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Canadian County, OK 8E

Ret to:

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2022-00028/SD-2022-00034

E #36,195

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.

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT **GH Development of Piedmont, 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 **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 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 the 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 successors and assigns.

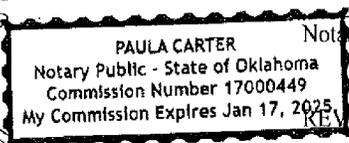
Dated this 1st day of May, 2023.

GH Development of Piedmont, LLC
By: Michael Love
Managing, Member

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

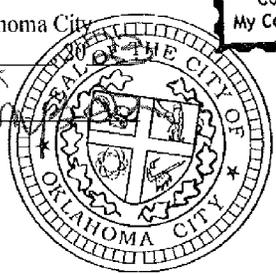
This instrument was acknowledged before me on this 1 day of May, 2023 by Michael Love as manager of **GH Development of Piedmont, LLC**.

My Commission Expires: Jan 17, 2025
My Commission No. 17000449



Paula Carter
Notary Public
Michael Love
Assistant Municipal Counselor

ACCEPTED by The City of Oklahoma City
this 23rd day of May
Dmy H. Smith
City Clerk



8/32

ATTACHMENT "A"

LEGAL DESCRIPTION

Greenhill Phase 1
Offsite Utility Easements

March 28, 2023

4 tracts of land being a part of the Northeast Quarter (NE/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of a tract of land recorded in Book 5330, Page 658 (GH Development Tract), being more particularly described as follows:

Easement 1:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°34'01" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 56.05 feet;

THENCE South 00°25'59" East, departing the North line of said Northeast Quarter (NE/4), a distance of 841.45 feet to the Southwest (SW) Corner of Lot 15 in Block 1 of the proposed plat GREENHILL PHASE 1, said point also being the POINT OF BEGINNING;

THENCE North 89°09'18" East, along and with the South line of said Lot 15, a distance of 120.00 feet to a point on the proposed West Right-of-Way line of Harvester Drive;

THENCE South 00°50'42" East, along and with said West Right-of-Way line, a distance of 7.50 feet;

THENCE South 89°09'18" West, departing said West Right-of-Way line, a distance of 120.00 feet;

THENCE North 00°50'42" West, a distance of 7.50 feet to the POINT OF BEGINNING.

Containing 900 square feet or 0.0207 acres, more or less.

Easement 2:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°34'01" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 176.16 feet;

THENCE South 00°25'59" East, departing the North line of said Northeast Quarter (NE/4), a distance of 856.50 feet to a corner on the South line of said proposed plat GREENHILL PHASE 1, said point being the POINT OF BEGINNING;

ATTACHMENT "A-1"

THENCE North 89°38'05" East, along and with the South line of said proposed plat GREENHILL PHASE 1, a distance of 290.36 feet to the Southeast (SE) Corner of Lot 2 in Block 8 of said proposed plat GREENHILL PHASE 1, said point also being on the West Right-of-Way line of Lovers Lane;

THENCE along and with the West Right-of-Way line of Lovers Lane, on a non-tangent curve to the left having a radius of 515.00 feet, a chord bearing of South 03°22'01" East, a chord length of 7.51 feet and an arc length of 7.51 feet;

THENCE South 89°38'05" West, departing the West Right-of-Way line of Lovers Lane, a distance of 240.75 feet;

THENCE South 00°21'55" East, a distance of 17.50 feet;

THENCE South 89°38'05" West, a distance of 50.00 feet;

THENCE North 00°21'55" West, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 3,054 square feet or 0.0701 acres, more or less.

Easement 3:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°34'01" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 466.95 feet;

THENCE South 00°25'59" East, departing the North line of said Northeast Quarter (NE/4), a distance of 865.13 feet to a corner on the South line of said proposed plat GREENHILL PHASE 1, said point being the POINT OF BEGINNING;

THENCE along and with the South line of said proposed plat GREENHILL PHASE 1 the following Four (4) calls:

1. THENCE North 86°07'38" East, a distance of 169.52 feet;
2. THENCE South 00°50'42" East, a distance of 46.52 feet;
3. THENCE South 26°30'14" East, a distance of 53.41 feet;
4. THENCE North 69°49'29" East, a distance of 116.10 feet to the Southeast (SE) Corner of Lot 3 in Block 7 of said proposed plat GREENHILL PHASE 1, said point also being on the West Right-of-Way line of Maroon Drive;

THENCE along and with the West Right-of-Way line of Maroon Drive, on a non-tangent curve to the left having a radius of 225.00 feet, a chord bearing of South 21°07'50" East, a chord length of 7.50 feet and an arc length of 7.50 feet;

THENCE South 69°49'29" West, departing the West Right-of-Way line of Maroon

ATTACHMENT "A"

Drive, a distance of 125.46 feet;

THENCE North 26°30'14" West, a distance of 62.12 feet;

THENCE North 00°50'42" West, a distance of 40.76 feet;

THENCE South 86°07'38" West, a distance of 109.11 feet;

THENCE South 03°52'22" East, a distance of 17.50 feet;

THENCE South 86°07'38" West, a distance of 50.00 feet;

THENCE North 03°52'22" West, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 4,027 square feet or 0.0924 acres, more or less.

Easement 4:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°34'01" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 784.90 feet;

THENCE South 00°25'59" East, departing the North line of said Northeast Quarter (NE/4), a distance of 944.51 feet to a corner on the South line of said proposed plat GREENHILL PHASE 1, said point being the POINT OF BEGINNING;

THENCE along and with the South line of said proposed plat GREENHILL PHASE 1 the following Four (4) calls:

1. THENCE North 60°13'08" East, a distance of 50.00 feet;
2. THENCE North 89°34'01" East, a distance of 334.74 feet;
3. THENCE North 00°42'19" West, a distance of 5.53 feet;
4. THENCE North 89°17'41" East, a distance of 170.00 feet to the Southeast (SE) Corner of Lot 17 in Block 3 of said proposed plat GREENHILL PHASE 1, said point also being on the East line of said GH Development Tract;

THENCE South 00°42'19" East, along and with the East line of said GH Development Tract, a distance of 7.50 feet;

THENCE South 89°17'41" West, departing said GH Development Tract, a distance of 120.00 feet;

THENCE South 00°42'19" East, a distance of 17.50 feet;

THENCE South 89°17'41" West, a distance of 50.00 feet;

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THENCE North 00°42'19" West, a distance of 9.47 feet;

THENCE South 89°34'01" West, a distance of 329.17 feet;

THENCE South 29°46'52" East, a distance of 13.53 feet;

THENCE South 60°13'08" West, a distance of 50.00 feet;

THENCE North 29°46'52" West, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 6,720 square feet or 0.1543 acres, more or less.

Easement 5:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being a portion of a tract of land recorded in Book 5330, Page 658 (GH Development Tract), being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°34'01" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 1,328.86 feet to the Northeast (NE) Corner of the proposed plat GREENHILL PHASE 1;

THENCE South 00°42'19" East, along and with the East line of said proposed plat GREENHILL PHASE 1, a distance of 913.68 feet to the Southeast (SE) Corner of said proposed plat GREENHILL PHASE 1, said point being the POINT OF BEGINNING;

THENCE continuing South 00°42'19" East, along and with the East line of said GH Development Tract, a distance of 1,732.30 feet;

THENCE South 10°42'10" West, departing the East line of said GH Development Tract, a distance of 78.25 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE South 89°38'05" West, along and with said South line, a distance of 20.38 feet;

THENCE North 10°42'10" East, departing said South line, a distance of 80.17 feet;

THENCE North 00°42'19" West, a distance of 1,730.31 feet to a point on the South line of said proposed plat GREENHILL PHASE 1;

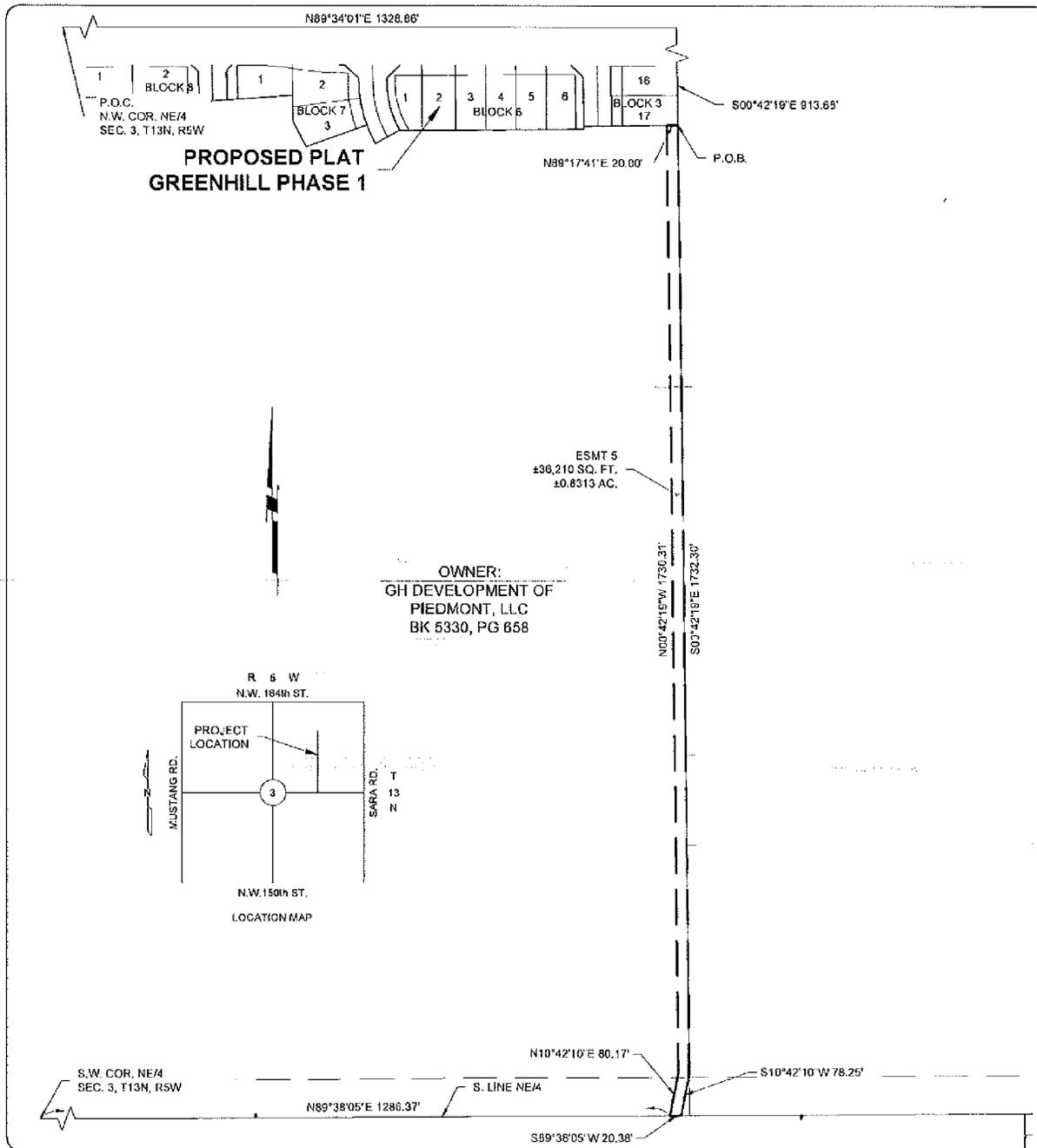
THENCE North 89°17'41" East, along and with the South line of said proposed plat GREENHILL PHASE 1, a distance of 20.00 feet to the POINT OF BEGINNING.

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Containing 36,210 square feet or 0.8313 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

ATTACHMENT "A"



ACAD FILE: H:\4763\Final\4763-Offsite Sewer Easement.dwg, 3/29/2023 11:32 AM, Jim Johnson
 XREFS LOADED: 4763-FPLT.dwg, 4763-4763-provided.dwg, 4855001-FPLT.dwg, 4855001-485.dwg

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Proj. No.: 4763
 Date: 3-29-23
 Scale: 1"=250'

GREENHILL PHASE 1
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA
OFFSITE UTILITY EASEMENT

JA
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 ENGINEERS • SURVEYORS • PLANNERS