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Bk&Pg:RB 5740 337-352

Filed:10-02-2023 TMH

03:30:51 PM EA

Canadian County, OK 16E

**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.**

**Ret to:**  
**The City of Oklahoma City**  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Water/Wastewater) Project No. WA-2022-00065/SD-2022-00075

**PERMANENT EASEMENT** *E # 36,343*

**KNOW ALL MEN BY THESE PRESENTS THAT Harris Creek Land Fund, 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-1" & "A-2"** ("**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 11 day of May, 2023.

By: *Gusau Yaffe*  
GUSAU YAFFE, MANAGER  
STAMBECK

Harris Creek Land Fund, LLC

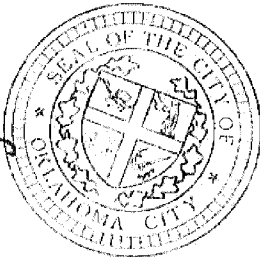
STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 11 day of May, 2023 by *Gusau Yaffe*  
as manager of Harris Creek Land Fund, LLC

My Commission Expires: 8-1-2026  
My Commission No. 22010337

*Kimberly Files*  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 26th day of September 2023  
*Amy K. Simpson*  
City Clerk



REVIEWED for form and legality  
*Chris Ball*  
Assistant Municipal Counselor

*16/48*

**ATTACHMENT "A-1"****LEGAL DESCRIPTION**

Harris Creek Section 1  
Offsite Waterline and Sanitary Sewer Easements

May 9, 2023

Ten Easements being a part of the Southeast Quarter (SE/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

**Easement 1:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,927.25 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 747.27 feet to a corner on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 89°46'57" West, along and with the West line of said HARRIS CREEK SECTION 1, a distance of 10.94 feet;

THENCE North 23°43'09" East, departing said West line, a distance of 18.86 feet;

THENCE North 00°13'03" West, a distance of 483.05 feet;

THENCE North 89°46'57" East, a distance of 10.00 feet to a point on said West line;

THENCE South 00°13'03" East, along and with said West line, a distance of 485.17 feet;

THENCE South 23°43'09" West, continuing along and with said West line, a distance of 16.54 feet to the POINT OF BEGINNING.

Containing 5,018 square feet or 0.1152 acres, more or less.

**Easement 2:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,929.18 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 905.55 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 89°46'57" West, along and with said West line, a distance of 15.00

**ATTACHMENT "A-1"**

feet;

THENCE North 00°13'03" West, departing said West line, a distance of 25.00 feet;

THENCE North 89°46'57" East, a distance of 15.00 feet;

THENCE South 00°13'03" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

**Easement 3:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,899.99 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 1,040.91 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE along and with said West line, the following Three (3) calls:

1. THENCE South 89°46'57" West, a distance of 10.00 feet;
2. THENCE South 00°13'03" East, a distance of 40.00 feet;
3. THENCE South 89°46'57" West, a distance of 10.00 feet;

THENCE North 00°13'03" West, departing said West line, a distance of 50.00 feet;

THENCE North 89°46'57" East, a distance of 20.00 feet;

THENCE South 00°13'03" East, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 600 square feet or 0.0138 acres, more or less.

**Easement 4:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,862.14 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 1,216.39 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 89°46'57" West, along and with said West line, a distance of 15.00 feet;

**ATTACHMENT "A-1"**

THENCE North 00°13'03" West, departing said West line, a distance of 25.00 feet;

THENCE North 89°46'57" East, a distance of 15.00 feet;

THENCE South 00°13'03" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

**Easement 5:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,704.34 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 1,269.86 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 21°17'42" West, along and with said West line, a distance of 15.00 feet;

THENCE North 68°42'18" West, departing said West line, a distance of 25.00 feet;

THENCE North 21°17'42" East, a distance of 15.00 feet;

THENCE South 68°42'18" East, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

**Easement 6:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,579.51 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 1,308.05 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 21°17'42" West, along and with said West line, a distance of 15.00 feet;

THENCE North 68°42'18" West, departing said West line, a distance of 82.50 feet;

THENCE North 21°17'42" East, a distance of 15.00 feet;

THENCE South 68°42'18" East, a distance of 82.50 feet to the POINT OF

**ATTACHMENT "A-1"**

BEGINNING.

Containing 1,238 square feet or 0.0284 acres, more or less.

**Easement 7:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,283.91 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 1,012.23 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 78°31'57" West, a distance of 25.00 feet;

THENCE North 11°28'03" West, a distance of 15.00 feet;

THENCE North 78°31'57" East, a distance of 25.80 feet to a corner on said West line;

THENCE South 08°25'51" East, along and with said West line, a distance of 15.02 feet to the POINT OF BEGINNING.

Containing 381 square feet or 0.0087 acres, more or less.

**Easement 8:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,198.84 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 860.60 feet to the POINT OF BEGINNING;

THENCE North 90°00'00" West, a distance of 15.00 feet;

THENCE North 00°13'03" West, a distance of 25.00 feet to a corner on the West line of the proposed plat HARRIS CREEK SECTION 1;

THENCE North 90°00'00" East, along and with said West line, a distance of 15.00 feet;

THENCE South 00°13'03" East, departing said West line, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 375 square feet or 0.0086 acres, more or less.

**Easement 9:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter

**ATTACHMENT "A-1"**

(SE/4), a distance of 556.13 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 713.26 feet to a corner on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 69°42'06" West, along and with said West line, a distance of 10.65 feet;

THENCE North 00°13'03" West, departing said West line, a distance of 694.39 feet to a point on said West line;

THENCE North 89°46'57" East, along and with said West line, a distance of 10.00 feet;

THENCE South 00°13'03" East, continuing along and with said West line, a distance of 690.73 feet to the POINT OF BEGINNING.

Containing 6,926 square feet or 0.1590 acres, more or less.

**Easement 10:**

Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4);

THENCE North 00°55'08" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 382.57 feet;

THENCE South 89°04'52" West, departing said East line, a distance of 679.28 feet to a point on the West line of the proposed plat HARRIS CREEK SECTION 1, said point being the POINT OF BEGINNING;

THENCE South 69°42'06" West, a distance of 8.16 feet;

THENCE North 20°17'54" West, a distance of 125.00 feet;

THENCE South 69°42'06" West, a distance of 15.00 feet;

THENCE North 20°17'54" West, a distance of 15.00 feet;

THENCE North 69°42'06" East, a distance of 25.00 feet to a point on said West line;

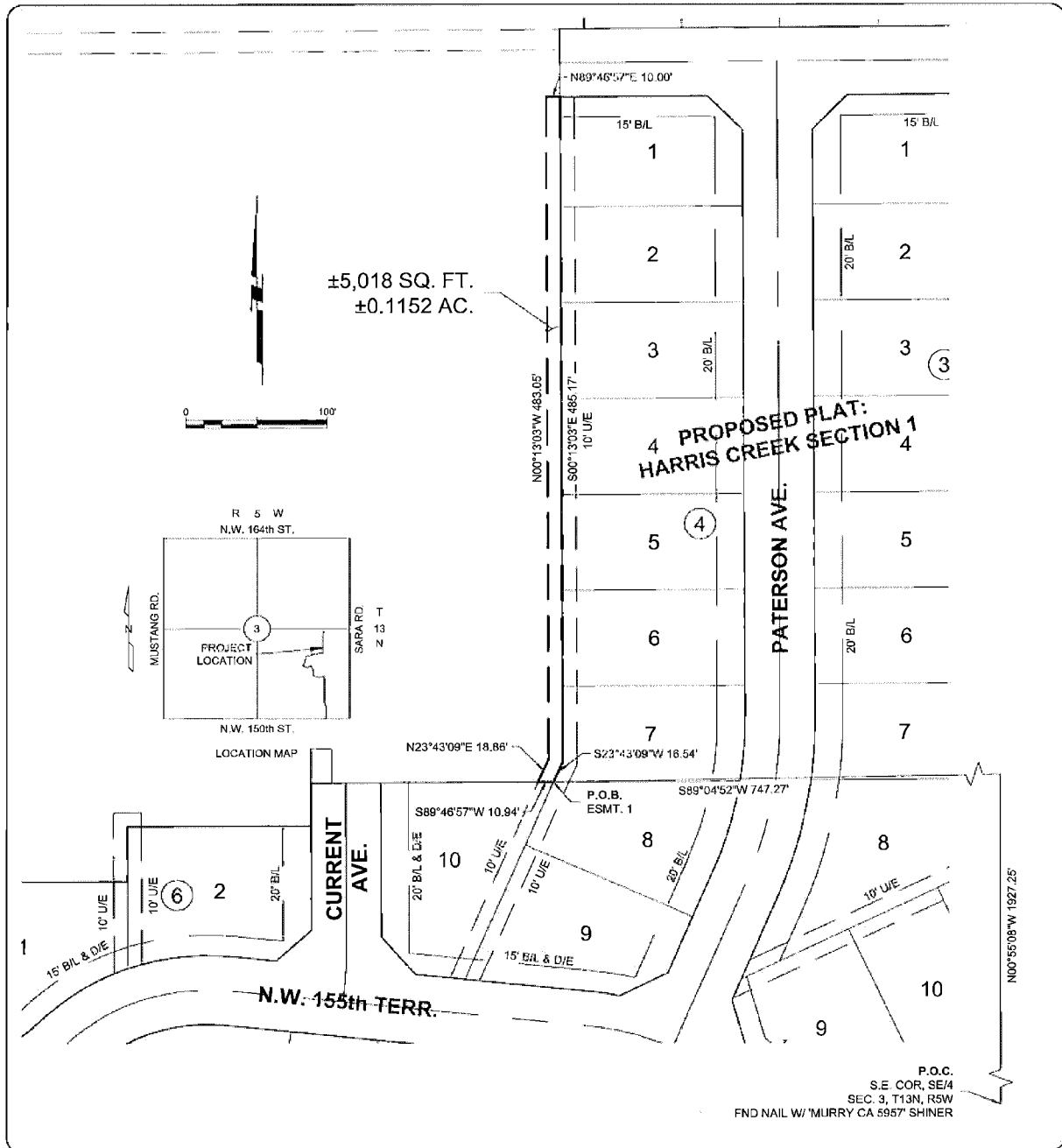
THENCE South 20°17'54" East, along and with said West line, a distance of 135.00 feet;

THENCE South 00°08'30" East, continuing along and with said West line, a distance of 5.33 feet to the POINT OF BEGINNING.

Containing 1,620 square feet or 0.0372 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-2"



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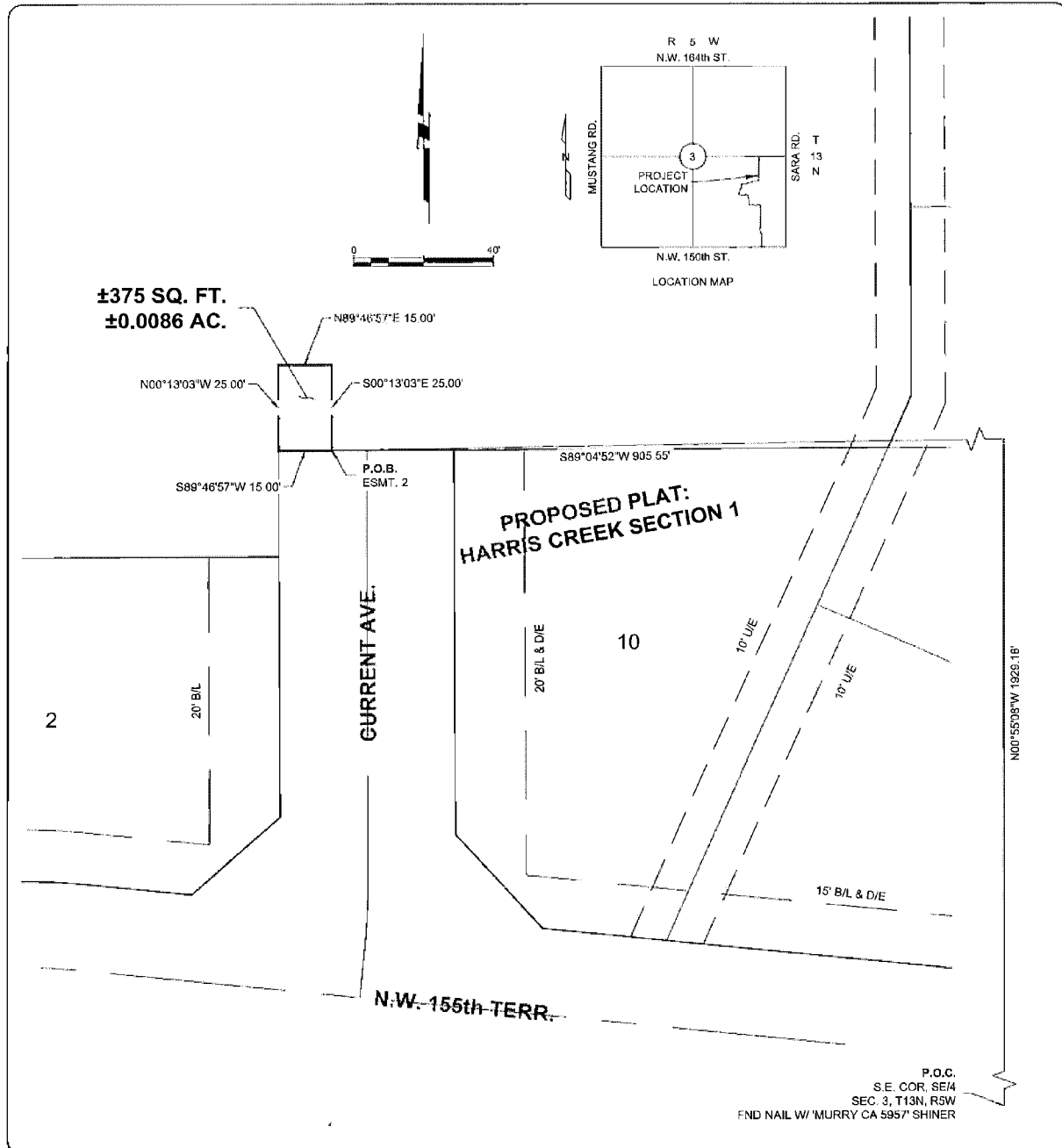
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**HARRIS CREEK SECTION 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE WATERLINE AND  
SANITARY SEWER EASEMENT 1**



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
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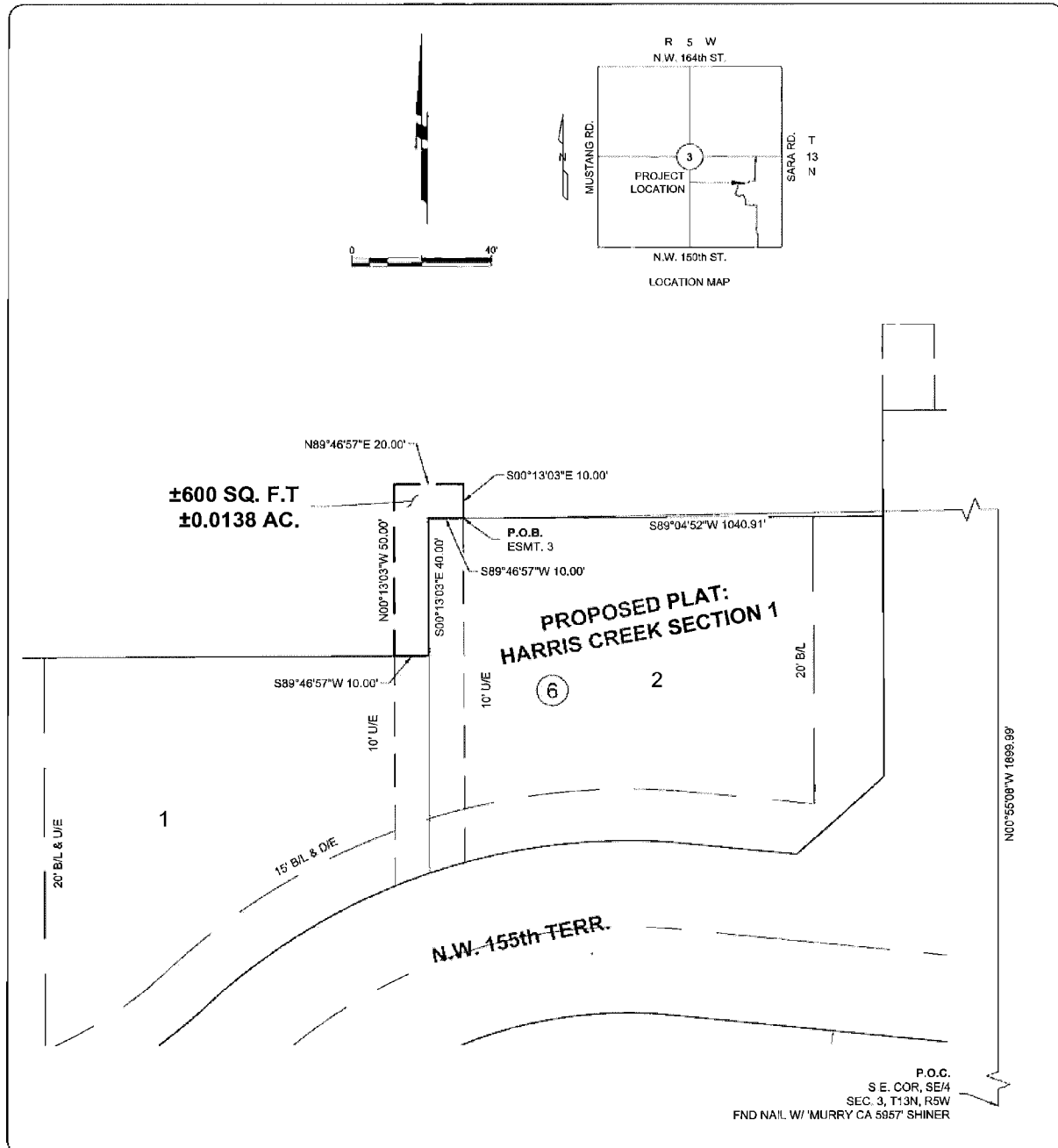
**HARRIS CREEK SECTION 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE WATERLINE AND  
SANITARY SEWER EASEMENT 2**



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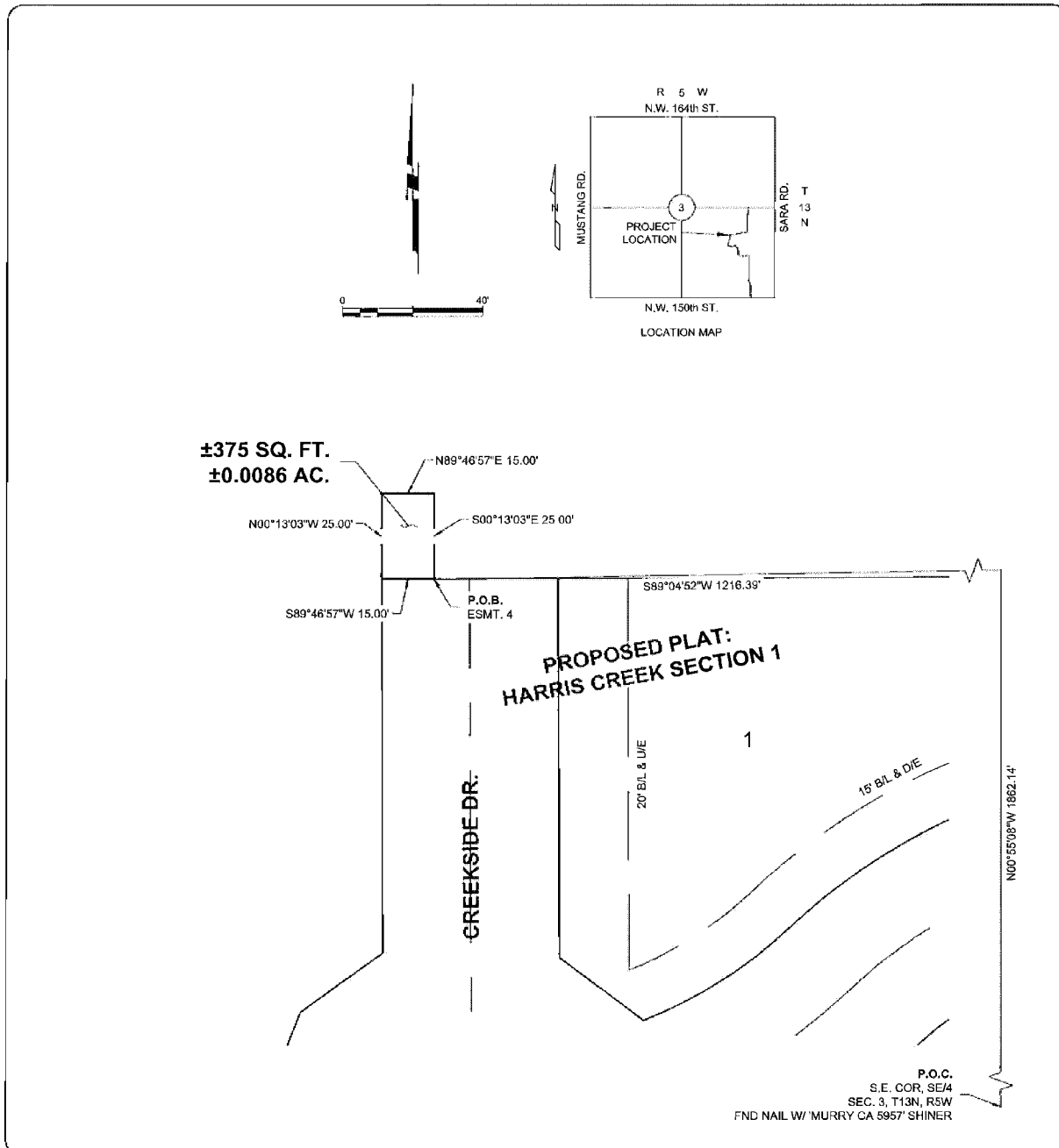
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**HARRIS CREEK SECTION 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE WATERLINE AND  
SANITARY SEWER EASEMENT 3**



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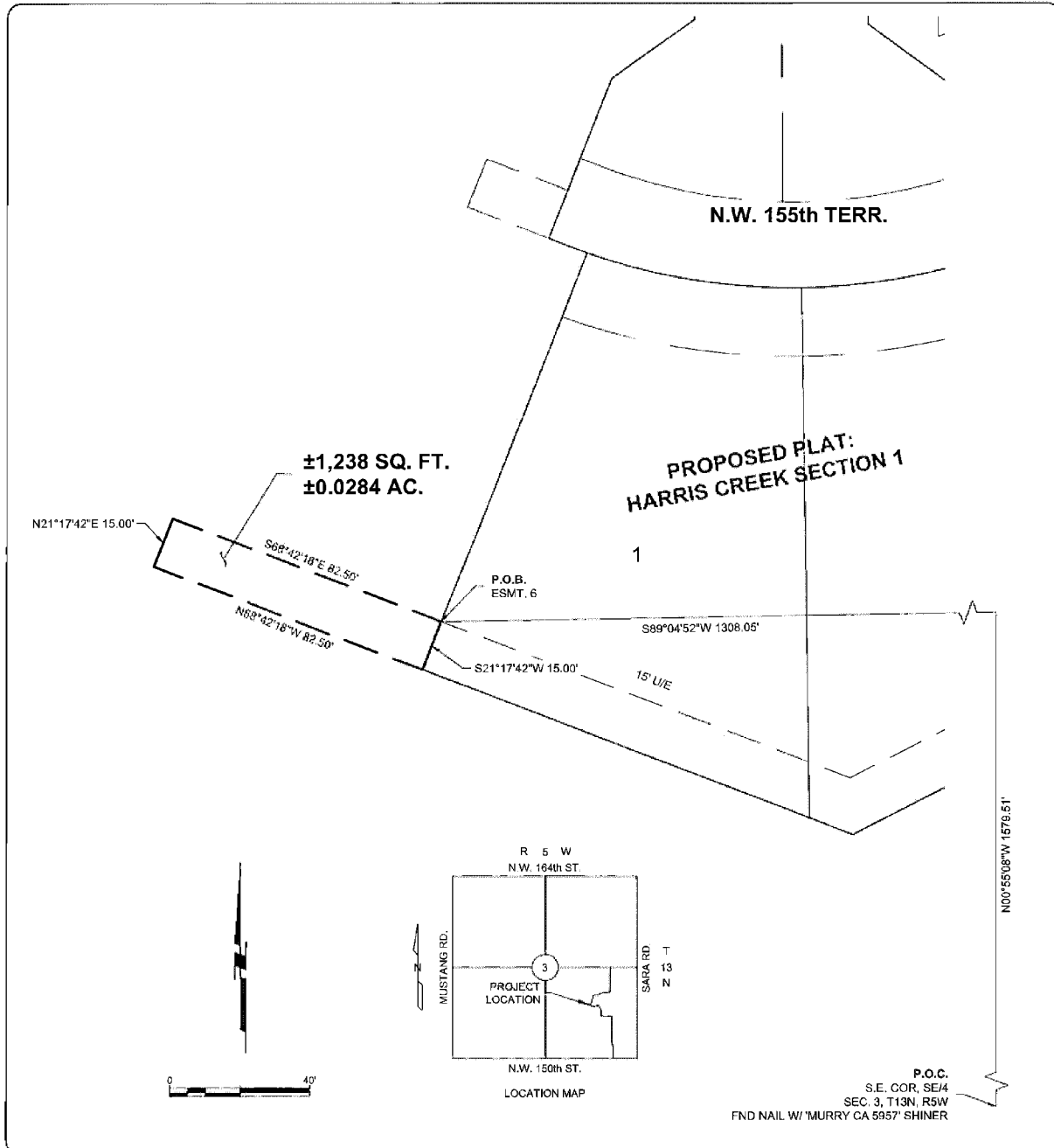
**HARRIS CREEK SECTION 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE WATERLINE AND  
SANITARY SEWER EASEMENT 4**



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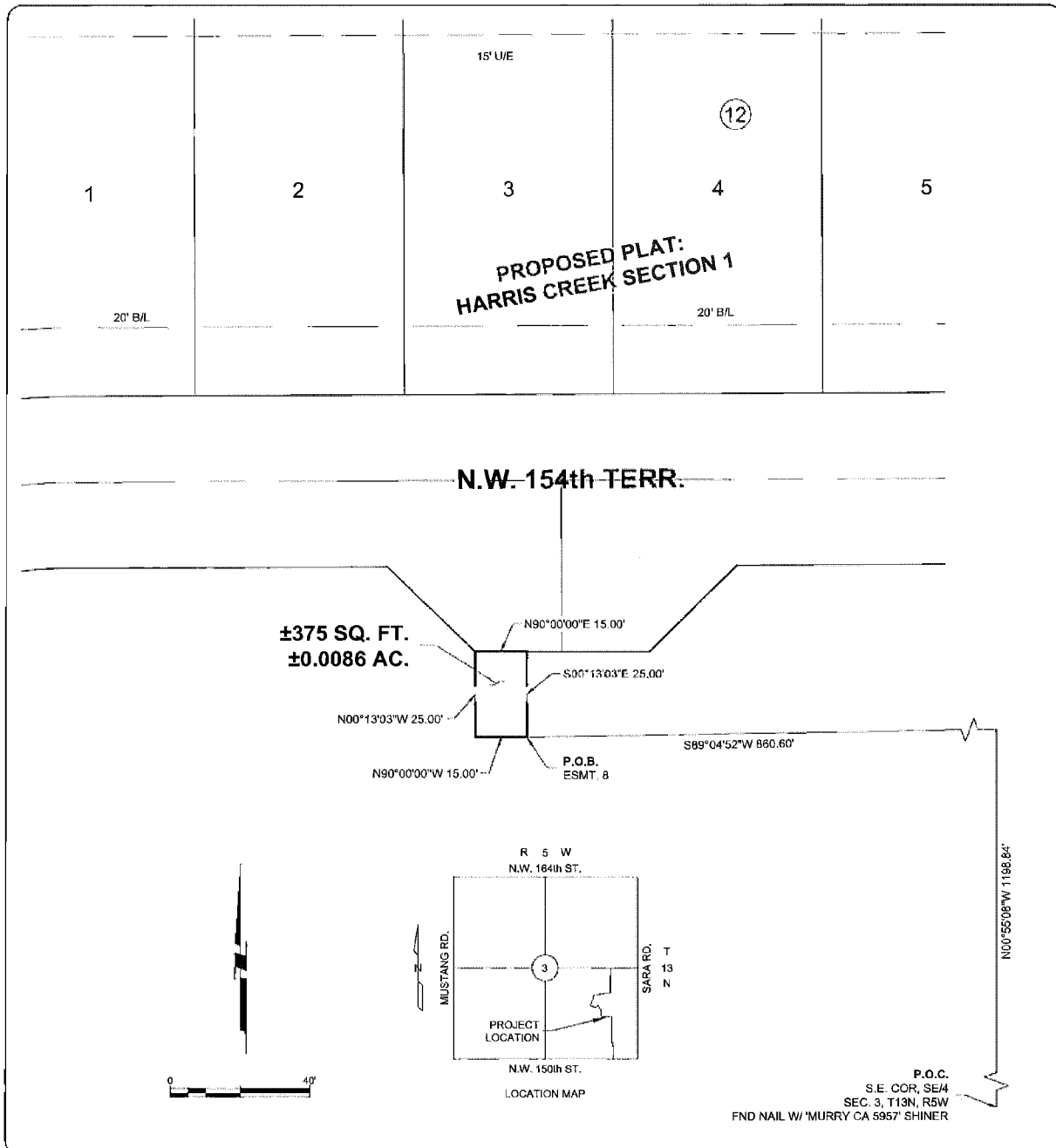
**HARRIS CREEK SECTION 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE WATERLINE AND  
SANITARY SEWER EASEMENT 6**



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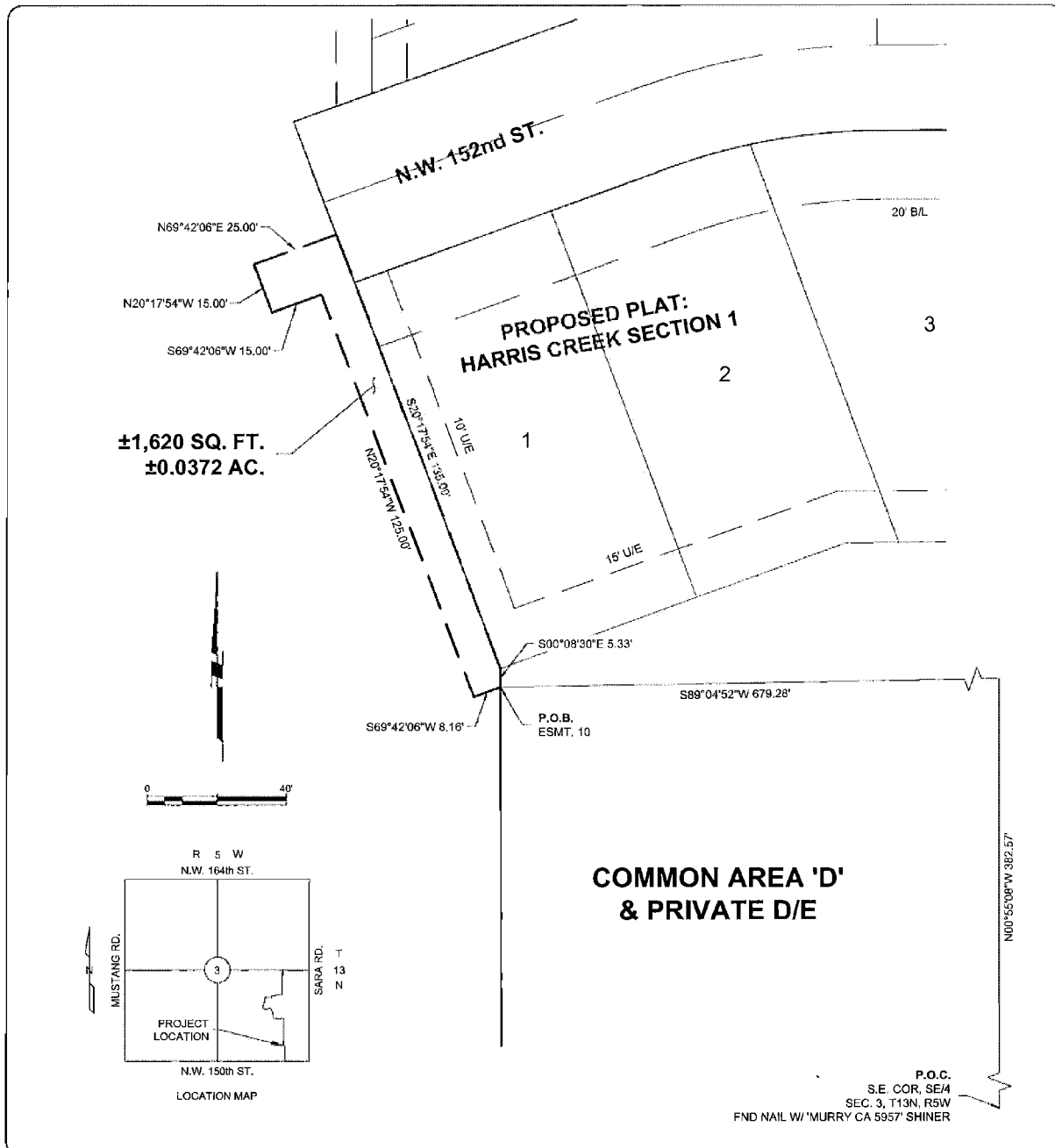
**HARRIS CREEK SECTION 1**  
**OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA**  
**OFFSITE WATERLINE AND**  
**SANITARY SEWER EASEMENT 8**



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**HARRIS CREEK SECTION 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE WATERLINE AND  
SANITARY SEWER EASEMENT 10**



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