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02:30:45 PM EA

Canadian County, OK 3E

Ret to:

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. SC-0915 Parcel 7

E #36679

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Barbara Caldwell, aka Bo Caldwell, aka Barbara Arnold - an undivided 18.86085% interest, 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 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, as necessary to access the Subject Property and Utility Systems, 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:

- Grantor agrees that no building or other similar structure shall be erected on, over or under the Subject Property. Grantec will retain existing tin horn and access to the north side of the property.
- Grantor may construct driveways and parking areas on the Subject Property.
- Grantor agrees that Grantees will not maintain, repair or replace Grantor's improvements on the Subject Property, 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.
- 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. However, 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.
- 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 10th day of January, 2025.
Barbara Caldwell
Barbara Caldwell

Spouse, if any

STATE OF Maryland, COUNTY OF Montgomery, SS.

This instrument was acknowledged before me on this 10th day of JAN, 2025 by Barbara Caldwell.

My Commission Expires: 02/23/2026

My Commission No. State of Maryland

Aileen Sham
Notary Public

ACCERTED by The City of Oklahoma City
this 20th day of May
Amy K. Simpson
City Clerk



REVIEWED for form and legality
Amy K. Simpson
Assistant Municipal Counselor
3/22

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.

**ATTACHMENT A
PARCEL 7
VARIABLE WIDTH UTILITY EASEMENT
PART OF THE SE/4 IN SEC. 15-T12N-R5W
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA**

A tract of land lying in the Southeast Quarter of Section Fifteen (15), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at the northeast corner of said Southeast Quarter;

THENCE South 00°31'39" East, along the east line of said Southeast Quarter, a distance of 41.00 feet to a point on the north right of way line of U.S. Route 66 Highway and a point on a curve;

THENCE along said northerly right of way line, the following Three (3) courses:

- 1. Westerly along a non tangent curve to the left having a radius of 5,829.58 feet (said curve subtended by a chord which bears South 69°14'19" West a distance of 1,272.67 feet) for an arc distance of 1,275.21 feet;*
- 2. South 63°02'36" West a distance of 459.78 feet to a point to the POINT OF BEGINNING;*
- 3. Continuing South 63°02'36" West a distance of 49.25 feet;*

THENCE North 26°27'24" West a distance of 61.01 feet;

THENCE North 63°02'36" East a distance of 29.03 feet;

THENCE North 24°16'40" West a distance of 616.80 feet;

THENCE North 00°14'37" West a distance of 84.50 feet;

THENCE North 89°44'58" East a distance of 20.00 feet;

THENCE South 00°14'37" East a distance of 80.24 feet;

THENCE South 24°16'40" East a distance of 610.27 feet;

THENCE South 27°04'47" West a distance of 62.35 feet to the POINT OF BEGINNING.

Said described easement contains an area of 16,932 square feet or 0.3887 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83-North Zone) using a bearing of South 00°31'39" East on the east line of the Southeast Quarter of Section 15, Township 12 North, Range 5 West of the Indian Meridian.

Prepared by: *Randall A. Mansfield, Professional Land Surveyor No. 1613*
June 21, 2024



THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

W:\Survey\Projects\05-2024\Hwy Item 20-80 0616104-Area 4 Drawing\05-2024-03 Area 4 Control & Property Lines.dwg



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CA# 6414 EXPIRES 6/30/2026

CLIENT:	CITY OF OKLAHOMA CITY
PROJECT NO:	23-2024-03-0916
DATE:	06-25-24
REVISED DATE:	06-25-24
DRAWN BY:	RJM
PAGE:	1 of 2

