

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project MS-0127

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Tidwell Properties NW 30, 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 Oklahoma 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 public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm water, traffic controls, and appurtenances thereto (collectively “Streets and 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 agrees that Grantees will not maintain, repair or replace Grantor’s improvements, including but not limited to fencing, landscaping, shrubs, trees, 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 Streets and/or Utility Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair these Streets and/or Utility Systems, or provide services or functions.
4. 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.

Tidwell Properties NW 30, LLC

Dated this 24th day of MARCH, 2025.

By: Nick Tidwell
[Nick Tidwell] [CEO]

STATE OF OKLAHOMA)
) SS:
COUNTY OF Oklahoma)

This instrument was acknowledged before me on this 25 day of MARCH, 2025 by
[] as [] of Tidwell Properties NW 30, LLC.

My Commission Expires: _____
My Commission No. _____

Ryan Tennill
Notary Public



ACCEPTED by The City of Oklahoma City
this _____ day of _____, 20____.

City Clerk

REVIEWED for form and legality.

[Signature]
Assistant Municipal Counselor

ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF LOT TWENTY-FOUR (24), BLOCK TWO (2), OF SPERRY ADDITION IN THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT TWENTY-FOUR (24), BLOCK TWO (2), SPERRY ADDITION, OKLAHOMA COUNTY, OKLAHOMA, THENCE S 89°10'58" W ON THE SOUTH LINE OF SAID LOT TWENTY-FOUR (24) A DISTANCE OF 25.00 FEET;
THENCE N 44°27'46" E A DISTANCE OF 35.53 FEET TO A POINT ON THE EAST LINE OF SAID LOT TWENTY-FOUR (24);
THENCE S 0°15'26" E ON THE EAST LINE OF SAID LOT TWENTY-FOUR (24) A DISTANCE OF 25.00 FEET BACK TO THE **POINT OF BEGINNING**.
CONTAINING 312.49 SQUARE FEET OR 0.01 ACRES OF LAND, MORE OR LESS.

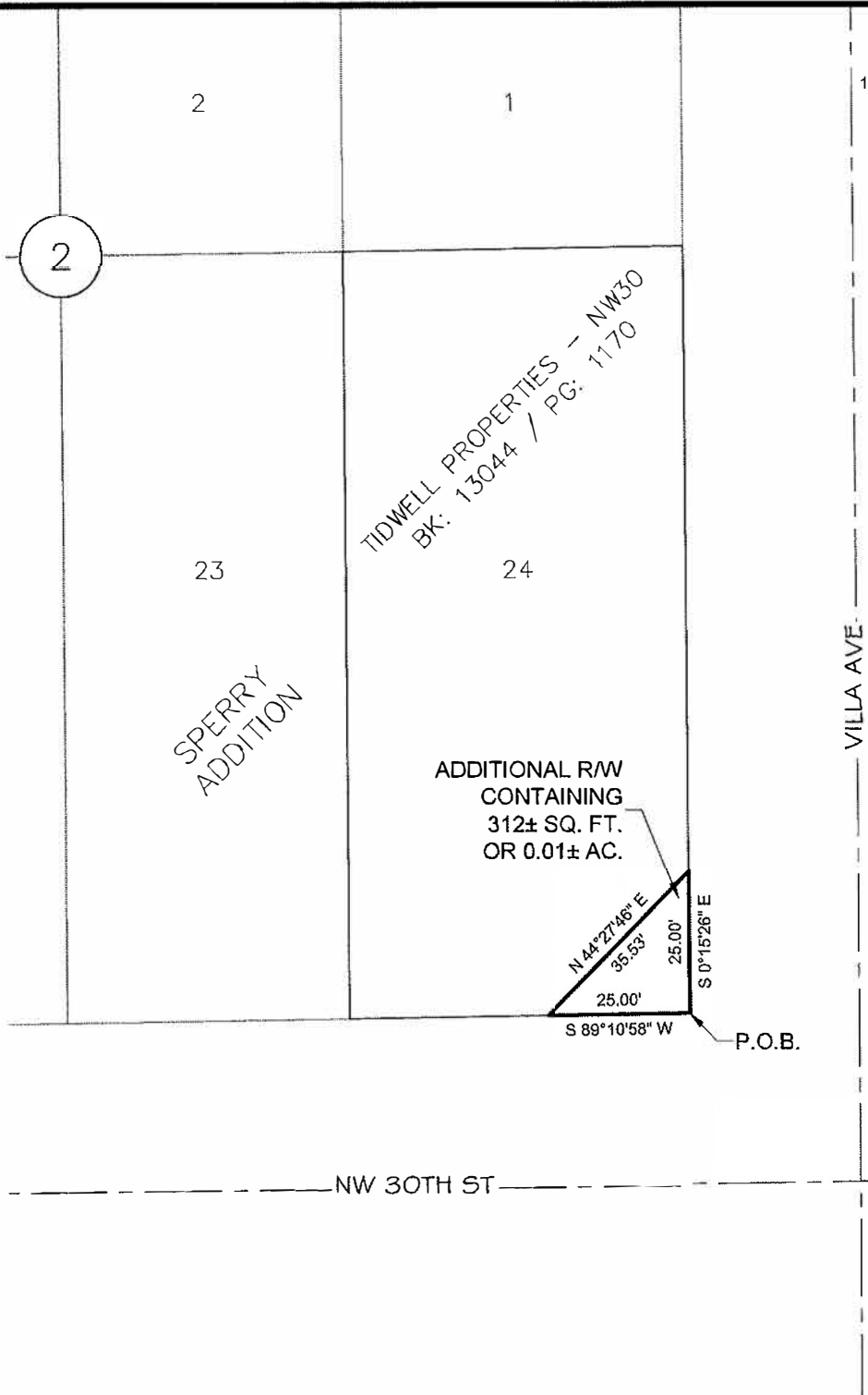
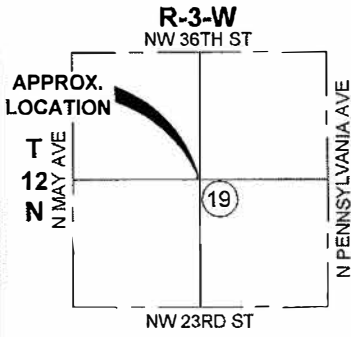
BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE

THIS DESCRIPTION WAS PREPARED BY:

JOSEPH H. FARMER, PLS #1799
FRONTIER LAND SURVEYING, CA #7232

REVISED
10/31/2024



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THIS REVISION SUPERSEDES
ANY PREVIOUS VERSIONS.

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF
PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT
MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PARCEL	
LOT / BLOCK LINE	

PROJECT NO. 23-0056

DRAWN BY: MD

DATE: 10/31/2024

ATTACHMENT "A"
PROJECT NO. MS-0127
PARCEL 4

frontier
LAND SURVEYING
CA #7232

P.O. BOX 7197
EDMOND, OK 73083
405.285.0433

ATTACHMENT

A