



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WA-2023-00035

E #36,490

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT GTJ Development Holdings, 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 Exhibits "A" and "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 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.

GTJ Development Holdings, LLC

Dated this 28th day of March, 2024.

By: Gary Owens
Gary Owens, Manager

STATE OF OKLAHOMA, COUNTY OF Canadian, SS.

This instrument was acknowledged before me on this 28th day of March, 2024 by Gary Owens, as Manager of GTJ Development Holdings, LLC.

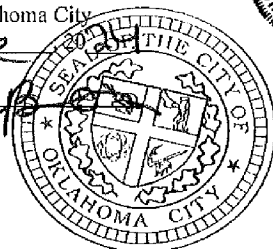
My Commission Expires: 01/28/2027
My Commission No. 15000877



Kacie D. Pate
Notary Public

ACCEPTED by The City of Oklahoma City
this 4th day of June

Maressa Treat
City Clerk



REVIEWED for form and legality

Frank
Assistant Municipal Counselor

5/26

Exhibit "A"

LEGAL DESCRIPTION

Belmont Cove North
Variable Width Utility Easement

Part of the NW/4, Section 12, T13N, R4W, I.M.
Oklahoma City, Oklahoma County, Oklahoma

February 6, 2024

A variable width tract of land being a part of the Northwest Quarter (NW/4) of Section Twelve (12), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, particularly described as follows:

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 957.81 feet to the **POINT OF BEGINNING**;

THENCE continuing South 00°20'46" East along said line, a distance of 1,338.94 feet;

THENCE South 89°37'05" West, a distance of 15.00 feet;

THENCE North 00°20'46" West, parallel with the East line of said Northwest Quarter (NW/4), a distance of 698.52 feet;

THENCE South 89°38'53" West, a distance of 811.18 feet to the East line of the Permanent Easement in favor of the City of Oklahoma City recorded at Book 8533, page 558, filed in the offices of the County Clerk of Oklahoma County, Oklahoma;

THENCE North 00°20'04" West, along the East line of said Easement, a distance of 15.00 feet;

THENCE North 89°38'53" East, a distance of 11.15 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 11.07 feet to the East line of said Permanent Easement;

THENCE North 00°20'04" West, along said East line, a distance of 15.00 feet;

THENCE North 89°38'53" East, a distance of 811.12 feet;

THENCE North 00°20'46" West, parallel with the East line of said Northwest Quarter (NW/4), a distance of 332.50 feet;

THENCE North 89°37'05" East, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 266,762 square feet or 6.1240 acres, more or less.

Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

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Less and Except No.1

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 15.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°20'46" East, parallel with said East line, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 81.02 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 81.05 feet to the **POINT OF BEGINNING**.

Said tract of land containing 22,521 square feet or 0.5170 acres, more or less

Less and Except No.2

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 116.05 feet to the **POINT OF BEGINNING**;

THENCE South 00°21'07" East, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 156.00 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 156.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 43,355 square feet or 0.9953 acres, more or less.

Less and Except No.3

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 292.05 feet to the **POINT OF BEGINNING**;

THENCE South 00°21'07" East, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 156.00 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 156.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 43,355 square feet or 0.9953 acres, more or less.

Less and Except No.4

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 468.05 feet to the **POINT OF BEGINNING**;

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Damon K. Durham, PLS No. 1521

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THENCE South 00°21'07" East, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 156.00 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 156.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 43,355 square feet or 0.9953 acres, more or less.

AND

Less and Except No.5

COMMENCING at the Northeast corner of said Northwest Quarter (NW/4);

THENCE South 00°20'46" East, along the East line of said Northwest Quarter (NW/4), a distance of 1,305.32 feet;

THENCE South 89°38'53" West, a distance of 644.05 feet to the **POINT OF BEGINNING**;

THENCE South 00°21'07" East, a distance of 277.92 feet;

THENCE South 89°38'53" West, a distance of 156.00 feet;

THENCE North 00°21'07" West, a distance of 277.92 feet;

THENCE North 89°38'53" East, a distance of 156.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 43,355 square feet or 0.9953 acres, more or less.

The above-described variable width Utility Easement contains a net area of 70,821 square feet or 1.6258 acres, more or less.

The basis of bearing for the above-described tract of land is the East line of said Northwest Quarter (NW/4) having a measured bearing of South 00°20'46" East.

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Damon K. Durham, PLS No. 1521

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