



05 07 2024 SM

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project No. PC-0707

E# 361590

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Daniel L. Garland and Rebecca A. Garland, husband and wife, their heirs, 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 Cleveland County, Oklahoma, shown on **Attachments "A & B"** ("**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 the 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.
5. Grantee will backfill holes and re-sod excavated, and re-graded land disturbed by Grantee or its contractor.

This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties, hereto, their heirs, successors and assigns.

Dated this 25 day of September, 2024.

Daniel L. Garland

Rebecca A. Garland

STATE of OKLAHOMA, COUNTY OF Cleveland, SS.

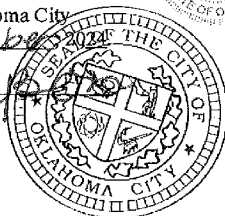
This instrument was acknowledged before me on this 25 day of Sep, 2024 by Daniel L. Garland and Rebecca A. Garland, husband and wife.

My Commission Expires: _____
My Commission No. _____



Ryan Tennill
Notary Public

ACCEPTED by The City of Oklahoma City
this 5 day of November, 2024.
Emily K. Simpson
City Clerk



REVIEWED for form and legality 3/22

Assistant Municipal Counselor

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ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 12

The South Seventeen (17) feet of the North Fifty (50) feet of the following tract of land described in Quit Claim Deed, recorded in Book 3055, Page 762:

A tract of land located in the East half (E/2) of the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Northwest Quarter of Section 29; Thence S 89°47'33" W along the North line of said NW/4 a distance of 315.31 feet to the Point of Beginning; Thence S 00°34'14" E a distance of 1311.65 feet; Thence S 89°44'55" W a distance of 171.21 feet; Thence N 00°34'14" W a distance of 1311.78 feet to a point on the North line of said Northwest Quarter; Thence N 89°47'33" E a distance of 171.21 feet to the Point of Beginning.

Said tract of land contains an area of 2,911 square feet or 0.0668 acres, more or less.

Prepared by:

Taylor Denniston, PLS No. 1787

Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street

Oklahoma City, OK 73104

(405) 840-7094

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