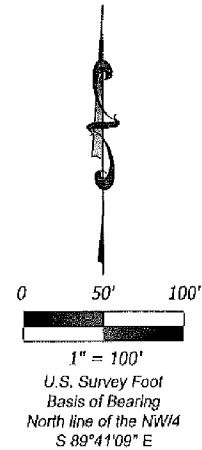
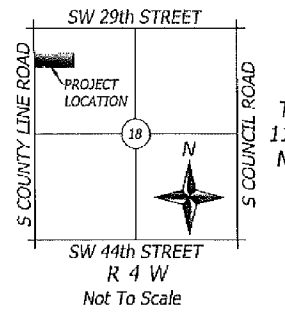
N 00°12'56" W 10.00'

S 60°12'56" E 10.00'

POINT OF BEGINNING

N 89°47'04" E 198.71'

S 89°47'04" W 198.71'

**LEGAL DESCRIPTION**

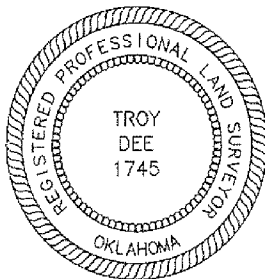
A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NW/4; Thence S89°41'09"E along the North line of said NW/4 a distance of 1348.03 feet; Thence S 00°12'56" E a distance of 790.41 feet to the POINT OF BEGINNING; Thence N 89°47'04" E a distance of 198.71 feet; Thence S 00°12'56" E a distance of 10.00 feet; Thence S 89°47'04" W a distance of 198.71 feet; Thence N 00°12'56" W a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 1,982.14 Sq. Ft. or 0.046 Acres, more or less.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 9th day of September, 2024.



Troy Dee
Troy Dee, PLS #1745
September 9, 2024

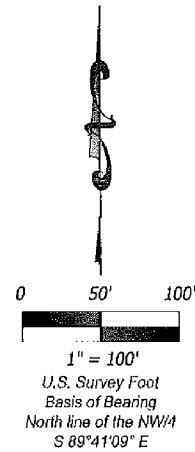
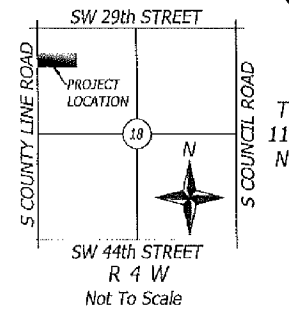
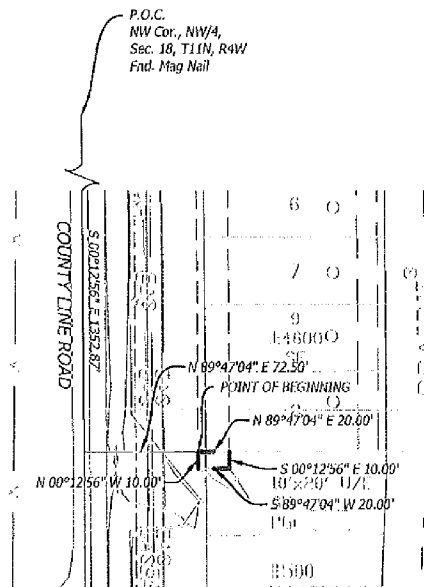
Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com
Drafted by: GT GI S. Job No.: 241945
Plot Date: September 9, 2024

Sheet 1 Of 1

Filename: C:\JDS\PROJECTS\2024\241945 BUFFALO FARMS STAKING\DWG241945 BUFFALO FARMS EAS\MNT.DWG; Last Saved: 9/6/2024 4:28:54 PM; Plot Date: 9/6/2024; Login: Corey Timmons

EXHIBIT "F"

**LEGAL DESCRIPTION**

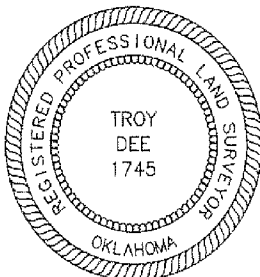
A tract of land lying in the Northwest Quarter (NW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of the NW/4; Thence S00°12'56"E along the West line of said NW/4 a distance of 1352.87 feet; Thence N 89°47'04" E a distance of 72.50 feet to the POINT OF BEGINNING; Thence N 89°47'04" E a distance of 20.00 feet; Thence S 00°12'56" E a distance of 10.00 feet; Thence S 89°47'04" W a distance of 20.00 feet; Thence N 00°12'56" W a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 200.00 Sq. Ft. or 0.005 Acres, more or less.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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Troy Dee
Troy Dee, PLS #1745
September 9, 2024

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date --6/30/2026
Telephone: (405) 849-6010 Email: troy@goldens.com
Drafted by: CT GLS Job No.: 241845
Plot Date: September 9, 2024

Sheet 1 Of 1

Filename: O:\JOBS\PROJECTS\2024\1845 BUFFALO FARMS_EAS\MNT.DWG; Last Saved: 9/6/2024 4:28:54 PM; Plot Date: 9/9/2024; Layout: Corey Timmons

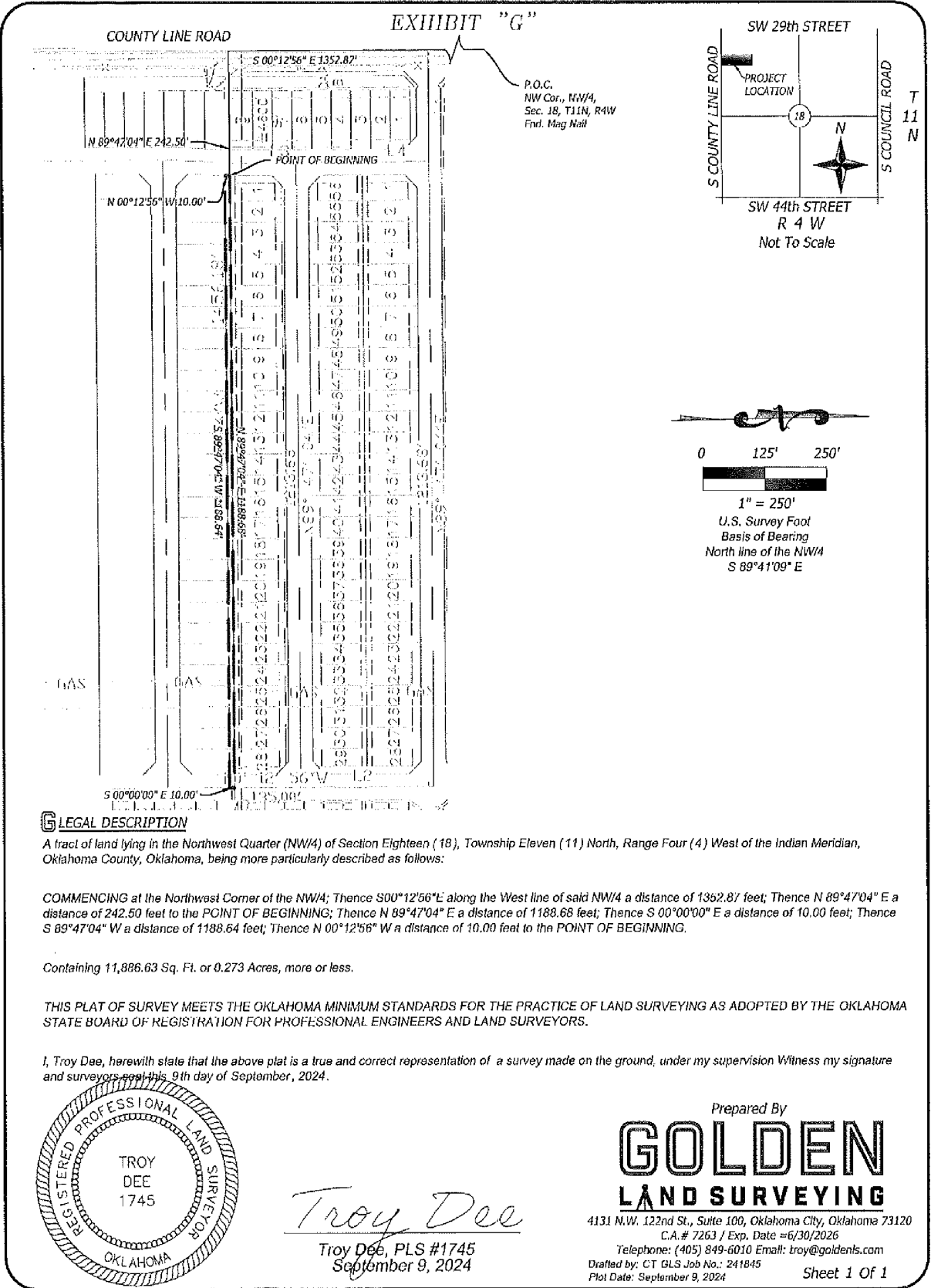
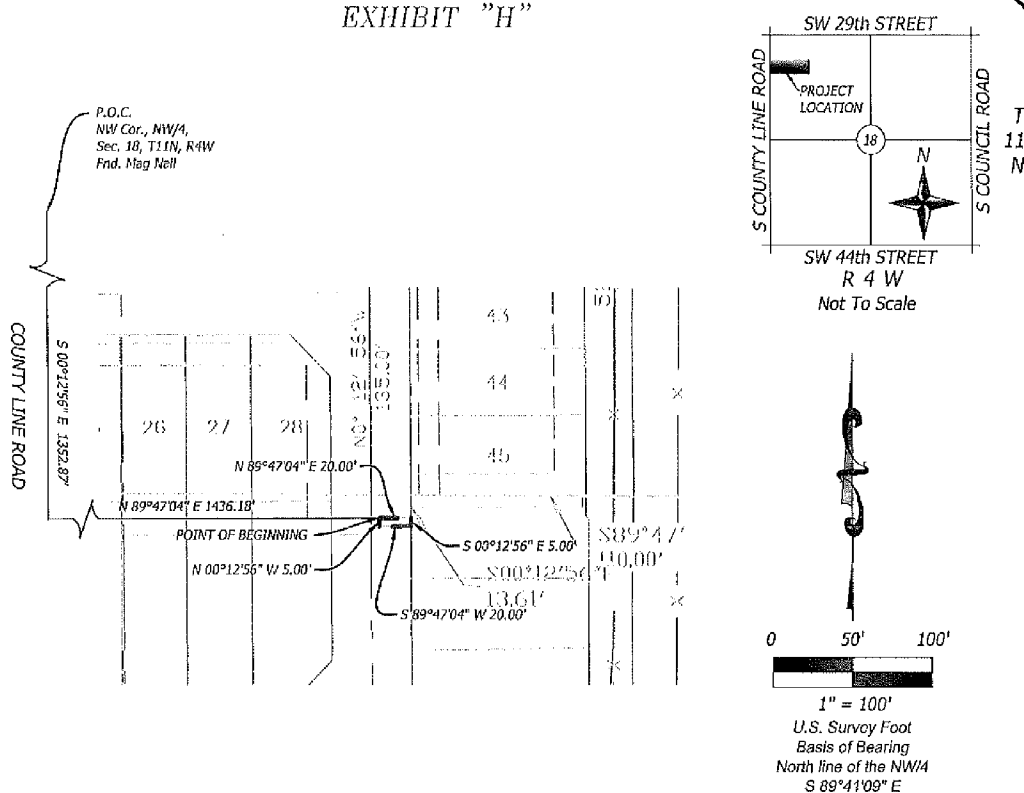


EXHIBIT "H"

**LEGAL DESCRIPTION**

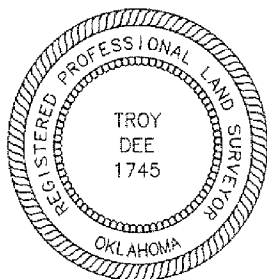
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COMMENCING at the Northwest Corner of the NW/4; Thence S00°12'56"E along the West line of said NW/4 a distance of 1352.87 feet; Thence N 89°47'04" E a distance of 1436.18 feet to the POINT OF BEGINNING; Thence continuing N 89°47'04" E a distance of 20.00 feet; Thence S 00°12'56" E a distance of 5.00 feet; Thence S 89°47'04" W a distance of 20.00 feet; Thence N 00°12'56" W a distance of 5.00 feet to the POINT OF BEGINNING.

Containing 100.00 Sq. Ft. or 0.002 Acres, more or less.

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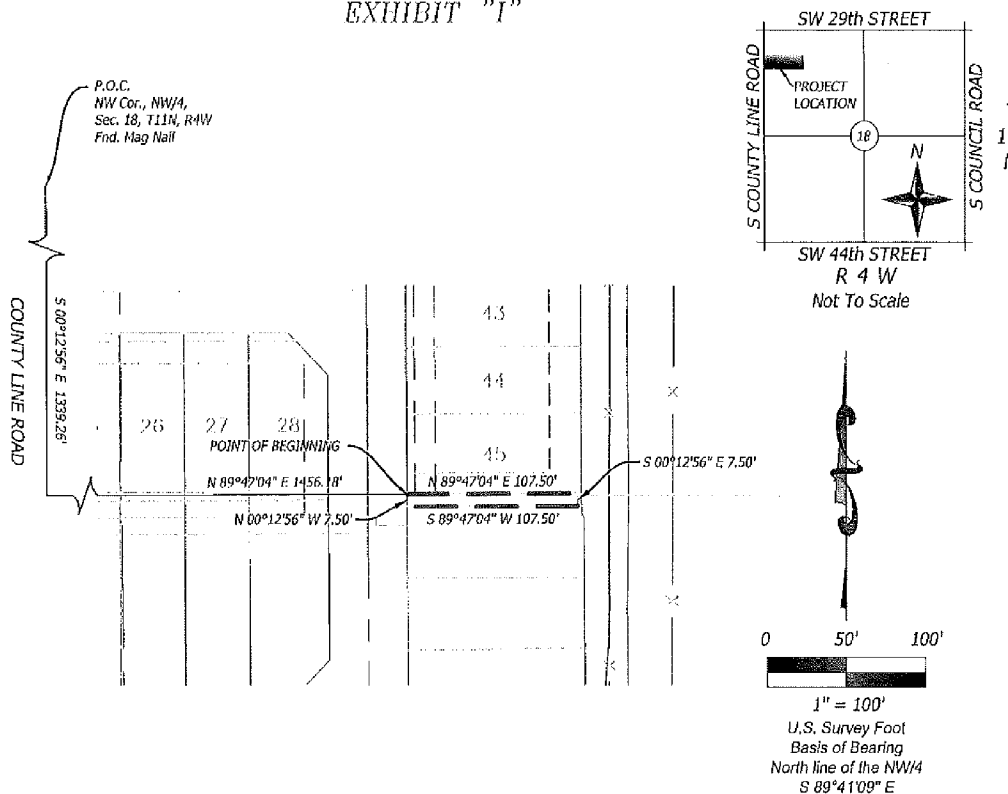
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Filename: C:\JOBS\PROJECTS 2024\241845 BUFFALO FARMS_STAKING\DWG 241845 BUFFALO FARMS EASMENT.DWG; Last Saved: 9/9/2024 4:28:54 PM; Plot Date: 9/9/2024; Logfile: Corey Timmons

EXHIBIT "I"

**LEGAL DESCRIPTION**

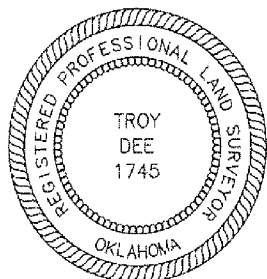
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Containing 808.25 Sq. Ft. or 0.019 Acres, more or less.

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