



Doc#:R 2022 26323

Bk&Pg:RB 5561 169-174

Filed:08-17-2022 TMH

10:27:11 AM EA

Canadian County, OK 6E

Ret to:

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage) Project No. PC-0558, Parcel 7

GOB
PERMANENT EASEMENT (1 of 4)
F 35,909

KNOW ALL MEN BY THESE PRESENTS THAT SUNNY HOTELS, LLC, AN OK LIMITED LIABILITY COMPANY (25% INT); PURCELL MOTEL INVESTMENTS, INC. AN OK CORPORATION (25% INT); SHV 2 LLC, AN OK LIMITED LIABILITY COMPANY (25% INT); RAMJI KRUPA, LLC, AN OK LIMITED LIABILITY COMPANY (25% INT) 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 CANADIAN 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 drainage systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Drainage 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 Drainage Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage Systems, or provide services or functions. Grantees only maintain Drainage Systems constructed and owned by the Grantees and Drainage Systems constructed by others and specifically conveyed to and accepted by Grantees by formal action of the governing body of the Grantees.
4. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. Grantees 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 non-exclusive to Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

SUNNY HOTELS, LLC, AN OK LIMITED LIABILITY COMPANY

Dated this 23 day of JUNE, 2022.

By:

Harshil C. Patel, Manager

STATE OF Oklahoma, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 23rd day of June, 2022 by Harshil C. Patel, as Manager of SUNNY HOTELS, LLC, AN OK LIMITED LIABILITY COMPANY.

My Commission Expires: 06/09/26
My Commission No. 10004666

Katie Oakley
Notary Public

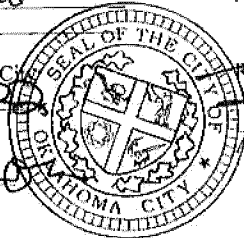


ACCEPTED by The City of Oklahoma City this 16th day of August, 2022 REVIEWED for form and legality

Omey N. Simpson
City Clerk

Tatiana Mann
Assistant Municipal Counselor

6/28



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage) Project No. PC-0558, Parcel 7

PERMANENT EASEMENT (2 of 4)

KNOW ALL MEN BY THESE PRESENTS THAT SUNNY HOTELS, LLC, AN OK LIMITED LIABILITY COMPANY (25% INT); PURCELL MOTEL INVESTMENTS, INC. AN OK CORPORATION (25% INT); SHV 2 LLC, AN OK LIMITED LIABILITY COMPANY (25% INT); RAMJI KRUPA, LLC, AN OK LIMITED LIABILITY COMPANY (25% INT) 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 CANADIAN 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 drainage systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Drainage 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.

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PURCELL MOTEL INVESTMENTS INC. AN OK CORPORATION

Dated this 27th day of June, 20 22 By: [Signature] *
STATE OF Texas, COUNTY OF Tarrant, SS. DARSHAN PATEL, President

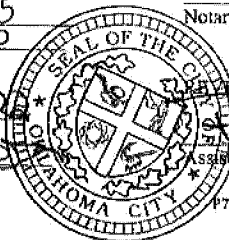
This instrument was acknowledged before me on this 27th day of June, 20 22 by Darshan Patel
as President of PURCELL MOTEL INVESTMENTS INC. AN OK CORPORATION

My Commission Expires: 3-19-2025
My Commission No. 13298799-0

Notary Public

ACCEPTED by The City of Oklahoma City
this 16th day of August, 20 22

[Signature]
City Clerk



RECEIVED for form and legality

[Signature]
Assistant Municipal Counselor

P7-DRAINAGE EASEMENT-Purcell Motel Investments-2of4

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage) Project No. PC-0558, Parcel 7

PERMANENT EASEMENT (3 of 4)

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

SHV 2, LLC, AN OK LIMITED LIABILITY COMPANY

Dated this 29 day of JUNE, 2022.

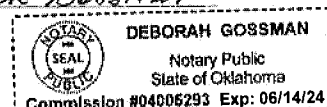
By: Satish K. Arora, Manager

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 29th day of June, 2022 by SATISH K ARORA as MANAGER of SHV 2 LLC, AN OK LIMITED LIABILITY COMPANY

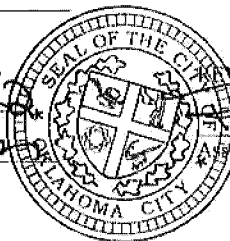
My Commission Expires: 6-14-24
My Commission No. 04005293

Notary Public



ACCEPTED by The City of Oklahoma City
this 16th day of August, 2022

City Clerk



REVIEWED for form and legality

Assistant Municipal Counselor

PARCEL 7 DRAINAGE EASEMENT - SHV 2 LLC 3 of 4

The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage) Project No. PC-0558, Parcel 7

PERMANENT EASEMENT (4 of 4)

KNOW ALL MEN BY THESE PRESENTS THAT SUNNY HOTELS, LLC, AN OK LIMITED LIABILITY COMPANY (25% INT); PURCELL MOTEL INVESTMENTS, INC. AN OK CORPORATION (25% INT); SHV 2 LLC, AN OK LIMITED LIABILITY COMPANY (25% INT); RAMJI KRUPA, LLC, AN OK LIMITED LIABILITY COMPANY (25% INT) 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 CANADIAN 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 drainage systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Drainage 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.

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RAMJI KRUPA, LLC, AN OK LIMITED LIABILITY COMPANY

Dated this 23 day of JUNE, 2022.

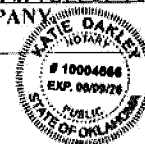
By: Shirish G. Patel, Manager

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 23rd day of June, 2022 by Shirish G. Patel as Manager of RAMJI KRUPA, LLC, AN OK LIMITED LIABILITY COMPANY

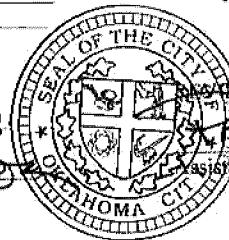
My Commission Expires: 06/09/26
My Commission No. 10004666

Katie Oakley
Notary Public



ACCEPTED by The City of Oklahoma City
this 16th day of August, 2022

Amy K Simpson
City Clerk



RECEIVED for form and legality

Shirish G. Patel
Assistant Municipal Counselor

Attachment "A"

PAGE 1 OF 2

PARCEL NO. 7
PROJECT NO. PC-0558**PC-0558**

Parcel No. 7

Drainage Easement

A Drainage Easement located in part of the Northeast Quarter of Section 10 Township 11 North Range 5 West I.M. Canadian County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter;

Thence S 89°17'25" E on the North line of said Northeast Quarter a distance of 1147.46 feet;

Thence S 00°42'35" W a distance of 33.00 feet to a point on the South Statutory Right of Way line of SW 15th Street, said point being the point of beginning;

Thence S 89°17'25" E on said Statutory Right of Way line a distance of 124.96 feet; Thence S 00°42'35" W a distance of 10.00 feet;

Thence N 89°17'25" W on a line being parallel with and 43.00 feet South of the North line of said Northeast quarter a distance of 42.24 feet;

Thence S 44°54'45" W a distance of 106.62 feet;

Thence N 89°17'25" W a distance of 40.08 feet to a point on the West line of a property described in Book 3300 Page 659 filed for record at the Canadian County Clerk's office; thence N 20°50'41" E along the West line of said property a distance of 92.06 feet to the point of beginning.

Containing 0.14 Acre (6,100.98 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552
CEC Corporation, CA #32
09-21-2021

**CEC**

4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP 08-30-22

DATE: 09/10/21

CEC PROJECT # 180000

SW 15th STREET

PARCEL 7

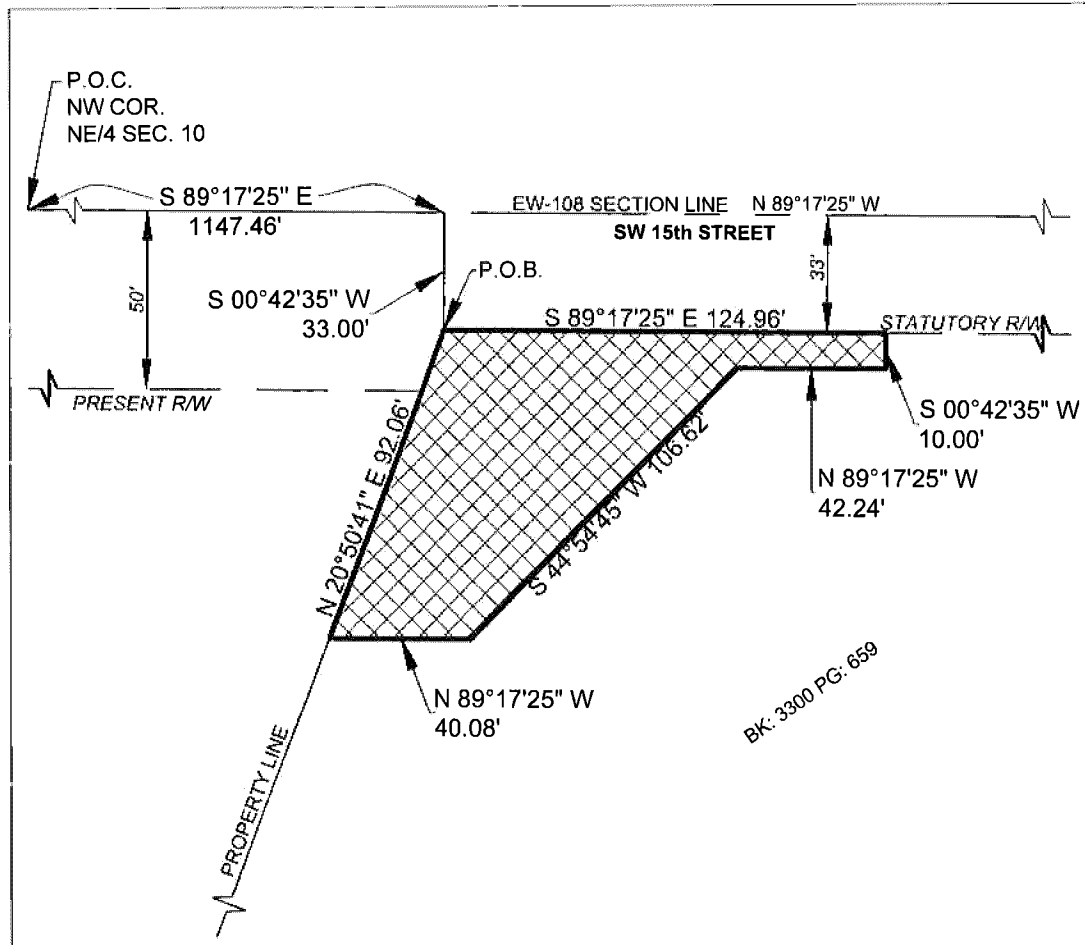
DRAINAGE EASEMENT**Attachment "A"**

PROJECT NO. PC-0558

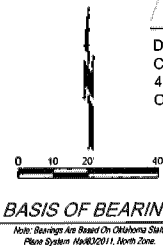
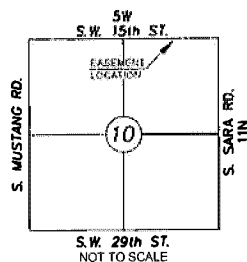
Attachment "A"

PARCEL NO. 7
PROJECT NO. PC-0558

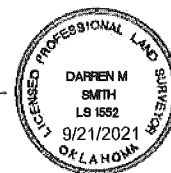
PAGE 2 OF 2

SURVEYOR'S CERTIFICATE

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.



Darren M. Smith, PLS No. 1552
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142



CEC
4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753 4200
C.A. #32 EXP. 06-30-22

DATE	08/21/2021
CEC PROJECT #	199009
SW 15th STREET	
PARCEL 7	
DRAINAGE EASEMENT	
Attachment "A"	
PROJECT NO. PC-0558	