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Filed:02-01-2024 JMH

01:31:56 PM EA

Canadian County, OK 6E

Ret to:
The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. SC-1106

E #36,404

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Donald B. Nevard Revocable Trust, an Express Trust and Michael Nevard and Jill Nevard Revocable Trust, an Express Trust and O.A. Garr and Kay Garr Revocable Trust, an Express Trust and Deborah K. McCord 2011 Trust, 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 Canadian 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 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, operate, maintain, replace, expand, or repair these 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 heirs, successors and assigns.

Dated this 1st day of December, 2023.

Donald B. Nevard
DONALD B. NEVARD, Trustee

STATE OF OKLAHOMA COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 1st day of December, 2023 by Donald B. Nevard
Trustee of the Donald B. Nevard Revocable Trust, an Express Trust.

My Commission Expires: 12/08/2023
My Commission No. 99019671



Deborah A. Abbott
Notary Public

6/28

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
 (Water/Wastewater) Project No. SC-1106

Dated this 1st day of Dec, 2023.

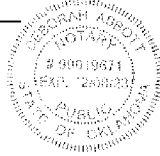

Michael B. Nevard, Trustee

STATE OF OKLAHOMA COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 1st day of December, 2023 by Michael B. Nevard
 Trustee of the Michael Nevard and Jill Nevard Revocable Trust, an Express Trust.

My Commission Expires: 12/08/2023
 My Commission No. 99019671


 Notary Public



The City of Oklahoma City
 Office of City Clerk
 200 North Walker Ave.
 Oklahoma City, Oklahoma 73102
 (Water/Wastewater) Project No. SC-1106

Dated this 4th day of December, 2023.

O. A. Garr
 , Trustee

STATE OF OKLAHOMA COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 4th day of December, 2023 by O. A. Garr
 Trustee of the O.A Garr and Kay Garr Revocable Trust, an Express Trust.

My Commission Expires: 12/08/2023
 My Commission No. 99619671

Richard Abbott
 Notary Public



The City of Oklahoma City
 Office of City Clerk
 200 North Walker Ave.
 Oklahoma City, Oklahoma 73102
 (Water/Wastewater) Project No. SC-1106

Dated this 3rd day of December, 2023.

Deborah K. McCord
 , Trustee

STATE OF OKLAHOMA COUNTY OF OKLAHOMA, SS.

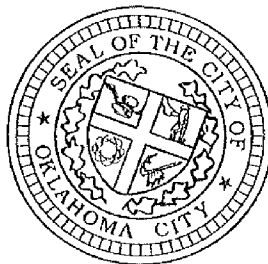
This instrument was acknowledged before me on this 3rd day of December, 2023 by Deborah K. McCord
 Trustee of the Deborah K. McCord 2011 Trust.

My Commission Expires: 12/08/2023
 My Commission No. 99019671



Deborah Abbott
 Notary Public

ACCEPTED by The City of Oklahoma City
 this 30th day of January, 2024
Amy K. Simpson
 City Clerk



REVIEWED for form and legality

TATIANA NANN
 Assistant Municipal Counselor

Project No. SC-1106

Parcel 1.0

Attachment "A"**ATTACHMENT "A"**

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4);
THENCE S 00°00'39" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 803.40 FEET;
THENCE CONTINUING S 00°00'39" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1052.75 FEET TO A POINT ON THE CENTERLINE OF STATE HIGHWAY THREE (3);
THENCE N 62°03'39" W, ALONG THE CENTERLINE OF SAID HIGHWAY, A DISTANCE OF 1810.17 FEET TO THE SOUTHWEST CORNER OF A PROPERTY AS DESCRIBED AND RECORDED IN BOOK 5217 PAGE 449 OF THE CANADIAN COUNTY PUBLIC RECORDS;
THENCE N 28°15'16" E, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 117.26 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING SANITARY SEWER LINE EASEMENT IN FAVOR OF THE CITY OF OKLAHOMA CITY AS DESCRIBED AND RECORDED IN BOOK 821 PAGE 561 OF THE CANADIAN COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE CONTINUING N 28°15'16" E, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 25.00 FEET;
THENCE S 61°51'26" E A DISTANCE OF 1008.87 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED EXISTING SANITARY SEWER LINE EASEMENT;
THENCE S 59°09'53" W, ALONG THE NORTH LINE OF SAID EXISTING SANITARY SEWER LINE EASEMENT, A DISTANCE OF 29.17 FEET;
THENCE N 61°51'26" W, CONTINUING ALONG THE NORTH LINE OF SAID EXISTING SANITARY SEWER LINE EASEMENT, A DISTANCE OF 993.89 FEET TO THE **POINT OF BEGINNING**.

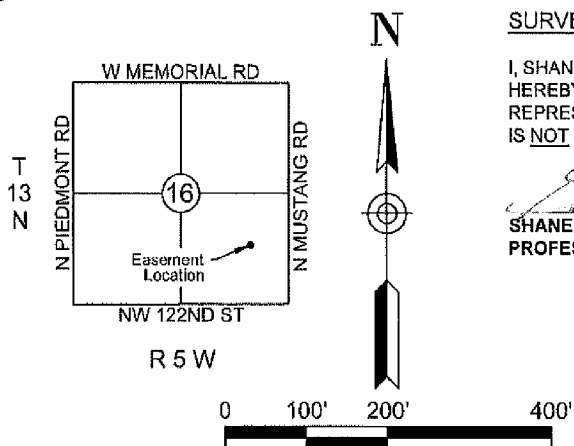
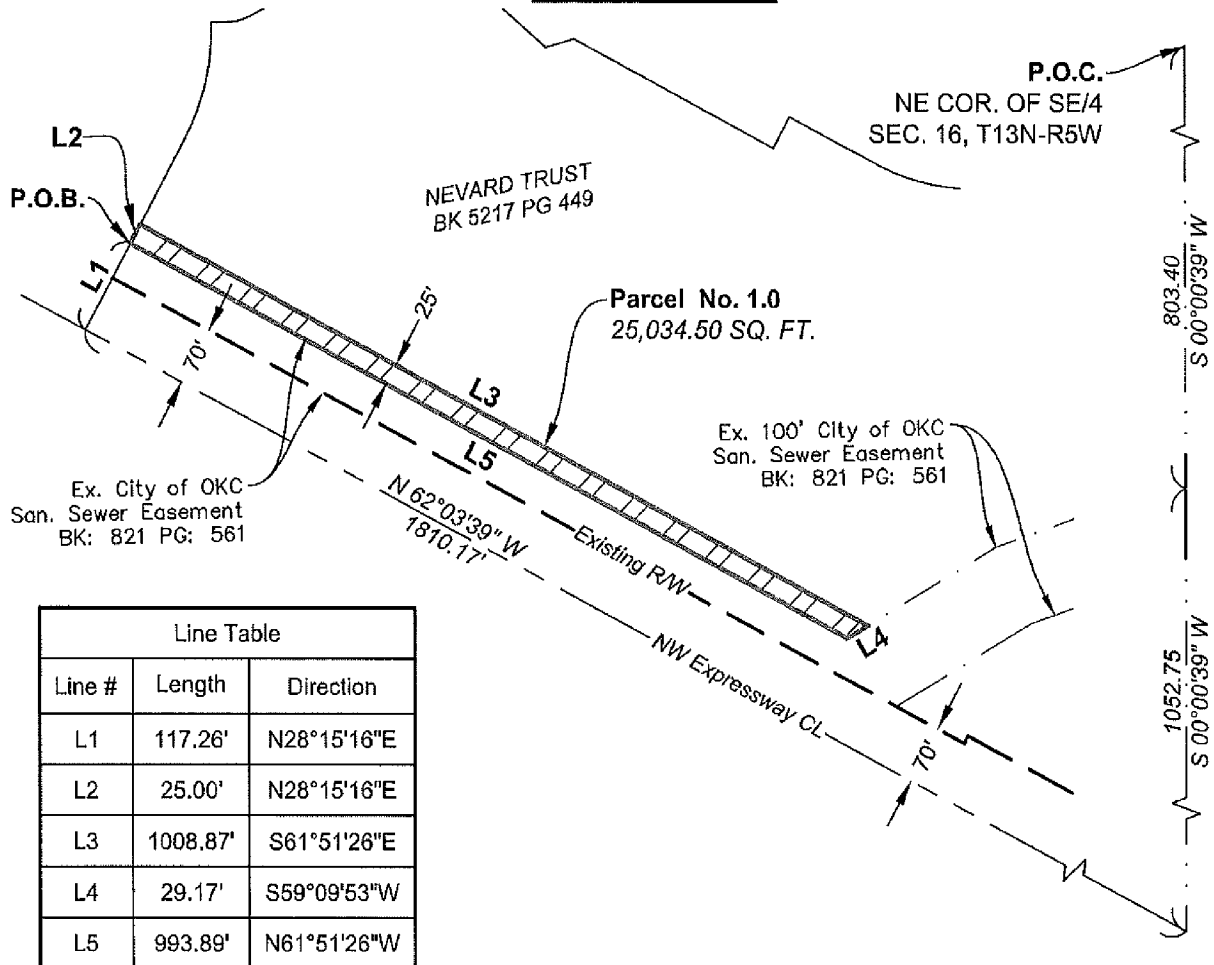
CONTAINING 0.575 ACRES (25,034.50 SQ. FT.) AS DESCRIBED.

BASIS OF BEARINGS:

DEEDED BEARINGS AS RECORDED IN "BOOK 5217 PAGE 449" OF THE CANADIAN COUNTY PUBLIC RECORDS

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
Deeded Bearings as recorded in
"Book 5217 Page 449" of the
Canadian County Records



ELS No. 2023.08

Drawn By: SDC

Date: 11.15.2023

ATTACHMENT "B"
Project No. SC-1106
Parcel 1.0

ELEVATION
LAND SURVEYING

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