



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Streets and Utilities) Project No. MP-0584

E# 361531

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT J&C Gibbs Enterprises 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", "B", and "C" ("Subject Property") for the use of the Grantees for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm sewers, traffic controls, and appurtenances thereto (collectively "Streets and 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 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 Streets and/or Utility Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair these Streets and/or Utility Systems, or provide services or functions.
4. 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 July, 2024.  
By: Charles Gibbs J&C Gibbs Enterprises LLC  
[Manager]

STATE OF OKLAHOMA, COUNTY OF \_\_\_\_\_, SS.

This instrument was acknowledged before me on this 11 day of July, 2024 by Charles Gibbs,  
as Manager of J&C Gibbs Enterprises LLC.

My Commission Expires: \_\_\_\_\_  
My Commission No. \_\_\_\_\_



Ryan Tennill  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 29th day of August, 2024.  
Maressa Treat  
City Clerk



REVIEWED for form and legality

Jadea Mann  
Assistant Municipal Counselor

4/24

Project No. MP-0584

Parcel3

Attachment "A"

**ATTACHMENT "A"**

**A PERMANENT RIGHT OF WAY EASEMENT**

A PERMANENT EASEMENT BEING A PART OF LOT THIRTY-EIGHT (38) IN BLOCK TWO (2) OF WESTWOOD ADDITION TO OKLAHOMA CITY AND ALSO BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FIVE (5), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT THIRTY-EIGHT (38) IN BLOCK TWO (2) OF WESTWOOD ADDITION;

**THENCE** N 00°20'00" E, ALONG THE WEST LINE OF LOT THIRTY-EIGHT (38), A DISTANCE OF 10.14 FEET TO THE NORTHWEST CORNER OF SAID LOT THIRTY-EIGHT (38);

**THENCE** CONTINUING N 00°20'00" E, ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT THIRTY-EIGHT (38), ALSO BEING ON A LINE PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION FIVE (5), A DISTANCE OF 51.96 FEET TO A POINT ON THE SOUTH LINE OF A PROPERTY DESCRIBED IN BOOK 12366 PAGE 978 AS RECORDED IN THE OKLAHOMA COUNTY PUBLIC RECORDS;

**THENCE** N 60°20'00" E, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 19.63 FEET;

**THENCE** S 00°20'00" W, ON A LINE BEING PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID SECTION FIVE (5), A DISTANCE OF 51.96 FEET TO A POINT ON THE NORTH LINE OF LOT THIRTY-EIGHT (38) IN BLOCK TWO (2) OF SAID WESTWOOD ADDITION;

**THENCE** CONTINUING S 00°20'00" W, ON A LINE BEING PARALLEL WITH AND 17.00 FEET EAST OF THE WEST LINE OF LOT THIRTY-EIGHT (38), A DISTANCE OF 19.86 FEET TO A POINT ON THE SOUTH LINE OF LOT THIRTY-EIGHT IN BLOCK TWO (2) OF SAID WESTWOOD ADDITION;

**THENCE** N 90°00'00" W, ALONG THE SOUTH LINE OF SAID LOT THIRTY-EIGHT (38), A DISTANCE OF 17.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (1138.31 SQ. FT.) AS DESCRIBED.

**BASIS OF BEARINGS:**

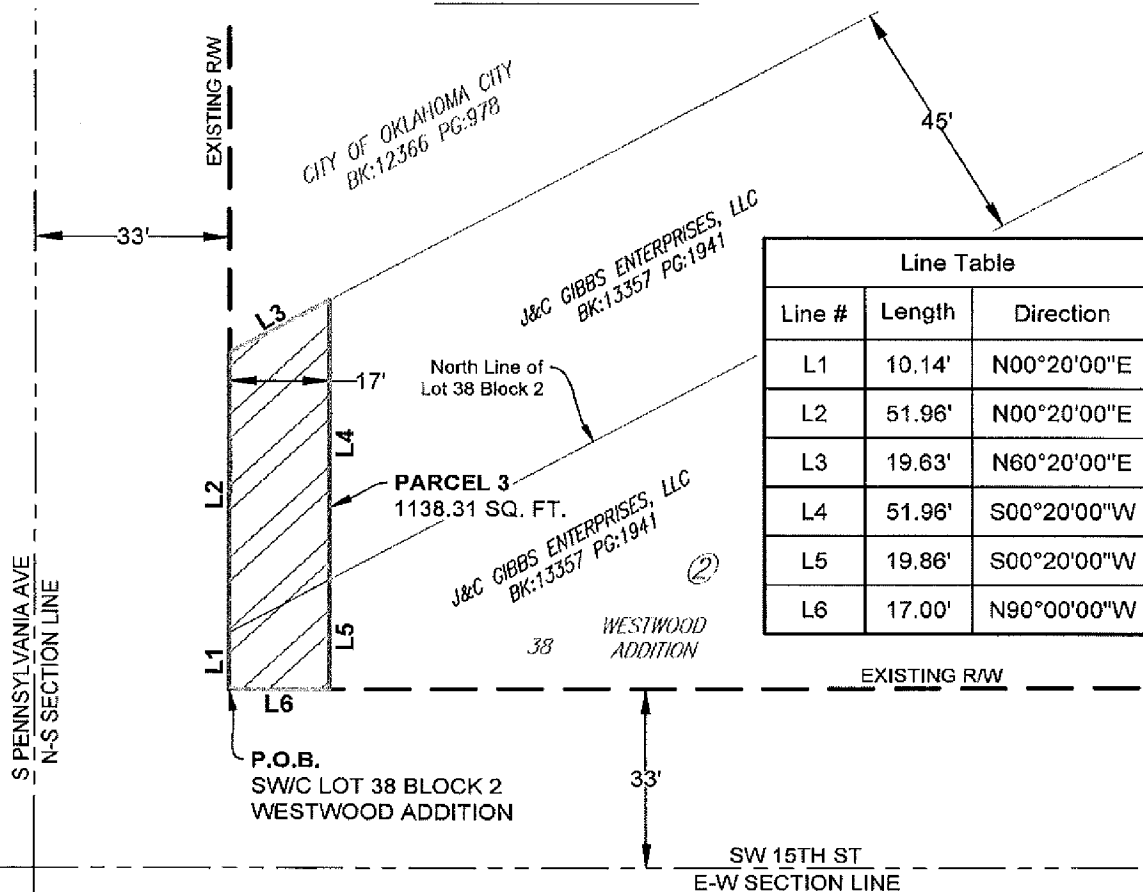
RECORD NORTH BASED ON THE PLATTED BEARINGS OF "WESTWOOD" ADDITION.

**THIS DESCRIPTION WAS PREPARED BY:**

SHANE D. CARROLL, PLS #1981

ELEVATION LAND SURVEYING, CA #8524

ATTACHMENT "B"

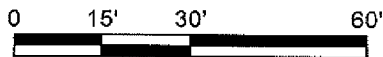
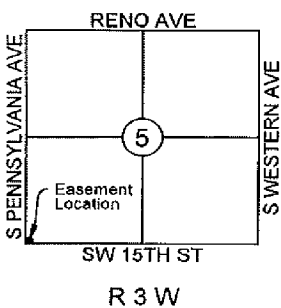


SURVEYOR'S CERTIFICATE

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

SHANE D. CARROLL  
PROFESSIONAL LAND SURVEYOR #1981

BASIS OF BEARING  
Record North as established in  
the Plat of "Westwood" Addition



ELS No. 2021.75

Drawn By: JTC

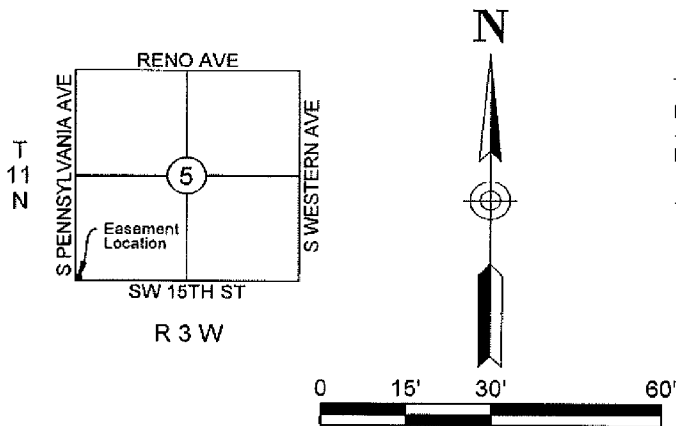
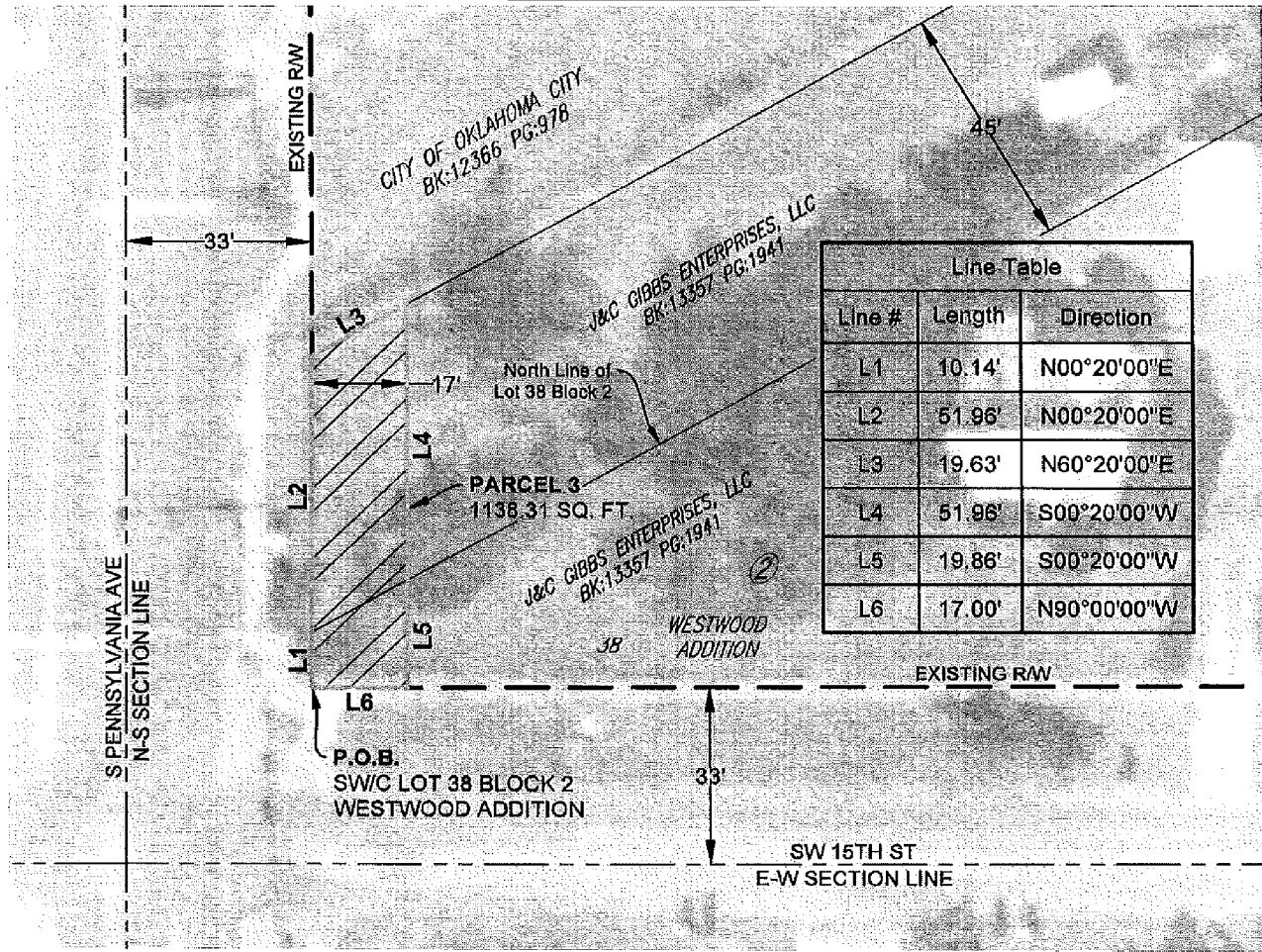
Date: 12.09.2022

ATTACHMENT "B"  
Project No. MP-0584  
Parcel 3 - Perm.

ELEVATION  
LAND SURVEYING

8501 SW 15th Street  
Oklahoma City, OK 73128  
405.493.9393  
C.A. #8524 Exp. 06.30.2024

ATTACHMENT "C"



SURVEYOR'S CERTIFICATE

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

BASIS OF BEARING

Record North as established in the Plat of "Westwood" Addition

ELS No. 2021.75

Drawn By: JTC

Date: 12.09.2022

ATTACHMENT "C"  
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