

The City of Oklahoma City

Office of City Clerk

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

(Water/Wastewater) Project No. SD-2023-00024/WF-2023-00022

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Cadet 23, 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" ("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.

Cadet 23, LLC, a Delaware limited liability company

By: Essential Properties, L. P., a Delaware limited partnership its manager

By: Essential Properties OP G. P., LLC, a Delaware limited liability company, its general partner

Dated this 6th day of July, 2023.

By: 
Peter M. Mavoides, President & CEO

The City of Oklahoma City

Office of City Clerk

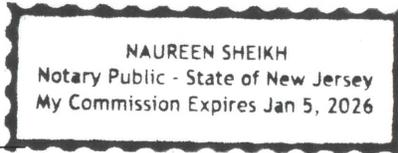
200 North Walker Ave.

Oklahoma City, Oklahoma 73102

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STATE OF New Jersey, COUNTY OF Sumner, SS.

This instrument was acknowledged before me on this 6th day of July, 20 23 by Peter M. Mavoides, as President & CEO of Essential Properties OP G.P., LLC, as General Partner of Essential Properties, L. P., manager of Cadet 23, LLC.



[Signature]
Notary Public

My Commission Expires: 1/5/2026
My Commission No. 50197366

ACCEPTED by The City of Oklahoma City
this _____ day of _____, 20 ____.

City Clerk

REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

ATTACHMENT "A"

LEGAL DESCRIPTION

Truck Yard
Easement

June 30, 2023

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Block Three (3) and Noble Street as shown on the recorded plat AUNGST ADDITION, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of the Northeast Quarter (NE/4) of said Section 3;

THENCE South 00°25'56" East, along and with the West line of said Northeast Quarter (NE/4), a distance of 63.00 feet;

THENCE North 89°25'32" East, departing said West line, parallel with and 63.00 feet South of the North line of said Northeast Quarter (NE/4), a distance of 545.45 feet;

THENCE South 00°34'55" East, a distance of 159.91 feet;

THENCE North 89°24'55" East, a distance of 52.46 feet;

THENCE South 39°57'53" West, a distance of 687.87 feet to a point on the South right-of-way line of Oklahoma City Boulevard (old Interstate 40 right-of-way);

THENCE South 89°20'20" West, along and with the South right-of-way line of Oklahoma City Boulevard, a distance of 498.21 feet

THENCE South 01°00'51" East, a distance of 17.97 feet to the POINT OF BEGINNING;

THENCE South 00°39'40" East, a distance of 26.96 feet;

THENCE South 89°20'20" West, a distance of 6.22 feet;

THENCE North 00°39'40" West, a distance of 12.16 feet;

THENCE North 88°45'32" West, a distance of 85.95 feet;

THENCE South 89°20'20" West, a distance of 28.62 feet;

THENCE South 00°11'51" East, a distance of 96.77 feet;

THENCE South 22°25'05" East, a distance of 24.60 feet;

THENCE South 75°31'11" East, a distance of 94.96 feet;

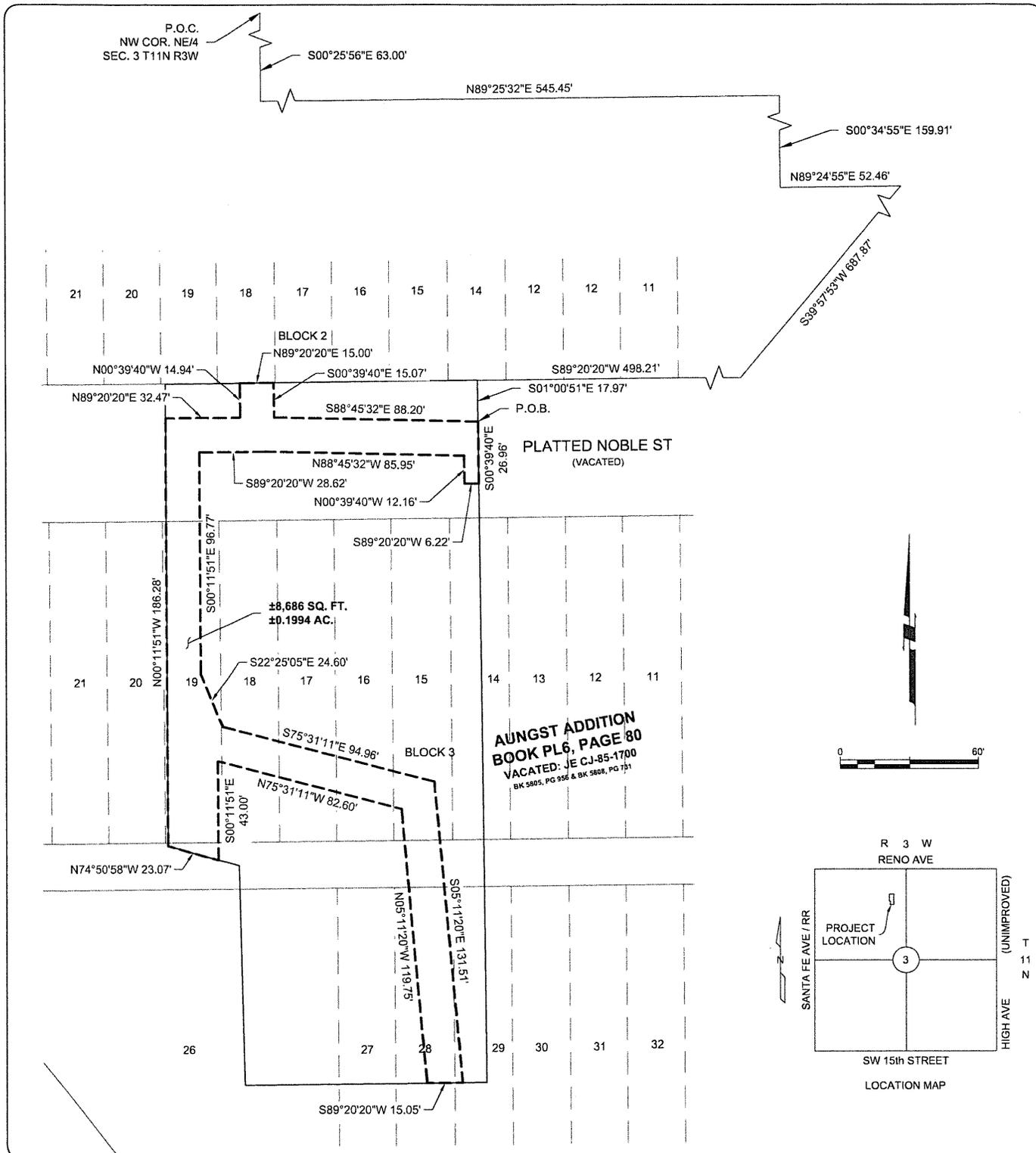
ATTACHMENT "A"

THENCE South 05°11'20" East, a distance of 131.51 feet;
THENCE South 89°20'20" West, a distance of 15.05 feet;
THENCE North 05°11'20" West, a distance of 119.75 feet;
THENCE North 75°31'11" West, a distance of 82.60 feet;
THENCE South 00°11'51" East, a distance of 43.00 feet;
THENCE North 74°50'58" West, a distance of 23.07 feet;
THENCE North 00°11'51" West, a distance of 186.28 feet;
THENCE North 89°20'20" East, a distance of 32.47 feet;
THENCE North 00°39'40" West, a distance of 14.94 feet;
THENCE North 89°20'20" East, a distance of 15.00 feet;
THENCE South 00°39'40" East, a distance of 15.07 feet;
THENCE South 88°45'32" East, a distance of 88.20 feet to the POINT OF
BEGINNING.

Containing 8,686 square feet or 0.1994 acres, more or less.

Basis of Bearing: The North line of the NW/4 of Section 3, T11N R3W having an assumed bearing of South 89°31'09" West.

ATTACHMENT "A"



ACAD FILE: H:\1800054\Exhibit\1800054-Easement.dwg, 6/30/2023 8:02 AM, Matt Johnson
 XREFS LOADED: 1800054-bdy.dwg

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Proj. No.: 1800054
 Date: 6-30-23
 Scale: 1"=60'

TRUCK YARD
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
EASEMENT



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaac.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2025
 ENGINEERS SURVEYORS PLANNERS