



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2024-00021 & SD-2024-00023

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: OKC L. DEV, LLC, an 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 OKLAHOMA County, Oklahoma, shown on Attachment "A", Attachment "B", Attachment "C", Attachment "D", Attachment "E", Attachment "F", Attachment "G", Attachment "H", Attachment "I", Attachment "J", Attachment "K", Attachment "L", and Attachment "M" ("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.

OKC L. DEV, LLC

Dated this 16th day of October, 2024.

By: [Signature]
Scott Peters, Manager

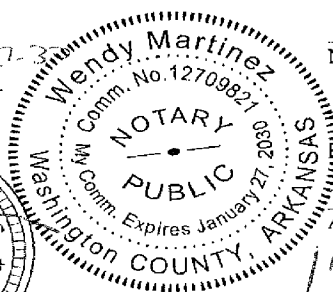
STATE OF ARKANSAS, COUNTY OF Washington, SS.

This instrument was acknowledged before me on this 16th day of October, 2024 by **Scott Peters** as **Manager of OKC L. DEV, LLC**.

My Commission Expires: 12/09/2025
My Commission No. 12709821

[Signature]
Notary Public

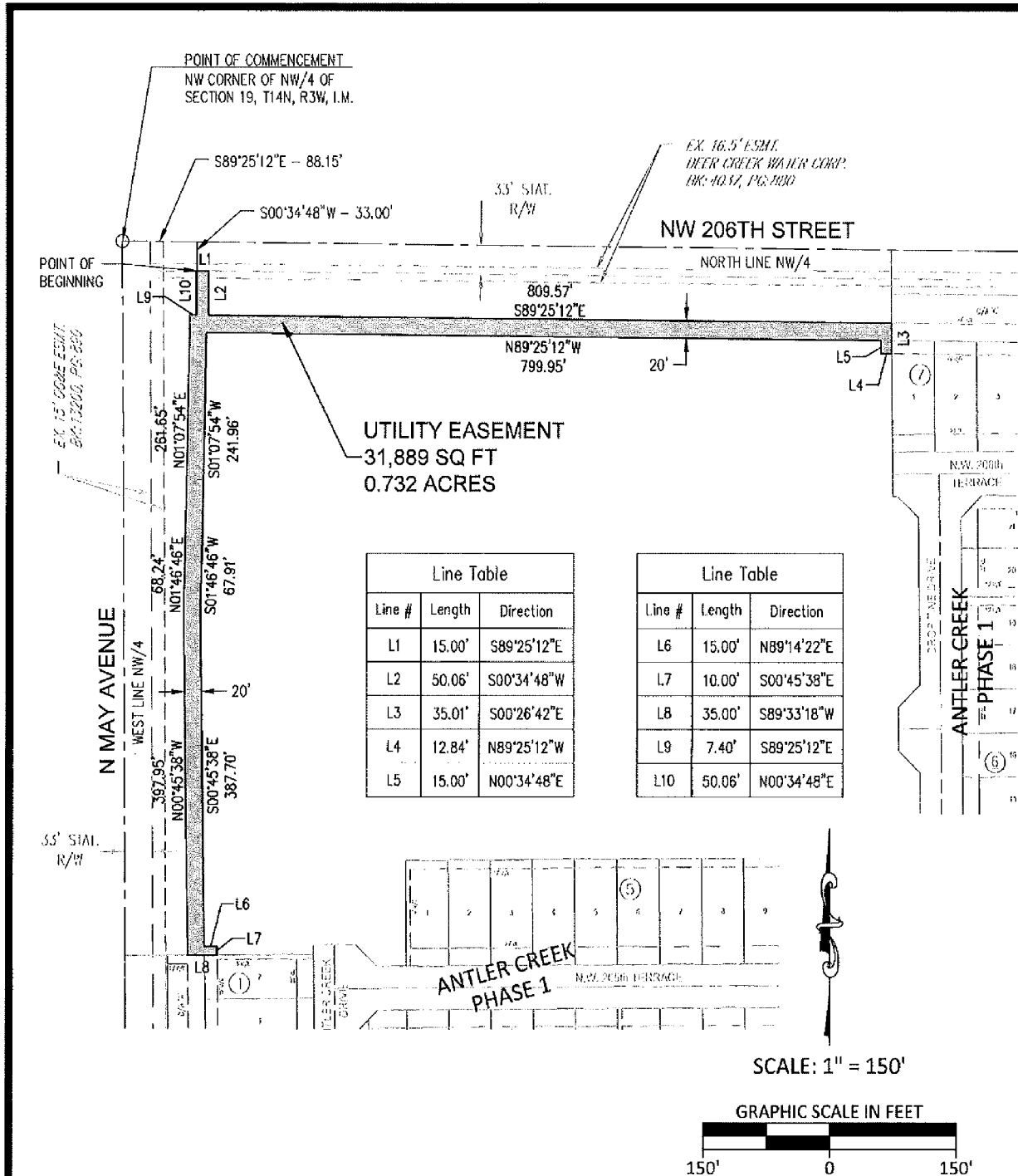
ACCEPTED by The City of Oklahoma City
this 30th day of December, 2024
[Signature]
City Clerk



REVIEWED for form and legality

[Signature]
Assistant Municipal Counselor

17
50



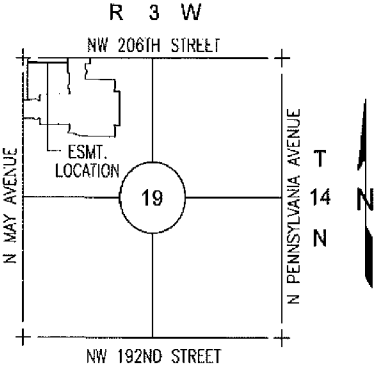
LTS | ENGINEERING
SERVICES, LLC
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT A

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 08/30/2025

SHEET NO.: 1 OF 2

DATE: 08/27/2024



LOCATION MAP
SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; Thence S89°25'12"E along the North line of said NW/4 a distance of 88.15 feet; Thence S00°34'48"W a distance of 33.00 feet to a point on the southerly statutory right-of-way line of NW 206th Street, same being the Point of Beginning;

Thence S89°25'12"E along said statutory right-of-way line a distance of 15.00 feet; Thence S00°34'48"W a distance of 50.06 feet; Thence S89°25'12"E a distance of 809.57 feet; Thence S00°26'42"E a distance of 35.01 feet; Thence N89°25'12"W a distance of 12.84 feet; Thence N00°34'48"E a distance of 15.00 feet; Thence N89°25'12"W a distance of 799.95 feet; Thence S01°07'54"W a distance of 241.95 feet; Thence S01°46'46"W a distance of 67.91 feet; Thence S00°45'38"E a distance of 387.70 feet; Thence N89°14'22"E a distance of 15.00 feet; Thence S00°45'38"E a distance of 10.00 feet; Thence S89°33'18"W a distance of 35.00 feet; Thence N00°45'38"W a distance of 397.95 feet; Thence N01°46'46"E a distance of 68.24 feet; Thence N01°07'54"E a distance of 261.65 feet; Thence S89°25'12"E a distance of 7.40 feet; Thence N00°34'48"E a distance of 50.06 feet to the Point of Beginning.

Containing 31,889 Square Feet or 0.732 Acres, more or less.

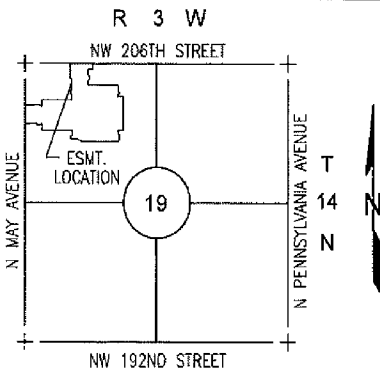
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SERVICES, LLC
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT
- ATTACHMENT A

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

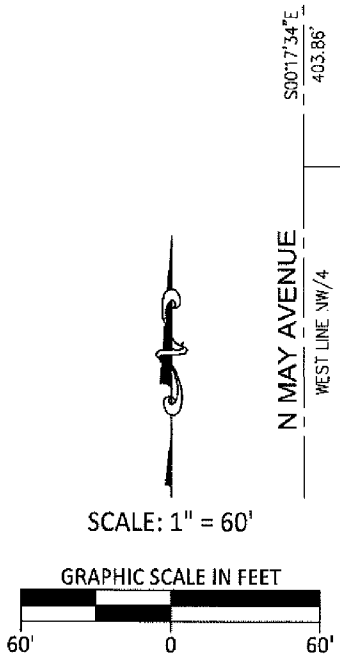
SHEET NO.: 2 OF 2

DATE: 08/27/2024



LOCATION MAP
SCALE: 1" = 3000'

POINT OF COMMENCEMENT
NW CORNER OF NW/4 OF
SECTION 19, T14N, R3W, I.M.



LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; Thence S00°17'34\"/>

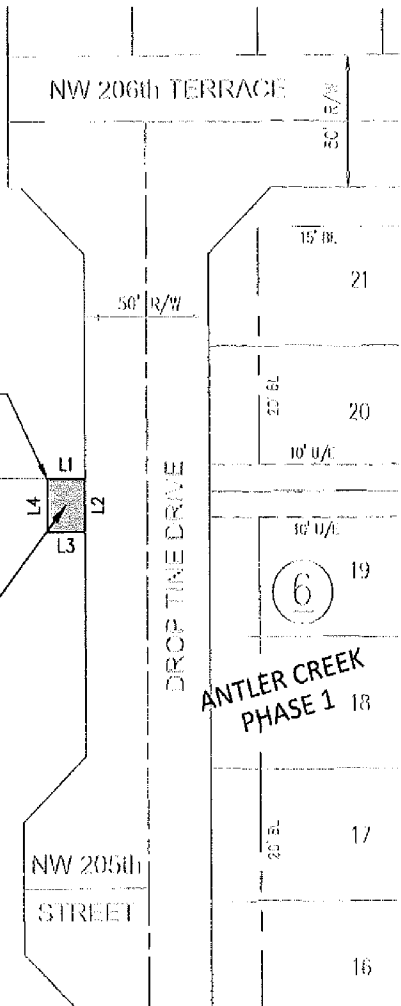
Thence N89°33'18\"/>

Containing 300 Square Feet or 0.007 Acres, more or less.

Line Table		
Line #	Length	Direction
L1	15.00'	N89°33'18\"/>
L2	20.00'	S00°26'42\"/>
L3	15.00'	S89°33'18\"/>
L4	20.00'	N00°26'42\"/>

POINT OF BEGINNING

UTILITY EASEMENT
300 SQ FT
0.007 ACRES



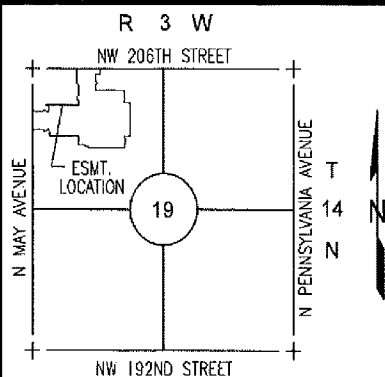
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SERVICES, LLC
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT
- ATTACHMENT B

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 08/27/2024



LOCATION MAP

SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

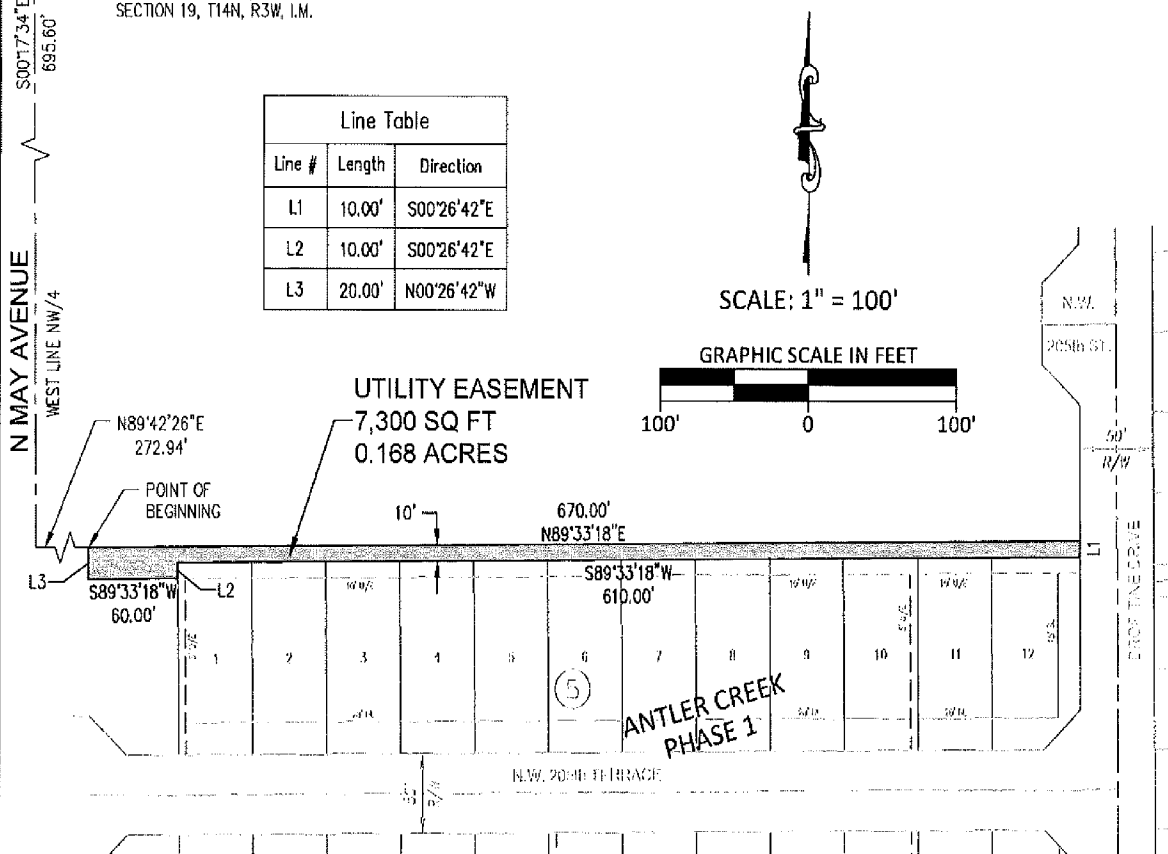
Commencing at the Northwest corner of said NW/4; Thence S00°17'34"E along the West line of said NW/4 a distance of 695.60 feet; Thence N89°42'26"E a distance of 272.94 feet to the Point of Beginning;

Thence N89°33'18"E a distance of 670.00 feet; Thence S00°26'42"E a distance of 10.00 feet; Thence S89°33'18"W a distance of 610.00 feet; Thence S00°26'42"E a distance of 10.00 feet; Thence S89°33'18"W a distance of 60.00 feet; Thence N00°26'42"W a distance of 20.00 feet to the Point of Beginning.

Containing 7,300 Square Feet or 0.168 Acres, more or less.

POINT OF COMMENCEMENT
NW CORNER OF NW/4 OF
SECTION 19, T14N, R3W, I.M.

Line Table		
Line #	Length	Direction
L1	10.00'	S00°26'42"E
L2	10.00'	S00°26'42"E
L3	20.00'	N00°26'42"W



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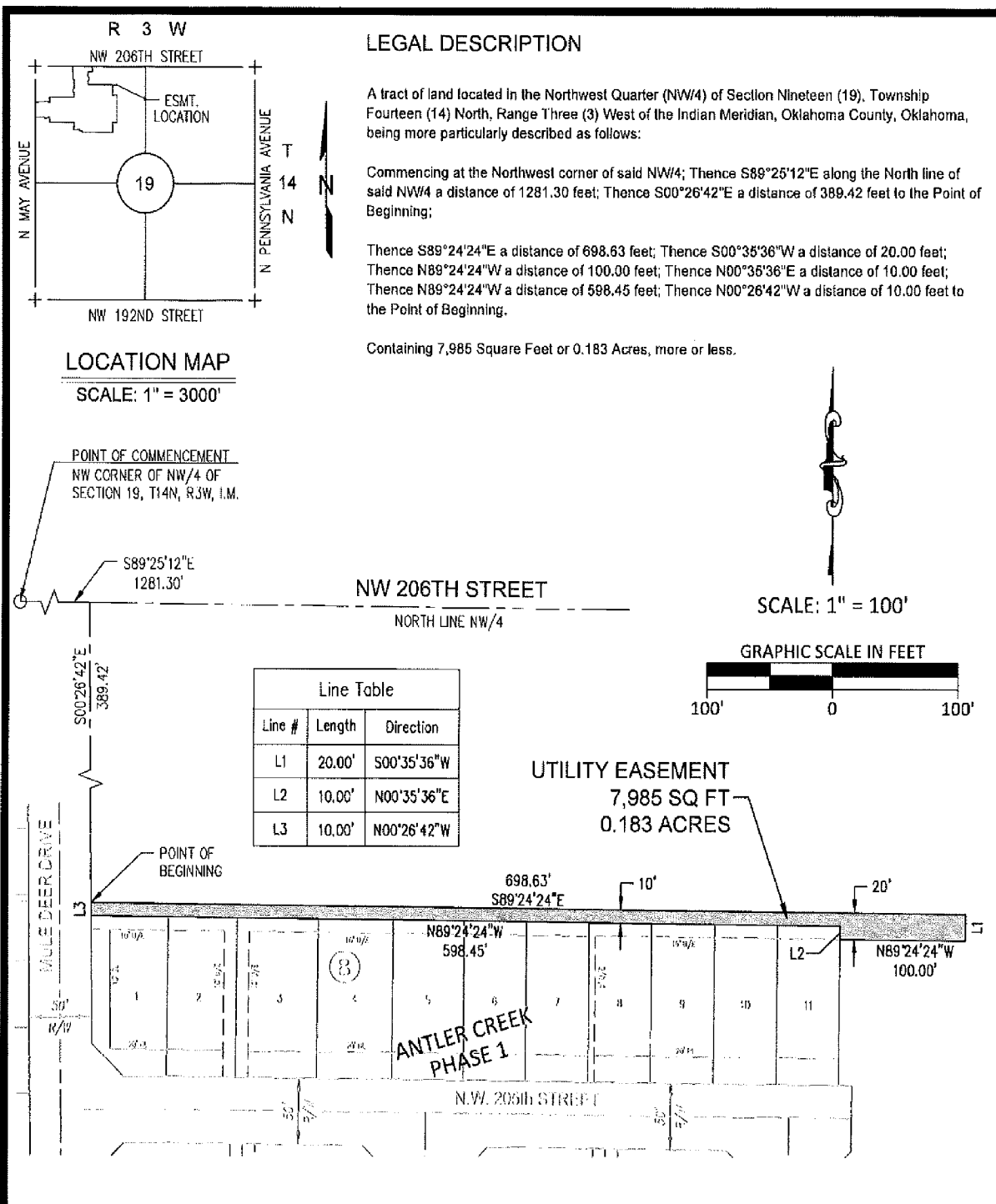
UTILITY EASEMENT - ATTACHMENT C

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 08/27/2024

DATE: 08/27/2024



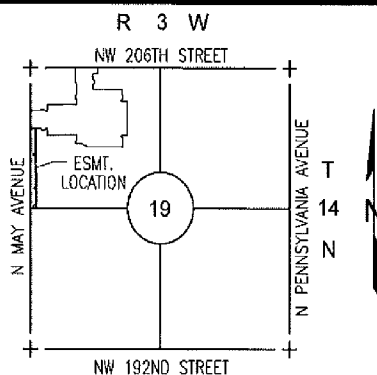
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UTILITY EASEMENT - ATTACHMENT E

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 08/27/2024



LOCATION MAP

SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said NW/4; Thence S89°24'24"E along the South line of said NW/4 a distance of 33.00 feet to a point on the easterly statutory right-of-way line of N May Avenue, same being the Point of Beginning;

Thence N00°17'34"W along said statutory right-of-way line a distance of 40.00 feet;
 Thence S89°24'24"E a distance of 55.40 feet;
 Thence N00°45'38"W a distance of 307.37 feet;
 Thence S89°14'22"W a distance of 52.89 feet to a point on the easterly statutory right-of-way line of N May Avenue;
 Thence N00°17'34"W along said statutory right-of-way line a distance of 15.00 feet;
 Thence N89°14'22"E a distance of 52.77 feet;
 Thence N00°45'38"W a distance of 628.51 feet;
 Thence S89°14'22"W a distance of 47.65 feet to a point on the easterly statutory right-of-way line of N May Avenue;
 Thence N00°17'34"W along said statutory right-of-way line a distance of 15.00 feet;
 Thence N89°14'22"E a distance of 47.53 feet;
 Thence N00°45'38"W a distance of 479.92 feet;
 Thence N89°33'18"E a distance of 20.00 feet;
 Thence S00°45'38"E a distance of 1484.17 feet to a point on the South line of said NW/4;
 Thence N89°24'24"W along said South line a distance of 75.73 feet to the Point of Beginning.

Containing 33,409 Square Feet or 0.767 Acres, more or less.

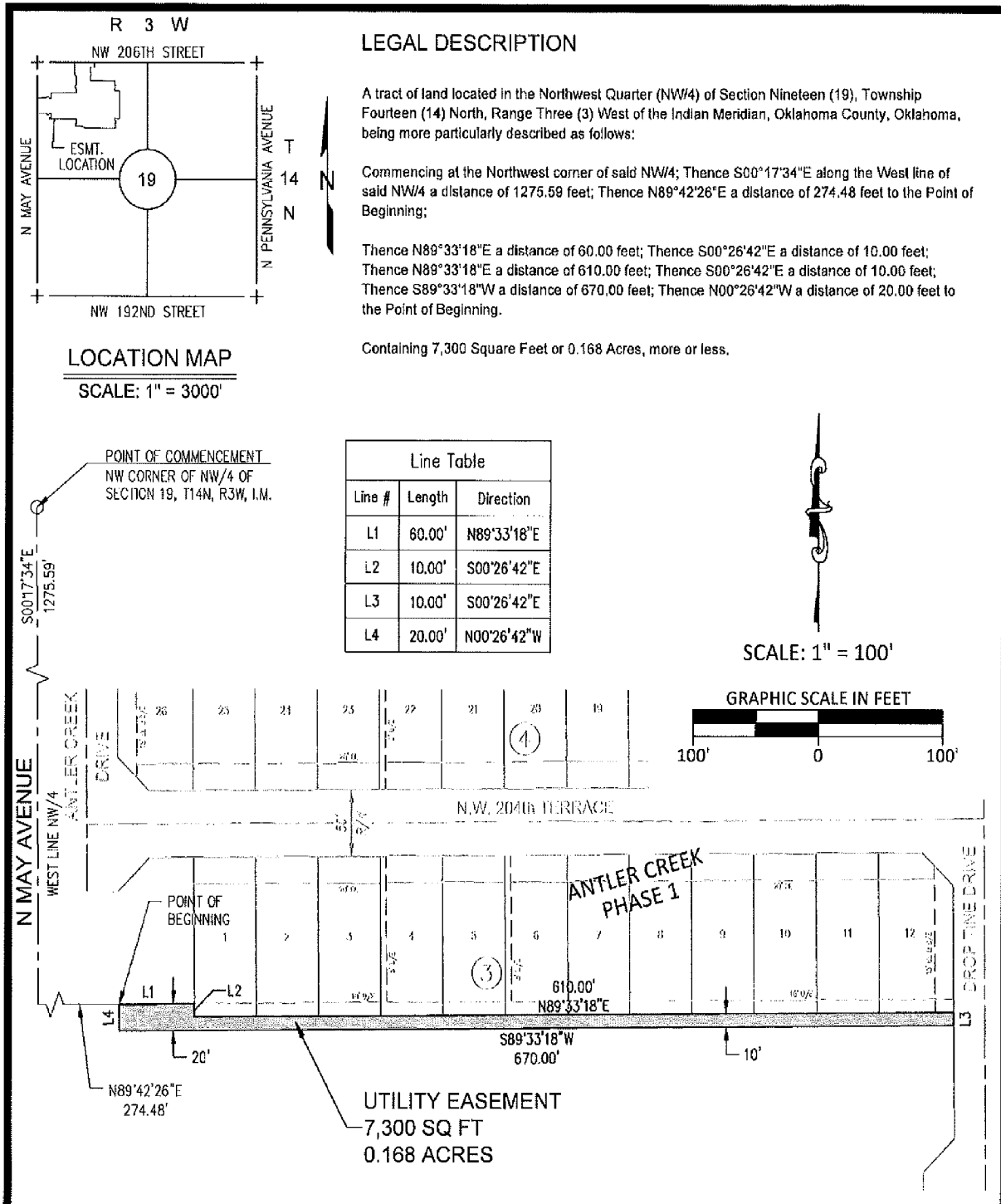
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 PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT F

CERTIFICATE OF AUTHORIZATION:
 CA 6710 EXPIRES 06/30/2025

SHEET NO.: 2 OF 2

DATE: 08/27/2024



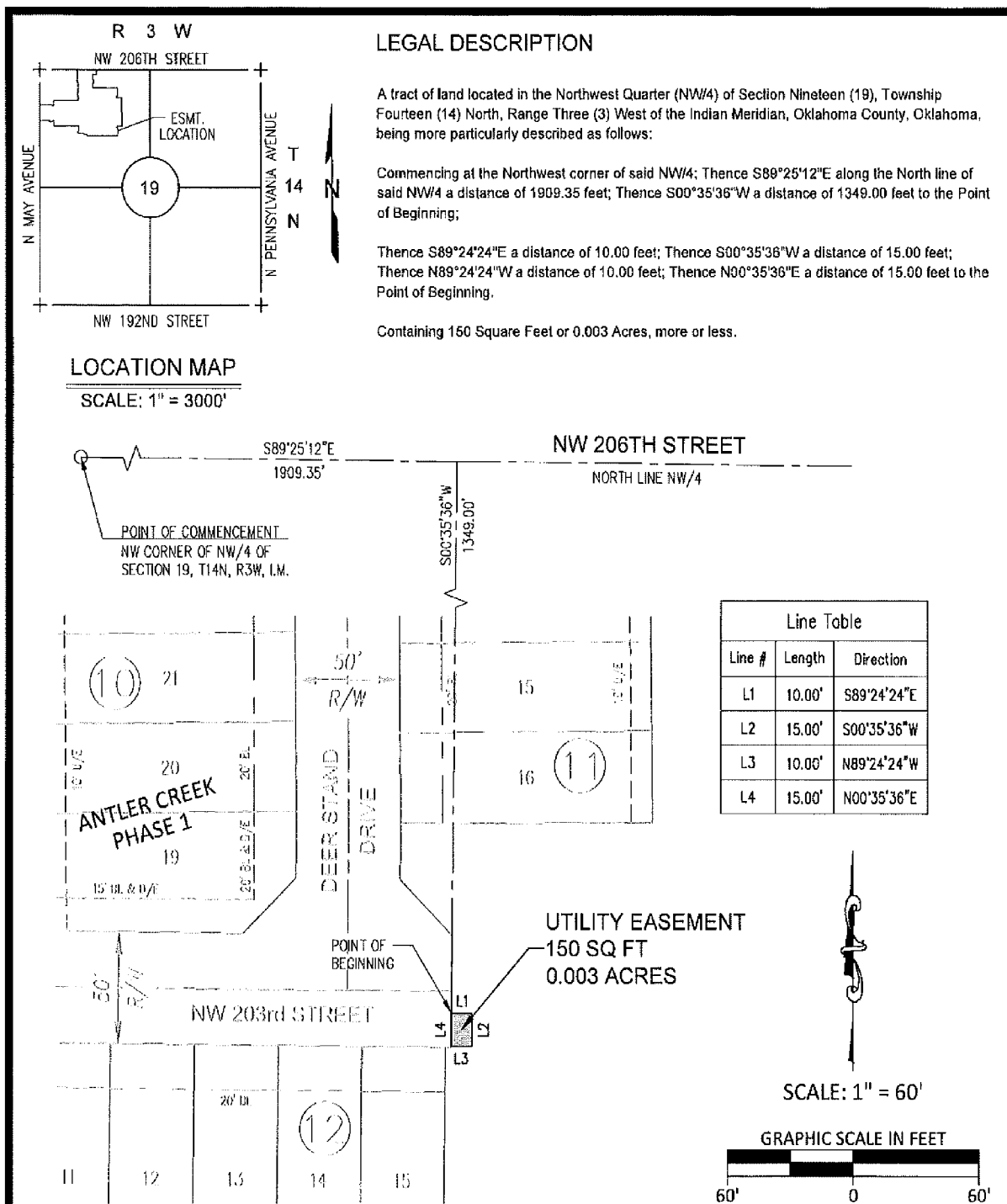
LTS | **ENGINEERING SERVICES, LLC**
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT G

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 08/27/2024



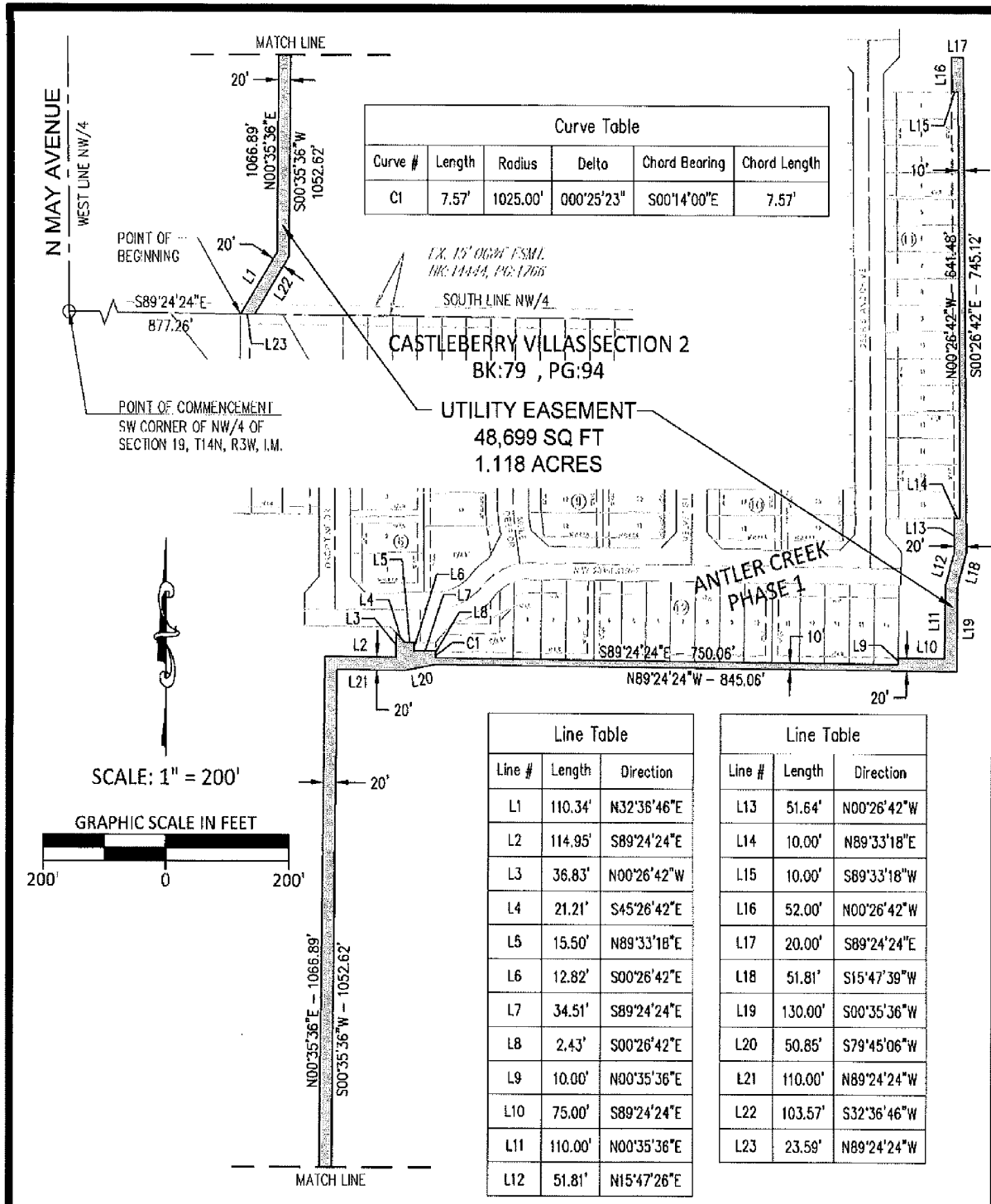
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PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT I

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 08/27/2024



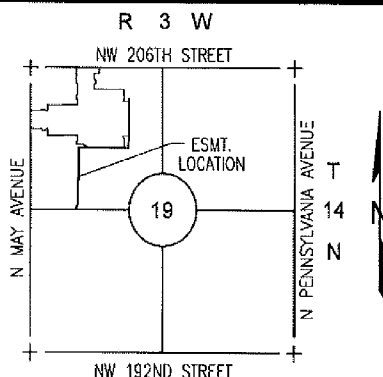
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UTILITY EASEMENT - ATTACHMENT J

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 2

DATE: 08/27/2024



LOCATION MAP

SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of said NW/4; Thence S89°24'24"E along the South line of said NW/4 a distance of 877.26 feet to the Point of Beginning;

Thence N32°36'46"E a distance of 110.34 feet; Thence N00°35'36"E a distance of 1066.89 feet;
 Thence S89°24'24"E a distance of 114.95 feet; Thence N00°26'42"W a distance of 36.83 feet;
 Thence S45°26'42"E a distance of 21.21 feet; Thence N89°33'18"E a distance of 15.50 feet;
 Thence S00°26'42"E a distance of 12.82 feet; Thence S89°24'24"E a distance of 34.51 feet;
 Thence S00°26'42"E a distance of 2.43 feet to a curve to the right;
 Thence 7.57 feet along the arc of said curve having a radius of 1025.00 feet, subtended by a chord of 7.57 feet which bears S00°14'00"E;
 Thence S89°24'24"E a distance of 750.06 feet; Thence N00°35'36"E a distance of 10.00 feet;
 Thence S89°24'24"E a distance of 75.00 feet; Thence N00°35'36"E a distance of 110.00 feet;
 Thence N15°47'26"E a distance of 51.81 feet; Thence N00°26'42"W a distance of 51.64 feet;
 Thence N89°33'18"E a distance of 10.00 feet; Thence N00°26'42"W a distance of 641.48 feet;
 Thence S89°33'18"W a distance of 10.00 feet; Thence N00°26'42"W a distance of 52.00 feet;
 Thence S89°24'24"E a distance of 20.00 feet; Thence S00°26'42"E a distance of 745.12 feet;
 Thence S15°47'39"W a distance of 51.81 feet; Thence S00°35'36"W a distance of 130.00 feet;
 Thence N89°24'24"W a distance of 845.06 feet; Thence S79°45'06"W a distance of 50.85 feet;
 Thence N89°24'24"W a distance of 110.00 feet; Thence S00°35'36"W a distance of 1052.62 feet;
 Thence S32°36'46"W a distance of 103.57 feet to a point on the South line of said NW/4;
 Thence N89°24'24"W along said South line a distance of 23.59 feet to the Point of Beginning.

Containing 48,699 Square Feet or 1.118 Acres, more or less.

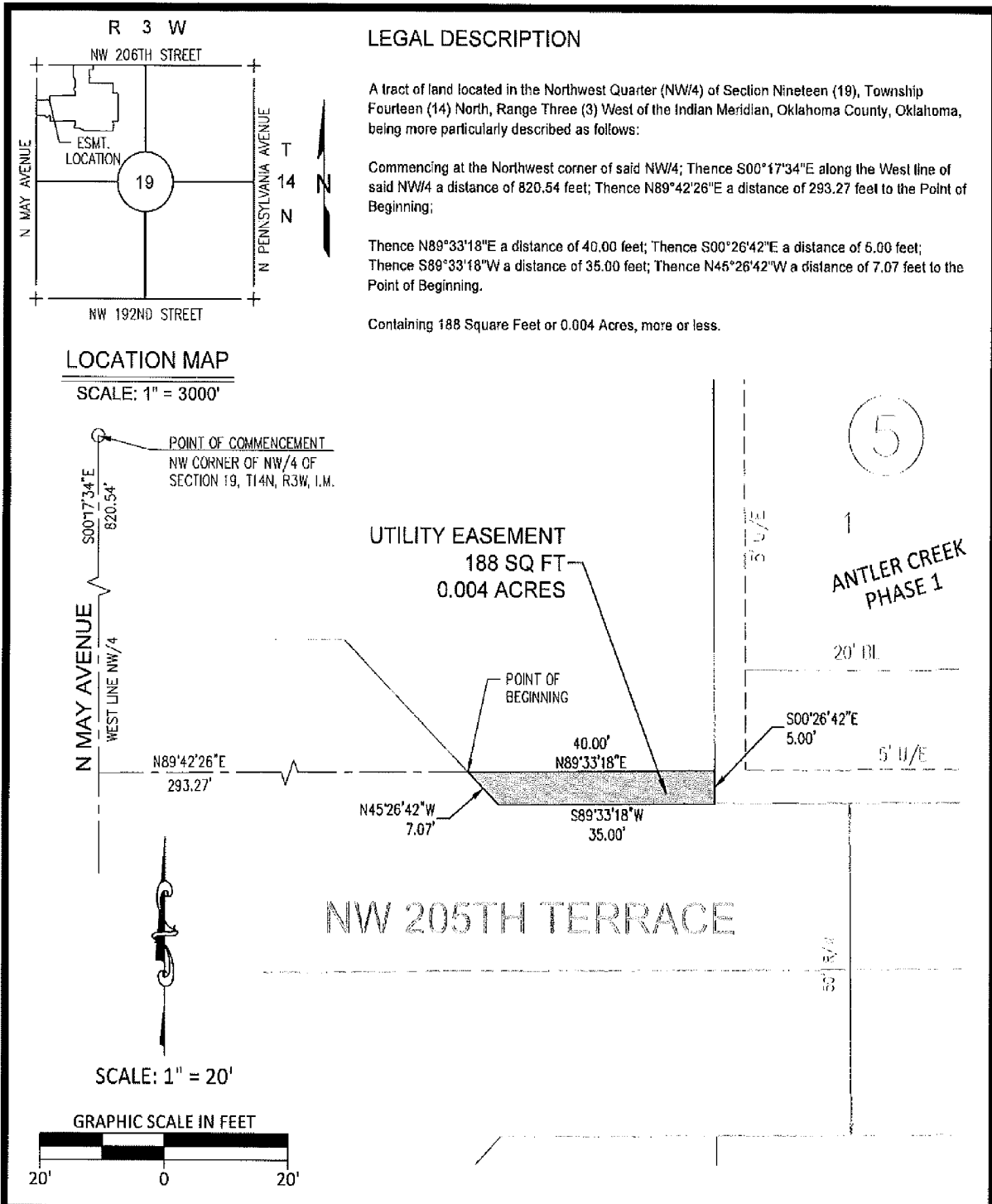
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 SERVICES, LLC
 PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT J

CERTIFICATE OF AUTHORIZATION:
 CA 6710 EXPIRES 06/30/2025

SHEET NO.: 2 OF 2

DATE: 08/27/2024



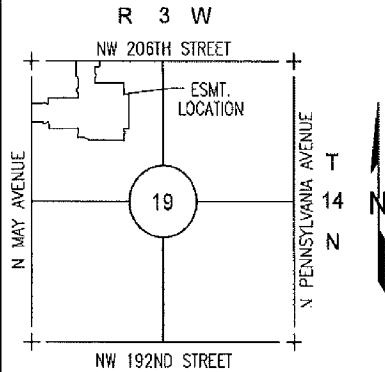
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SERVICES, LLC**
PO Box 31685, Edmond, OK 73003

**UTILITY EASEMENT
- ATTACHMENT K**

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 09/11/2024



LOCATION MAP

SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

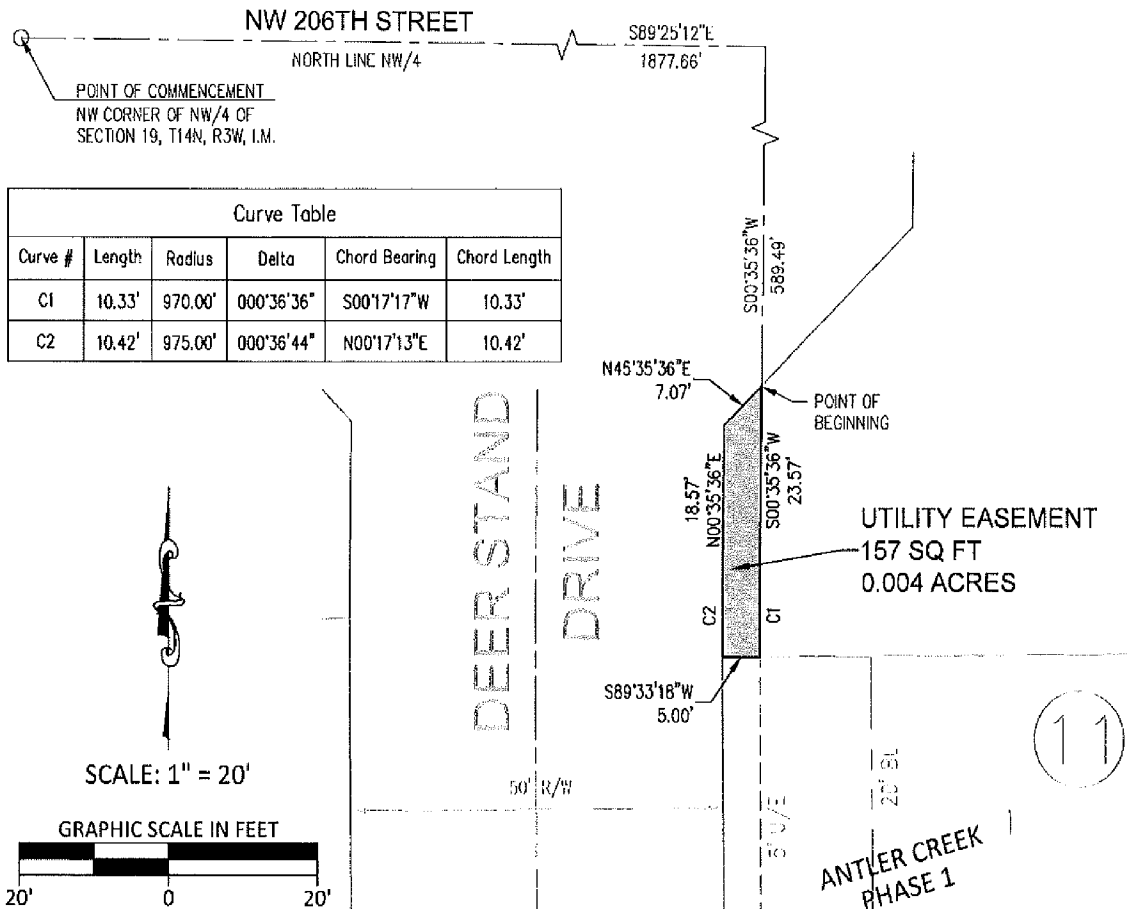
Commencing at the Northwest corner of said NW/4; Thence S89°25'12"E along the North line of said NW/4 a distance of 1877.66 feet; Thence S00°35'36"W a distance of 589.49 feet to the Point of Beginning;

Thence continuing S00°35'36"W a distance of 23.57 feet to a curve to the left; Thence 10.33 feet along the arc of said curve having a radius of 970.00 feet, subtended by a chord or 10.33 feet which bears S00°17'17"W;

Thence S89°33'18"W a distance of 5.00 feet to a non-tangent curve to the right; Thence 10.42 feet along the arc of said curve having a radius of 975.00 feet, subtended by a chord or 10.42 feet which bears N00°17'13"E;

Thence N00°35'36"E a distance of 18.57 feet; Thence N45°35'36"E a distance of 7.07 feet to the Point of Beginning.

Containing 157 Square Feet or 0.004 Acres, more or less.



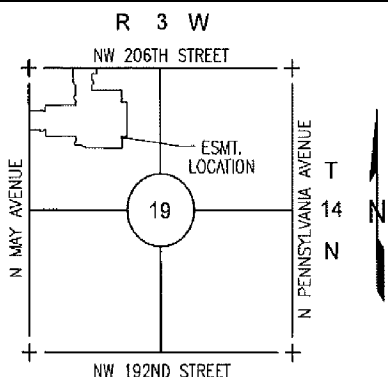
LTS | **ENGINEERING SERVICES, LLC**
PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT L

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 09/11/2024



LOCATION MAP

SCALE: 1" = 3000'

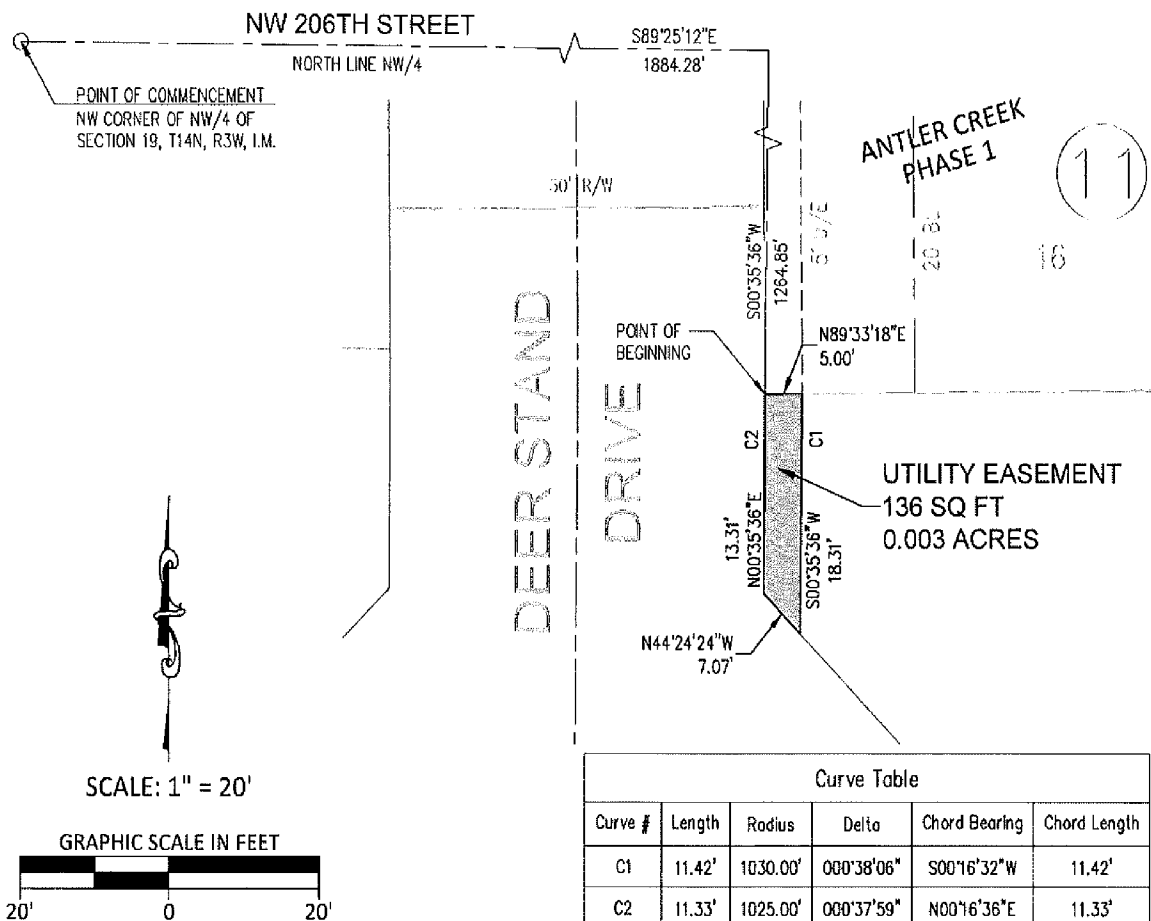
LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; Thence S89°25'12"E along the North line of said NW/4 a distance of 1884.28 feet; Thence S00°35'36"W a distance of 1264.85 feet to the Point of Beginning;

Thence N89°33'18"E a distance of 5.00 feet to a non-tangent curve to the right; Thence 11.42 feet along the arc of said curve having a radius of 1030.00 feet, subtended by a chord or 11.42 feet which bears S00°16'32"W; Thence S00°35'36"W a distance of 18.31 feet; Thence N44°24'24"W a distance of 7.07 feet; Thence N00°35'36"E a distance of 13.31 feet to a curve to the left; Thence 11.33 feet along the arc of said curve having a radius of 1025.00 feet, subtended by a chord or 11.33 feet which bears N00°16'36"E to the Point of Beginning.

Containing 136 Square Feet or 0.003 Acres, more or less.



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	11.42'	1030.00'	000°38'06"	S00°16'32"W	11.42'
C2	11.33'	1025.00'	000°37'59"	N00°16'36"E	11.33'

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PO Box 31685, Edmond, OK 73003

UTILITY EASEMENT - ATTACHMENT M

CERTIFICATE OF AUTHORIZATION:
CA 6710 EXPIRES 06/30/2025

SHEET NO.: 1 OF 1

DATE: 09/11/2024